Licking Township Zoning Commission

Paul Matthews, Chairperson; Max Ungerman, Vice Chairperson;
Edna Latham; 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 Regular Meeting held on September 17, 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. Green; Ms. Latham; Mr. Matthews; Mr. Stack

Absent: Max Ungerman; Matt Mathias (alternate); Dave Moraine
Others in Attendance: Andrea Lynch (*); Rich Hennosy
(*) Present but did not sign in.

Ms. Green made a motion to approve the 09/03/26 minutes as presented.
Ms. Latham seconded the motion.
Roll Call: 4 ayes

Correspondence:

1) F&F Holdings LLC C/O Joe Fitch Map Change revised application
2) Ms. Green has agreed to serve the unexpired term of Mike Smith. Mrs. Lynch said that the Trustees will vote on the matter on 9/21/26 at which time Ms. Green will be officially appointed and an alternate will be solicited.

The Zoning Commission Members reviewed the revised Map Change Application received from F&F Holdings LLC (Joe Fitch) regarding parcel(s): 041-136496-00.008, 041-136496-00.009 and 041-12372-00.000 (partial). Mrs. Lynch reported that, as directed by the ZC at the 9/03/26 meeting, she contacted Mr. Moraine to obtain from the applicant a required tax map for completion of the application. Mrs. Lynch said that according to Mr. Moraine, the map that was provided is the tax map. He confirmed this information with the LCPC. Mrs. Lynch explained the tax map enclosed with the application comes directly from the LC Auditor's website and that filters can be added which may have caused it to appear different than other tax maps presented in applications previously.

Ms. Green made a motion that the Zoning Commission accept the map change application as re-presented.
Ms. Latham seconded the motion.
Roll Call: Ms. Green, yes; Ms. Latham, yes; Mr. Matthews, yes; Mr. Stack, yes.

A discussion took place regarding LCPC deadlines for a non-binding recommendation, map change timeline, and hearing & meeting dates.

Ms. Green made a motion that the Zoning Commission forward the F&F Holdings LLC map change request to the LCPC for a non-binding recommendation and to schedule the 1st LTZC hearing to be held on 10/15/26 @ 7:00 p.m.
Ms. Latham seconded the motion.
Roll Call: Mr. Matthews, yes; Mr. Stack, yes; Ms. Green, yes; Ms. Latham, yes.

Ms. Green made a motion that the LTZC cancel their regular meeting to be held on 10/01/26 and schedule a special meeting on 10/29/26 which will include a hearing continuance for the F&F Holdings LLC map change request and regular business meeting.
Ms. Latham seconded the motion.
Roll Call: Mr. Matthews, yes; Ms. Green, yes; Mr. Stack, yes; Ms. Latham, yes.

Zoning Inspector: Mrs. Lynch gave a brief update OBH Dave Moraine which included:

1) Variances scheduled for 10/22/26:
    - F&F Holdings LLC – outdoor covered patio
    - Marlene & Philip Jablonka – porch

2) Certified letters sent for sign violations previously reported on by Mr. Moraine

Mr. Matthews asked guest Mr. Rich Hennosy to lead a discussion regarding his previous requests for consideration of restoring Section 10.00.G. Rear Houses. Mr. Hennosy suggested that the commission look at the old verbiage and consider re-writing it. Mr. Hennosy inquired as to why it was deleted and what problem was the ZC trying to resolve by deleting it from the regulations. Mr. Hennosy outlined his plans for his property situated at 4383 Jacksontown Road parcel ID# 041-120102-00.003. Mr. Hennosy distributed a map for reference. Ms. Latham thanked Mr. Hennosy for his presentation and said the ZC would take it into consideration. Mr. Stack asked if Mr. Hennosy had any proposed zoning resolution verbiage. Mr. Hennosy said he would draft language and email it to Mr. Stack. A discussion took place regarding flag lots throughout the township and possible verbiage for 10.00.G. Rear Houses.

Ms. Green will look into rear-houses and report back. Mrs. Lynch will email the map to Mr. Moraine to inquire about reasoning in the regulations for the 20' requirement on the driveway.

Ms. Green led a discussion regarding Short Term Rentals. She relayed her research findings: density was not noted in zoning regulations, there are 60 STRs in LTWP, and most zoning regulations designate parking on hard surfaces only. A discussion took place regarding zoning regulations include or comply with the Airbnb/vrbo/booking.com requirements.

Mr. Stack and Ms. Green will continue work on STRs and report at a future meeting.

Mr. Matthews led the 1st reading of the regulation language for Conex boxes. The ZC asked for additional time to review and the topic was pended for 10/15/26.

Mr. Matthews led a discussion regarding consultants. Mr. Matthews said that the ZC needs to determine buffers. Ms. Latham asked if Mr. Matthews had spoken with the Trustees regarding the need for a consultant. Mr. Matthews said the Trustee Meeting on 9/8/26 did not allow him time to but he will send Mr. Cormican a text.

Mr. Matthews reported that at the 9/8/26 Trustee meeting, the Trustees requested the ZC establish permits for camping outside of Legend Valley. Ms. Latham asked for clarification of what the Trustees are wanting. Mr. Matthews said that outside of Legend Valley, each property which allows camping needs, to have a permit.

Mr. Matthews said that the ZC will need to seek clarification from the LCPO as to what permits can be created for ancillary properties to Legend Valley. Ms. Green said that camping is not in the zoning regulations therefore it is not permitted and inquired as to why violations are not being issued by the Zoning Inspector. Mr. Matthews said that it is the responsibility of the Zoning Inspector to enforce the violations and further said that the Health Department is pushing the problem onto the township. Ms. Green asked why the ZC is being tasked to create a camping permit when the violations should be addressed instead. Ms. Latham will contact the LCPO and report back. Mrs. Lynch added that each page of any regulations being amended should include "if situation is not specifically stated in the zoning resolution, it is not permitted".

Ms. Latham said there needs to be a clear understanding of which parcels were used by Legend Valley in 2010 that are being called "grandfathered"/"original" and what was the use of those parcels at that time. Ms. Latham relayed that the LCPO has stated not enforcing something does not make it a lawful use.
A discussion took place regarding conditional use permit, the comprehensive plan, and future land use map as it pertains to Legend Valley.

Mr. Stack briefly shared historic information from the internet on Legend Valley.

Public Comment: None

Upcoming Meeting Dates:
10/01/26 - Cancelled
10/15/26 – Hearing & Reg Meeting 7:00 p.m.
10/29/26 – Hearing & Reg Meeting 7:00 p.m.

Ms. Green moved to adjourn the meeting @ 8:49 p.m.
Ms. Latham seconded the motion.
Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 9/17/26