Village of Kirkersville

Zoning and Planning Board Meeting Minutes

August 27, 2025

Opening: Dave Engel called the meeting to order at approximately 7:05 pm and opened with the Pledge of Allegiance.

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

Also present, Jack Christy and Vicki Coe as clerk.

Approval of minutes from May 28, 2025. Motion to approve by Vicki Coe; 2nd by John Thomas; All in favor.

Public Poll: Jim Raver, 331 5th St, reported he closed this week on the land split off from 321 5th St. He is redoing the fence down the middle and on the north and south sides. He will take down the shed and has agreed with the apartment owner that he will mow and remove overgrowth for the next year. He has been cleaning and piling debris for removal. He spoke with the tenants. He will put up construction fencing for safety.

Joe Schuer, of 1476 Graham Road 1, LLC, to speak about parcel 026-069024-00.000, 5774 National Rd: He is requesting a lot split and would like an address soon to apply for a water tap through the district. John asked his proposed use. He said maybe housing and/or a 14-foot storage building.

Motion to approve the lot split and recommend approval to Council by Dave Engel; 2nd by John Thomas; All in favor. Motion passed.

Board Discussion:

The Dollar General construction is coming to an end. John said it looks like it will be a benefit to the Village. Dave said there is possible public access to Village property because the brush along the front was removed. Dave brought up the water flow direction to the field and creek. Jack and John confirmed that was the direction of flow before construction. Jack said they have not diverted the water in a new direction, exactly as required.

Brian Zets has returned he final draft of Code revisions to be forwarded to Council for a 1st reading at the September 3, 2025 meeting. The Board added a revision to remove the multi-family district from the code. The Board decided to ask Council to consider a special meeting in mid-September for the 2nd reading and the public hearing. John gave his opinion that the code is not ready for approval.

Motion to forward the proposed Zoning Code to Council and recommend for approval by Dave Engel; 2nd by Vicki Coe; All in favor. Motion passed.

Jack gave updates on property maintenance compliance.

Board Poll:

John raised a concern about truck traffic exiting Speedway and going northbound on Outville Rd.

Motion to Adjourn: 1st by John Thomas, 2nd by Vicki Coe. All in Favor. Meeting adjourned. Approximately 8:35 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 28th of January, 2026.