

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

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Minutes from the Licking Township Zoning Commission, May 1, 2025

Meeting was called to order at 7:01 p.m.
The Pledge of Allegiance was recited.

Commission Members present at roll call: Ms. Latham, Mr. Matthews, Ms. Miller, Mr. Ungerman
Mr. Powell arrived at 7:20 p.m.

Others in Attendance: Dave Moraine; Andrea Lynch; Ben Harder; Danny Guerin; Krista Guerin; John Cormican (*);
Kyle Weekly (*). (*) Present but did not sign in.

Minutes from 4/17/25 were read.

Mr. Ungerman made a motion to approve the minutes as read.

Ms. Miller seconded the motion.

Roll Call: 4 ayes

Correspondence: Mrs. Lynch provided an update on the Ohio Dept of Development – Housing Technical Assistance Grant – all funds allocated. LTWP’s application was shut out. LTWP will continue to seek funding opportunities.

Ben Harder of Crossroads Planning led a presentation of the updates/modifications for the Buckeye Lake district overlay which included review of all “red line” items discussed at the 3/20/25 meeting. A lengthy discussion took place to include:

- Public swimming pools vs private swimming pools in overlay district – need to finalize residential language in township zoning regulations for continuity in overlay
- Consideration of short term rentals as conditional use in overlay
- Signs – distinction of projecting signs for residential use vs business use in overlay
- Defining “permanent” as it relates to accessory structures both for overlay and twp. zoning regulations
- Sheds/Accessory structures – height requirements. This will need corrected in the twp. zoning regulations from 35’ to 25’. Mr. Harder will ensure continuity with overlay
- Pole barns for agriculture or agritourism use in overlay. Mr. Cormican said we do not want pole barns in that district. Ms. Latham said that the confines of the building material may exclude them. ZC concurred to specifically exclude them from the overlay

Mr. Harder said that he will take the discussion points and feedback and incorporate into the next draft to be presented at the 6/05/25 ZC & Crossroads Community Planning meeting.

Chief Weekly inquired about how the overlay district JEDDs/NCAs get decided. Ms. Latham inquired about the length of JEDDs. Mr. Harder stated that there are time limits on JEDDs determined by a JEDD board. A brief discussion took place. Mr. Harder indicated that this portion does get written into the overlay document. Mr. Matthews indicated that the OTA webinars and website has excellent educational tools for understanding JEDDs and NCAs.

- Mr. Matthews asked Mr. Cormican if LTWP would consider hiring engineers/architects to assist with consultation if necessary. Mr. Cormican said that it would be considered. Mr. Ungerman suggested employing the use of the LC Engineer however external opinion would be beneficial as well.
- Mr. Moraine inquired about the interest in the Rowland property (18+ acres) on 5793 Cristland Hill Road. Mr. Cormican indicated that there is not a lot of road frontage and a drive would have to be considered. Mr. Ungerman indicated that the property appears to already be under contract. This area would be subject to the new overlay regulations if in place prior to development.

Old Business:

Commission Members tabled discussion and work on the following:

- Swimming pools and fences
- Article 12 Billboards
- Article 11 Short term rentals
- Wind farms
- Article 10.00.A.5.b.3 shed offset
- Article 12 Cell towers and temporary cell towers
- Article 12 Conex box usage in business district
- 15.01.A agriculture.

New Business: Mr. Matthews requested that the members continue to work on their assigned projects and be prepared to discuss after the hearing concludes on 5/15/25.

Upcoming Meeting Dates:

- 5/15/25 - ZC Public Hearing to consider recommendation to adopt the revised LTWP Comprehensive Plan w/ regular business thereafter
- 6/05/25 – ZC & Crossroads Community Planning Meeting re: continued work on overlay district
- 6/19/25 – ZC regular Meeting

Public Comment: Mr. & Mrs. Guerin said that listening to tonight's presentation by Crossroads Community Planning was helpful but had no further comment.

Mr. Ungerman moved to adjourn the meeting @ 8:29 p.m.

Ms. Miller seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 05/01/25