Village of Kirkersville

Zoning and Planning Board Meeting Minutes

February 25, 2026

Opening: Dave Engel called the Public Hearing to order at approximately 7:00 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Jim Raver, and Vicki Coe, also serving as clerk. Rob Martin did not sit as a voting member.

Also present were Brian Zets, Jack Christy, and Randy Stoll.

For the Developer:

- Nate Green (Montrose Group),
- Blair Carmosino (Becknell Industrial),
- Bobby Jensen (Becknell Industrial),
- Ethan Frisch (Becknell Industrial),
- Michael Long (Becknell Industrial),
- Mike Spencer and Todd Spencer (Lee Associates).

Approval of minutes from January 21, 2026: 1st by Vicki, 2nd by Jim. All in favor. Approved.

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

Parcel 099-018192-00.000
Parcel 026-069024-00.001
Parcel 010-017748-00.000
Approximately 126.18+/- acres located to the north of State Route 40 on the west side of the Village of Kirkersville.

The Applicant and property owners are requesting the property be rezoned from R2, Residential and B, Business District to the PUD, Planned Unit Development in the M1, Manufacturing District. The proposed project will consist of industrial use.

Applicant Presentation

Nate Green, Montrose Group: Mary Ann Vickner of Red Chip Farms is the owner. Plan is to build spec for industrial. Red Rock rezoned in 2023 which expired in 2 years. The zoning reverted to original. Our plan is similar to Red Rock's plan with enhancements. *Read selected items from PUD section 1141.09 (a, b, c, d, e, f, g)*. Plan should be recommended because consistent with code and surrounding uses. Positive impact on Village. Potentially 750 jobs, $37.5 million in new payroll, and half a million dollars in new income tax. Consistent with other industrial development in area in regards to height, parking, spacing, open areas, setbacks, and loading. Does not violate any utility contracts in effect. Addresses potential traffic issues. Provides screening and buffering. Lighting is LED on max 35 ft poles with 0.5 candles at property line and cut-off features. Little to no impact on schools by adding no students but will add property tax unlike a residential project. Jobs provided.

Blair Carmosino, Becknell Industrial: Our starting point is the PUD that was approved. 99% of original. Market trend is moving toward manufacturing uses and less logistics centers. Original had two 500 sq. ft. buildings. There is a void in large scale buildings and we are trying to meet that need. Total sq feet does not change. Hope to break ground this year. Originally tilt wall, but anticipating pre-cast concrete, with finished look pretty much the same. Concur with total sq ft of 1.6 million. Landscape deviates to enhance with 100-foot section along the south, west, north, and north across the pond. Lighting was originally vague. plan for full cut-off lights with boxes, intended to be focused downward. an updated traffic study will be done prior to the final development plan.

Staff Report

Jack Christy: M1 district is to encourage development and wholesale business. This is to be clean, quiet, and free of hazardous or objectional elements such as noise, odor, dust, smoke, or glare. The structure does fit within guidelines. Lighting must be pointed down, not out.

Randy Stoll: Two main things. First is traffic study was completed based on traffic count in 2022. One day count. Needs updated. Reconsider traffic controls and improvements if necessary. Details to consider later include no truck traffic on Outville Rd. Study needs to address worse case depending on use.

Second is water and sewer utilities. Water supplies on Route 40 from Licking County Water District. Sewer on Route 40 from Village. Line is 8-inch sewer. Because plan is for a spec building, we don't know what the flow will be. Need to know flows and what the cost will be for upgrades or updates to sewer. Need to know where costs will be borne.

Minor items. Red Rock initiated an Army Corp application that needs reinitiated and updated. Not sure if discussion has begun with Ohio EPA, but there are potential problems because neighboring property to east is Water District with wells. Potential hazardous waste or contamination risk would need addressed because of water supply.

Public Poll

Bill Travis, 6220 National Rd: requested that speakers turn to be heard by everyone in attendance; trying to figure out what's going on

Dave explained the hearing process. Blair said the occupant could be manufacturer, logistics, or a wide variety of clients. Brian explained that comments and questions are to be directed to the Board, not the developers or audience.

Jim Kincaid, 140 Stone St: A spec building could employ 10 or 750. I think it needs defined. I assume they will expect a tax abatement which puts the tax burden on the people. 40 ft setbacks from houses, I wouldn't want it. It's a burden to infrastructure, increased traffic, wear and tear on roads, needing new roads, and sanitary sewer system. Fire and EMS services this year alone will lose $7.1 million to JEDDs, NCAs, and TIFFs. That's 33% of the Fire District budget. A ladder truck costs $2.5 million to protect their building. Are they paying or are taxpayers? I'm tired of being taxed and giving them tax abatements does not help us.

Rachel Zelazny, Etna Township Trustee, 10141 Tollgate Rd: I'm speaking tonight as a Trustee. Although this property lies within Kirkersville, it does directly border established residential neighborhoods in Etna Township. The impact of your decisions will not stop at the municipal boundary. I understand the applicant is seeking a Planned Unit Development under M1 Manufacturing District. While a PUD provides flexibility in site design, it does not eliminate the underlying intensity of industrial use. The question before you is not simply whether the PUD

is permitted with in M1, but whether the location is appropriate for industrial activity at this scale and intensity adjacent to existing homes and schools. In Etna Township we have firsthand experience with the long-term impacts of large-scale developments located near residential areas, including projects such as Amazon and Fed Ex. Years later there are still ongoing concerns related to truck traffic, noise, lighting, and overall quality of life. We have also experienced operational realities such as trucks missing entrances and diverting into surrounding neighborhoods, and in some cases, rerouting occurs in residential streets or schooling areas. This is not theoretical concerns. These are practical day to day impacts that we experience. Once these developments are approved and constructed, mitigation becomes reactive rather than preventative, and the impacts are extremely difficult to reverse. A PUD should enhance compatability, not serve as a mechanism to introduce higher intensity uses into sensitive transitional areas. Meaningful buffering, verified traffic studies, operational limitations, and enforceable protections would be essential at minimal. However, even with conditions, the fundamental compatibility concerns would remain. Compatibility matters, location matters, and the people who already live there also matter. In addition, I would agree with Mr. Kincaid. We are both on the fire Board for West Licking Fire District. The funds aren't there because of these buildings and the abatements that they do receive. For those reasons, I respectfully ask that you deny the request for rezoning of PUD approval. Thank you.

Caroline French, 6238 National Rd: My house is right in the middle of the proposed building. It's not what I want to see out my back door. Bought in 2017, small hobby farm, horses. The thought of this being 40 feet off my pasture line is incredibly distraught. I don't want the lights. Already, with how 40 has been redone, we can't make a legal left turn into our service road any longer. I can't imagine the trucks lining up to get in. Since this has started, I had to replace my well pump, because the new wells have run many people dry. Worry about sewage that can contaminate it, worry my well will run dry. I understand that property is considered a flood zone or plain. I made significant improvements to my property because when it rains, I get a lot of flooding. I wonder how this will displace all of that and if my work will be for naught because all this will flood to

us and then down to 40. I'm not wanting that population behind my home, 40 foot off my horse pasture. I would wholeheartedly love if this plan is disapproved.

Jim Raver: Is there anyone out here who would like to talk about a yes for this? *No response.* Is everyone here against it? Raise your hand and we can stop the public poll. *Hands up.*

Brian: We are not stopping the public poll.

Dave: It has to run its course, unfortunately.

Jim: I saw the hands. If everybody sill wants to do the public poll…

Dave: We are going through.

Brian: We are going to talk through the factors Mr. Green talked about because that's the basis for approval. We are going to go through the process.

James Spaulding, 110 W. Main: one thing about living in Kirkersville, you buy in the area to have that country feel. I think a lot of us want to hold onto it. Obviously, progress is going to happen and there's nothing we can do to prevent that. Certain trees it takes 20 years to grow so you're already used to looking at the building by the trees are there. Sounds of forklifts backing up, trucks and j-brakes is the stuff you will hear. No longer hear the birds. If you want an idea what it could be like, drive through Obetz. Think about the jobs, but how many of us will apply for them? Just like Amazon, they will go get labor ready and fill that with any Tom, Dick, or Harry they can throw in there, and some of those guys,.. Factories and warehouses are second chances for felons. They are very big on it. You have stuff in your back yard that you haven't locked up yet. You are introducing a lot of people who will be shopping your back yard. A lot of us small town folk kind of like what we have here. Throwing something like this up when there's probably 10 of these buildings sitting empty somewhere in the Columbus area that aren't being used yet, it seems pointless to me. My vote would be no.

Mr. Serve, 6224 National Rd: Is anyone on the Board an engineer? In 2022, Licking Regional Water District work. Insurability. We have an immense amount of water. This area where the water went through is a 2 ft loop. Where will you put gas, water, fiber optic cable, water & sewer. It's non-potable water. With 1" water coming off 1.1 million sq ft and 428,000 sq ft buildings, what are you going to do

with a million and a half gallons of water with just one inch of water? Water flowing all ways. Access and egress roads next door to Bill Travis and retention ponds. You will need a 60" culvert, one it and one out. Where is water going? My trees that water district whacked out when the line went through were planted 30 years ago. Water from west to east 186 feet across neighbor's yard. LED headlights 4-6 feet up. *Shined LED light at everyone.* I don't want that in my bedroom. Planned 10' but needs to be 30'. Road needs moved east. The main factor is water. A million and half gallons of water. What happens when we get 2" (of rain), you get 3 million gallons. That's not including the parking lot. *Submitted pictures to the Board.*

Chuck Hossom, 6201 National Rd: I've been there 35 years working on my property. I was here 3 years ago talking to Todd Ward about runoff problems and the swale from Red Chip property. Talked to Red Chip & ODOT. Three feet wide and three feet deep on my west lot, toward backyard. Turns into a river. Lost 10 feet off property from runoff. I hear the driveway will be across from me. I will have trucks in and out in front of my house, trucks stopped in front of my house. I need to think about who I go after for damages. I've got 18 acres of land that will be significantly impacted. You don't know who will go into those buildings. Will you have authority of who goes in? Probably not. *Submitted pictures to the Board.*

Tim Faris, 5611 National Rd: This goal is to revitalize community and do good. All industrial properties in Canal Winchester and Marysville are going into already established areas that don't have residents that have to deal with the effects, especially for spec buildings. It could be warehouses or an aluminum recycler. Here my whole life, 29 years. Kirkersville elementary is only about a mile away. Think about warehousing, you have diesel exhaust which increases the *(unintel)* in the air by about 20%. If a manufacturer comes in, aluminum recycling, there are furnaces and pollution in the air, and the wind blows from the west over Kirkersville Elementary. What community do you want? Do you want to become an industrial park like Etna? Just tell us now so we can move on with our lives and find better pastures. At least give us a chance to live with what we have because the way they are building right now, it doesn't make sense. Canal Winchester, Innovation Drive, Marysville, these are properties established to be industrial parks. Kirkersville has none of that infrastructure to support them at this moment.

Michael Miller, 127 Duncan Dr; Zellers Acres HOA President and member of school Board; School is on my mind when it comes to trucks dropping their stuff while kids are outside during the day. I came here 3 years ago and asked about ordinance for noise and lighting. I don't see anything in your zoning laws to hold them accountable for noise and lighting. Definitely a concern for our residents. Can you ensure this development will not negatively impact the surrounding FEMA flood zones? Storm water management design will be critical here. With the addition of the buildings and pavement, the area will no longer absorb water naturally and the water will have to go somewhere. Has that been taken into consideration? That river flows into Buckeye Lake, so working with Army Corp of Engineers and Ohio EPA is huge. I've worked with them for 5 years about this area.

