

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, February 5, 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
Others in Attendance: Richard Main; Jeremy Gosnell; Andrea Lynch (*); Dave Moraine(*) ; Mr. Mathias(*) - Mr. Mathias is an alternate observing hearing as not present for other hearing dates
(*) *Present but not signed in*

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

Mr. Matthews reviewed the purpose of the hearing and explained this is the 3rd public hearing, due to continuances, 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 of the Licking Township Zoning Resolution.

Mr. Matthews said that on November 20, 2025, the LTWP Zoning Commission met in regular session and voted to accept the revised application from J-Brand Investments as complete and formally request a non-binding recommendation from the Licking County Planning Commission. On November 24, 2025, the Licking Township Zoning Commission requested a non-binding recommendation from the Licking County Planning Commission. Within a period of not less than twenty (20) days and not more than forty (40) days of the township zoning commission accepting the application, the zoning commission shall schedule a public hearing to consider the application. The zoning commission shall also provide notice as required by the township and pursuant to Section 519.12 of the Ohio Revised Code. Tonight's hearing complies with this requirement.

Mr. Matthews further explained that at the conclusion of tonight's hearing, the matter will be deliberated and may result in a vote.

Mrs. Lynch read the legal notice advertising the hearing and regular meeting.

Mrs. Lynch indicated having received no correspondence.

Attorney Main asked to re-provide testimony regarding the application and stated that the purpose of the request is that his client owns and operates a construction company and the LTWP Zoning Resolution does not offer this type of business in the general business district. Attorney Main said that there would be no mixing nor pouring of concrete. The client's intent is to use the property within the scope of his business including using current buildings for office space. Attorney Main said that the location of the business is hidden from view, quiet and is a low traffic business that would fit into the community.

Zoning Inspector Dave Moraine provided testimony. Mr. Moraine questioned if this follows the intentions of the LTWP Comprehensive Plan.

Attorney Main responded that the lot shape and location makes it questionable how it would fit into the LTWP Comprehensive Plan village/community center. Attorney Main said that the business would be a low traffic site off the road.

Mrs. Lynch reminded the ZC that public notices were posted however individual property owners were not required to receive certified letters based on criteria in ORC 519.12.

Mrs. Lynch stated that this case was originally supposed to be heard by the LCPC on 1/26/26 however due to inclement weather, Licking County cancelled all hearings and rescheduled for 02/02/26.

Mr. Ungerman read the non-binding recommendation Record of Action from the Licking County Planning Commission as follows: 8-0 vote to DISAPPROVE the proposed text amendment based on the following staff report findings:

- o The proposed text amendment does not comply with or uphold the goals, objectives and policies of the township's Comprehensive Plan
- o The proposed uses are not compatible with existing and planned uses in the area.
- o The proposed text amendment raises further definition issues and does not address issues raised by the County Prosecutor.

There was no public comment.

Mr. Ungerman made a motion to adjourn the hearing at 7:15 p.m.

Ms. Green seconded the motion.

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

Mr. Matthews called the regular business meeting to order at 7:20 p.m.

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

Absent: Mike Smith

Others in Attendance: Richard Main; Jeremy Gosnell; Andrea Lynch (*); Dave Moraine (*); Mr. Mathias
-Mr. Mathias is an alternate observing hearing as not present for other hearing dates

(* Present but not signed in

The Zoning Commission discussed the proposed text amendment and non-binding recommendation.

Discussion also included:

- 1) Attorney Main said that the proposed business would fit into the area based on the nearby Fire Station, ODOT, and Township Garage.
- 2) Comprehensive Plan and Village Center
- 3) General Business and overall impact to all GB properties
- 4) Identified other GB District properties and reviewed 6/22/1964 Zoning Map
- 5) Concerns with lack of definitions provided and multi-faceted ways this could be used by others

Mr. Ungerman made a motion to follow the LCPC non-binding recommendation to DENY the text amendment as requested.

Ms. Latham seconded the motion.

Roll Call:

Latham – yes to deny

Matthews – yes to deny

Stack – yes to deny

Ungerman – yes to deny

Green – yes to deny

Mrs. Lynch said the matter will now be moved forward to the LTWP Trustees for a hearing and final vote. Attorney Main and Mr. Gosnell left the meeting at 7:49 p.m.

Correspondence: None

Zoning Inspector: Provided updates on the following:

- 2 permits to Lakewood Local School District for modular classrooms
- Dawes Welcome Center
- Lot Split request for 041-119700-00.0000 Freeman Memorial Drive property owner: Watco – approved moved on to Licking County
- Lot Split request for Enders – Variance Hearing held on 1/29/26. Denied without prejudice.

A discussion took place regarding Dawes Arboretum including classification (ie., residential/ agriculture/ conservation/educational). Ms. Latham inquired about the classification of the new Welcome Center and expressed concern regarding potential impact for similarly zoned properties. Ms. Green concurred with Ms. Latham. Ms. Green asked that this topic be added to the ZC schedule for review in 2026.

Old Business:

- Mr. Matthews led a discussion regarding vision and goals for 2026 including the zoning amendment “packages” needing completion in 2026. Subcommittees were formed and tasks distributed including identifying priority tasks. The ZC agreed that the 1st meeting of each month would include breakout workshop sessions and 3rd meeting of month would be regular business.

New Business:

- LCPC non-binding recommendation approved St. Albans Township’s request to exclude data centers in their Zoning Resolution. The matter has been moved on to the St. Albans Township Trustees for public hearing to be held on 3/10/26 @ 6pm
- Next LTWP ZC meeting 2/19/26 @ 7pm

Public Comment: none

Mr. Ungerman moved to adjourn the meeting @ 9:18 p.m.

Ms. Latham seconded the motion.

Roll Call: 5 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 2/05/26