

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

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Minutes from the Licking Township Board of Zoning Appeals meeting, October 30, 2025, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Anton Kissell, Huber Loewendick, Robert Hansberger, Doug Howell, Phil Jones

Members absent: Rex Adkins

Others in attendance: Andrea Lynch; Dave Moraine; Connie Sheehan, John Weber, Lori Reis, Andy Reis, Stacey Marshall, Frank Van Beusecum, Andrew Kolp, Jane Moran, Steve Young, Doug Hoermle

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 3 variances to be heard as follows:

Steven Young requests a variance to section: 10.00.F.1 Front Yard Setback. The property owner wishes to reduce the setback at his property known as 489 Coshocton Ave, Thornville, OH as follows: Front yard from 30' to 14' (16' variance) to construct a garage.

Applicant Epic Building Company, on behalf of property owners Jane Moran & Romaine Drury, requests a variance to section: 10.00.F.2 Side Yards Setback. The applicant is requesting to reduce the setback at the property known as 45 Park Drive, Hebron, OH as follows: Side Yard from 10' to 6' (4' variance) on the south side of the property to construct a deck.

Stacey Marshall requests a variance to section: 10.00.F.2 Side Yards Setback. The property owner wishes to reduce the setback at her property known as 1145 Lake Shore Road E, Hebron, OH as follows: Side Yard from 10' to 6'2" (3'10" variance) for a garage addition.

Mr. Jones opened the 1st hearing : Steven Young.

Mrs. Lynch read the legal notice advertising the 1st of the 3 variances (all advertised together).

Mrs. Lynch reported receiving the following correspondence regarding the variance:

- 1) Phone call on 10/20/25 from Ms. Sheehan POA on behalf of John Weber. Ms. Sheehan inquired about why the placement of the garage in the front yard and what

the easement was from the road. Mrs. Lynch advised Ms. Sheehan to attend the public hearing/email concerns/or send a letter if in support or against the variance.

- 2) Phone call from Linda Hayman – no issue with variance but instead was calling regarding her concerns with the current BZA allowing big homes on tiny parcels, BZA not being strict enough, and concerned with being taxed out of LTWP.

Mr. Young provided testimony as to the reason for the requested variance. Mr. Young said he wants to put an addition on his existing garage to store assets. He said there is currently a concrete patio there and the new addition will be constructed over it. Mr. Moraine provided details concerning a prior variance granted reducing setbacks and crossover of property lines that predates this BZA.

Mr. Howell asked if he is adding the garage on to the existing garage. Mr. Moraine said yes.

Mr. Jones asked the following questions:

- 1) What is preventing you from meeting the current regulations and did Mr. Young consider other options for size of the building?

Mr. Young's response: Said he needs 6' for the garage proposed and he did not consider other options for size due to the need for the square footage for storage.

- 2) What hardship is keeping you from conforming to the zoning regulations?

Mr. Young's response: Needs a 2 car garage for cars, camper, etc. and needs it to be 28' to accommodate this.

- 3) Is this a substantial request? There is a lot of things going on at this property with previous variances, cross over property line, etc. Changing the placement of the proposed garage could negate the need for a variance.

Mr. Young's Response: the lot next to the garage that he owns has a public sewer connect that goes straight through middle of the lot towards Coshocton Avenue. As the property owner, he said he is required to stay away from that line 5' on both sides. Mr. Moraine also said the applicant had expressed interest in placing the garage on the existing concrete patio/pad.

Mr. Jones and Mr. Moraine discussed the prior variances.

Mr. Howell clarified the size of the concrete pad as being 24'x 28'. Mr. Moraine confirmed that was correct.

Mr. Moraine provided an image on the overhead projector of the proposed garage design.

Mr. Jones asked if there are any other similar properties in the neighborhood.

Mr. Young responded yes. Mr. Hoermle – 502 Coshocton Avenue & Mr. Berhmann – 484 Coshocton Avenue. The Board had discussion about other setbacks along Coshocton Avenue.

