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
Doug Howell – Alternate; Josh Arnett - Alternate
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Minutes from the Licking Township Board of Zoning Appeals meeting, August 27, 2026, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Robert Hansberger; Doug Howell; Anton Kissell; Huber Loewendick; Phil Jones
Members absent: Rex Adkins

Others in attendance: Andrea Lynch; Dave Moraine; Kyle Mapel; Dorothea Smith; Danny Sprague; Jebb Fadley; Chuck Fadley; Vicki Sulpher; Dante Berkheimer; Danny Guerin; Krista Guerin; Ray Reynolds; Cheryl Reynolds; Charlie Kline; Jody Kline; Trey Reid;

The Meeting was called to order at 7:00 p.m.
The Pledge of Allegiance was recited.
All in attendance were sworn in.
Roll call was called. The meeting was recorded.

Mr. Jones explained the hearing procedure to all in attendance and stated there are a total of 2 variances to be heard as follows:

Mead Lane LLC – 4281 Cristland Hill Road – Parcel ID#041-120072-00.000
Raymond & Cheryl Reynolds – 828 Lakeshore Blvd – Parcel ID#043-138672-00.000

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Mr. Jones opened the 1st hearing : Mead Lane LLC.
Mrs. Lynch read the legal notice advertising both variances.
Mrs. Lynch reported receiving no correspondence.

Kyle Mapel & Trey Reid provided testimony. Mr. Mapel stated they wish to divide the parcel into several lots for new homes. Mr. Reid and Mr. Mapel own a construction business and originally intended to construct a 28 home subdivision on the parcel but it was not feasible. Mr. Mapel explained that they have opted to split the parcel down into 5 tracts of which 4 will have new homes. Mr. Mapel explained that the 3:1 length makes it almost impossible for them to create a lot that complies which is cause for the variance request.

Zoning Inspector Dave Moraine provided a visual of the proposed lots (identified as "tracts"). Tract #1, 2, & 5 fall within the zoning regulations however Tract #4 that would be created does not.

Mr. Jones asked what the intention was with Tract #4?
Mr. Mapel responded – to maintain that Tract as agriculture which would prevent a flag lot.
Mr. Howell clarified that there is no intention of building a house on Tract #4?
Mr. Mapel responded - not at this time

Mr. Mapel explained that Tract #4 allows them to stay within the county guidelines. If they would try to split into more lots, it would exceed the total number of lots allowable by Licking County

Public Comment:

1) Charlie Klein – 4133 Cristland Hill Road – not opposed to the variance. Concern is with additional driveways, rate of speed on Cristland Hill, and safety.

2) Vicki Sulphur – 4080 Cristland Hill Road – Inquired as to how this impacts her property which is partly in Union Twp and partly in Licking Twp.

3) Dorothea Kay Smith – 33 Westview Avenue Cols – Owns parcel to the north of applicants. What triggers a subdivision and the regulations that apply to a subdivision?

4) Andrea Lynch – 8332 Licking Trails – asked if Tract #5 has the potential to be combined with adjacent properties and a subdivision constructed.

Mr. Mapel said that should the variance get approved, he intends to file the paperwork with Licking County as well as inquire with them about reducing the speed limit on Cristland Hill which is a county road.

Mrs. Lynch explained that the ORC requires notices be sent to adjacent property owners of which Ms. Sulphur's property is adjacent (diagonal) to the applicants.

Mr. Jones explained that there is a difference between subdividing a property into parcels vs development of a subdivision. Mr. Jones explained that this case is a lot split into 5 parcels and any construction being done on those new parcels would be subject to the LTWP Zoning Resolution.

Mr. Mapel explained that 4 lots being split does not create a subdivision however 5 or more requires him to follow the Licking County and LTWP regulations regarding subdivisions.

Mr. Moraine said that Tract #5 could potentially be sold and combined with the neighboring properties with the potential for a subdivision subject to all zoning regulations.

Mr. Fadley, Ms. Sulphur, & Mr. Jebb Fadley asked to be excused. Mr. Jones said yes.

Mr. Jones made a motion to adjourn the hearing at 7:30 p.m.
Mr. Hansberger seconded the motion.
Roll Call: Hansberger, yes; Howell, yes; Jones, yes; Kissell, yes; Loewendick, yes.

The Board deliberated the matter. Mr. Jones stated that he hopes that Licking County would consider reducing the speed limit and shared his thoughts on property owners' rights and not forecasting what the future use could be. Mr. Moraine asked if the driveways have been approved yet. Mr. Mapel said they can not be applied for until the lot split is done.

Mr. Loewendick made a motion to approve the variance as submitted in the application.
Mr. Jones seconded the motion.
Roll Call: Hansberger, yes; Loewendick, yes; Kissell, yes; Jones yes; Howell, yes.

Variance approved 5-0. Notice of Final Order will be forthcoming.

Mr. Jones excused members of the public who were in attendance for the Mead Lane variance. All parties left the building except for Raymond Reynolds, Cheryl Reynolds, and Dante Berkheimer.

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Mr. Jones opened the 2nd hearing @ 7:41 p.m. : Raymond & Cheryl Reynolds.
The legal notice advertising both variances was previously read.
Mrs. Lynch reported receiving no additional correspondence
Mrs. Lynch stated for the record that the members of the BZA, Zoning Inspector, and Zoning Clerk from original roll call, were all still present.

Mr. Moraine provided a detailed picture of the property on the overhead projector. Mr. Moraine explained that there are 3 lots and showed where the business district lines are in relation to the lots. Mr. Moraine further explained the variance being requested and the placement of the 30'x 48' structure on the lots.

Mr. Reynolds provided testimony. He explained that he has owned and operated the business for 24 years and the existing building is old, small, and has a low ceiling. Mr. Reynolds said that he has a mechanic who works on the cars but has to take them to his own home due to the lack of space needed at Ray's Auto Sales. He further explained that a 27' building would be too small while a 30' building would allow a 2 bay business so the mechanic could use a lift and do repairs safely on all sides of vehicle while in the bay.

Public Comments:

1) Dante Berkheimer – 9075 Boundaries Road – new owner of Land's End. Not opposed to the request however is concerned with where water run-off is going to go?

Mr. Reynolds said that Licking County came in and dug a ditch down Lake Shore Blvd as well as Route 13 and last storm there was no water issue. Mr. Jones said that the water is more a Licking County matter due to the culvert under route 13 running west to east onto Mr. Berkheimer's property.

Mr. Jones moved to adjourn the hearing at 7:54 p.m.
Mr. Kissell seconded the motion.
Roll Call: Hansberger, yes; Howell, yes; Jones, yes; Kissell, yes; Loewendick, yes.

The Board deliberated the matter. The discussion included opinions on the uniqueness of the lot, clear reason for size of building with effort to maximize the distance from the road, drainage, inability to move the building to the west due to sewer easement, other residential houses are infringing on the front yard setback, larger front yard setback for a business, traffic from this business is low impact, and property owner's effort to improve the business with as little infringement as possible.

Mr. Hansberger made a motion to approve the variance as requested.
Mr. Loewendick seconded the motion.
Mr. Jones clarified voting a yes = approve the variance no = deny the motion
Roll Call: Howell, yes; Kissell, yes; Loewendick, yes; Jones, yes; Hansberger, yes.

Variance approved 5-0. Notice of Final Order will be forthcoming.

Mr. Jones excused members of the public who were in attendance for the Reynolds variance. All parties left the building.

Mr. Jones made a motion to open the regular meeting @ 8:02 p.m.
Mr. Hansberger seconded.
Roll Call: 5 ayes.

Mr. Howell asked to be excused due to serving as an alternate. Mr. Jones agreed.

Mr. Hansberger made a motion to approve the minutes from 7/23/26.
Mr. Jones seconded the motion.
Roll Call: Hansberger, yes; Kissell, yes; Jones, yes; Loewendick, yes (*)
(*) *Mr. Howell was not present at the 7/23/26 meeting and therefore not eligible to vote*.

Old Business - None
New Business –

1) Mrs. Lynch provided an update on McConaha Map Change on Ridgely Tract Road. The matter is now with the LTWP Board of Trustees to schedule hearing and then final vote.
2) Mr. Moraine shared 2 potential variances: Jablonka & F&F Holdings

Public Comment - None

Mr. Jones made a motion to adjourn the meeting at 8:11 p.m.
Mr. Kissell seconded the motion.
Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – August 27, 2026