

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 May 7, 2026

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; Mr. Smith; Mr. Stack; Mr. Ungerman
Absent: Matt Mathias (alternate); Lori Green (alternate)
Others in Attendance: Dave Moraine (*); Andrea Lynch (*)
(*) *Present but did not sign in.*

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

Mr. Stack seconded the motion.

Roll Call: 4 ayes (Mr. Smith unable to vote as was not present at 4/23/26 hearing/meeting)

Correspondence:

- 1) Falun Dafa packets distributed.

The Zoning Inspector provided an update as follows:

- Race Trac gas station project – Mr. Moraine provided an overview of the project plans and said it appears that they will meet the zoning resolution requirements for IB District.
- Emailed proposed Telecommunications Tower verbiage for text change consideration. Commission will review and discuss adding to package #3.
- McConaha property – 3874 Ridgley Tract – Parcel ID#041-118194-00.000. Building being used as repair shop. Discussed violation and bringing the property into compliance.

Old Business:

Mr. Matthews reviewed the following items:

- Status of Package #2 at the LCPC for non-binding recommendation
- Reviewed 4/23/26 proposed commercial building project at Paul & Cheryl Brown property- 6820 National Rd – Parcel ID#041-120414-00.000. Commission members discussed the project, zoning regulations, etc. The ZC concurred the property owner/developer may consider submitting a variance request vs a text amendment request, due to LCPC timeline for non-binding recommendations; other ZC text amendment priorities; etc. Variance Board can also prescribe conditions to help align the project with the LTWP Comp Plan. Mr. Matthews and Mr. Ungerman will attend the next BZA meeting to explain the ZC intentions regarding evaluating the entire JB District and rationale for suggesting a variance application vs text amendment.

New Business:

- Discussion regarding prioritization of annexation prevention measures including determining Trustee opinions; strategic identification and evaluation of vulnerabilities, agricultural easement potentials, etc. Mr. Matthews and Mr. Ungerman will reach out to the Trustees to discuss their thoughts on the topic.
- Mr. Ungerman presented updates on Etna Township and St Albans Township data center news. A discussion took place regarding Licking Township and if measures should be put in place to ban or limit data centers. Ms. Latham suggested consideration of a township moratorium until after the November election and/or collection of additional information on what rights a township has under the ORC. A discussion took place. The ZC concurred that a moratorium established by the Trustees may be a good approach. Mr. Matthews and Mr. Ungerman will suggest this to the Trustees for consideration.

Public Comment: none

The ZC members participated in break-out sessions to discuss the following:

- 1) Article 12: Billboards – Mr. Ungerman & Mr. Stack led this discussion including recent work done on this topic. Mr. Ungerman will email the proposed changes for further review/discussion on 5/21/26.
- 2) Article 12: Connex Boxes – Mr. Ungerman & Mr. Stack provided an update on this topic and recent draft from Mr. Stack. Ms. Latham will be assisting on this topic with proposed changes for consideration in June.
- 3) Entertainment District – Ms. Latham advised no updates at this time. A brief discussion took place regarding residential properties being used for camping.
- 4) Short-term Rentals – Mr. Matthews requested the commission review the proposed language distributed via email today and pending further discussion for future review. Mr. Matthews said that the proposed verbiage was largely based on Buckeye Lake and Granville's current regulations and suggested the proposed changes be considered for Package #3. Mr. Smith offered to speak with LTFC Chief Weekly and/or Capt. Broska regarding occupancy permits or any other applicable permits relative to STRs.

Mr. Matthews reminded the commission that the next hearing/regular meeting will be held on 5/21/26. Mrs. Lynch reminded the Commission she will be absent due to a prior scheduling commitment but will have the room prepared for the hearing/meeting.

Mr. Smith moved to adjourn the meeting @ 8:44 p.m.
Mr. Ungerman seconded the motion.
Roll Call: 5 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 5/07/26