

**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 15, 2025

The Hearing was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

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

Others in Attendance: Dave Moraine; Andrea Lynch; Ben Harder (\*); John Cormican (\*); Forest Rose; Helen Rose;  
Carol Christopher; Barb Brown; Scott Reed; Leigh Ann Reed; Lori Swihart; Randy Swihart; Noel Teague; Danny Guerin;  
Krista Guerin. One male entered after the meeting began but did not sign in and did not comment.

Commission Members and all those in attendance at 7:00 p.m. were sworn in.

Paul Matthews provided the following overview for the hearing :

*The Licking Township Zoning Commission will conduct a Public Hearing tonight to consider adoption of the Licking Township Comprehensive Plan. The applicant, Licking Township, Licking County, wishes to replace the Licking Township Comprehensive Plan drafted in 2000/2001 with a new Licking Township Comprehensive Plan. This new plan was developed at the request of the Licking Township Trustees and through the collaborative efforts of the Licking Township Strategic Planning Committee, Crossroads Community Planning, & the Licking Township Zoning Commission as well as feedback from key stakeholders, community surveys, & public meetings.*

*A recommendation by the Licking Township Zoning Commission to the Licking Township Trustees must be made within 30 days of the date of tonight's hearing. The Licking Township Trustees must receive a copy of the Licking Township Comprehensive Plan along with the Zoning Commission's recommendation. The recommendation must be presented by the Zoning Commission Chairman at the regular business meeting held by the Licking Township Trustees. Upon receipt of the Zoning Commission's recommendation, the Licking Township Trustees will then be required to hold a public hearing and follow all regulations pursuant to advertising, notice, and publication. The Licking Township Trustees hold the final vote concerning adoption of the new plan.*

*During tonight's Public Hearing our Board will hear testimony in the following order:*

1. ***Applicant/Representative of Applicant*** - ZC & Crossroads Community Planning LLC – Ben Harder
2. ***Public*** present wishing to speak ***in favor*** or ***against*** the new plan. Public who wish to speak must state their name and their address for the record.
3. ***Review any written correspondence received by Fiscal Officer***
4. ***Licking Township's Zoning Inspector***

Mr. Matthews stated that after the hearing is closed, there will be no further discussion with the public regarding the hearing matter.

Mr. Matthews explained that the Zoning Commission may discuss the matter in regular session tonight and choose to vote on the matter or at the next regular business meeting but it must be advertised. Once the hearing is closed it is closed.

He further explained that should the ZC wish to vote to make a recommendation to the Licking Township Board of Trustees for adoption of the Licking Township Comprehensive Plan then the Zoning Commission will need a motion to recommend the adoption of the document, a second to the motion, AND each member must vote as follows:

***Recommend to Adopt/Approve as presented***

***Recommend to Deny***

***Recommend to Adopt/Approve with some modification***

Mr. Matthews then turned the hearing over to Ben Harder of Crossroads Planning who led a power point presentation of the Comprehensive Plan for consideration.

A synopsis of the public comments from the hearing is as follows:

**1) Forest Rose:** inquired about the “future land use map”. Stated concerns that the color portion of the map shows land use cutting directly through people’s property that is already developed as residential.

**Response:** *Ben Harder stated that this is not a zoning map but rather a conceptualization for “future use” and does not change the zoning on anyone’s property.*

**2) Forest Rose:** Can this map change someone’s current property into another use. Concerned that the “village center” runs through his current property where he resides.

**Response:** *Ben Harder, “No”. John Cormican responded by saying that this map does not change the zoning on any specific property.*

**3) Randy Swihart:** inquired about where the public meetings have been advertised?

**Response:** *Andrea Lynch, Zoning Clerk, responded that the public meetings are advertised on the township website calendar & LED at the fire station. Mrs. Lynch stated that special meetings such as hearings are advertised in The Newark Advocate 10 days prior to the meeting/hearing in accordance with the Ohio Revised Code. Documents for inspection for tonight’s hearing were placed for public inspection on the township website and a printed copy was placed at both the Hebron Village Library and the Jacksontown USPS lobby for 24 hour access. Mrs. Lynch inquired how Mr. Swihart learned about the hearing. He indicated that he had heard it from Mr. & Mrs. Rose who learned about it from Mrs. Swihart who saw it on the LTFC FB page.*

**4) Forest Rose:** asked if the zoning meeting minutes were on the website

**Response:** *Andrea Lynch responded, yes, that as of 2024, the LTWP Board of Trustees opted to have all the Zoning Commission and Zoning Board of Appeals minutes published on the website.*

**5) Lori Swihart** – expressed concerns with the Commercial & Industrial circles on the map specific to the Ridgely Tract Road area.

**Response:** *Ben Harder explained that part of Ridgely Tract is already zoned for industrial use however there have been other areas identified for potential small business use and stressed that this is not a zoning map but rather a vision for future use potential. Zoning Inspector Dave Moraine clarified that there is a threat of annexation from Hebron and Heath and that the township is wanting to preserve its tax base and agriculture/rural nature from annexation. Mr. Moraine explained that this allows Licking Township to maintain control over what happens as opposed to being annexed and having another entity determine what the use is. Mr. Harder further stated that LTWP has been rigorous in their efforts to reach out to large landowners to discuss their intentions with their properties of which may be vulnerable for annexation while emphasizing the desire to stay agriculture in nature.*

Mr. Harder led a brief explanation of the vulnerability that LTWP borders have to annexation potentials as well as explained mixed use overlay districts which aids in design and funding control of those areas of vulnerability.

