

Village of Kirkersville  
Zoning and Planning Board Meeting Minutes

September 25, 2024

Opening: Dave Engel called the Public Hearing to order at approximately 6:08 pm and opened with the Pledge of Allegiance.

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

Also, Vicki Coe, as clerk.

Approval of minutes from June 26, 2024: 1<sup>st</sup> by John, 2<sup>nd</sup> by Todd. All in favor.  
Approved.

Dave explained that Council considered an ordinance to allow small solar, but the legislation is under revision.

Board Discussion:

Dave introduced the **Public Hearing** to consider the Application for Amendment to the Official Zoning Map on the following parcel:

Parcel 026-081270-00.000

321 5<sup>th</sup> Street, Kirkersville

The Applicant and Property owners Cody & Sharon Reyna are requesting to split off 0.506 acre of the original 1.09-acre lot, to be sold to the adjacent property owner James Raver.

Jack: Recommend to approve. The current zoning on the application says Business, but it is an R2. The split was reviewed as an R2 and complies.  
Recommend to approve as an R2.

John cited the Subdivision Regulations, page 16, Section 32.00 Exempted Minor Land Division. This application meets the requirements.

Dave asked Jim Raver if his intended use will comply with R2. Jim said it will be residential. He will combine this lot to his current lot in the County records. Atty

Catherine Baird said the surveyor will do a new legal description that will combine the two parcels once this is approved.

Todd asked Jim if he intends to build on it. Jim said not at this time. He will repair the fence. This new parcel will be part of his yard. A future garage or shed may or may not be on that part.

John said that according to the Exempted Land Division, he just can't create a new building site for a home. A garage or shed would be fine.

Jim Raver said that he would like to expand his home and this increased land allows him the space to make the home larger.

Vicki asked although it is not part of this application, will Jim be merging the third parcel he owns along with these two. Jim said not at this time.

Jim Raver said he is trying to preserve some space around his home as development comes to properties in town.

**Todd Merry: Motion to approve and forward to Council the application for lot split at 321 5<sup>th</sup> Street.**

Jim Raver asked if Council has to approve. The Board explained it must, and because it must be a public hearing, the 10-day notice period also applies. Dave said that Mayor could call a special meeting at the applicant's request. Jim would like to request that special meeting because of the delays in the application process with the zoning department.

**Second on the motion by John Thomas. All in Favor. Motion approved.**

Board Poll:

Todd asked about compliance.

Todd asked if the speed sign on Outville Road can be rotated to face northbound traffic coming into the Village. Terry said he should ask Council.

Vicki said Brian Zets has begun the recommended revisions. Dave asked if the Board can get the changes that Hebron made to their zoning regulations since 2020.

Jack said he is getting responses on compliance issues.

Next meeting: Wednesday, October 23, 7:00 pm.

Motion to Adjourn: 1<sup>st</sup> by Terry; 2<sup>nd</sup> by Todd. All in Favor. Meeting adjourned.  
Approximately 6:32 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 23<sup>th</sup> of October, 2024.

Terry Ashcraft   Dave Engel   Todd Merry   John Thomas   Vicki Coe