

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

May 28, 2025

Opening: Dave Engel called the meeting to order at approximately 6:01 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Todd Merry, John Thomas, and
Also present, Jack Christy and Vicki Coe as clerk.

Approval of minutes from February 26, 2025. Motion to approve by Todd Merry; 2nd by Terry Ashcraft; All in favor.

Public Poll: none

Board Discussion:

Bruce & Greg Schultz, Linden Ave. LLC, came at the request of the Mayor to answer any questions the Board has about the Dollar General project. Bruce said the plans have been approved. We have the building permit and the zoning permit. The property is zoned correctly. The use is allowed. Building will start as soon as possible. The private sewer line extension is approved through the EPA. We are a very small, family business. We live in the local area and try to be good neighbors where we build.

Jack said the lighting permit still needs issued.

Schultz: The sign is a box sign on a timer. A separate company does the signs. The zoning code has no light blocking requirement. The west entrance is for customer use; the east entrance will be gated and locked unless needed for fire trucks. Lot lights shine straight down.

The Board requested earth mounding along with planted shrubbery to the south side along Main Street to block light. The developer agreed to the request.

Schultz reminded the Board the plans have been in the Village since December and this is their first time before the Board.

Dave requested the same mounding to the west. He said people are concerned about noise, traffic, and lights. Schultz answered that mounding on the west side is impossible due to the dry pond.

Schultz said there will be no construction lighting. Plans are to open in September. Deliveries will be during business hours. Construction work will begin early on a single day to pour the slab. The long side of building will face front. ODOT determined there will be minimal traffic. As owner of the land and building, he will be responsible for property maintenance issues, but Dollar General will handle daily operations.

It is estimated the mound created along Main Street will put part of the width of the slope into the required easement. That easement is 20 feet more than the minimum required and was given by the developer to the Village to provide for future sewer line work. The Board allowed for that mound encroachment because it was agreement that it is only an increased depth of earth.

Dave requested a privacy fence to the west. Schultz said he would look into it, but pointed out the rate of slope to the detention pond on that side of the property that may make it impossible. Along the parking lot is a possibility.

Jack reminded the Board that this is a standard zoning permit. This is not a PUD as with Speedway. The plans are already approved. The signage permit comes next.

Bruce Schultz restated a summary of the agreements: On the east side, a mound along the parking area just to the front face of the building; on the south side, a mound and shrubbery along Main Street; on the west side, whatever he can do.

Public Poll:

Andrew Shayko, 375 E. Main Street, would have liked to speak to a representative of Dollar General. He expressed his concerns, and thanked the Board and Developers for listening.

Jim Raver, 331 N. 5th Street, asked about the reported Dollar General store closings, and what would happen with building if Dollar General closed this store. The developer was unable to provide an answer to a future, unseen event.

Board Poll:

1. Re: 5774 National Road; A lot split application from 1476 Graham Road LLC. Jack received a packet of drawings, pictures, and maps, but not an official survey. He first needs a survey before giving pre-approval and scheduling a hearing.
2. Jack and Vicki gave a status report on property compliance issues and explained the process they are following. John reported a complaint about the post office parking lot. Todd reported 2 cars parked on the grass off South Alley. Todd reported the mud on W. Main at the waterline work site; Terry talked to them today. Vicki reported a complaint about the flashing signs at the carryout.
3. Vicki has received no notice from the Solicitor on the code revisions.
4. Jack has received inquiries from a solar company wishing to do residential solar in the Village.
5. Vicki received an inquiry from a food truck owner about parking on the property south of Flying J. The Board determined the Village has no regulatory jurisdiction over this and will not approve or disapprove his actions. Jack recommended he also be told the Village has no liability.
6. Terry said per Brian Zets the Village Council needs to pass an ordinance to regulate chickens. He will present it at the next Council meeting. Current owners of chickens would be grandfathered in under a new ordinance.
7. John said the school pick up and drop off is causing traffic issues that need addressed.
8. Terry listed road closings that will affect the Village: Route 37 will close June 2; Thornwood is closing; Outville Rd will close June 9 to 24.

Public Poll:

Jim Raver, 331 N. 5th Street, asked if the 1995 zoning book was the last update, and whether the new one was done. He also asked if he needed a permit for a 20-foot storage container. He was told yes 1995 is the most current, not the new one isn't done, and yes he does need a permit.

Kelsey Shayko, 375 E. Main Street, asked if there will be public postings on the website, at the post office, or on Facebook for the new code and property maintenance. She also asked if the Village could coordinate construction between Dollar General and the business next door to her home. She was told there will be postings and no on coordination.

Next meeting is June 25, 7:00 pm.

Motion to Adjourn: 1st by Todd Merry, 2nd by John Thomas. All in Favor. Meeting adjourned. Approximately 8:39 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 27th of August, 2025.