

Village of Kirkersville  
Zoning and Planning Board Meeting Minutes

October 12, 2022

Opening: Dave Engel called the meeting to order at approximately 7:00 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Ted Eppley, and Debbie Seymour. Dave Engel instructed the Board members to raise their hand or acknowledge themselves for the public when their name is called.

Also present were Brian Zets, Jack Christy, and Vicki Coe.

Motion to Approve Minutes of September 28, 2022: 1<sup>st</sup> by Terry Ashcraft; 2<sup>nd</sup> by Ted Eppley. Following vote on the motion is recorded; yea, 4; nay, 0. Minutes are approved.

This is a special meeting for input by citizens about PUD.

Board Discussion:

Todd Ward, Sr. VP of Planning and Entitlements at Red Rock Development, on proposed plans on parcels 099-018192-00.000, 026-069024-00.001, and 010-017748-00.00, known as the Timmons property, located on West Main Street.

Information presented by Todd Ward includes:

- On the question of the 35 ft fire truck ladder, he checked with FD, was told FD can fight fire 100 ft or higher, FD is confident in ability to fight fire
- On sewer study by IBI, he spoke with SWLWSD who provided a letter, forwarded to Randy, Brian, Jack, stating they will provide sewer if VOK cannot
- Speculative industrial development; light industrial
- Omitted heavy water usage, omitted smells & sounds
- Allowed assembly usage
- Expect to be occupied in a short period of time

- Plans align with development standards in region; Etna has 30-ft setback, 10-ft planting strip, vegetative screen
- 35-ft lighting, directional, full cutoff, meets night sky ordinances; 0-.5 foot candles at property line
- Entrance sod; landscape trees and shrubs in parking area
- Concrete tilt walls, articulated, hues of gray
- Monument sign on Rt 40; tenants also will have signage
- Considering typical concerns
- Building height 50-ft max to accommodate racking
- 30-ft buffer from property lines, then parking, then the buildings

Jack referred to email from Doug White, West Licking FD, addressing entrance requirements to sight, which are available on [www.westlickingfire.org](http://www.westlickingfire.org)

Jack cited information from Randy on the sewer usage report, from Oct 1 to Oct 12, showing flow of 30,000 gallons per day in Village

Answers by Todd Ward to questions and concerns include:

- The small swale needs mitigation with Army Corp of Engineers; also contact with OH EPA; also cultural assessment
- Traffic engineer will go to ODOT for analysis; trucks to use Route 158 to I70; no trucks through Village; study to identify improvements; the need for a traffic light would be part of study; plans to have infrastructure in place before it's needed to cause less disruption; plans include space for 4 trucks to be on property and off road before hitting secure gate, 3 is standard
- Estimates needing sewage capacity of 32,000 gallons per day; originally thought 27,000; estimated at 1 employee per 1200 sq ft of space; would rather estimate too much than too little

Public Poll:

(1) Patty Gallagher, 215 W. Main St., asking how far east of Route 158 is planned entrance

Todd: roughly same as ODOT is using; at east end of residences is 6-acre planned storm water management, then sliver of frontage for entrance; east of that is SWLWSD property; comes close to last manhole at last house on south side of Route 40

(2) Chuck Hossom, 6201 National Rd., concerned about water runoff to his property and doesn't want trucks lining up in front of his house

Todd: as a non-agricultural project, they must retain water on site; water will be managed before it crosses the road

(3) Pat Lyle, 5695 National Rd SW, concerned about traffic in front of his house, asking why traffic light is not at Route 158 instead of east of there

(4) Mark Evans, 91 Old N. Church Rd, Etna Township Trustee, cited close proximity to Route 40 and Zellers Acres houses that severely degrades quality of life, including 24 hour light and noise; states 6 acres are in Etna Township, not annexed yet, Village can't rezone before annexation; cited issues with Amazon trucks and traffic lining up and blocking Route 40, Amazon has 4500 employees

(5) Todd Merry, 9741 Outville Rd., concerned about noise, chaos, traffic, trucks, road capacities, overnight truck parking,

Terry explained the Village had No Thru Truck signs, but now the PD can't enforce because of split road. Terry explained Issue 2 funds can't be used to improve the split road.

