

Village of Kirkersville  
Zoning and Planning Board Meeting Minutes

February 26, 2025

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 present, Jack Christy and Vicki Coe as clerk.

Approval of minutes from January 22 and 29, 2025. Motion to approve by Todd Merry; 2<sup>nd</sup> by Terry Ashcraft; All in favor.

Public Hearing to consider the Application for amendment to the official zoning map on the following parcels: 026-080850-00.000 and 026-080202-00.000. The applicant and property owners are requesting to move the lot line between the two parcels to correct an existing encroachment.

John Matthews, 107 E. Main Street, said they are moving the property line, which intersects the bar, to between the bar and the house, 6 feet off the east side of the brick addition of the bar. This allows him to attach the Ohio liquor license to the bar but not the house, and allows him to refinance the house. He said work on the property has been held back until this process is completed. He requests that the bar remain 107 E. Main Street, as the liquor license is attached to that address.

**Motion to Approve the request to move the property line to divide the parcels and eliminate the encroachment by Todd Merry; 2<sup>nd</sup> by Terry Ashcraft; All in Favor. Motion approved.**

End of Hearing

Public Poll: Andrew Shayko, 375 E. Main Street, asking for any updates on the proposed Dollar General. Jack said the fee has been paid and the permit is approved.

The school has a light on the northwest corner that shines across the property and into Jim Raver's house. Jack will look at it.

Board Discussion: Discussion on revisions to the zoning code.

- 1147.06(d) including (1) and (2); change all minimum parcels to 5 acres; correct to include current districts; R5 to R3
- 1147.06(c) including (1) and (2); change all minimum parcels to 5 acres; correct to include current districts
- 1149.05(h) at the end; is the reference 1105.99 and not 1105.12
- 1149.07(e) does this need an ordinance #
- 1151.03 add allowance for Memorial Day sales
- Yes, we will have one Zoning Board to handle both planning and appeals.
- Yes, we will keep the PUD section currently in use in VOK; please confirm that newspaper postings are not required
- 1155.02 chart needs updated; include PUD; leave in the R3 sections
- 1163.14(b)(1)(A) replace with village ord. re: grass; eliminate requirement to publish in newspaper each spring
- 1165 The board would like to retain the ability to define and manage vacant buildings if it becomes necessary but not manage an active registration program. Put section back in with the following revisions
- 1165.01 retain the definitions
- 1165.02 retain the purpose; remove “establish a program for identifying and registering vacant residential and commercial buildings as a tool to”
- 1165.03 remove section
- 1165.04 remove section
- 1165.05 retain the inspections, but change “shall inspect” to “may inspect” (we see 3 places)
- 1165.05(b) remove section
- 1165.06 remove section
- 1165.07 retain the exemptions, but in (a) & (b) change registration to inspection
- 1165.08 retain appeals
- Put current/old VOK Business (B) District into this code with the following revisions:
- 1135 Retain the name General Commercial (GC) for that district; do not change the name to Business (B)

Board Poll:

Representatives from Sheets have contacted Jack about various locations.

The County has trouble with certain traffic plans for exiting from the Anderson Layman property onto Outville Road.

David Coe is talking to SWLWSD about possibilities & requirements to build a data center on his land.

Next meeting is March 26, 6:00 pm.

Motion to Adjourn: 1<sup>st</sup> by Todd Merry, 2<sup>nd</sup> by Vicki Coe. 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 26<sup>th</sup> of March, 2025.