

Licking Township Board of Zoning Appeals

c/o Andrea M. Lynch, Zoning Clerk

Phillip Jones, Chair ~ Rex Adkins, Vice Chair

Robert Hansberger, Anton Kissell, Huber Loewendick

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Minutes from the Licking Township Board of Zoning Appeals “reconvene” meeting, August 18, 2025, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Phil Jones; Anton Kissell; Huber Loewendick

Members absent: Rex Adkins; Robert Hansberger

Others in attendance: Andrea Lynch; Dave Moraine; Attorney Darcy Cook; Attorney Connie Klema; Ken Johnson; Julie Johnson; Victoria Glover; Herman Boetcher; Mark Stauch.

The Meeting was called to order at 5:30 p.m.

The Pledge of Allegiance was recited.

Roll call was called. The meeting was recorded.

Mr. Jones turned the meeting over to Darcy Cook, Assistant Prosecutor, Civil Division, Licking County Prosecutor’s Office. Attorney Cook addressed all in attendance by providing a brief overview of the LTWP Board of Zoning hearing held on 7/24/25 regarding a variance request from applicant GLR Family. Attorney Cook said that the original intent of tonight’s meeting was to correct the vote on the matter however she explained that upon further review, there were several inconsistencies in the hearing, so both parties have agreed to start over with the entire variance application process.

Attorney Klema, representative for the Applicant, has submitted an application for a zoning certificate (aka zoning permit application) which was then given by Mrs. Lynch to Mr. Moraine for processing.

Mr. Jones explained the vote which occurred on 7/24/25 and that it was an errored vote which left the GLR Family request without a rendered decision.

Mr. Jones opened the meeting up for questions from the Board and/or Public.

Julie Johnson – Inquired as to what is meant by inconsistencies?

Attorney Cook Response: the application process

Ken Johnson – Said that the variance violates the building code due to no living structure on the property and that Harbor Hills code also says that it has to be on the same property.

Mr. Jones Response: The Board wants to ensure that everyone’s rights are represented and that by starting the process over, it will help clarify the situation and everyone will be given a fair process. Mr. Jones re-explained the vote was errored due to the motion made was to

“deny the variance being requested” but the members voted “no” to the motion with their intention to deny the request but instead they denied the motion.

Julie Johnson – Stated that at the end the motion was to deny the variance.

Mr. Jones – Reiterated that the motion was to “deny the variance” but the votes cast were “no”.

Attorney Cook – Said that the full purpose of starting over with the process is to clarify the errors in the past with the process of the hearing and to follow the law procedurally. She said that the Johnson’s position is known and noted.

Attorney Klema – Addressed the Board and public. She said that Robert’s Rule of Order states that procedurally if the motion is to deny and the vote is a “no” vote that equates to no vote on the matter. Attorney Klema provided an example to aid with understanding and explained that she has submitted an application for a zoning ^{permit}. The Zoning Certificate will be denied by the Zoning Inspector which will then trigger the applicant to apply for a variance thus starting the process all over again.

Mr. Jones commented that this is the best course of action to re-set and have due process.

Mrs. Lynch explained that the variance application would need submitted no later than September 5, 2025, in order to be placed on the 9/25/25 hearing schedule and that the variance fee is being waived by LTWP.

Mr. Moraine added that there are other variance applications in various stages of completion and that the hearing will be done on a 1st come, 1st serve basis. Mr. Moraine confirmed that typically the Board will hear a total of 3 variance applications in one night. Mrs. Lynch concurred.

New Business: None

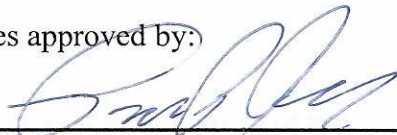
Old Business: None

Mr. Loewendick made a motion to adjourn at 5:48 p.m.

Mr. Kissell seconded the motion.

Roll Call: 3 ayes

Minutes approved by:



9/25/25

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – August 18, 2025