

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

January 22, 2025

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

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

Also present, Vicki Coe as clerk.

Approval of minutes from September 25, 2024. Motion to approve by Terry Ashcraft; 2nd by Vicki Coe; All in favor.

Public Poll:

Andrew and Kelsey Shayko, 375 E. Main Street, are opposed to the Dollar General plans to locate across from their home, but are in favor of local, small businesses.

Terry reported that any development must hook to Village sewer, that Jack recommends the planning be handled as a PUD, and that the land has not been purchased.

Kayla Sweeney, interested party, requested copy of the Dollar General application; whether development requires a zoning change and if this is a permitted use; if the plans will go forward if all requirements are met; whether Dollar General was at the September, or any, zoning meeting; and if new code revisions are applicable.

Darren Coe, 9543 Loop Road, asked if there are stipulations that a business be in the betterment of the community. John directed him to Section 808 of the code.

Board Discussion: Discussion on revisions to the zoning code.

- Formatting
- Possible section renumbering after final changes, including a full check of cross-referenced numbers throughout

- In Table of Contents, add Chapter 1136 Accommodation Business (AB) and Chapter 1146 Agriculture District (AG); remove Title Seven (Chap 1167-1191)
- Is there a need to further define and regulate boarding houses?
Hotels/motels not permitted in any district except AB.
- 1105.03(d)(4) Add “some of which may be electronic.”
- 1107, Separate Planning Board and Appeals Board or combine the two?
Undecided; discussion to be continued after further consideration; request further direction from Brian
- 1107.04(c) add “and variances”
- 1107.04(g) Comprehensive Community Plan; leave in
- 1107.04 check all reference #s, esp. in (h)
- 1109.04(f) substitute “Village of Kirkersville Subdivision Regulations” for Chapter 1177 and for any references to Title Seven chapters
- 1109.06(e)(13) check ordinance # 04-07
- 1109.07(c) Is Village Thoroughfare Plan the correct wording? Is this the County Thoroughfare Plan? Add “as defined by Licking County.”
- 1111 Duties of a single board; discussion to be continued;
- Title Three table of contents; add 1136 Accommodation Business (AB) and Chapter 1146 Agricultural District (AG)
- Find R5 throughout book and change to R3
- Include Old R2 district that defines the existing R2 in the Village; update the format and language to match; add back all the R2s that were crossed out
- PUD section; discussion of using current VOK PUD or new Hebron PD including PRD/PCD/PID/PUD; discussion to be continued after further consideration

Board Poll: none

Public Poll: none

Next meeting is January 29, 7:00 pm. to continue discussion on revisions.

Motion to Adjourn: 1st by Vicki Coe, 2nd by John Thomas. All in Favor. Meeting adjourned. Approximately 8:32 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 26th of February, 2025.