

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 June 18, 2026

Meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The meeting was 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: Andrea Lynch (*); Dave Moraine (*); John Curtis

(*) *Present but did not sign in.*

Ms. Latham made a motion to approve the minutes as presented.

Mr. Smith seconded the motion.

Roll Call: Latham, yes; Smith, yes; Matthews, yes; Ungerman, yes (Mr. Stack unable to vote as was not present at prior meeting)

Correspondence:

- 1) Mr. Matthews provided the case # for McConaha file currently at LCPC
- 2) LCPC and ZC Chairman and a ZC member will meet to discuss overall zoning trends, collaboration, processes, etc.

A brief discussion took place regarding E-notice text amendment adopted and upcoming variance timings.

A brief discussion was led by Paul Matthews regarding the LC Forward meetings.

Mr. Matthews led a discussion regarding identification of annexation and boundary vulnerabilities. The ZC members reviewed LC On-Trac map to identify these areas and began making a list of parcels including the following:

- Route 40 (west side of township)
- Ridgely Tract (west side of township)
- Dorsey Mill Rd

Mr. Moraine identified several properties that may already have an agricultural easement. Mr. Smith suggested the ZC work on the list outside of the meeting for efficiency and time purposes.

Zoning Inspector: Mr. Moraine gave the following updates:

- 1) Relayed details regarding property owned by Kenneth & Annette Blair - 3427 Ridgely Tract Road Parcel ID#:041-120162-00.001 & #:041-120162-00.002. Mr. Moraine said that one parcel is zoned General Business while the other is Residential. Mr. Blair has proposed building a small trucking company business on the property currently zoned Residential. Ms. Latham pointed out that the rear of the residential parcel abuts Union Township. A discussion took place regarding Variance vs Map Change.
- 2) Relayed details regarding property owned by Paul & Cheryl Brown – 6820 National Road – Parcel ID#: 041-120414-00.000 in which Zoza Holdings (Zoran Saveski) wishes to construct a commercial building on the property which does not conform to the Jacksontown Business District zoning. Mr. Moraine is waiting to hear back from BZA Chairman Phil Jones for direction on text amendment vs variance.

Old Business:

Mr. Matthews reviewed the Agenda and provided a status on listed items.

Mr. Ungerman led a discussion regarding Billboards. Members offered feedback and agreed to table and provide additional details/edits/suggestions for future meeting.

Mr. Matthews led a discussion regarding Short Term Rentals. Mr. Ungerman shared Union Township regulations while Mr. Matthews said he reviewed Buckeye Lake regulations. Mr. Matthews suggested members review both in preparation for discussion at a future meeting.

Mr. Matthews asked members to review the OTA's power point presentation on Data Centers for next meeting.

New Business:

- July 2, 2026 ZC meeting is cancelled. Next meeting including hearing will be held on 7/9/26.
- Mr. Matthews shared an article from The Columbus Dispatch regarding taxation of entertainment venues.
- Mr. Smith led a discussion regarding adding a separate Zoning District on Ridgely Tract Road (west side of township) as a potential block for annexation.
- ZC members discussed the need to consider assistance from a consultant to help with potential re-districting/additional overlay. Mr. Matthews will draft an email to the Trustees.
- ZC members briefly discussed the Energy Cooperative pipeline project originating in New Albany OBH Meta. Discussion included various water line projects in township.

Public Comment:

John Curtis – 10700 Licking Trail Road – addressed the ZC Members. Mr. Curtis said that he is concerned with camping and privacy issues related to Lost Lands and their recent purchase of approx. 15 acres of property adjacent to his. (Parcel ID#: 041-119958-00.002). Mr. Curtis explained the topography and that his property sits below Lost Lands' property. Mr. Curtis said that one suggestion was for Lost Lands to construct a barrier/screen that would limit visibility from their property down onto Mr. Curtis' property. Mr. Curtis showed the ZC Members photos of his property. Mr. Curtis explained that he has voiced his concerns to the LTWP Trustees, Mr. Moraine, and Mr. Smith previously. Mr. Smith said he would not respond as a Zoning Commission Member due to conflict of interest.

Mike Smith – Lost Lands – addressed Mr. Curtis' concerns. Mr. Smith stated that camping on the referenced parcel is currently not the plan. Mr. Smith offered to meet and discuss Mr. Curtis' concerns (including any of Mr. Curtis' neighbors who may have similar concerns) at their convenience.

Mr. Smith moved to adjourn the meeting @ 8:56 p.m.

Mr. Stack seconded the motion.

Roll Call: 5 ayes

Minutes approved by:
