

Licking Township Zoning Commission

c/o Andrea M. Lynch, Zoning Clerk

Paul Matthews, Chairman;

Christopher Powell, Vice Chairman

Dale Ours, Bonnie Miller

www.lickingtwpplc.gov

Minutes from the Licking Township Zoning Commission, January 9, 2025

Meeting was called to order at 6:34 p.m.

The Pledge of Allegiance was recited.

The Meeting was not recorded.

Commission Members present at roll call: Mr. Matthews; Ms. Miller; Mr. Ours; Mr. Powell

Absent: N/A

Others in Attendance: Andrea Lynch; Dave Moraine; Ben Harder, Crossroads Planning & Development LLC

Minutes from 10/02/24 were read.

Ms. Miller made a motion to approve the minutes.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Organizational/Administration:

Ms. Miller made a motion that the Zoning Commission Meetings for 2025 be held on the 1st & 3rd Thursday of each month at 7:00 p.m.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Mr. Ours made a motion to nominate Paul Matthews to serve as the ZC Chair for 2025

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Mr. Matthews made a motion to nominate Christopher Powell to serve as the ZC Vice Chair for 2025

Mr. Ours seconded the motion.

Roll Call: 4 ayes

ZC Members discussed 2025 goals/objectives as follows:

Review of LTWP Comprehensive Plan

Add Short Term Rentals, Article 11.00 to the Zoning Regulations

Prohibit Wind Farms and add language to the Zoning Regulations

Add more detail to current regulations for Article 20 – Signs

Draft and submit text amendment to add Mix Use Zoning Overlay District to Zoning Regulations

Request LTWP Trustees add 2 alternate members to ZC Board

Correspondence: N/A

Guest Speaker: Ben Harder, Crossroads Planning & Development LLC presented information regarding recent LTWP Trustee contract for consulting assistance in creating overlay for the Buckeye Lake District. A discussion took place.

Old Business: Mr. Matthews tasked the ZC to read the Buckeye Lake draft language for Article 11 Short Term Rentals; Solar and Wind farms language; billboard language; and become familiar with the process for text amendment timeline and process.

New Business: None

Zoning Inspector: Mr. Moraine requested the Zoning Commission create/draft a separate zoning district for Avondale and Harbor Hills; discussed overlay districts & mixed use zoning; expressed concerns regarding zoning pertaining to short term rentals (ie Airbnb/VRBO).

Board Comments:

- 1) Ms. Miller inquired about zoning regulation enforcement. Mr. Moraine reviewed several cases that he is currently managing and explained the handling procedure. Ms. Miller will provide Mr. Moraine with an address for a junk property near Edgewater Beach. Ms. Miller inquired as to need for a turn lane in Jacksontown. Mr. Moraine stated that this is not a township matter but rather a state route which needs addressed with ODOT. Mr. Moraine said he would bring it forward to the Trustees.
- 2) Mr. Matthews reported that the next LTWP Comprehensive Plan Steering Committee meeting is 1/28/25 @ 6:30 p.m. @ LTFC Station #600.
- 3) Mr. Matthews said that the ZC should consider establishing procedural order regarding meetings.

Public Comment: None

Ms. Miller moved to adjourn the meeting @ 8:25 p.m.

Mr. Powell seconded the motion.

Roll Call: 4 ayes

Minutes approved by:



Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 01-09-25