

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, July 17, 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 (*), Andrea Lynch (*), John Holman (*), John Cormican (*), Ben Harder (*)

(*) Present but not signed in

Minutes from 06/19/25 were read.

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

Mr. Ungerman seconded the motion.

Roll Call: 4 ayes

Correspondence: None.

Mr. Matthews briefly discussed the 8/17/25 agenda items.

Mr. Matthews stated that he will draft a letter to the LTWP Trustees requesting the need to contract with consultant(s) to assist with drafting new zoning regulations to better align with the LTWP Comprehensive Plan.

Mr. Matthews turned the meeting over to Mr. Ben Harder of Crossroads Community Planning to discuss final edits for the Mixed Use-Buckeye Lake Overlay District.

Ms. Latham inquired as to how the areas that comprise the overlay were selected. A discussion took place regarding prime land and what the purpose is of an overlay district. Mr. Harder explained the difference between a comprehensive plan identifying land area future use vs property being solicited for purchase with the intent for development. Mr. Harder said that an overlay helps ensure that the township maintains some level of zoning oversight and can allow options for economic development (ie JEDDs).

Ms. Latham expressed concern that the township may have created a public perception that this was pitched as a deterrent to annexation. A discussion took place to include properties Mill Dam Road which appear vulnerable for annexation.

Mr. Harder said the properties along Mill Dam Road may need a residential overlay which could serve as a "cluster conservation district".

Mr. Matthews said that rewriting the zoning resolution will help address the "bubbles" on the Comprehensive Plan's map of the township.

Mr. Ungerman said that an overlay gives the property owners an option when they are approached to sell which may be helpful in preventing annexation.

Mr. Cormican said that the landowner of a "large parcel of land" on Mill Dam was approached to sell and turned it down.

Ms. Latham stressed that she is not opposed to the Comp Plan nor the overlay district but is concerned that its intended purpose was not clearly expressed to the community.

Mr. Matthews mentioned the rumors of the developments being considered around the Edgewater Beach area.

Mr. Ungerman inquired as to whether or not there are plans to do other overlays?

Mr. Cormican said there are other areas in the township which may drive that need.

Mr. Moraine said that he can see the need for overlays in other areas but not specifically a mixed use overlay.

Ms. Latham inquired about the uniformity of construction standards in the overlay. Mr. Harder said that they are not uniform as "A", "B", "C" & "E" have all 1 standard ("rural" suburban) while "D" is a lakefront style.

A discussion took place regarding adding a property back to "A". This property is situated on Lancer Road & Cristland Hill and there may be interest in storage units for this area. Mr. Harder discouraged the commission from carving out 1 property.

Additional discussion took place regarding the final edits that were added to the overlay district requested at a prior meeting. Mr. Harder said that they can add a "birds eye view" of area "D" to the overlay for demonstration purposes.

Mr. Ungerman made a motion that the Licking Township Zoning Commission accept the Mixed Use Overlay District final draft dated July 17, 2025, to be added as Article #11 to the LTWP Zoning Resolution.

Mr. Powell seconded the motion.

Roll Call: Latham, yes; Matthews, yes; Powell, yes; Ungerman, yes.

Ms. Latham made a motion that the Licking Township Zoning Commission request a cursory review of the LTWP Mixed Use Overlay District final draft by the Licking County Planning & Development as per their request with a response/comments/suggestions to be received by 6pm on 8/21/25. If no response received by that date and time, the Licking Township Zoning Commission will proceed with the formal process of requesting a non-binding recommendation

Mr. Powell seconded the motion.

Roll Call: Ungerman, yes; Powell, yes; Matthews, yes; Latham, yes.

Old Business:

Mr. Moraine led a discussion regarding his review of the Zemba Brothers (Adams Bros) concrete batch plant and Performance Training Solutions (PTS) files specific to their conditional use permits and requirements from the Board of Zoning Appeals related to trees/green space/etc. Mr. Moraine said that in review of the final orders given to both parties, there is nothing to follow up on.

New Business:

Next meeting 8-07-25

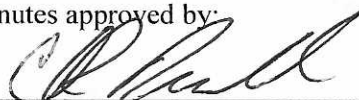
Public Comment: none

Mr. Ungerman moved to adjourn the meeting @ 8:40 p.m.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

 8/21/25

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 7/17/25