

Licking Township Zoning Commission
c/o Andrea M. Lynch, Zoning Clerk
Paul Matthews, Chairman;
Christopher Powell, Vice Chairman
Edna Latham; Bonnie Miller; Max Ungerman

www.lickingtwplc.gov

Minutes from the Licking Township Zoning Commission, March 20, 2025

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

The Pledge of Allegiance was recited.

The Meeting was not recorded.

Commission Members present at roll call: Ms. Latham, Mr. Matthews, Ms. Miller, Mr. Powell, Mr. Ungerman

Absent: N/A

Others in Attendance: Andrea Lynch; Dave Moraine; Holly Mattei; Ben Harder; John Cormican

Minutes from 03/06/25 were read.

Mr. Powell made a motion to approve the minutes.

Ms. Miller seconded the motion.

Roll Call: 5 ayes

Mr. Matthews turned facilitation of the meeting over to Crossroads Community Planning LLC – Holly Mattei & Ben Harder.

Ms. Mattei provided the members with an overview of the expectations, plans, and details for the upcoming Community Meeting being held on 3/27/25 at the LHS Performing Arts Center. Ms. Mattei discussed the information boards that will be displayed in the hallway for public view. A discussion took place regarding the Land Use map board for the meeting:

- Ms. Latham inquired as to areas on the map that, during prior conversations, had been considered for clustered conservation however the proposed information boards does not reflect this. A discussion took place. Mr. Cormican said that the Englefield properties (North of White Chapel and South of Dorsey Mill) were in a conservation and not likely for annexation. Ms. Latham said she disagreed as the area appears vulnerable. Mr. Moraine & Ms. Mattei said that the areas being discussed did not have water and were not an immediate threat for annexation. Mr. Harder said that heightened density on the eastern border ruled out the need for designation as clustered conservation.
- Ms. Miller inquired as to CCP suggestion on comp plan revisions for clients moving forward? Ms. Mattei said that it is suggested that a township do a complete revision every 15 years with updates every 5 years or less.
- Mr. Moraine said that too many colors on the land use map board may cause residents to be concerned. A discussion took place regarding the overarching opinion of the community to maintain rural/agriculture.
- A group discussion took place regarding annexation possibilities from all borders.
- Ms. Latham inquired as to interest of expansion north into LTWP from Thornville. Mr. Cormican said that it was not likely. Ms. Latham said that she disagreed and is concerned about how annexation and development will impact our schools and Fire/EMS services. Mr. Powell agreed that awareness is key.
- Ms. Latham inquired about the recent sale of property on 2241 Seminary Road being slated for cluster housing. Mr. Cormican said that the property is commercial and slated for buildings not residential homes.
- Members discussed the potential for development north of Boundaries Road on the east side of Route 13. Ms. Mattei said that there is no water there so it is not as critical as the other areas of focus.

Mr. Harder presented the Mixed Use Overlay proposal during the workshop portion of the meeting. All in attendance participated in open dialogue concerning the proposed language. Mr. Harder explained that a JEDD or NCA requirement in overlay language ensures that the overlay is not just a glorified HOA. Ms. Mattei explained that a JEDD generates revenue for a township or fire department whereas a TIFF diverts

funds from a township. Stacking a JEDD with a TIFF is the best option to pursue. Mr. Moraine presented several questions/clarifications to the draft document. Members weighed in on aspects of the overlay including fencing, businesses, materials, buffering, roof pitch, manufactured homes, signs, separate fee schedule for overlay district, sign packages for overlay, etc. Crossroads Community Planning will make the recommended changes for review at the 5/01/25 meeting.

Old Business: Mr. Matthews requested that the members continue to work on their assigned projects and be prepared to discuss at the next regular commission meeting.

New Business: Discussion took place regarding future meeting dates slated as follows:

4/03/25 – Zoning Commission members only – Zoning Amendment work continues

4/17/25 – Zoning Commission members only – Zoning Amendment work continues (*)

5/01/25 – Zoning Commission members, CCP, and Mr. Cormican - Mixed Use Overlay Meeting

(*) – Mr. Powell and Mr. Moraine will be out of town.

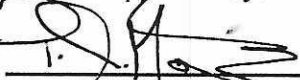
Public Comment: None

Mr. Powell moved to adjourn the meeting @ 9:12 p.m.

Ms. Miller seconded the motion.

Roll Call: 5 ayes

Minutes approved by:



04/03/25

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 03/20/25