

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

May 24, 2023

Opening: Dave Engel called the meeting to order at approximately 7:01 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Todd Merry, and Dave Engel. Ted Epley was not present.

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

Motion to Approve Minutes of February 22, 2023: 1st by Terry Ashcraft; 2nd by Todd Merry. Following vote on the motion is recorded; yea, 3; nay, 0. Minutes are approved.

Board Poll: None.

Public Poll: None

Board Discussion:

(1) Discussion of proposed development by Speedway/711

Aaron Underhill, attorney for applicant, said they are filing to change current B-Business zoning, which does not accommodate the use, to PUD to confirm the intended use; and to ask for variances on the sign code, specifically sign heights, number of signs, and sign area.

Also presenting Andrew Gardner, civil engineer, and Josh Miller, project engineer, of V3.

Todd Merry asked about entrances and road access. Gardner said there is one onto OH 158 and two onto Outville Road (one for cars, one for trucks). They are preserving the stream per Army Corp of Engineers. Traffic study was submitted to Randy Stoll.

Dave Engel questioned northbound truck traffic, the need for a traffic light, and proposed culverts. Gardner said trucks would exit southbound toward freeway. The traffic study doesn't call for a light. Three culverts are planned, one on west

side, at the foot bridge, and a repair/upgrade/extension of the existing one on Outville Rd.

Space for charging stations is included in the plans.

Terry Ashcraft asked about lighting. Miller said it is LED cut-off fixtures directed downward onto the sight.

Todd Merry asked about location of Outville entrances, overnight parking, screening and noise buffers to north, and road improvements. Miller said there will be a retention pond on NE corner and mounding. Traffic study is still in process and road improvements depend on final determination.

Terry Ashcraft asked about RV dumps and overnight parking. Answer was there will be trashcans, but no RV dumping. There is no overnight parking, only fuel and leave.

Todd Merry asked if Board will see final traffic study. Answer was yes, and lighting plan will be included.

Dave Engel asked hours of operation. Answer was service station will be 24 hours; restaurant will be regular business hours. They will confirm.

Jack Christy wants final cut sheet on lighting. Answer was they will provide.

Brian Zets reminded the Board that a final plan will be submitted to be approved.

Terry Ashcraft asked if they are working with Village Engineer on sewer hook-up. Answer was they will have a partial extension with a pump station on their site and another private forced main up to the first manhole on Keller Rd.

Brian Zets advised the language of signage is so specific that they may want to reword it more broadly to allow for minor changes in the future.

Brian Zets said Stoll will review and report; Christy will review and make comprehensive report; Notice for public hearing must be mailed 10 days before hearing; Board makes a formal recommendation one way or the other that may include specific conditions; Board recommendation goes to Council who will hold a public hearing on the second reading.

June 28, 7:00 pm, is the next meeting. Public Hearing can be held if Jack Christy and Randy Stoll have what they need by that time.

(2) Initiate action on new zoning ordinance

Jack Christy would like an updated map, using Licking County GIS (geographic information system), showing lots and lot #s to make it easier for the public to understand.

Dave said Board should look at sections in order of public importance, including 300s, 2nd half of 500s on variances and appeals, 600s on amending, and beginning of 900s on general district regulations. Board should prepare to discuss 300s at the next meeting on June 28 at 7:00 pm.

Motion to Adjourn: 1st by Terry Ashcraft, 2nd by Todd Merry. All in Favor.
Meeting adjourned. Approximately 8:10 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 28th of June, 2023.

Terry Ashcraft

Dave Engel

Ted Eppley

Todd Merry