

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 September 3, 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; Ms. Green; Mr. Matthews; Mr. Ungerman
Absent: Mr. Smith; Mr. Stack; Mr. Mathias (alternate); Mr. Moraine

Ms. Latham made a motion to approve the 8/20/26 minutes with one correction noted
Mr. Ungerman seconded the motion.
Roll Call: 3 ayes (Ms. Green was not eligible to vote on the minutes as not at the 8/20/26 mtg)

Correspondence:

- 1) F&F Holdings LLC C/O Joe Fitch Map Change Application - Resubmittal

The Zoning Commission Members reviewed the Map Change Application that was resubmitted by F&F Holdings LLC (Joe Fitch) regarding parcel(s): 041-136496-00.008, 041-136496-00.009 and 041-12372-00.000 (partial). Applicant wishes to change the zoning of the parcels from Residential to Commercial for use as business parking. A discussion took place.

Ms. Green made a motion that the Zoning Commission not accept the map change application as presented due to the need for a current tax map of the area to be rezoned.
Mr. Ungerman seconded the motion.
Roll Call: Mr. Matthews, yes; Ms. Latham, yes; Ms. Green, yes; Mr. Ungerman, yes.

Zoning Inspector: Mr. Moraine was absent.

The Zoning Clerk said the following variances were approved by the Board of Zoning Appeals:

- 1) Mead Lane LLC – 4281 Cristland Hill Rd – 041-120072-00.000 lot split into 5 tracts
- 2) Raymond & Cheryl Reynolds – 828 Lakeshore Blvd – 0413-138672-00.000 construction of new commercial building

Mr. Matthews said that he will be attending the upcoming Trustee Meeting to present the ZC recommendations for the McConaha map change. Mr. Ungerman will follow-up with the LCPO regarding conditions that the ZC may want to attach to the recommendation letter.

Old Business: A discussion took place regarding the following 3rd quarter projects:

- 1) Short-term Rentals. Mr. Ungerman has an updated version which includes deletion of the 2nd half of “F”. Ms. Green led a discussion regarding consideration of limiting the # of STRs in a given area. Mr. Matthews will look at current practice of the Apple Valley community and Indian Lake ; Ms. Green will research density of STRs in Millersport/Walnut Twp. Mr. Ungerman will add additional language regarding emergency action plans, maps, residential codes, and street addresses that were outlined in Mr. Smith’s email. The topic was deferred until 9/17/26.
- 2) Billboards: Mr. Ungerman suggested pending final review of this topic until a full board is present. The members agreed.
- 3) Connex Boxes: Mr. Ungerman said he would attempt to have a rough 1st draft by the next meeting on 9/17/26.
- 4) Data Centers: ZC concurred that the matter needs further research. Ms. Green noted a recent article concerning a microcenter in Alabama.

New Business: A discussion took place regarding the following:

- 1) Annexation buffers and data centers. Mr. Ungerman suggested the ZC read both Harrison Township and St. Albans Township data center regulations.
- 2) Consultant Vendors. Mr. Matthews will email the Trustees about consideration of hiring a consultant to assist with annexation buffer, data centers, and financial tools (ie. Jedds/TIFFs). The ZC will continue their review of the vendors emailed previously. Mr. Ungerman explained that often times a vendor consultant's work will still require attorney review. The ZC will research the Montrose Group and Development Strategies. Mrs. Lynch suggested the ZC read the Licking County "Framework" produced in 2023 in conjunction with a vendor consultant. Mrs. Lynch will review if there are any zoning consultant vendors through state bid.
- 3) Ms. Latham asked if there were any "packages" that were ready to be sent to Jay Fisher for cursory review. Ms. Latham reiterated Licking County has asked for the opportunity to review items in advance to improve collaboration efforts between LC and LTWP. Mr. Matthews said it is possible we could send 3 items for feedback by the end of the month.
- 4) Ms. Latham shared a recent letter and map she received from AEP regarding the Conesville pipeline project. Mrs. Lynch said she received an email and will forward to the ZC.

Mr. Matthews led a brief discussion regarding recent public comments from Rich Hennosy concerning Rear Houses Section 10.00.G. Mr. Matthews intends to add this to the 9/17/26 agenda and asked Mrs. Lynch to reach out to Mr. Hennosy and let him know should he wish to attend.

Public Comment:

No additional public comment.

Ms. Green moved to adjourn the meeting @ 8:10 p.m.

Ms. Latham seconded the motion.

Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 9/03/26