Mr. Jones stated the Board must evaluate increased growth, high density and balancing the needs of the property owner and needs of Licking Township.

Zoning Inspector Dave Moraine said the proposed placement is the best option as he is concerned moving it to the vacant portion of the lot would encroach on the sewer line and that the grade of the property would then have to be brought up approx. 2 ½' from the structure.

Public Comment: None

There was no public comment. Mr. Jones closed the testimony portion of the 1st hearing at 7:23 p.m.

The Board deliberated the matter.

Mr. Jones made a motion to approve the variance as presented for the construction of a garage as presented in the application.

Mr. Hansberger seconded the motion.

(Mrs. Lynch clarified YES vs NO vote for the Board prior to voting)

Roll Call: Kissell, yes to approve; Hansberger, yes to approve; Howell, yes to approve; Loewendick, yes to approve; Jones, yes to approve.

Mr. Jones said that the variance was approved for the garage only as presented with no other changes to the setbacks.

Mr. Jones excused the 1st variance attendees.

Mr. Jones made a motion to adjourn the 1st hearing @ 7:28 p.m.

Mr. Kissell seconded the motion.

Roll Call: Hansberger, yes; Loewendick, yes; Howell, yes; Kissell, yes; Jones, yes.

Mr. Jones swore in 2 new members of the public who arrived after the start of the 1st hearing.

Mr. Jones made a motion to open the 2nd hearing @ 7:29 p.m.

Mr. Kissell seconded the motion.

Roll Call: Howell, yes; Loewendick, yes; Hansberger, yes; Jones, yes; Kissell, yes.

Mr. Jones re-explained the hearing procedure to all in attendance.

Mrs. Lynch read the legal notice advertising the 2nd of the 3 variances (all advertised together)

Mrs. Lynch reported having received no correspondence.

Mr. Jones stated that as part of the application, LTWP received a copy of the POA naming Epic Builders, Andy Kolp, as representing the property owners in this matter.

Andrew Kolp, Epic Builders, provided testimony regarding the variance request. Mr. Kolp said that this property is undergoing an extensive remodel and as such, there were two areas on the south side yard where a new deck was being proposed and the demolition and rebuild of a 2nd non-conforming deck that was pre-existing. Mr. Kolp said that the southwest corner is the new proposed deck to provide a purpose for a door that “led to nowhere” while the reconstruction of the 2nd deck located on the southeast corner is intended to remove the old

deck and build a new deck that conforms with the Harbor Hills zoning. Mr. Kolp said that the existing deck extends well beyond the current setback. Mr. Moraine showed the Board where the decks would be located.

Mr. Hansberger asked if both decks would sit 6' from the property line.

A discussion took place regarding the measurements. The existing deck will be demo'd and will then be re-built to conform to 6' while the new deck will be at 6'.

Zoning Inspector Dave Moraine said that he has no issue with the variance that is being requested.

Public Comment:

- 1) Andrew Reis – 552 Lakeshore Dr East – clarified that the variance request came to be while the remodeling construction was underway. He further said that he was going on record that next year he will be applying for a similar variance and wants the same consideration that this property is getting.

Mr. Jones responded that just because a variance is issued for one property does not mean that someone else will get one. Each variance application is evaluated on its own merit. Mr. Reis said he wants the exact same treatment.

- 2) Andy Kolp – Epic Builders (POA) clarified that neither he nor his company were contracted to build a deck and that he was not “trying to slide something under the radar”. He said that this is his reputation and he is protecting it.

Mr. Jones clarified that if it is not approved, the one deck would still conform.

- 3) Andrew Reis – 552 Lakeshore Dr East – addressed the Board again. He said that he questions the statement about the door that leads to nowhere and reiterated that he is asking for the exact same consideration be made on his future variance application.

Mr. Jones reiterated that each hearing is unique and handled based on the property, facts, and merits of the case. Mr. Jones went on record to state he is keenly aware of this property due to growing up in the home and the board is required to look at each case individually. Mr. Reis asked if there were a chance that he could be told “no” in the future. Mr. Jones responded, “correct”.

Mr. Jones made a motion to close the public portion of the hearing @7:45 p.m.
Mr. Loewendick seconded the motion.

Roll Call: Jones, yes; Howell, yes; Hansberger, yes; Loewendick, yes;
Kissell, yes.

The Board deliberated the matter. Mr. Jones said that the southwest deck is being brought into conformity while the proposed new 2nd deck is reasonable from a construction and use standpoint. Mr. Jones said that the 6' request is also reasonable.

Mr. Kolp was asked to clarify the exact measurement. A discussion took place. Mr. Kolp confirmed that the deck(s) will sit at 6'2" from the property line therefore will not extend into the 6' Harbor Hills setback space. Mr. Jones clarified that the application language adequately represents what is being applied for.

Mr. Jones made a motion to approve reducing the setback from 10' to 6' for deck construction ONLY to include removal of the old deck and constructing a new deck AND construction of the 2nd new deck as applied for.

Mr. Loewendick seconded the motion.

Mr. Hansberger clarified prior to roll call the setback. Mr. Jones said 6' for both.

(Mrs. Lynch clarified YES vs NO vote for the Board prior to voting)

Roll Call: Jones, yes to approve; Kissell, yes to approve; Hansberger, yes to approve; Loewendick, yes to approve; Howell, yes to approve.

Applicant and property owner requested an email copy of the Notice of Final Order.
Mr. Jones excused the 2nd variance attendees.

Mr. Jones made a motion to adjourn the 2nd hearing at 7:54 p.m.

Mr. Kissell seconded the motion.

Roll Call: Howell, yes; Jones, yes; Hansberger, yes; Loewendick, yes; Kissell, yes.

Mr. Jones made a motion to open the 3rd hearing @ 7:57 p.m.

Mr. Kissell seconded the motion.

Roll Call: Hansberger, yes; Howell, yes; Kissell, yes; Jones, yes; Loewendick, yes.

Mrs. Lynch read the legal notice advertising the 3rd of the 3 variances (all advertised together)
Mrs. Lynch reported having received the following correspondence:

- 1) Telephone call from Mr. Coakley – 9 Lakeshore – on 10/28/25 inquiring about the variance. Mr. Coakley said that he and his spouse live across the channel and the variance has no bearing on his property.

Zoning Inspector Dave Moraine provided clarification of the orientation of the property since it is a corner lot. The "front" yard faces Lakeshore Drive East where the garage is. The "rear" yard faces the canal.

Stacey Marshall provided testimony as to the reason for the variance request. She stated that she wants to add-on to the current 2 car garage to allow storage for a golf cart and lawn mower. The Board reviewed the proposed location of the new garage.

Mr. Jones stated that no representative was present from the Harbor Hills Civic Association however confirmed that they have approved her request for the setbacks and construction.

Mr. Moraine said he has no issue with the proposed garage addition.

Public Comment: None

Mr. Jones made a motion to close the public portion of hearing at 8:03 p.m.

Mr. Hansberger seconded the motion.

Roll Call: Howell, yes; Jones, yes; Kissell, yes; Hansberger, yes; Loewendick, yes.

The Board deliberated the matter. Mr. Jones said the lot is an irregular shape/wedge shaped (narrow to front and widens to the rear). He further said the accessory structure by the residence was pre-existing and sits further into the setback compared to where the proposed garage addition would sit. Mr. Jones said there is only 1 point of the proposed garage forcing the variance requirement.

Mr. Hansberger made a motion to approve the variance as requested in the application for the garage addition only.

Mr. Loewendick seconded the motion.

(Mrs. Lynch clarified YES vs NO vote for the Board prior to voting)

Roll Call: Hansberger, yes to approve; Kissell, yes to approve; Howell, yes to approve; Loewendick, yes to approve; Jones, yes to approve.

