

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

August 23, 2023

Opening: Dave Engel called the meeting to order at approximately 6:05 pm and opened with the Pledge of Allegiance.

Dave announced that Vicki Coe is now a full member of the Zoning Board, while retaining her position as clerk.

Roll Call: Present were Terry Ashcraft, Dave Engel, Todd Merry, and Vicki Coe.

Also present were Jack Christy and Vicki Coe, as clerk.

Motion to Approve Minutes of July 26, 2023: 1st by Terry Ashcraft; 2nd by Todd Merry. Following vote on the motion is recorded; yea, 4; nay, 0. Minutes are approved.

Public Poll: none

Board Discussion on possible revisions to the zoning ordinance using Hebron's code, starting at 1101 Definitions.

Re: Hebron 1101.01. Called a Code in Hebron vs. Ordinance in VOK. Ask Zets.

Re: **Agriculture**, Sec 1.61 of ORC

Re: Hebron 1103.03. An **Alley** in VOK is planned to be the standard 16 ½ feet, but not all are actually that same size; suggest "not less than 15 feet"

Re: Automobile. "and/or between services and garages"

Re: **Bedroom**. Does bedroom have to contain a closet?

Include/add **Channel, Clinic, Club** definitions.

Re: **School**. Vicki said a homeschool with a "portion" of their home "used for education," according to this it could be classified as a school. Does it need to say, "excluding homeschools for which the structure is a primary residence"? Homes and schools have different zoning regulations and I

wouldn't want a homeowner to be found in non-compliance because they have a homeschool. I would like it to not accidentally scoop up people's houses into different regulation. Ask Zets.

Jack says we can leave defined items in the code to be ready if the request comes up in the future. Ask Zets about items on the list of allowable uses.

Decided for the time being to leave in definitions that don't currently appear in VOK book.

Discussion on Residential districts.

Decided: keep R-1, R-2, R-3 designations for clarity and to match current zoning map.

Jack recommended using Hebron's wording updated with VOK lot & home sizes.

Re: R-3 Multi-Family. Increase to 900 sq ft. Decrease to 8 per acre.

Re: R-1 Single-Family. Increase minimum lot size from ½ to 1 acre (43,560 sq ft). Increase to 2-acre gross land per house in a development. Increase lot width to 150 feet. Increase house to 1500 sq ft. Require 2 car garage with minimum of 400 sq ft.

Dave reminded discussion of how dense housing affects the schools.

Todd asked if room additions and changes to existing houses are allowed if the details of R-1 are changed? Grandfather clause should apply. Ask Zets.

Board Poll:

Terry said Dollar General contacted Jack about the signage code. Jack said he told them the sign is not to code. There was supposed to be a meeting last week with Licking County Planning Commission, Technical Design Committee, 8/17/23, according to a notice from Angela Farley, Development and Design Manager. Jack did not attend. The location under discussion is on the north side of E. Main St. at the edge of town. Terry said he talked to Greg Kettner at the Auditor's office in charge of test wells on those two properties. Greg told Terry he doubts it, (DG building there) because they found pockets of petroleum on the site. Greg knows

nothing. Terry has heard nothing from the owners. The EPA company out of Akron was drilling there last week. It's contaminated. Concrete and asphalt is under the fill. Dave said we need to remain aware of this because of the contamination.

Terry gave Jack a list of houses in the Village that need letters about keeping chickens, turkeys, and goats.

Next meeting set for Wednesday, September 27, 2023 at 6:00 pm.

Public Poll: none

Motion to Adjourn: 1st by Terry Ashcraft, 2nd by Todd Merry. All in Favor. Meeting adjourned. Approximately 8:07 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 27rd of September, 2023.

Terry Ashcraft

Dave Engel

Todd Merry

Vicki Coe