

**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*  
*www.lickingtwplc.gov*

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Minutes from the Licking Township Zoning Commission Regular Meeting held on April 2, 2026.

Meeting was called to order at 7:00 p.m.  
The Pledge of Allegiance was recited.  
The meeting was recorded.

Commission Members present at roll call: Ms. Latham; Mr. Matthews; Mr. Smith; Mr. Stack; Mr. Ungerman.  
Absent: Lori Green; Matt Mathias; Andrea Lynch  
Others in Attendance: Dave Moraine (\*)  
(\* Present but not signed in)

Mr. Ungerman made a motion to approve the 3/19/26 minutes as presented  
Ms. Latham seconded the motion

Roll Call: Latham, yes; Matthews, yes; Ungerman, yes

(Mr. Smith was not in attendance for entire meeting – not eligible to vote)

(Mr. Stack was absent for meeting – not eligible to vote)

***Correspondence:***

Text Amendment Timeline Options handout from Zoning Clerk for April

The Zoning Inspector provided the following updates:

1. Recvd call from Race Trac Fueling Station re: Parcel #041-118854-00.000 approx. 49 acre parcel at 10050 Jacksontown Road, Newark OH 43055. Inquiry regarding signage and requirements for a truck stop.
2. Email received by Zoning Clerk from Harbor Hills Civic Association re: Parcel ID#041-119700.000 Freeman Memorial. HHCA recvd an email from a developer interested in developing the parcel. The developer has not reached out to Licking Township yet. According to the HHCA, the developer is interested in constructing 2.5 houses/acre however our zoning regs Area "A" permits 2 houses/acre.
3. Reviewed 3 new zoning violations. A discussion took place.
4. Several variance requests and permits.

Mr. Ungerman inquired if the Zoning Inspector will be attending the LCPC meeting regarding 2 developments: Meadows @ Buckeye Lake & Gatton combining parcels with/accessory structure. A discussion took place.

LTFC Captain Sam Broska asked for zoning members to select a unique passcode for access to the LTFC conference room. A discussion took place.

***Old Business:***

- ZC reviewed all proposed changes to Zoning Resolution "Package 2". A discussion took place.

Mr. Ungerman made a motion to move the various proposed text amendments discussed as "Package #2" to the LCPC for a non-binding recommendation by 4/7/26 with the 1<sup>st</sup> public hearing to be held on 4/23/26 @ 7:00 p.m. and a continuance/public hearing to be held on 5/21/26 @ 7:00 p.m.

Mr. Smith seconded the motion.

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

- A discussion took place regarding variances and conditional use permits verbiage
- A discussion took place regarding cellular communications tower verbiage for conditional use and notification requirements outlined in ORC.
- Conex & Storage Boxes – tabled for future meeting
- A discussion took place regarding crafting an Entertainment District and Legend Valley. Mr. Moraine shared a resident’s concern (100700 Licking Trail Rd) regarding a 15.6 acre residential parcel (#041-119958-00.002) acquired by Thornville Properties (Lost Lands) that may be used for camping and could cause privacy concerns. Mr. Smith said that the parcel in question is slated more for inclement weather alternate parking for cars but not intended for camping. Discussion included review of the various parcels owned by or used by Lost Lands/ Steve Trickle for concerts, camping/glamping, food vendors, etc. including:
  - Cheri & William Garvin – parcel ID#041-119202-00.000, # 041-119208-00.000
  - Jacksontown Road LLC – parcel ID#041-120366-00.000
  - James & Elizabeth Lough – parcel ID#041-119664-00.001
  - Panoramic Properties LLC – parcel ID#041-119652-00.000
  - ST Properties0588LLC–parcel ID#041-119838-00.001, #041-119838-00.000;#041-119832-00.000
  - Steven & Laura Trickle – parcel ID#041-119118-00.00; #041-121212-00.000; #041-119124-00.000; #041-119130-00.000; #041-119664-00.004
  - 16 Thornville Properties LLC – parcel ID#041-119958-00.002
  - 27 Thornville Properties LLC -
  - Tranquil Farms 2 LLC- parcel ID #041-119652.01.000
  - Tranquil Farms 3 LLC - parcel ID #041-135924-00.000; #041-120354-00.000; #041-119124-01.000
  - Trickle Productions – parcel ID#041-119100-00.000

Mr. Moraine confirmed what each parcel is being used for and currently zoned as. SMZ Development Properties parcel ID#041-120090-00.000 & Thornville Duchess parcel ID#041-120462-00.000 were discussed used for parking and/or camping. Boyer & Coakley – parcel ID#043-138540-00.000 leased for parking.

- Discussion took place regarding cellular towers, data centers, and conditional use permits language. These are tabled for future discussion and to be added to the next “package” for review.

***New Business:***

- Next meeting 4/23/26 @ 7p.m. which will include public hearing for various proposed text amendments submitted by applicant Licking Township Zoning Commission with regular business thereafter.

***Public Comment:*** none

Mr. Ungerman moved to adjourn the meeting @ 9:15 p.m.  
 Mr. Smith seconded the motion.  
 Roll Call: 5 ayes

Minutes approved by:

 \_\_\_\_\_ 4/23/26

4/02/26 Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk.