

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

December 20, 2023

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

Engel introduced John Thomas as a 5th member of the Board.

Roll Call: Present were Terry Ashcraft, Dave Engel, and Vicki Coe. Todd Merry not present.

Also present was Vicki Coe, as clerk.

Motion to Approve Minutes of November 29, 2023: Discussion: Vicki would like to add "initiate"

Motion: 1st by Terry Ashcraft; 2nd by John Thomas. Following vote on the motion is recorded; yea, 4; nay, 0. Minutes are approved.

Public Poll: None

Board Discussion on updating the zoning code: Business, Commercial, and Manufacturing Districts.

Discussion points and/or proposed changes:

- Section 808 Business (B) conditional,
Revision from November;
Remove (3) Marinas, remove (5) radio & tv;
Change (1) to Urgent care, change (2) to Extended care;
Leave (4) (6) (7) (8) as is
- Currently, PUD projects come under the Subdivision Regulations, Article 1, pg 2 & section 47, p54; If nothing conflicts between the PUD section approved 2 years ago and the Hebron book, we recommend keeping the

VOK PUD section; ask Zets if the VOK PUD sufficiently encompasses the PID, PCD, PRD of Hebron

- Business (B) (21) continuing discussion of vehicle sales
- Ask Zets if there is not an M1 district, then is there no Adult Entertainment
- Ask Zets if the VOK PUD encompasses PRD, PCD, & PID
- (B) VOK lot area minimums vs. Hebron setbacks
- Manufacturing (M1) 1137; eliminate
- Manufacturing (M2) 1139.02;

Recommend adopting with the following changes:

Remove 1139.03 (e) truck stops;

Remove 1137.03 (d) adult;

Allow 1137.02 (c) (d) & (e) to carry to 1139.03 as conditional uses

Include Agriculture

Include Public parks & playgrounds as conditional uses

Include Horticulture and forestry facilities

- Include Agriculture District (AG);

Recommend adopting with the following changes:

Allow 1 through 10

Expand 10 to include horticulture & forestry facilities

Add 11. Open fruit and vegetable markets or farm markets

Remove cond. use 1. Quarrying & mining of natural resources

Subdivision Regulations will be discussed separate from zoning. Hebron includes a condensed version along with the zoning code, which VOK may consider.

Discussion of solar panel fields and/or solar panels installed on roofs. The fields are loud. Granville allows rooftop panels, but they must not face the front of the building.

Randy Stoll is working on guidelines for electric vehicle charging stations.

Vicki: Motion to adopt 2024 meeting dates & times schedule as provided; 2nd by Terry Ashcraft; Yes – 4; adopted.

To prepare for the next meeting, the board will read Hebron 1163 Exterior Property Maintenance Code on pg 119-127.

Future topics to discuss: Exterior property maintenance standards planned for January; Development Standards planned for February; Trailer Parks;

Board Poll: none

Public Poll: none

Next meeting January 24, 2024, 6:00 pm.

Motion to Adjourn: 1st by John Thomas, 2nd by Terry Ashcraft. All in Favor. Meeting adjourned. 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 24th of January, 2024.

Terry Ashcraft

Dave Engel

Todd Merry

Vicki Coe