

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
www.lickingtwplc.gov

Minutes from the Licking Township Zoning Commission Hearing & Regular Meeting held on July 9, 2026

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

The Pledge of Allegiance was recited.

The meeting was not recorded.

Commission Members present @ roll call: Ms. Green; Ms. Latham; Mr. Matthews; Mr. Smith; Mr. Ungerman
Absent: Matt Mathias (alternate)

Others in Attendance: Kevin McConaha; Andrea Lynch (*); Dave Moraine (*); Mike Stack (**)

(*) *Present but not signed in*

(**) *Mr. Stack present however not permitted to participate in the hearing as he was not present at the 6/18/26 meeting.*

The Zoning Clerk read the ad.

Mr. Matthews explained the hearing process.

Kevin McConaha provided testimony regarding the map change request. Mr. McConaha said that when he and his wife purchased the property, there was a separate pole barn/building on the property that he believes was previously used for a sign business. Mr. McConaha said the building sits at the end of the driveway against Ridgely Tract, was pre-existing, and has been rented out for automotive repair since 2020. Mr. McConaha said recently he inquired about a permit for a different matter, and through that discussion was told the auto repair building needed to be brought into compliance.

Mr. Moraine reiterated that all of the structures were in place prior to McConaha purchasing the property, should have been addressed before the building was built/used as a business, and McConaha's are now responsible for compliance with the zoning regulations.

Mr. Ungerman asked the following questions:

- 1) Did the Zoning Clerk send letters of notice as per the ORC? Response: Mrs. Lynch said yes
- 2) Has Mr. McConaha heard from any neighbors? Response: Mr. McConaha said no.
- 3) Is screening/buffering required? Response: Mr. Moraine said no

A discussion took place regarding buffering and if property is grandfathered. The ZC asked Mr. McConaha for a copy of the lease with the tenant. Mr. McConaha will provide at a future hearing.

A discussion took place regarding the property owner's options: Map Change to General Business, Variance, or the business will be required to cease operation.

The Zoning Clerk reported receiving an email from Courtney McConaha indicating that she would not be in attendance tonight however Kevin McConaha would be present to testify. Mrs. Lynch reported receiving no other correspondence.

There was no public comment.

Mr. Smith made a motion to adjourn the hearing at 7:25 p.m. with a continuance on 7/16/26 & 8/06/26.

Ms. Green seconded the motion.

Roll Call: Ungerman, yes; Matthews, yes; Latham, yes; Green, yes; Smith, yes.

Mr. Matthews called the regular meeting to order at 7:30 p.m.

Roll Call: Ms. Green, yes; Ms. Latham, yes; Mr. Matthews, yes; Mr. Smith, yes; Mr. Stack, yes; Mr. Ungerman, yes
Others in Attendance: Andrea Lynch (*); Dave Moraine (*)

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

Mr. Stack seconded the motion.

Roll Call: Latham, yes; Matthews, yes; Smith, yes; Stack, yes; Ungerman, yes.

Correspondence:

- 1) 7/9/26 email forwarded from Mark Van Buren re: Zoning Training opportunity on 7/23/26.

Zoning Inspector: Mr. Moraine gave the following updates:

- 1) Relayed details regarding 3 upcoming variances to be held on 7/23/26.
- 2) Led a discussion regarding zoning regulations pertaining to distance between structures (Section 10.00.F. Accessory Structure Setback) including consideration for distance of detached garage/accessory structure to another accessory structure. Mr. Smith said that he spoke with LTFC Capt. Broska regarding this matter relative to his business and was told there were no regulations requiring distance between 1 accessory structure and a 2nd accessory structure. Topic was tabled.

Old Business:

- Mr. Matthews briefly reviewed the agenda.
- Mr. Ungerman led a discussion regarding Short Term Rentals. Mr. Moraine requested the ZC consider feasibility of enforcement when drawing up the regulations. Topic was tabled.
- Mr. Ungerman led a discussion regarding Billboards. Mr. Ungerman reviewed edits and updates shared at the June meeting. Members offered additional feedback from previous meeting including discussion on a general Billboard/Sign provision and specific regulations in each business district. Topic was tabled.
- Mr. Matthews inquired about status of Conex box language. This item will be addressed once billboards are finalized. Topic was tabled.
- Mr. Matthews indicated he will be drafting a letter/email to the Trustees regarding annexation boundaries and also about consideration of a moratorium for data centers.
- ZC briefly discussed timing/need to solicit a consultant to assist with future resolution changes/overlays. Mr. Matthews mentioned he will approach Trustees in the future about considering a consultant to assist the ZC.

New Business:

- July 16, 2026 ZC hearing continuation and regular meeting.
- Mr. Smith provided an update to the public comment on 6/18/26 from Mr. John Curtis regarding his concerns with camping/privacy on Licking Trails Road. Mr. Smith stated Lost Lands plans to meet with Mr. Curtis.
- Mr. Smith agreed to take on Short Term Rentals language.
- Ms. Latham inquired about the recent Nuisance Resolution passed by the LTWP Board of Trustees for a property in LTWP. Mr. Moraine and Ms. Latham briefly discussed the matter. Mrs. Lynch indicated ORC 505.87 is the basis for this as LTWP does not have a “property maintenance agreement”
- Ms. Latham provided a brief update on the recent LC Forward meeting she attended
- Mr. Moraine will be absent on 7/16/26.

Public Comment: None

Mr. Smith moved to adjourn the meeting @ 9:06 p.m.

Ms. Latham seconded the motion.

Roll Call: 6 ayes

Minutes approved by:
