

Licking Township Zoning Commission
Paul Matthews, Chairperson; Max Ungerman, Vice Chairperson;
Edna Latham; Michael Smith; Michael Stack
Lori Green – Alternate ; Matt Mathias - Alternate
Andrea M. Lynch, Zoning Clerk ~ Dave Moraine, Zoning Inspector
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Minutes from the Licking Township Zoning Commission Public Hearing & Regular Meeting held on January 15, 2026.

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

Commission Members present at roll call: Ms. Green (alternate); Ms. Latham; Mr. Matthews; Mr. Stack; Mr. Ungerman;
Absent: Mike Smith; Matt Mathias (alternate)
Others in Attendance: Molly Jones; Jeremy Gosnell; (*) Andrea Lynch (*); Dave Moraine; Christopher Powell (*) (*) *Present but not signed in*

Mr. Matthews introduced the ZC Members, Zoning Clerk, and Zoning Inspector.
Mr. Matthews read the legal ad.

Mr. Matthews advised the Board that the LCPC meeting is slated for 01/26/26 @ 6pm to review the J Brand Investments LLC application and render a non-binding recommendation. Mr. Matthews will attend.

Mr. Matthews reviewed the purpose of the hearing and turned the hearing over to Mr. Ungerman.

Mr. Ungerman explained that tonight is the 2nd public hearing (due to a continuance needed based on LCPC delay in processing non-binding recommendations) to consider Applicant J Brand Investments, LLC's application for a text amendment to add Section 12.01.B.03.g Commercial Excavation and Construction Equipment and Materials Storage and Office Space to Section 12.01.B.03 Conditional Permitted Uses of the Licking Township Zoning Resolution and to add Section 12.01.B.03 Conditional Permitted Uses to the Licking Township Zoning Resolution.

Mr. Ungerman explained the hearing process, timeline, and proceedings.

Mr. Ungerman further explained that at the conclusion of tonight's hearing, the matter will be continued until 02/05/26 @ 7:00 p.m. at which time the Zoning Commission will reconvene and is expected that the non-binding recommendation from the LCPC will be received and read. The Zoning Commission will then vote on the matter as well as vote to move the text amendment on to the Licking Township Trustees for final decision.

Mrs. Lynch reported having received no correspondence.

The Applicant provided no testimony.

Mr. Moraine reported having no additional comments since the last meeting on this matter.

There were no public comments.

The ZC Members had no comment.

Mr. Ungerman made a motion to continue the matter to 02/05/26 @ 7:00 p.m.

Ms. Latham seconded the motion.

Roll Call: Green, yes; Latham, yes; Matthews, yes; Stack, yes; Ungerman, yes.

The Applicant exited the meeting.

Mr. Matthews called the regular business meeting to order at 7:10 p.m.

Roll call: Ms. Latham; Mr. Matthews; Mr. Ungerman; Mr. Stack; Ms. Green (alternate)

Others in Attendance: Andrea Lynch; Dave Moraine

Absent: Mike Smith; Matt Mathias (alternate)

Mr. Ungerman made a motion the ZC vote for ZC Chairperson and Vice Chairperson for 2026.

Mr. Stack seconded the motion.

Roll Call: 5 ayes

A discussion took place regarding candidates for chair and vice chair.

Mr. Ungerman made a motion that Paul Matthews serve as the ZC Chairperson for 2026

Mr. Stack seconded the motion.

Roll Call: 5 ayes

Mr. Matthews made a motion that Max Ungerman serve as the ZC Vice Chairperson for 2026

Ms. Latham seconded the motion.

Roll Call: 5 ayes

A discussion took place regarding meeting dates and times.

Ms. Latham made a motion that the LTWP ZC meet on the 1st & 3rd Thursday of each month @ 7pm a

Mr. Ungerman seconded the motion.

Roll Call: 5 ayes

A discussion took place regarding the following:

- Fees and permits.
- Expediting the addition of HB5 language concerning e-notification.
- 2026 Vision & Goals including packages,
- Revising the map and text change application
- Reviewing fees

A discussion took place regarding annexation. Ms. Latham shared feedback from the Trustees regarding fortifying the borders to prevent annexation and may be able to use a consultant for assistance in aligning new regulations with the short term goals on the LTWP Comp Plan.

A discussion took place regarding the “packages” to be worked on during 2026. Mr. Stack suggested assigning packages per quarter to help the ZC stay on track and reach goals. Mr. Matthews will send the “package” topics and requested that ZC members volunteer for subcommittees to complete the packages.

Mr. Ungerman made a motion to approve the minutes with one correction.

Ms. Latham seconded the motion.

Roll Call: 5 ayes

Correspondence:

- 1) LCPC Agenda noting a they will hear a request from a township requesting to exclude data centers in their respective township

Mr. Moraine provided the following updates:

- Replat and lot split process
- Dawes Welcome Center – no further zoning concerns. A discussion took place regarding the use of the new Welcome Center. Ms. Latham inquired as to who determined that it qualified as Agriculture. Mr. Moraine said that it is Horticulture by definition and that he made the determination as the Zoning Inspector.

Old Business: Included in discussion points above

New Business:

- Licking County Commissioners accepting bids to install water lines in the Route 40 and ODOT area

Public Comment: none

Mr. Ungerman moved to adjourn the meeting @ 8:59 p.m.

Mr. Matthews seconded the motion.

Roll Call: 5 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 01/15/26