Charlott Lyle, 5695 National Rd: Spoke about her water and property issues related to the Water District wells and asked what new issues will arise from this development.

Vincent Moore, 136 Duncan Dr: PUD is a way around established zoning code. When the code doesn't fit the developer's parameters, they apply for PUD to modify setbacks or density allowed. It's a way around zoning variances that are harder to get. I don't like PUDs. Why doesn't it just fit in the established M1? I avoid going down 40 past 310. I hate it so much. All the semis, semi traffic off York Rd will have an effect on us. Has anyone here gone down Watkins Rd. recently? Down Morse Rd. recently near Beech Rd? It's disgusting. Those beautiful homes on the south side of Morse have a beautiful view of data centers, ugly terrible view. I wish them luck in trying to sell their houses. What positive does this bring to the community? There's already a tax abatement on there, 75%. Is this what we want in this area?

Dana Ohman, 145 5th St: Under ORC 519.021 Title 5, I respectfully ask you deny petition for PUD zoning. Based on code, PUD shall further the purpose of promoting the general, public welfare. Planned unit developments are designed to be flexible but without tight language that flexibility often turns into a loophole for developers. Our current PUD zoning rules are too open ended right now. They act like a blank check for developers rather than a blueprint for our community. Without stricter definitions on exactly what can be built, we lose our ability to

ensure new projects match the scale and character of our existing community. The only certainty the change in zoning will provide is certainty of the developer's profit. As an example of the existing land considered, 76 acres are prior converted cropland. Those soils are partially anhydric soils according to USDA Swampbuster cropland program.

Wade Timmons, 5772 National Rd: We live at east end of project. I urge you to not approve it. My concern is property values. I feel so back for these people who live here. Your values will go to the toilet. I worry about my property values. I've lived on this farm. Colonel Timmons was my grandfather. There's always been a water issue there. They've tried to correct it, but it's always one problem after another. I don't think any resident of Kirkersville would want this to go through. I'm sure a lot of them don't know it's going on. Examples of this are in New Albany, Obetz, Etna and no one is happy with it as they drive through there. I'm sure I won't be happy when this building goes up. One of the biggest concerns is we don't know who will end up in there. There is no telling what kind of business or industry. Water problems, noise problems, pollution problems. There's an elementary school right here. If the Council wants this to be an industrial park, go for it, because this is just the first step in more of this coming to our nice, little, quiet, farm town community, which I think everyone here likes. There are problems here, but I think most of the residents in this community like what they have and don't want to see this progress come. I'm sure there's other places. I definitely, strongly ask Council to deny this completely.

Michael Ohman, 145 5th St: We do live in a Village and not a city, and this seems this is definitely counter to the culture of our Village. 1.5 million square feet would be by far the largest building in Kirkersville. I would speculate that the rest of Kirkersville combined would not be 1.5 million square feet. This would be the highest elevation in the Village, so right where those things will be would be the highest point in the Village. Traffic in the area, people are using 5th St/Outville Rd as a bypass between 70 and 161. As the school gets more populated, the traffic gets worse and worse. It's a hazard. People line up down the road. God forbid there's an emergency. It's terrible. If there's going to be 500 people working at this new facility, a percentage of them will come from the north, and further the traffic issues. There can be traffic mitigation for the trucks to use the 158 bypass to the site, but for people working at the site, they will be flooding our streets

which are narrow and there's not an opportunity to widen our streets. I urge you to deny the change and consider this is a Village and not a city. The Village is here for a reason the way it is, not to become Obetz or Etna.

Charles "Joe" Heater, 6475 Refugee Rd: I've been there 25 years. The river floods every year and takes away a lot of land. I've lost 20 feet on my side. The Klemas have lost 20 feet on their side. That property needs to remain as a water sink. We need a place for the water to go. If you put any kind of blacktop or building, where's that water going to go. This river floods every year and it's bad. You need to consider that. Even if they have good drainage, the water has to go somewhere, and it's going to go to the river. It's just going to make it worse.

