

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, June 19, 2025

Meeting was called to order at 7:04 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 (*), Andrea Lynch (*)

(*) Present but not signed in

Minutes from 06/05/25 were presented and reviewed by the Commission with the following corrections noted:
Gardner to Harder; \$ to #; - 8-24 changed to 8:24

Mr. Powell made a motion to approve the minutes with noted corrections.

Mr. Ungerman seconded the motion.

Roll Call: 4 ayes

Correspondence: None.

Mr. Matthews shared that the LTWP Board of Trustees held a public hearing and subsequent regular meeting on 06/16/25 wherein they voted unanimously to adopt the Licking Township Comprehensive Plan.

Mr. Moraine requested that the ZC create and add zoning regulations which address office trailers and trailers being used as temporary offices in all Business Districts.

Mr. Matthews discussed the progress of the amendments being worked on by the ZC and need to finalize and move on to the next steps.

Mrs. Lynch reported that in follow-up to Mr. Harder's request at the last meeting, she contacted the Licking County Planning Department regarding timeline relative to their office being inundated with requests. Mrs. Lynch reported that the planning department would like to review the proposed text amendments prior to the document being sent to them for a non-binding recommendation. A brief discussion took place.

Mr. Moraine provided details for a request being heard by the LC Planning Department regarding parcel #041-119958-00.000 Shepherd Tract Properties 5793 Cristland Hill Road (formerly Rowland farm). Clint Shepherd has plans to separate the 2 parcels with homes into their own separate parcels while creating a 3rd parcel of approximately 15+ acres. Mr. Shepherd also requested consideration for a variance for driveway spacing between the 2nd and 3rd parcel which may serve as an access point to the undeveloped 15+ acre parcel. A discussion took place. Mr. Moraine explained that he has seen no plans for a development/housing addition for the 15+ acre parcel and at this point it would be subject to the current zoning regulations.

The Zoning Commission discussed several parcels along Cristland Hill Road and recent transfers. This discussion included 4281 Cristland Hill Road – Mead Lane Properties (FKA Kessler property) which has plans for a small housing development. Discussion also included potential annexation points along Mill Dam Road & Cristland Hill as well as criteria for establishing the specific parcels that are identified in the overlay district.

Mr. Matthews inquired as to the status of Zemba Bros (concrete batch plant) complying with the greenspace/buffering requirements established by the Board of Zoning Appeals. A discussion took place. Mr. Moraine said that he would review the matter. Mrs. Lynch will provide Mr. Moraine with the information on the file.

Mr. Matthews inquired about the shipping containers at Legend Valley. Mr. Moraine said that the current zoning resolution does not list shipping containers as permitted use in the Interstate Business District. Mr. Moraine indicated that he would like to see specific language in the resolution addressing this including potentially establishing an annual permit fee and setback requirements. Mr. Moraine said that he and Mr. Cormican will be meeting with Legend Valley to discuss the current situation.

Old Business:

Mr. Ungerman presented an edited draft of swimming pool regulations for consideration which included feedback from ZC members from prior meetings as well as additional research done by Mr. Ungerman. A lengthy discussion took place regarding the definition of front, side, & rear yards; fencing; overall township intent for pool locations; and pool and fence setbacks. Mr. Ungerman will work on making the suggested changes and provide at a future meeting.

Mr. Powell reported his research on billboards. He indicated that the township is not able to eliminate billboards however limiting them may be a possibility. Mr. Powell said that he is waiting on further details from the Licking County Prosecutor's Office on the matter.

New Business:

Mrs. Lynch requested that the ZC consider drafting a letter/email to the LTWP Board of Trustees addressing the timing and need for a consultant to assist in updating the LTWP Zoning Resolution now that the Comp Plan has been adopted. The ZC concurred. Mr. Matthews will work on drafting a letter/email.

Mr. Matthews suggested the ZC consider cancelling the business meeting scheduled for 07/03/25 due to the 4th of July holiday and local festivities. A brief discussion took place. Mr. Matthews said that the 07/17/25 meeting would then need to include the Buckeye Lake/Mixed Use Overlay finalization along with regular business and as such, the Zoning Clerk would need to invite Crossroads Community Planning, Trustee Cormican, and Chief Weekly.

Mr. Ungerman made a motion to cancel the ZC meeting scheduled for 07/03/25 and include the Buckeye Lake/Mixed Use Overlay discussion on the 07/17/25 agenda.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Mr. Matthews provided the commission with his new email address and requested the Zoning Clerk update the contact list.

Public Comment: none

Mr. Powell moved to adjourn the meeting @ 9:24 p.m.

Mr. Ungerman seconded the motion.

Roll Call: 4 ayes

Minutes approved by: