

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 April 23, 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. Latham; Mr. Matthews; Mr. Stack; Mr. Ungerman
Absent: Mike Smith; Matt Mathias (alternate); Lori Green (alternate); Dave Moraine
Others in Attendance: John Cormican; Andrea Lynch (*)
(*) *Present but did not sign in.*

Mr. Matthews provided an overview of the public hearing procedures and text amendment proposed by applicant Licking Township Zoning Commission.
Mrs. Lynch read the legal ad.
There was no correspondence.
Mr. Matthews turned the hearing over to Mr. Ungerman.

Mr. Ungerman reviewed the status of the non-binding recommendation request submitted to the LCPC and stated that all timelines have been met by LTZC.

Public Comment – none

The hearing was continued to 5/21/26 @ 7:00 p.m. at which time the non-binding recommendation from the LCPC should be available for presentation to the ZC.

Mr. Matthews made a motion to adjourn the hearing @ 7:06 p.m. and called the regular meeting to begin @ 7:08 p.m.
Mr. Ungerman seconded the motion.
Roll Call: Stack, yes; Ungerman, yes; Latham, yes; Matthews, yes.

The Regular Meeting was called to order at 7:08p.m. with no roll call.

Mr. Ungerman made a motion to approve the meeting minutes as presented.
Mr. Stack seconded the motion.
Roll Call: 4 ayes

Correspondence:

- 1) Email presented by Ms. Latham re: LCPO response concerning non-conforming properties and legal opinion on what is and is not permitted and what the focus should be.

A discussion took place including the zoning resolution and non-conformity of properties currently zoned Residential being used for parking/camping for concerts held at Legend Valley/Lost Lands. The commission members tabled the following for discussion at the next meeting: What are the non-conforming parcels? Is there a need for an Entertainment District? If so, what will that look like? Is a Conditional Use Permit an appropriate approach for these non-conforming properties?

Trustee Cormican presented information OBH of Zoning Inspector Dave Moraine regarding a recent meeting with Zoran Saveski and Paul Brown for property located at 6820 National Road Jacksontown. OH (former location of the Jacktown Pub) parcel ID# 041-120414-00.000 . Mr. Cormican stated that the discussion was

regarding the potential construction of a 10,000' retail/strip center to include tenants such as hair salon; coffee shop; cookie/bakery shop; etc. and what the zoning resolution would allow.

The commission members and Mr. Cormican discussed various options regarding text amendment request /variance request and the potential need to re-evaluate the Jacksontown Business District (JB) based on the current regulations for structure bulk. Mr. Ungerman pointed out the Licking Township Comprehensive Plan as it relates to the Jacksontown area.

Mr. Cormican also reported on a recent meeting with Race Trac about the construction of a fuel center/truck stop being planned at 10050 Jacksontown Road, Newark – parcel ID #041-118854-00.000 in the Interstate Business District (IB). Based on preliminary plans, it appears they will meet the zoning resolution.

The commission members and Mr. Cormican briefly discussed data centers.

Mr. Cormican thanked the ZC for their efforts and left the conference room at 7:53 p.m.

Old Business:

Mr. Matthews provided a brief recap of the work being done on the various outstanding text amendment packages.

New Business:

- Mr. Matthews requested the Zoning Clerk re-send the updated contact list.
- Mr. Stack will make a copy of the Zoning Map to be displayed in the Conference Room
- Mr. Ungerman said he received notification at his residence regarding water lines being installed in the College Heights subdivision beginning this summer. Mr. Ungerman said the information can be found on the LC website including tap fees, etc.
- Mr. Ungerman provided an update on the St Albans request to ban data centers.
- Ms. Latham asked if the ZC had any interest in amending the Conditional Use language. Discussion took place regarding enforcement and Legend Valley's growth from an original approx. 85 acres to approx. 400 acres.
- Mrs. Lynch provided an update on recent variance hearings to include a lot split that was denied for Corey & Sara Enders 5787 South Fork Road, Newark – parcel ID #0401-118746-00.023.

A discussion took place regarding annexation vulnerabilities.

A discussion took place regarding potential needs for consultation assistance with zoning resolution text revisions.

Public Comment: none

Ms. Latham moved to adjourn the meeting @ 8:22 p.m.

Mr. Ungerman seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 4/23/26