Village of Kirkersville

Zoning and Planning Board Meeting Minutes

January 21, 2026

Opening: Dave Engel called the meeting to order at approximately 6:00 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Rob Martin, Jim Raver, and Vicki Coe, also acting as clerk.

Ashcraft introduced Rob Martin and Jim Raver as newly appointed members.

Motion by Ashcraft to nominate Engel as Chairman of the Board and Coe as clerk; 2nd by Coe and Engel; All in favor.

Motion by Ashcraft to nominate Coe as Assistant Chair in the absence of Engel; 2nd by Engel; All in favor.

Approval of minutes from August 27, 2025. Motion to approve by Coe; 2nd by Martin; All in favor.

Approval of Appeals Board minutes from January 21, 2025. Motion to approve by Martin; 2nd by Coe; All in favor.

Question for clarification by Raver from 8/27/25 minutes about removal of multi-family from the code. Dave confirmed it was removed.

Public Poll: None

Board Discussion:

Engel stated the main purpose of this meeting is for organizational items and to get new members up to speed in advance of next week's hearing.

Engel asked if the new members received the new zoning code. Coe said she has an electronic copy, but has not received the printed version from Zet's office. Draft copies will be given to the new members.

Engel stated the basics of the PUD application, i.e. location and request to change to M1.

Engel said there is a lot of discussion statewide about data centers and suggested members acquaint themselves with the issues. The big negatives are water and

electrical usage. Coe said the original discussions about the code did not include data centers, and that it appears 1137.02(c)(10) was brought into the draft when the newest version of Hebron's code was used as the template for revisions. Exactly for the reasons stated by Engel, that there is not enough information yet, and there are proposed actions at the state level, she requested data centers be moved from Permitted uses to Conditional uses, pending action by the state, and to allow the board to be more informed about community impacts.

Ashcraft asked how many hearing notices went out to the public. Coe sent notices to 31 owners of 38 listed properties, and additionally to properties on Main and 5th streets. Engel said the Red Rock application expired. What was approved for them is no longer applicable.

Discussion included: residential surrounding the proposed manufacturing use; the homes that are located in Etna Township; the annexation of different parts of the property over the years from Etna Township into the Village;

Board Poll:

Coe asked for more discussion on the data center portion in the code.

Motion by Engel to ask Council to move data centers from 1137.02(c)(10) Permitted uses to 1137.03 Conditional uses, pending further information from the state; 2nd by Martin; All in favor.

Raver asked how much land a data center would use and are there are lots in the Village of that size. Martin said data centers are pushing to use 300-acre tracts. They will take 100-acres, but they are trying to stack multiples if they can get the proper power and gas and put in their own electric generation.

Coe said Jack has run into a difficulty with the fee schedule as it applies to this PUD. The application fee calculations as stated bring the fees to about $1.7 million. Jack says Etna charges roughly $15,000 on a warehouse. Jack recommends a change as follows:

From $400 for up to 500 sq. ft. plus $1.50 per sq. ft. over 500 sq. ft.
To $400 for up to 500 sq. ft. plus $1.50 per 100 sq. ft. over 500 sq. ft.

Zet's office forwarded an ordinance for Council to consider at the next meeting, if approved by the Zoning Board. Discussion on the ordinance. Coe said engineering and legal fees are paid separately. She said we want to take care that the Village

does not lose money in the process. Engel agreed. Engel asked Coe if Jack feels comfortable that the new amount covers costs. Coe affirmed that Jack said he was.

Motion by Engel to recommend to Council to amend the zoning fee schedule as presented in the ordinance; 2nd by Terry; All in favor.

Motion to Adjourn: 1st by Ashcraft, 2nd by Raver. All in Favor. Meeting adjourned. Approximately 6:47 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.