Arianna Chism, 240 E. Main: I have only lived in the Village a year. I moved here because it's not the city. I love the city, but I moved here because it's not that. Building this building is just the first step in making it… It will make it Grove City, what everyone else has already said. As a mother, something that I worry about is quality of life, the things that will affect the development of my child, especially one who will be attending Kirkersville Elementary, which this seems to be in the backyard of that. I can't imagine children having to learn, to spend 8 hours a day sitting in a classroom hearing clanking, digging, all the sounds. Playing at recess in fuel fumes, noise, dirt. Who knows what will be in this building. It could be a manufacturing facility. I don't think it will be beneficial to the quality of life of the children of Kirkersville, to the individuals who live here. Things we can learn from communities who've already been through this is that they've seen a rise in their utilities, they've seen a decrease in their home values. I feel like it's "if you don't like it, you can move", but can we really if the value of our home goes down? We are kind of trapped here. To have increased risk of respiratory disease or cardiovascular disease or cancer, not to fear monger, but these are the things we are looking at, especially if we don't know what's going to be in this building. I don't want that myself and I certainly don't want it for my child. He would live outside if he could, but we definitely won't be able to do that if all this is going on. I urge you to deny this for the safety of everybody in the Village. Keep us safe and happy in this little Village that we all came here for the reason of what it is now. The PUD is not a priority. I just drove through that Morse Road area, and it looks like 6:00 pm at 9:00 pm. There is no nighttime over there. You will never see a star again and that's so sad.

Shelly Ipacs, 114 Royalty Dr, Etna Township: I think I better share my experience. I live 2 blocks off Mink St. Amazon West is at the end of my street. All the way up to 16, all the way down to 40, on the east side of the street are warehouses. My home, 2 blocks off, I can hear the tractor trailers dropping. These big booms. It used to be a joke years ago, the Pataskala boom, no one knew what it was. It's those trailers there. Boom! You can hear that. It's wintertime, our windows are closed, but I can hear Beep Beep Beep. And that is coming from a mile and a half north of me, north of Refugee, between Refugee and Broad. So, there is a lot of noise. I can hear it now. I'm wondering with the warehouses that have opened, am I going to be able to have my windows open at night. Maybe you all can imagine being in that kind of district as I am. I am in a residential district and across the street from me is M1. Our friends who are in Orchard Glen, they have a nightmare with the Federal Express there. It's outrageous.

Diane Jedlicka, 475 S. Main St, Pataskala: I am not a resident of Kirkersville, but I can see what's going to happen to Kirkersville is what happened to Pataskala, so I came to give you some ideas of the experience. We live on Main St and since the development occurred, we are kept awake all night as trucks plow down our road. The roads are all chopped up. We can't even get around anymore. It takes me 15 minutes to get out of the driveway in the morning because of the traffic. I see the same thing happening to Kirkersville and I hope you will not let this happen to your community. The amount of dirt in our house has increased a hundred times. I cannot keep the dust off the house because of continuous, constant dirt coming off the road. I have grandchildren I can't let outside because I'm so concerned about the health concerns. Every time it rains the sewers all back up. It's an incredible problem that we have and if you want to preserve your quality of life, if you want to keep what you have, which is so rich in this community, don't let this happen.

Dale Gullett, 6237 National Rd: This might surprise you, but there's a lot worse things that could happen, so I don't necessarily disagree with what you guys are trying to do. What I do disagree with is we sat in here three years ago with the same type of verbiage, completely negative, and this Board here passed the zoning anyway. That's what I have a problem with.

Larry Watterman, 5697 National Rd: I've lived here for the last 45 years. How does this benefit anybody who lives in Kirkersville or the surrounding area? There seems to be nothing good in the whole idea, as far as I'm concerned. There's no tax coming in. It's going to eventually cost us all.

