Licking Township Zoning Commission

Paul Matthews, Chairperson; Max Ungerman, Vice Chairperson;
Edna Latham; Lori Green; Michael Stack
Matt Mathias - Alternate
Andrea M. Lynch, Zoning Clerk ~ Dave Moraine, Zoning Inspector
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Minutes from the Licking Township Zoning Commission Hearing & Regular Meeting held October 15, 2026

Hearing/Meeting was called to order at 7:00 p.m.
The Pledge of Allegiance was recited.
All in attendance were sworn in.
The meeting was recorded.

Commission Members present @ roll call: Ms. Green; Ms. Latham; Mr. Stack; Mr. Ungerman
Absent: Paul Matthews; Matt Mathias (alternate)
Others in Attendance: Kinsey Lynch; John Curtis; Dave Moraine (*); Andrea Lynch (*)
(*) *Present but not signed in*

The Zoning Clerk read the ad.
Mr. Ungerman explained the hearing process.
Applicant Testimony: None. Applicant/applicant representative not present.
Hearing Correspondence: None
Zoning Inspector Comment: None
Public Comment: None

Ms. Green inquired as to the status of the non-binding recommendation. Mrs. Lynch said the request was submitted by Mr. Ungerman and is on the agenda for Licking County to review on 10/26/26. She further said the ZC should expect the non-binding recommendation to be received prior to the 10/29/26 hearing continuance.

Ms. Green made a motion to adjourn the hearing at 7:08 p.m.
Ms. Latham seconded the motion.
Roll Call: 4 ayes

Ms. Green called the regular meeting to order at 7:09 p.m.
Mr. Stack seconded the motion.
Roll Call: 4 ayes

Commission Members present @ roll call: Ms. Green; Ms. Latham; Mr. Stack; Mr. Ungerman
Zoning Inspector Dave Moraine; Zoning Clerk Andrea Lynch.

Ms. Latham made a motion to approve the 9/17/26 minutes as presented.
Ms. Green seconded the motion.
Roll Call (**): Latham, yes; Green, yes; Stack, yes
(**) *Roll Call was based on ZC members present at the 9/17/26 meeting*

Correspondence:

1) Zoning Clerk Andrea Lynch relayed that ZC should receive an email for IT training that is required to be completed by April 2027. Ms. Green said she did not recall seeing the email. Ms. Latham reported that Mr. Smith was still on the email distribution list. Mrs. Lynch will notify LTFC Cptn Sam Broska.

Zoning Inspector: Mr. Moraine reported on the following:

1) Upcoming Variance Hearings scheduled for 10/22/26 (Jablonka and F&F Holdings)
2) Email Mr. Moraine sent to Trustee Cormican, Max Ungerman, Paul Matthews, and Andrea Lynch re: uninhabitable properties and suggestion for consideration of maintenance of structures as 10.00.g.

A discussion took place regarding Mr. Moraine's email and the property recently inspected prompting it. Mr. Moraine provided a picture of the property, details of his inspection, and suggested consideration for zoning resolution language for these type of situations. Ms. Latham inquired as to how they are handled now. Mr. Moraine said the ORC does provide remedy for situations such as this, done at the Trustee level. Mrs. Lynch stated the matter was discussed at a recent township trustee meeting where trustees cited an example of how it was remedied via the ORC.

John Curtis, member of the public, said if the ZC does add this language, he suggests a time period extension because not everyone has the means to upkeep their property, may have family issues, financial issues, or personal circumstances that prevent them from maintaining the appearance of their home. Mr. Stack said there is a difference between appearance and structural soundness. Mr. Moraine said broken windows and roof collapse are a safety concern. Mr. Ungerman expressed concerns about creating an HOA type of situation and suggested Mr. Moraine's email be circulated to the ZC for discussion topic at a future meeting.

Old Business:

- Mr. Ungerman led a discussion identifying 3 text amendment sections that are ready for informal review by LCPC. The commission identified Billboards; Telecommunication Towers; minor change to swimming pools; STRs. ZC agreed to remove Data Centers from the informal review.
- Mr. Ungerman led a brief discussion regarding Conex Boxes. May need to consider adding to IB District only.
- Commission agreed to pend further discussion of STRs until response from LCPC informal review

New Business:

- Mr. Ungerman relayed that Mr. Matthews met with Trustee Cormican wherein Mr. Cormican outlined the following items for ZC focus: Legend Valley, Annexation, Vendor Consultant procurement; Data Centers. A discussion took place. Mr. Ungerman will write up a proposal (scope) with vendor list for the Trustees consideration.

Public Comment:

1) John Curtis – 10700 Licking Trail Rd – expressed the following concerns with recent Lost Lands event:

- Inability to get in and out of his home
- Partially naked women standing and dancing on a van on Lost Lands property (adjacent to his home) neighborhood children should not be subjected to this
- Said he is very angry that Lost Land is running over the community
- Negatively impacting the value of his home
- Easy solution for traffic is to shut-down the road
- Feels they can not leave their property
- Road has been damaged due to the Lost Lands trucks coming in and out pre-concert
- Lost Lands Mike Smith committed to installing a privacy fence/screening between their new property (041-119958-00.002) and Mr. Curtis' property (041-119292-00.001) and it never happened.

Mr. Ungerman recalled Mr. Curtis attending a previous meeting regarding his concerns on screening/fencing due to the slope of his property and Mr. Smith had indicated he would discuss it with Mr. Curtis as a matter between Lost Lands and Mr. Curtis and not as a Zoning Commission Member. Mr. Ungerman asked Mr. Curtis if that meeting occurred. Mr. Curtis said that it did not. Ms. Green empathized with Mr. Curtis and expressed her disappointment that the buffering did not happen. Mr. Stack thanked Mr. Curtis for his feedback as it provides good perspective for the ZC.

Mr. Curtis further said he feels like they are prisoners in their home and does not understand why the road can-not be closed.

Mr. Ungerman said that is a matter to be addressed by him with the Trustees. Mr. Ungerman explained that camping is not permitted in our township and the consultant, when hired, is intended to help address many of the concerns including camping, parking, attendance, what is and is not grandfathered, etc.

Mr. Curtis said with Ed Parrish passing away, he is concerned with data centers coming to Licking Township and in his backyard. Mr. Curtis said despite the problems with Lost Lands/Legend Valley, he would rather live by them than a data center.

Mr. Moraine confirmed with Mr. Curtis that no fencing nor buffering was installed as offered by Mike Smith.

2) Kinsey Lynch – 8332 Licking Trails Rd – Asked for an explanation as to the points of priority for LTWP, said that the development of data centers is a big issue, and questions why the ZC has not approached the Trustees for a moratorium that they discussed doing in May/June 2026. Ms. Lynch said the Township is making decisions for her generation and her children's generation and that she does not support data centers in Licking Township. Ms. Lynch said the problems with Legend Valley have been kicked down the road and does not want the same to happen with data centers.

Mr. Ungerman responded to Ms. Lynch. He explained the 3 priorities being: Legend Valley; annexation; data centers (in no particular order) and directive to solicit vendors. Mr. Ungerman said the data center conversation earlier in the year included the LCPO and if a township could ban them. Mr. Ungerman explained language to ban has been pulled due to township's not being permitted to use exclusionary language for them in their regulations. Mr. Ungerman said a moratorium was discussed by the zoning commission but that it must be done at the Trustee level.

3) Andrea Lynch – 8332 Licking Trails Rd – Relayed that at the trustee meeting on 10/05/26, in public comments, she asked the Licking Township Trustees to consider passing an 18 month moratorium on data centers. Mrs. Lynch explained her concerns with the recent announcement of the AEP Conesville-West Millersport 765 kV Transmission upgrade project and The Energy Cooperative's gas line project both crossing through LTWP and what this could mean for development of data centers. Mrs. Lynch reported that after her public comment, 1 Trustee said he would like to see them banned entirely but could support a moratorium. 1 Trustee said he liked the proposed moratorium and supported it. 1 Trustee said he is not sure if they should be banned but would be in favor of a 12 month moratorium. Mrs. Lynch said the Trustees tabled the discussion for a future meeting. Mrs. Lynch further said Legend Valley is like a monster out of its cage and rather than repeat the same approach, LTWP should get their arms wrapped around data centers which is a much bigger monster. She said the township should drive what it does or does not want for its community rather than cater to special interest groups/development companies serving their own needs.

4) Dave Moraine – 6474 Ridgley Tract Road – Asked if a moratorium on data centers would allow the zoning commission time to conduct the necessary research to create regulations. Mrs. Lynch responded that is the exact reason for the moratorium – to gather information and conduct research. Mr. Moraine said hiring a vendor consultant is a great opportunity to use the funds to assist the township with these topics. Mr. Moraine said he feels the ZC agendas are too convoluted and a lot of time is wasted causing the progress to stall. Mr. Moraine said the agenda for tonight's meeting was focused and allowed for accomplishment of tasks.

5) John Curtis – re-addressed the commission. Mr. Curtis spoke about data centers including size, AI, noise, lighting, and ways that these can be remedied by zoning regulations.

Ms. Green requested the ZC draft a letter/email to the Trustees supporting an 18 month moratorium on data centers based on tonight's public comments plus the upcoming election and recent state and federal changes. A discussion took place. Mr. Moraine asked Mrs. Lynch the basis for her requesting an 18 month moratorium rather than 12 months. Mrs. Lynch responded that her experience with the length of time it takes for the township to solicit and hire a vendor, volume of research and documentation of research required, crafting of the proposed text amendments, and LCPC delayed timeline, hearings, etc., 12 months would be insufficient. Mrs. Lynch said there is flexibility should the Trustees opt for 12 months and need additional time, they can extend (or shorten) the moratorium by vote at a public meeting but an 18 month moratorium makes sense.

The ZC concurred with Ms. Green's request of the trustees to consider an 18 month moratorium on data centers. Mr. Ungerman said he would draft the communication to the Trustees along with the vendor request with hopes to have completed by the 10/19/26 trustee meeting. Mrs. Lynch said that Mr. Miller would be absent from that meeting.

Mr. Moraine thanked the ZC for the work they have done and feels that this commission has done more than the previous commission boards have.

Mr. Stack thanked Ms. Lynch, Mr. Curtis, and Mrs. Lynch for their comments and perspective shared regarding both Legend Valley and data centers.

Mr. Ungerman inquired as to the status of the rear-houses/flag lot topic presented by Rich Hennosy at previous meetings. A discussion took place. The commission agreed to add that topic to the 3 text amendment sections being sent to LCPC Jay Fisher for informal review.

Mr. Ungerman said he would draft an email regarding the 3 ZC areas of focus (Legend Valley; annexation; data centers) with scope and recommendations on consultants and include the request for consideration of an 18 month and no less than 12 month moratorium on data centers.

Mr. Moraine reminded the board of the budgeted monies for a consultant to be used before year end.
Mrs. Lynch concurred and explained the 2027 budget meeting in March and to consider what needs the ZC may have next year.

Ms. Latham distributed a hand-out to the ZC and reported that she is awaiting feedback from LCPO on the matter.

Next Meeting/Hearing continuance – 10/29/26 @ 7pm

Ms. Green moved to adjourn the meeting @ 8:41 p.m.
Ms. Latham seconded the motion.
Roll Call: 4 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 10-15-26