

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

www.lickingtwplc.gov

Minutes from the Licking Township Zoning Commission, June 5, 2025

Meeting 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, Mr. Powell, Mr. Ungerman
Absent: Ms. Miller
Others in Attendance: Dave Moraine (*), John Cormican (*), Chris Bailey; Ben Harder
(*) Present but did not sign in

Mr. Matthews welcomed the guest in attendance, Chris Bailey. Mr. Bailey attended the meeting representing Joe Grundey. Mr. Grundey had contacted Crossroads Community Planning prior to the meeting and inquired as to the possibility of his undeveloped property on Avon Place (Paymax Properties LLC: #041-128207-00.000) being included in the mixed use overlay.

Ben Harder led a review of the Mixed Use- Buckeye Lake Overlay District document and provided an update to the changes made from the last meeting including: public pools to private pools; residential vs commercial signs; changes to maximum height requirements; noise restrictions; addition of farmers markets.

A synopsis of the discussion was as follows:

Mr. Matthews inquired as to what a typical timeline is for a developer once they approach the township with their plan. Mr. Ungerman said that it varies however a minimum of 6 months is to be expected.

Mr. Matthews stressed the importance of the township having access to civil engineers/architects as a resource. Mr. Cormican concurred.

Mr. Moraine inquired if there was a specific application for developers who wish to use the Mixed Use – BL Overlay District. A lengthy discussion took place regarding the application process, timeline, open meeting requirements, etc. Mr. Harder will make the suggested changes for a future meeting.

Mr. Moraine inquired as to the basis for overlay creation and usage. Mr. Harder stated that the basis is 25+ acres is the typical acreage used to create an overlay so that a township can focus on large areas of open land as opposed to small tracts of land throughout a township/municipality.

Mr. Ungerman inquired about 5793 Cristland Hill Road (Rowland) property. Mr. Cormican and Mr. Ungerman both said the property has sold and will more than likely be developed but is less than 25 acres.

Mrs. Lynch requested a word change from “may” to “should” or “must” in section 02.A.1 pursuant to the Procedure portion of the document. Mr. Harder said he will replace with the word “shall”.

Mr. Moraine and Mr. Matthews requested a checklist/timeframe be developed for the Procedure portion of the document to better facilitate understanding by all involved. Mr. Harder will make the edit.

Mr. Harder will delete the “swamp” area in Sub Area A.

A discussion took place regarding Sub Area E including acreage, utilities, acreage, current property owners and usage, etc.

Ms. Latham inquired about Sub Area A and the uniformity of the current housing vs overlay. A discussion took place. Mr. Harder said that it is not restricted to the type of house but rather the approved materials for future development in that area. Mr. Moraine inquired as to what the minimum amount of acreage an overlay

district is most successfully applied to. Mr. Harder confirmed with Ms. Mattei via speakerphone that it is preferred that a minimum of 25 acres is typical however a township could reduce that but it is not advisable.

Mr. Cormican inquired about Sub Area A - Harbor Hills and Freeman Memorial Drive. A discussion took place. Mrs. Lynch inquired about the impact to the cemetery abutting the 58 acres of vacant land on Freeman Memorial owned by Watco (parcel ID#041-119700-00.000). Mr. Harder said that the existing tree line buffer can not be disturbed by the developer.

Mr. Bailey provided an overview of the project being planned on Avon Place. Mr. Bailey indicated they were considering 37 townhome units consisting of 8 buildings and 2 driveways. Mr. Bailey stated that the townhomes would be built on a garage (surface level garage) to address any potential for flood and the buildings would be under 31' in height. Mr. Bailey said that due to property owned by Charles & Patricia Cash on the shoreline, there will be no docks nor boat slip access for Mr. Bailey's project. Mr. Bailey confirmed that water lines are already on the parcel.

Mr. Moraine said that based on the acreage of parcel #041-128207-00.000 Avon Place being less than 3.0 acres, it does not qualify for the Mixed Use Overlay – Buckeye Lake District Overlay. Mr. Harder concurred. Mr. Moraine explained that the property owner would need to adjust the plans to comply with the current Licking Township Zoning Resolution for multi-family dwellings including minimum square footage, setbacks, etc. Mr. Moraine asked Mr. Bailey if he/his client would be able to reduce their project down by 50% and Mr. Bailey replied, "no".

Ms. Latham asked for clarification on "manufactured homes" as defined in the document. A discussion took place regarding modifying the roof pitch from 3/12 to 5/12 to promote a more aesthetically pleasing structure. Mr. Harder and Mr. Ungerman both said it was unlikely that a developer would choose to develop a manufactured home park.

Ms. Latham inquired as to consideration of an overlay district relative to approximately 400 acres owned by Mr. Trickle between Licking Trail Rd & Cristland Hill Road (041-119838-00.000; 041-119832-00.000; 041-119118-00.000). Mr. Cormican said it is not a concern. Ms. Latham said that there are restrictions on other properties around it and asked for clarification why this tract of land would not have any. A discussion took place including current use, future use, noise, etc. Mr. Ungerman said that there could be concern for short term rentals in this area.

Mr. Matthews inquired to the Papa Boo's shoreline properties and if the document should include a rendering of shoreline buildings/store fronts/etc. A discussion took place. Mr. Harder will include some renderings in the next draft.

Mr. Matthews inquired about window restrictions in the Buckeye Lake District overlay (reflectivity/opacity/etc). A discussion took place. Mr. Harder will make the necessary corrections for the next draft.

A discussion took place regarding below grade garages as mentioned during Mr. Bailey's explanation of the townhome project being considered on Avon Place. Mr. Cormican said that he did not feel that it was necessary to include any language pursuant to below grade garages in the overlay district.

Minutes from 05/15/25 were presented.

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

Mr. Latham seconded the motion.

Roll Call: 3 ayes (*Mr. Ungerman did not vote due to not being present on 05/15/25*)

Correspondence: Mr. Matthews discussed the ZC Chairman letter to the LTWP Board of Trustees recommending approval of the Comprehensive Plan.

Old Business:

Mr. Matthews asked the Commission Members to continue working on their respective portions of the zoning regulations and to be prepared to discuss at the next meeting.

New Business: Mr. Harder requested that the Zoning Clerk contact the Licking County Planning & Development to determine what the timeline is for non-binding recommendations due to the backlog at the County.

New Business:

6/19/25 – regular zoning commission meeting to continue work on zoning regulations

Public Comment: Mr. Bailey said that he will regroup and see what he can do with the Avon Place property based on the zoning regulations. Mr. Moraine and Mr. Cormican said that it is likely the project will need a variance.

Mr. Ungerman moved to adjourn the meeting @ 8:46 p.m.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 06/05/25