Mr. Serve, 6224 National Rd (2nd time): My neighbor had trouble with insurability for his pole barn. They would not insure his structure because of the water coming off it. He put in 18" drain tile. Army Corp of engineer struck down Klema because of gravel. What happens when you put pile drivers and caissons and you have to put a belt housing in there to hold up the center for this one million square feet? You must present to Army Corp, EPA, Public Utility Commission, ODOT, federal government. You need a fire system in there. Insurability will be a problem. Route 40 is on the historic registry. The Fed will be involved.

James Spaulding, 110 E. Main (2nd time): Is it safe to assume you all live in Kirkersville? No one likes being stuck in traffic. When you pull off the light at 70 and 158, how much time does it take you to get home? When you have all these trucks and workers, how long will it take you to get home? You are going to lose 20-30 minutes of your life every day.

Wade Timmons, 5772 National Rd (2nd time): Is there any substantial benefit to the residents of Kirkersville? These gentlemen mentioned jobs, but I think everyone here for the most part has a job they like and will stay in.

Eric Mann, 132 Duncan Dr: I'm an educator in the area teaching Poli Sci. I tell my students it's important to be engaged in your community, to be part of the process. This is your community. Your community is telling you we do not want this. You represent them, not the suits. Listen to their voices because you serve your community. Take that to heart and respect it because these people trust you to do what's best for you and their community, for their children and children's children. That's exactly what's going to be impacted by this decision.

Michael Miller, 127 Duncan Dr (2nd time): The State of Ohio allows 75% abatement of taxes. You will have increased costs for police calls. Talk to Etna Township how many police calls go to Amazon. Fire calls. Talk to Jack Trench on how many fire calls they are going to now. If they are getting a 75% abatement, where is the money going to come to pay for those services? Police, fire. That's important.

Nate Green: Mr. Engel, will we have the ability to answer some of these questions and give our thoughts on what has been talked about this evening?

Dave: What I would like to do is have the Board discuss what they want at this point. We may then come to you to ask for clarification on some of these things. How's that? Is that acceptable?

Board Discussion

Seeing no other hands, we will go to the discussion by the Board on their consideration of the point in front of us.

Jim Raver: I'm affected by this like everyone else here. I'd prefer to see homes there. I know the property owner has a right to try to sell their property and to rezone if they like, but I feel homes would suit this Village better. If they want to change it, they should consider R1 and homes. I was against the other, Red Rock, but I wasn't part of all this then. I would like to make a motion that we vote yes or no tonight.

Brian Zets: Just so you are clear, you are voting to recommend to Council. Council makes the final decision whether to approve.

Dave Engel: For all of you here tonight, we will make a recommendation to Council either to adopt the zoning or not adopt the zoning. Council will have another hearing just like tonight to hear you state your opinion.

Terry Ashcraft: The traffic on 40 is unreal. Two months ago, we were up to some 40,000 cars. It's more than that now. If I lived up there, I would not be as calm as these people. I would not want this is my back yard and I'm not going to vote for it. It's going to ruin the property up there. The trucks (lights) up there are going to go right in your windows at night. You're going to hear them. It's something we don't need. I'm going to vote no.

Jim Raver: Recently we had route 37 shut down for a while. Trucks aren't allowed on 5th Street or Outville Road, but that's where they all were, right in front of my house, all day and night, whether they were allowed or not. I live next to the creek. That creek was all the way up in my neighbor's yard. I've seen it destroy a lot of Mr. Gornall's property.

Mr. Gornall, 5607 Refugee Rd: I have seen ten feet of real estate disappear in one flood. We can't have any more water pouring in from the north. Even if they put retention ponds in, they got to let them out somewhere. Obviously, they're not going to take them toward 40. They're going to take them to the north to dump into Muddy Fork. One of these days, the bridge on Outville Road will wash out.