**5) Barb Brown** – expressed concern for the cluster housing potentials in the LeMar Heights subdivision and inquired about the 50% “green space” suggested to include playgrounds, paths, sidewalks, etc.

**Response:** *Ben Harder stated that the development has to preserve 50% of the open space for such uses. A discussion took place regarding lot sizes wherein Mr. Harder said that this would be spelled out in the revised zoning regulations. Mr. Moraine explained that cluster housing is limited primarily to the western and southern borders of the township which are vulnerable to annexation. Mr. Gardner said that the township does not want to see “widespread urban sprawl” and cluster housing prevents this while allowing township control.*

**6) Noel Teague** - expressed concern with the development of a town center and overall increase in traffic in Jacksontown as it relates to the Route 13 & Route 40 intersection. Does the township have any plans to improve safety?

**Response:** *Mr. Cormican said that LTWP has no jurisdiction in the matter since they are state routes. He suggested that concerns/feedback should be sent to ODOT.*

**7) Noel Teague** – inquired about imminent domain and how much road frontage can be taken if Route 40 or Route 13 is widened for turn lanes.

**Response:** *Mr. Cormican and Mr. Moraine both referred Ms. Teague to contact ODOT for the information.*

Mr. Moraine stated that having served less than a year as the Zoning Inspector it is his opinion that the LTWP Zoning Regulations are antiquated and inadequate in many areas. He complimented the township and the zoning commission for their support and diligence in working to resolve this for our community.

**8) Forest Rose** – asked the ZC to hold another public meeting so more people could attend.

**Response:** *Mr. Matthews explained that the township has held two advertised public meetings at Lakewood High School prior to tonight’s hearing. Mr. Matthews explained that all Zoning Commission meetings are advertised on the township website calendar.*

*Mrs. Lynch explained that after tonight’s hearing is concluded, the ZC may choose to vote. If they do, then the matter is moved to the LTWP Trustees who will then schedule a public hearing. Mr. Cormican offered to meet with Mr. Rose and residents in his neighborhood.*

**9) Lori Swihart** – said that she does not want to see what happened to Johnstown, happen in LTWP.

**Response** – *Ben Harder said that the township does not want to see that either which is why they are taking the steps they have. Bonnie Miller stated that property owners have the power to say “no” to Hebron/Heath annexation if approached to sell their land.*

**10) Forest Rose** – said that he was disappointed with how LTWP handled the electrical aggregation matter several years ago and does not trust that the Board has the best interest of the public in mind however he said that was a different group of Trustees.

***The public hearing was CLOSED at 8:01 p.m.***

Mr. Matthews explained to the public in attendance that they were welcome to stay for the regular business portion of the meeting which would include discussion and deliberation of making a recommendation to the LTWP Board of Trustees concerning the adoption of the Comprehensive Plan. He further explained that they would take a brief pause should public attendees wish to depart the meeting.

***The regular meeting resumed at 8:03 p.m.***

Mr. Matthews explained that the ZC had the option of discussing the hearing or tabling the matter for the next meeting. The commission members opted to discuss and deliberate the matter. Mr. Powell said that he did not hear objections to the plan. Ms. Miller concurred and stated that the overall public concerns seemed centered around the future land use map “circles” used for illustration only as well as communication and transparency.

Mr. Powell made a motion that the LTZC proceed with making a recommendation to the LTWP Board of Trustees concerning the adoption of the Comprehensive Plan.

Ms. Miller seconded the motion.

Roll Call:

Matthews – yes

Miller – yes

Latham – yes

Powell - yes

Mr. Powell made a motion that the LTZC make the recommendation to the Licking Township Board of Trustees to APPROVE the LTWP Comprehensive Plan as presented.

Ms. Miller seconded the motion.

Roll Call:

Powell – approve as presented

Latham – approve as presented

Miller – approve as presented

Matthews - approve as presented

Mrs. Lynch explained that she will assist Mr. Matthews with drafting a letter to the LTWP Board of Trustees with the ZC recommendation for approval and will present the information to the Trustees at their next regular meeting.

Minutes from May 1, 2025, were read with one correction noted.

Ms. Miller made a motion to approve the minutes as corrected.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

***Correspondence:*** None

***Old Business:***

Commission Members deferred the zoning regulation work to the next regular business meeting.

Ms. Latham asked Mr. Gardner if the township was at a point that the steering committee would be notified that their work is done. Mr. Gardner said he will discuss with Holly Mattei for notification of those participants.

***New Business:*** Ms. Miller suggested that LTWP consider offering zoom/live stream meetings for residents as well as newsletters/emails/social media outlets to aid in transparency and increase participation. A brief discussion took place. Mrs. Lynch said that she would present the suggestions for zoom meetings, newsletters, mailings, etc. to the LTWP Board of Trustees.

Upcoming Meeting Dates:

- 6/05/25 – ZC & Crossroads Community Planning Meeting re: continued work on overlay district
- 6/19/25 – ZC regular Meeting however will need advertised as this is a legal holiday.

***Public Comment:*** None.

Ms. Latham moved to adjourn the meeting @ 8:35 p.m.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

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Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 05/15/25