A brief discussion took place regarding the recent renovation to the existing accessory building. Mr. Jones complimented the property owner for the improvement and she noted that it is used as an aviary.

Mr. Jones made a motion to adjourn the 3rd variance at 8:08 p.m.

Mr. Loewendick seconded the motion.

Roll Call: Jones, yes; Howell, yes; Kissell, yes; Loewendick, yes; Hansberger, yes.

Property owner requested both an email and hard copy of the Notice of Final Order.

Mr. Jones excused the 3rd variance attendees at 8:09 p.m.

Mr. Jones explained to the remaining member of the public that the Board had regular business to tend to that may be lengthy in nature. Mr. Jones offered the resident address the Board at this time.

Mr. Doug Hoermle – Coshocton Avenue – asked the Zoning Inspector the following:

- 1) Concerned with Airbnb's in his community and asked about the building next to the "little train station" and whether or not it was being used as an Airbnb?

Mr. Moraine's response: Said that he could not speak to the current use of that property however explained that short term rentals are being reviewed by the zoning commission.

Mr. Hoermle said that he believes it is going to be a party pad and is concerned with increased foot traffic and safety to the residents.

Mr. Jones said Airbnb's are being reviewed as mentioned by Mr. Moraine and that the Board of Zoning Appeals is not the venue to express his concerns and suggested sharing his concerns with the Zoning Commission and/or Trustees.

Mr. Moraine encouraged Mr. Hoermle to attend a Zoning Commission meeting and explained their regular meeting schedule. Mr. Moraine confirmed for Mr. Hoermle the upcoming meeting dates and Mrs. Lynch confirmed these can also be found on the township website and LED display sign in front of LTFC. Mrs. Lynch also confirmed the next regular Township Trustee meeting to be held on 11/03/25 @ 7:30 p.m. Mr. Hoermle thanked the Board and left the meeting.

Mr. Jones made a motion the Board open the regular business portion of the meeting at 8:19 p.m.

Mr. Loewendick seconded the motion.

Roll Call: Kissell, yes; Howell, yes; Hansberger, yes; Jones, yes; Loewendick, yes.

Mr. Hansberger asked why a roll call is being taken after each motion vs an "all in favor"?

Mr. Jones explained that recent insight into processes and procedures has necessitated some of these changes.

Correspondence: Mr. Jones relayed recent email communication between he and the Harbor Hills Civic Association regarding their hearing practices including votes, notification, procedures, etc. Mr. Jones will continue to share updates as they are available.

Meeting Minutes from 8/25/25 were read with one correction noted.

Mr. Jones made a motion to approve the minutes as read with one correction.

Mr. Hansberger seconded the motion.

Roll Call: Hansberger, yes; Jones, yes; Kissell, yes.

**Mrs. Lynch explained that only those members present at that meeting could vote on the 8/28/25 minutes

Old Business: None

New Business: Mrs. Lynch reminded the Board of the November hearings scheduled for 11/06/25 @ 7:00 p.m. for Melick and Skal/Navarre.

Mr. Jones stated the only business remaining was a lengthy set of meeting minutes of which Mr. Hansberger and Mr. Howell were not in attendance. Mr. Hansberger and Mr. Howell were both excused however would be able to vote on the 10/30/25 meeting minutes from this meeting since they have attended almost the entire meeting tonight. Mr. Hansberger and Mr. Howell opted to leave the meeting.

Meeting Minutes from 9/25/25 were read with two corrections noted

Mr. Jones made a motion to approve the minutes as read with corrections.

Mr. Kissell seconded the motion.

Roll Call: 3 ayes

Mr. Jones made a motion to adjourn at 8:59 p.m.

Mr. Loewendick seconded the motion.

Roll Call: Jones, yes; Kissell, yes; Loewendick, yes.

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – October 30, 2025