

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 Regular Meeting held on March 5, 2026.

Hearing was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The meeting was recorded.

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

Absent: Mike Smith; Michael Stack; Matt Mathias (alternate)

Others in Attendance: Andrea Lynch (*); Dave Moraine(*#)

(* *Present but not signed in; (#) joined remotely due to illness*

Ms. Green made a motion to approve the minutes as presented.

Ms. Latham seconded the motion.

Roll Call: 4 ayes

Correspondence:

- 1) Licking County Gas Pipeline Project – Discussion took place regarding information presented by Ian Nickey, Hicks Partners, at LTWP Trustee meeting on 3/02/26.

Zoning Inspector: Reviewed the following:

- 1) Section 15.01.A Agriculture – requested language changed to read as follows:

Section 15.01.A Agriculture

*All forms of agriculture as defined by the term Agriculture in Appendix A: Definitions. Agriculture may be conducted on any parcel in the specified zoning district. On parcels of 5.00 acres or larger, no zoning certificate shall be required for the construction of buildings incident to the uses for agricultural purposes of the land on which such building shall be located, but residential buildings shall conform to the regulations contained in this resolution. **On parcels less than 5.00 acres (ORC Section 519.21) a zoning certificate shall be required for the construction of buildings incident to the uses for agricultural purposes and zoning requirements and permit fees shall conform to the regulations prescribed in the zoning district of the land on which such buildings shall be located.***

**This will be added to Package #2 for future vote

- 2) Section 10.00.G Rear Houses – Discussion took place. Would like the ZC to consider removing this section entirely from the zoning regulations.
- 3) Section 10.00.D.2 Single Family – requested changed to read as follows: No single family dwelling shall be erected or building altered to accommodate one family as a residence in Category “a” – **on less than a lot area of 1.6 acres**. In Category (b) on less than a lot area of twenty thousand (20,000) sq. ft. Unless such lot was designated on a recorded plat or separately owned at the time the zoning resolution was originally effective (Nov. 14, 1964) and cannot practicably be enlarged to conform with this requirement. See also Section 10.00.D.1: Categories.

**This will be added to Package #2 for future vote

Old Business:

- Mr. Moraine will work on residential vs commercial cell tower language – tabled for future meeting
- J Brand Investment hearing with LTWP Trustees 3-16-26 @ noon
- Ms. Green led a discussion regarding alternative energy solutions – wind farms small vs large. Small can be as few as 1 turbine. ZC concurred to add language to prohibited use Article 15.00 and definitions. Ms. Green will work on the verbiage for future meeting. Once consensus is met, will be included in package for amendment process.

New Business:

- Mr. Matthews relayed zoom meeting with Crossroads Planning & Development regarding assistance with administrative needs to incorporate adding the Mixed Use Overlay District to current regs; future proposed edits; etc. They will provide a quote. Mrs. Lynch suggested the expense may be cost prohibitive and should be able to be managed in house. A discussion took place. At this point, will not “incorporate” the Mixed Use Overlay District document directly into the Zoning Regs but instead file as an attachment and update table of contents; etc. to reflect the document’s adoption and use in conjunction with the current resolution.
- Next LTWP ZC meeting 3/19/26 @ 7pm
- Members discussed the Entertainment District to include whether this will be a separate district or language added to existing commercial/business district’s language . Pended for future meeting.
- Mr. Ungerman reported that the Licking County Commissioners have requested a LC Comprehensive Plan which may have an impact on how non-binding recommendations are evaluated in the future.

Public Comment: none

Mr. Ungerman moved to adjourn the meeting @ 8:38 p.m.

Ms. Green seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 3/05/26