

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

November 29, 2023

Opening: Dave Engel called the meeting to order at approximately 6:04 pm and opened with the Pledge of Allegiance.

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 October 25, 2023:

Discussion on the minutes: Todd asked if there is information on Randy's discussion with the Speedway on the curb cuts. Terry said they are trying to set up a meeting between Randy, Brian Zets, and the Speedway reps.

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

Public Poll: Anthony Ferrell asked what he can do to build on his 145 E. Main St. lot, stating it's too small for multi-family, but under Business district he can build a single-family home. Dave told him to work with Jack to get the info he needs. Jack told him to send his application & drawings with ideas and questions; he has no problem working with him. Jack told him the application is online. The clerk gave Anthony a paper copy of the zoning application.

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

Dave understands from Brian Zets that the Board cannot initiate the rezoning of land to add a district.

Proposed changes:

- Hebron's code has Neighborhood Commercial & General Commercial, which can probably be incorporated into VOK's Business, if there are no conflicts. Ask Zets.

- Hebron's Manufacturing district closely matches VOK's Light Manufacturing District
- Business District: include (14) public parks & playgrounds; (18) nursery and or greenhouse; (26) wholesale business or warehousing when no processing, fabrication or assembly is involved, if conducted entirely in an enclosed building; (30) accessory buildings and uses; (32) single family dwelling
- Business District: exclude (15) cemeteries; (25) trade or commercial schools; (28) boarding houses;
- Business District: change to (21) New auto and/or farm implement sales and move from Business to Conditional Business
- Business District: (18) add Ord. number prohibiting marijuana sales
- Conditional Business: exclude (1) nursing homes; (2) hospitals (extended care);
- Conditional Business: include Urgent Medical care; Extended Medical care
- Consider renaming M1
- Move from Conditional Business to Accommodation Business: (3) marinas; (4) watercraft and/or recreational vehicle storage; (5) radio or television broadcasting station and towers, applies to commercial stations and equipment only); (6) airports-heliports (private and governmental); (7) private recreation camps; (8) commercial and entertainments fields, amusements or establishments
- Accommodation Business: move to conditional; (3) truck stops with or without restaurants and truck service and/or repair; (7) self-operating auto washes, commercial auto washes, and truck washes
- Accommodation Business: (4) coin operated...; the Board feels this is so similar to Business/Conditional item (8) that the two can be merged together and left in AB; ask Zets

To prepare for the next meeting, the board will read Hebron 1135 General Commercial District on pg 60-61 and 1137 Manufacturing District on pg 63-65.

Future topics to discuss: Exterior property maintenance standards planned for January; development standards planned for February.

The Board requests that Randy and Jack compare the subdivision regulations of VOK with Hebron and make recommendations for how to adopt.

Board Poll:

- Terry has complaints on properties that need cleaned up, 2 located on Hamilton St., 2 on Second St., 1 on Fifth St. and on Main St. There are also complaints about the thrift shop blocking foot traffic on the sidewalk. He will give Jack the addresses. The apartments on Main St are nearly cleaned up.
- Dave asked Terry if the power company can be asked to remove the broken box next to Jackson Cemetery.
- Terry had a meeting with the County Engineer, who had the idea to bring a road through the field from 158 bypass to Outville Rd. and across into the Anderson Layman property. They asked if the Village would donate \$3000 for a traffic study. They have since pulled the idea off the table.
- Another plan talked of is that Anderson Layman will give some land to the County to create a new entrance for Keller Rd leading to the Van Buren property. A piece of Keller must be left to access the Flying J lift station.
- There is a lack of agreement between ODOT and County about a roundabout.
- The Army Corp is not allowing development on the flood plain portion of the Anderson Layman property.
- Terry is working on the Outville Rd. speed limit. The Engineer said speed limits are not a high priority for him. The County Commissioners have the right to override the County Engineer.

Looking ahead, meeting set for Wednesday, January 24, 2024 at 6:00 pm.

Public Poll: none

Motion to Adjourn: 1st by Terry Ashcraft, 2nd by Todd Merry. All in Favor. Meeting adjourned. Approximately 8:10 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 20th of December, 2023.

Terry Ashcraft Dave Engel Todd Merry Vicki Coe