(6) Caroline French, 6238 National Rd., asking if she will be forced to hook up to municipal water and sewer; concerned about additional road construction chaos and increased lanes on Route 40

Dave explained there is no intention to force water and sewer service, but State of Ohio could come in with other requirements.

(7) Bruce Rhind, 138 Zellers Ln., stating that Zellers Acres were specifically build for quiet, concerned about water flow and light, and decreased property values

(8) Patrick Serve, 6224 National Rd., citing water runoff, flooding, EPA involvement over the years; concerned about diesel fuel exhaust to school and future liabilities; concerned about pollution into Licking River; citing 4-6 sheriff's deputies needed at Amazon for crime and drugs; concerned about speeding and traffic;

Board Poll:

Debbie: I agree with everyone, I drive through Etna daily, don't want to see Village like that; don't know that distribution centers are the way

Dave: live in Village also, doing our best to monitor traffic, village can't pay competitively; need to look at long range programs in Village; if we don't proceed, what stops them from pulling from Village to Harrison Township?

Mike Miller, 127 Dunkin Dr. Etna, President of Zellers Acres HOA, asking if there is any discussion of increased calls for PD; marked increase in calls to Pataskala PD for Amazon for drugs, high speed chases, etc;

Mark Evans, (91 Old N. Church), Etna pays for 1 dedicated officer (\$100,000) plus benefits and vehicle (\$50,000) for Amazon; 2 new deputies needed for morning and afternoon, Licking County only has 5 deputies in the whole county per shift

Mike Miller, (127 Dunkin Dr.), Zellers has multiple wetlands areas; a group home build was stopped by the water; explained water flow

Dave read from zoning ordinance (Chapter 12, 1209 Basis of Plan Approval, (a) through (e) and stated there are another 20 items to consider in the request; the Board decision is not taken lightly.

**Debbie made motion not to approve.**

Brian Zets advised that a motion to recommend approval is clearer for a vote than a vote on a double negative; conditions need included in motion for approval; Board recommendation goes to Council; he can draft that written recommendation for Board approval on October 24 to be sent to Council in November.

**Dave called for any action on motion that is on the floor. Hearing no second, motion died for lack of a second.**

**Dave made a motion to recommend approval to Council; 2<sup>nd</sup> by Terry.**

Brian suggested conditions:

- Applicant must apply for and attain all necessary Federal, State and Local permits and approvals, and provide those approvals to the Village
- Comply with all recommendations and requirements of the West Licking Fire Department with respect to access
- Pay in full the required rezoning application fee
- Annexation of adjacent 6-acre parcel into the Village of Kirkersville

Rezoning will happen when Council approves.

With the stated conditions, the 2<sup>nd</sup> on the motion by Terry stands.

**Following vote on the motion is recorded; yea, 3 (Terry, Dave, Ted); nay, 1 (Debbie). Motion to forward to Village Council is approved.**

There will be three readings of the ordinance at Council, one of which will be another public hearing. Notices will be sent for the hearing. Brian will draft the report and the rezoning ordinance.

Motion to Adjourn: 1<sup>st</sup> by Terry Ashcraft, 2<sup>nd</sup> by Debbie Seymour. All in Favor.  
Approximately 8:20 p.m.

Respectfully submitted by Zoning Clerk Vicki Coe.

These minutes are unofficial until approved by the Zoning and Planning Board.

Approved by the Board this 26<sup>th</sup> of October, 2022. Terry Ashcraft \_\_\_\_\_  
Dave Engel \_\_\_\_\_ Ted Eppley \_\_\_\_\_ Debbie Seymour \_\_\_\_\_