

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, August 21, 2025

Meeting was called to order at 7:05 p.m.
The Pledge of Allegiance was recited.
The meeting was not recorded.

Commission Members present at roll call: Ms. Latham; Mr. Powell; Mr. Ungerman
Absent: Mr. Matthews; Ms. Miller
Others in Attendance: Dave Moraine (*), Andrea Lynch (*) (*) *Present but not signed in*

Minutes from 7/21/25 meeting were read.

Mr. Powell made a motion to approve the minutes.
Ms. Latham seconded the motion.
Roll Call: 3 ayes

“Notes” from the cancelled 8/07/25 meeting were read. These “notes” did not require a vote for approval however served as documentation that 2 members and zoning clerk attended, 1 member of the public attended, however there was no quorum on that date and the meeting was cancelled.

Correspondence:

- 1) Mrs. Lynch reported receipt of resignation email from Bonnie Miller effective immediately.
- 2) Mrs. Lynch provided ZC with hand-outs from previous 8/07/25 meeting that was cancelled.
- 3) Mrs. Lynch reminded the ZC to review the updated map received from the Village of Hebron. A brief discussion took place. The ZC requested that the Zoning Clerk move the matter to the LTWP Board of Trustees to invite the Village of Hebron to present their map at a township meeting for public and any zoning board members to attend.

Mr. Powell reviewed the upcoming meeting dates for September.

Mr. Moraine led a discussion regarding correction needed for zoning regulation: 4.01.A.3.C.2 – need to correct word from “county’s” to “township”. Commission members concurred and will add it to the other corrections that will be submitted.

Mr. Moraine reported receiving an inquiry about property for sale at 9334 Jacksontown Road that is currently zoned General Business. Potential purchaser asked whether he could develop as an RV campground . A discussion took place regarding Section 12.01.B.02.R including what is meant by the language “recreation facilities”. Mr. Ungerman said that it does not conform to the “Commercial and Public Entertainment and Recreation Facilities” outlined in Appendix A- Definitions. The Commission Members concurred.

Mr. Moraine led a discussion about the potential need to consider a special zoning district for Legend Valley and the Dawes Arboretum properties along SR13. The discussion included consideration of a special district for tourism/development district/JEDDs/Transformational mixed use development district (TMUD). Mr. Moraine recommended that the ZC consider 2 special zoning districts.

Mr. Ungerman led a discussion regarding swimming pools. The ZC reviewed in detail the proposed changes to the zoning regulations being considered and finalized edits to the document. Mr. Ungerman will make the noted changes and prepare for inclusion of text changes being prepared for submission to LCPC.

Mrs. Lynch suggested the following approach for clarifying the various text amendments being worked on:

“Package #1” to consist of the various text amendments/edits:

- Wind Farms
- Article 10.00.A.5.b.3 Shed offset 20' vs 100' distance from principal structure
- Article 12. Cell and Temporary Cell Towers
- 15.01.A - Agriculture sentence word change
- 4.01.a.3.c.2 - remove the word "county's" and change to "township's" - Agreed upon at 8/21/25 meeting
- Residential Swimming Pools

“Package #2” to consist of the Buckeye Lake Mixed Use Overlay District

Mrs. Lynch then suggested the following strategy for upcoming meeting agendas:

September 4, 2025 Meeting - (Andrea will be absent)

Package #1: Final review of residential swimming pools to include edits discussed at 8/21/25 meeting (*)

Package #2: Discuss cursory review response from LCPC re: BL Mixed Overlay District and make necessary edits (if received from LCPC prior to 9/4/25)

Future Package #3: Continued text amendment work on Billboards

Future Package #3: Continued discussion regarding creating specific zoning districts for Legend Valley area & Dawes Arboretum area

September 18, 2025 Meeting -

Package #1 vote to move text changes on to request LCPC non-binding recommendation

Package #2 vote to move BL Mixed Use Overlay district amendment on to request LCPC non-binding recommendation

Continue discussion re: Article 12 Conex Box usage in Business Districts

Continue discussion re: Package #3

The ZC discussed a future “Package #3” that would consist of text amendments for billboards and special districts for Legend Valley and Dawes Arboretum properties along SR 13.

Old Business:

No additional old business was discussed.

New Business:

Mrs. Lynch will request that the LTWP Board of Trustees consider advertising for 1 permanent ZC member to fill the unexpired term of Ms. Miller as well as 2 alternates.

Public Comment: none

Mr. Powell moved to adjourn the meeting @ 9:09 p.m.

Ms. Latham seconded the motion.

Roll Call: 3 ayes

Minutes approved by: