Village of Kirkersville

Zoning and Planning Board Meeting Minutes

March 25, 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. Also in attendance, Jack Christy.

Approval of minutes from February 25, 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.

Public Poll: None

Board Discussion:

Dave summed up the February 25, 2026 Hearing. Twenty people spoke, of which none were in favor. Twelve were residents; eight were non-residents.

Becknell sent a withdrawal on March 9, 2026 of the petition for rezoning.

Discussion on data centers. Dave listed some of the issues being discussed statewide, including electric and water usage, water contamination, noise, large buildings, and few permanent workers. The Ohio Legislature is looking at guidelines. Central Ohio has something like 120 data centers out of 150 in the entire state. Terry said Johnstown is getting two and Etna is getting one. A data center developer called him. He had looked at the 72 acres south of I70 and said it has a creek down the middle, there is no power or gas to run it, and it's best to be farmland. Moving a creek is hard to get done. Dave said Ordinance 01-2026 was read by Council.

Dave introduced discussion on the fee schedule. Dave presented a comparison list of surrounding communities. Comparison is difficult because of wording. This Village is the most expensive. Can the zoning fee exceed the actual costs to the Village? Infrastructure and other costs in the future need to be considered.

Vicki proposed a simplification of the existing wording "$400 for up to 500 sq. ft. plus $1.50 per sq. ft. over 500 sq. ft." to $.80 per sq. ft. That would be $800,000 for one million sq. ft.

Jack likes Centerburg's calculation of $.60 per sq. ft. We don't want to discourage all development.

Dave discussed the $400 PUD fee that is supposed to cover the Inspector's and Clerk's time. Vicki said the Becknell project costs exceeded $400. Jack said they should pay the PUD fee prior to the hearing, and then pay the Non-Residential Certificate application fee once it's approved. The PUD could be $5000-$6000. Dave said some municipalities, such as Newark, probably have a full-time Engineer and Zoning Officer, and the resources to handle costs associated with development. Jack was concerned that a tax abatement might be allowed. There are costs such as road wear and tear.

Jim asked what Dollar General was charged. They paid the existing fee.

Jack said we could introduce another category according to size.

Dave said we don't have enough experience. Discussion will be continued to next month.

Jack said to consider regular development verses PUD development when making changes. Also consider what costs need paid from each fee.

Property compliance discussion. Jack said he did a town review. Vicki said 16 properties will receive letters, plus the Post Office which needs a call, and two are being watched to see if they are in process. Discussion of specifics. Some owners continue to need reminders. Jack asked if general clean-up notices are sent with the sewer bills. Vicki said she could make a notice for the post office.

Jack has been trying to reach the County Building dept about 100 W. Main St renovations. Terry said they are leaving construction scrap lying around. Vicki said a realtor inquired about a butcher shop at that location. Rob differentiated between a processing shop verse someplace that cuts up sides of meat. That building is not big enough to process under a kill license.

Vicki said a daycare center wants to go into the old hair salon building at 205 W. Main. Also, an application was submitted for a new home build on Outville Rd.

Board Poll:

Dave introduced adopting a comprehensive plan for the Village. Vicki suggested Harrison Township is a good one to consider, since the Village falls in Harrison. She read that municipalities that make decisions according to the comp plan more often have their decisions withheld if challenged in court. Dave has heard the same thing. She has not asked Brian Zets his advice. Jack asked about copyrights. Vicki was thinking is could be something like a Council resolution in agreement with Harrison's plan.

Motion to Adjourn: 1st by Engel, 2nd by Ashcraft. All in Favor. Meeting adjourned. Approximately 7:01 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 22th of April, 2026.