

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

June 26, 2024

Opening: Dave Engel called the meeting to order at approximately 6:10 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Todd Merry, and Vicki Coe. John Thomas was not in attendance.

Also, Vicki Coe, as clerk.

Approval of minutes from April 24, 2024 and May 22, 2024: 1st by Todd, 2nd by Terry. All in favor. Approved.

Public Poll:

- (1) Judy Casto says she is talking to U-Haul rental about trailers on her land. Is that allowed and can she proceed? Dave said it will depend if the property is currently zoned for that kind of business. Judy replied the Village must tell her what she can do. Jack said he must review what is allowable in (B) district. Dave directed her to Chap 8, page 38, for the 32 uses permissible in (B). Todd & Jack explained that her level of service may determine the zoning.
- (2) Jim Raver said he has agreed to put a shed on his neighbor's property, not affixed to ground, approximately 8' or 10' x 10', and asked if he needs a permit. Jack told him yes. Jim said they would also be filling in low spots. Jack cautioned that it is unlawful to divert water to adjacent properties and recommended he check his property on State flood plain maps. Vicki told him the new fee schedule is expected to be approved July 3.

Board Discussion:

1. Dave introduced discussion on residential and commercial/business solar. Terry brought an Etna Township Resolution restricting construction of large solar facilities in unincorporated areas of Etna Township.

Resolution 24-01-16-03, “requesting the Licking County Commissioners to declare the unincorporated area of Etna Township, Licking County, Ohio to be restricted areas prohibiting construction of large solar facilities.”

Vicki said ORC already allows for solar collection devices on residences. Terry said Council would have the authority to adopt it in the Village. Dave proposed a motion to recommend to Council to adopt an ordinance consistent with the ORC code for residential solar.

Terry said Fairfield County is fighting industrial solar, and the county below Circleville has industrial solar fields. Board members cited noise, danger from fire, and water runoff. Terry said Etna is trying to get away from what is planned on 100 acres on Watkins Rd.

Dave: A motion to recommend to Council to adopt an ordinance consistent with the ORC code for residential solar; 2nd by Todd. Terry – yea, Dave – yea, Todd – yea, Vicki – yea. Motion passed.

2. Dave directed discussion to commercial or industrial solar. Terry said Brian Zets asked for a copy of Etna’s resolution and that he can probably have it at the August Council meeting. The board agrees about managing growth to the benefit of the Village.

Dave: A motion to recommend to Council to adopt an ordinance prohibiting industrial solar; 2nd by Todd. Terry – yea, Dave – yea, Todd – yea, Vicki – yea. Motion passed.

3. Dave asked if a meeting between the Planning Commission and the Appeals board is necessary to share the vision with them, why plans would be rejected, etc. Jack said the code book and map dictates that for all parties involved. A comprehensive plan also communicates it, but we don’t have one. Vicki said that the Appeals board is provided with all Village codes, Jack’s report, the details of each appeal, and legal guidelines from Brian. They also have the opportunity to discuss the appeal with the property owner and Jack. Dave just wants to see us all work together in the process.

4. Terry said people are ignoring compliance letters and must come to court. Vicki said most haven’t received second follow-up letters. Jack will verify non-compliance. Terry said junk cars need taken care of.

Keith Loughry, resident in attendance, is a police officer for Reynoldsburg. He explained how Reynoldsburg PD works with Zoning to handle parking issues and junk cars.

Board Poll:

Todd mowed a property on Outville Rd, so this is no longer an issue for the Village. The trailer between John Matthew's property and the house to the east has been moved. There is a camper along South Alley on Matthew's property that needs attention. There are issues on E. Main St. regarding public parking. Terry will deal with the solicitor on that. Todd said we need police along South Alley because there was an individual trespassing in the garage at Rosie's old house.

Jack needs actual addresses on complaints.

Terry said Mr. Hill promised to put in new windows at 131 E. Main. Gary Philips wants to get the permit for his garage. Jack said he explained we are waiting until next week for new fees.

Public Poll:

Keith Loughry, 92 Community Dr, asked for a permit application for a pole barn. Jack explained the process.

Judy asked if the box truck across from Magley's is owned by a company or is it personal. Terry said it went to Mayor's Court 4-5 years ago and couldn't be removed at that time. Hopefully it's been resolved and can be removed. If it doesn't have doors or tags, it's not legal.

Next meeting: Wednesday, July 24, 6:00 pm.

Motion to Adjourn: 1st by Todd; 2nd by Terry. All in Favor. Meeting adjourned. Approximately 7:13 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 July, 2024.

Terry Ashcraft Dave Engel Todd Merry John Thomas Vicki Coe