Vicki Coe: I was looking at the aerial maps of this entire area, including Etna, Pataskala and us. Etna and Pataskala both have maintained their town centers. Then they have their industrial zones. Kirkersville is tiny, 2.4 miles. This is our town. We have very little land to deal with, and I can't see that the warehouse there is separate from town. I feel like that is town for us. I'm not in favor of seeing the building so close to where we all live. I also agree with someone who said that building might be larger than every single other building in the entire town put together. It's quite a monolith. Our zoning decisions don't stop at our borders. We are residents of this entire area. Kirkersville is in Harrison Township. We respect, we have the same feelings and opinions about living out here as everyone else. We also respect that Harrison Township and Etna Township have not put their industrial zones on our borders. I would like us not to put that on someone else's border.

Dave Engel: Someone brought up that we previously had a hearing similar to this about three years ago on Red Rock. Maybe the best thing to ever happen was Red Rock pulling out of that rezoning request and give us the opportunity to further look at what happens in that particular part of town. It's not just Kirkersville we look at, but also, we have to look to the people who live in Zeller's Acres who back up onto it. We have to look at people who have property beyond the Village. Our Zoning Officer and Engineer did a good job looking at whether the application met the requirements of a PUD zoning. Our decision is to recommend or not recommend. That property is sitting in the heart of houses all around it. I would not want to get up in the morning and look at a fifty-foot blank wall. It will take at least 20 years for landscaping to grow and block that. I hope we would be able to utilize that land. Jim, you said someone owns the property and they have the right to sell the property. I would hope they would look at where it is located in the Village within the surrounding community and build something there. Don't ask me what to build there. That isn't my job. But something that is more adaptable to the surrounding residential community.

Vicki Coe: I'd like to discuss with the Board, and let everyone know, in the time since we voted for it, we spent three years rewriting our zoning code. The decision that was made three years ago was off a code that was written in 1993. It was very outdated. It was not in any way written to prepare for the kind of growth we have seen rushing toward us. We had public meetings for three years. We discussed with each other, and we came to some things we thought were a more robust code that really outlined how we felt as a community. The Board that voted for it three years ago, there are only two members here today that were on that Board. Two of those members are gone. They were not involved in rewriting the code. We had a separate Board of five people who wrote the code. Three of us were on that. The Board who sits before you is interpreting new code and it's not all the same people. I think that's important when we keep saying Red Rock got approved. Red Rock got it approved under a different framework.

Dave Engel: We have several options on how to state our motion tonight.

Brian Zets: I am going to break with what I always say. If you want a motion to recommend to Council not to approve, it goes like this, "I move we recommend to Council that Council deny the rezoning application and preliminary development plan." I think that sounds clear. Recommendation will be sent to Council who will have 3 readings, with a hearing at the second reading.

Vicki Coe: We haven't discussed if the vote is to recommend, we have not laid out any of the considerations for approval.

Brian Zets: If this motion does not pass, it dies, and the next one could be approved with considerations.

Nate Green: These are big buildings. They could have 1000 jobs, 500 jobs. The Village has an income tax. Everyone would pay it. You are also in a JEDD and everyone who worked there would pay it. The majority of the income to Kirkersville comes from income tax. All the services would benefit. Tax abatement is not part of the zoning discussion and hasn't been brought up. That is decided separately, as is school and fire.

Blair Carmosino: I don't envy any of you. This is growing pains. That is your tough decision. As Tim asked, what does Kirkersville want to be? If not us, so be it. Thank you for the opportunity. We will respect what you decide.

Dave Engel: **I move we recommend to Council that Council deny the rezoning application and preliminary development plan.** Second by Terry Ashcraft. Vote on the motion is as follows: Terry, yea; Dave, yea; Jim, yea; Vicki, yea. All in favor. **Motion approved.**

Motion to Adjourn: 1st by Dave; 2nd by Vicki. All in Favor. Meeting adjourned. Approximately 7:55 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 25th of March, 2026.