

Village of Kirkersville  
Zoning and Planning Board Meeting Minutes

October 26, 2022

Opening: Dave Engel called the meeting to order at approximately 6:07 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, and Debbie Seymour. Ted Eppley was not present.

Also present were Jack Christy and Vicki Coe.

Motion to Approve Minutes of October 12, 2022: 1<sup>st</sup> by Debbie Seymour; 2<sup>nd</sup> by Terry Ashcraft. Following vote on the motion is recorded; yea, 3; nay, 0. Minutes are approved.

Board Discussion:

(1) Anthony Ferrell

Parcel 026-080148-00.000

145 E. Main Street

Request for rezoning.

Anthony declined making initial remarks.

Jack asked Anthony for application and payment, which he gave.

Jack said Per Section 806, Multi-Family Residential District (R3), page 36, lots must be 43,560 sq ft per 12 units, which is 3630 sq ft per unit, or 10,890 sq ft for 3 units. Jack said the lot is about 7000 sq ft. This space does not include the ODOT required offset of 40 feet from center of road. Then the lot is about 5700 sq ft, only about half the requirement.

Anthony questioned the Lily Pad building. Debbie said it was grandfathered. Dave said Anthony's land has been vacant over a year and falls under current zoning regulations.

Jack said the lot is not large enough even for an R2. Jack shows 64' x 113'. Anthony shows 136" and will check the lot dimensions. Anthony asked if he could apply for variance. Jack, yes. Debbie said to get it surveyed.

Jack asked about parking. Anthony has parking in back.

Jack said Anthony would apply for a change to R3 plus a variance. Discussion to clarify what R3 means. Discussion about cleaning up Village properties. Dave said we must conform to guidelines now.

Jack said there are strips of land on each side of the property, devil strips, that might add to the lot size. Also, 80' frontage is required. Jack said he needs 3630 sq ft per unit, not including easement.

(2) Report of Recommendation to Council

Concerning parcels 099-018192-00.000 and 026-069024-00.001

Located on W. Main Street

Dave read page 2, "After much thought ... for Council's consideration." (Full text is attached to minutes as part of the official record.)

**Terry made a motion to send the Report of Recommendation to Council; 2<sup>nd</sup> by Dave. Following vote on the motion is recorded; Terry – yea, Dave – yea, Debbie – nay. Vote is 2 to 1 in favor. Motion passed.**

Board Poll:

Dave said the board needs to attend to both public requests and the zoning ordinance. Terry would like a separate meeting for the ordinance. Debbie would like our experts, Brian Zets and Randy Stoll, to be in the discussion.

**Terry made a motion to change the next meeting from Wednesday, November 23 to Wednesday, November 30 at 6:00 pm; 2<sup>nd</sup> by Debbie. Following vote on the motion is recorded; yea, 3; nay 0. Meeting is rescheduled.**

**Debbie made a motion to set a special meeting to consider the zoning book; 2<sup>nd</sup> by Terry. Following vote on the motion is recorded; yea, 3; nay, 0. Meeting is set for November 9 at 6:00 pm.**

## Public Poll:

- (1) Thomas Schaner, 134 Zellers Lane, asking for more information on warehouses. Concerned about lost value on home and noise. Requests a noise study, a part 150 study, and restrictions on sound, especially at night.

Terry explained the situation of Outville Road land, lawsuit, and change to Harrison Township jurisdiction.

Schaner asked that Ferrell be provided beforehand the information on impediments to his variances so he can be ready.

Debbie asked the clerk why not everyone was notified about the changes. Vicki said everyone within 300 feet of property line was notified.

Terry said property on south of Main is already zoned for Industrial Park.

- (2) Patty Gallagher, 215 W. Main Street, asking about the warehouses. Citing past plans for housing on the site, she said ODOT wouldn't allow an entrance because Route 40 went from 2 to 4 lanes there. She asked if there were plans submitted for location of the buildings. Dave showed her the plans and explained.

- (3) Karen Kessler, 391 S. Main Street, Pataskala, had her lot surveyed by Mr. England. The county map showed encroachments in Kirkersville that were wrong by 12-15 feet. The county changed their records according to the survey and is trying to get Kirkersville property lines recorded correctly. Her property showed 14 feet encroachment when it was only 6 inches.

She said two lots can be redivided to make parking access easier.

She said Etna Parkway in Pataskala was to redirect trucks, but ODOT said roads around there aren't sufficient for trucks to access the Parkway. Truck traffic is a valid concern. Pataskala is considering a Tollgate ramp for the trucks.

Dave asked Terry to bring up at the Council meeting the need for a traffic study. Terry said Todd Ward mentioned a traffic study will be included.

(4) Dominic Boyden, 274 Hawthorn Drive SW, Etna, considering a purchase of property on the south side of E. Main Street, east of 445 E. Main Street. He plans to locate his residential remodeling business there. The business is job site focused, so the approximate 20 x 30 foot warehouse would be for storage, job staging, occasional deliveries from suppliers, and possibly a small office. They do not have a storefront. He asked about zoning hinderances, public utility options and costs vs. well and septic, right of way fees, signage allowances, and maximum building height allowed. Council members answered.

He was directed to the zoning ordinance book for further specifics.

Motion to Adjourn: 1<sup>st</sup> by Terry Ashcraft, 2<sup>nd</sup> by Debbie Seymour. All in Favor.  
Approximately 7:45 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 30<sup>th</sup> of November, 2022.

Terry Ashcraft

Dave Engel

Ted Eppley

Debbie Seymour