

**Licking Township Zoning Commission**

*c/o Andrea M. Lynch, Zoning Clerk*

*Paul Matthews, Chairman;*

*Christopher Powell, Vice Chairman*

*Bonnie Miller*

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Minutes from the Licking Township Zoning Commission, February 6, 2025

Meeting was called to order at 7:02 p.m.

The Pledge of Allegiance was recited.

The Meeting was not recorded.

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

Absent: N/A

Others in Attendance: Andrea Lynch; Dave Moraine; Holly Mattei; Ben Harder; John Holman; Edna Latham

Minutes from 01/09/25 were read.

Ms. Miller made a motion to approve the minutes.

Mr. Powell seconded the motion.

Roll Call: 3 ayes

**Correspondence:** Trustee letter to Dale Ours re: removal from ZC effective 1/20/25. Trustees are soliciting for 1 new permanent member and 2 alternate members.

Guest Speaker: Holly Mattei & Ben Harder, Crossroads Community Planning & Development LLC, gave a presentation regarding the following: LTWP Comprehensive Plan recommendations; Discussion of future land use map; LTWP Comprehensive Plan “next steps” public meeting details/plans/dates.

Mrs. Lynch will work with Lakewood Local School District to secure the Lakewood High School PAC, hallway, and cafeteria for public meeting in April. Crossroads CP&D will conduct the meeting to include a meet & greet for public familiarization leading in to presentation by Crossroads CP&D with Q&A to follow. Trustees and ZC members will receive a copy of the power-point presentation prior to the public meeting.

***New Business:***

Crossroads Community Planning & Development led a lengthy discussion regarding Licking Township Overlay Districts including definition, potential location, and uses.

All in attendance participated in a discussion regarding areas identified as possible Buckeye Lake Overlay District areas #1-#4 in a slide presentation led by Mr. Harder. The Commission weighed in on uses for each area to include:

Area #1 – potentially to be designated as single-family residential

Area #2 – potentially to be designated as higher density residential with moderate to less expensive building material requirements

Area #3 – potentially to be designated as Residential Mixed Use

Area #4 – potentially to be designated as Mixed Use

A discussion took place regarding the possibility for a future need for an additional overlay district to be designated for land east of Route 13 south between Cristland Hill Road and Boundaries Road. May consider this as a small density neighborhood with smaller houses/commercial mixed use. This topic was tabled as may need to pend until utilities are available in this area.

**Old Business:** Mr. Matthews tasked the ZC to be prepared to make decisions on language for Air Bnb/VRBOs and requested updates from Mr. Moraine for consideration.

**New Business:** Discussion took place confirming next meeting date. Mr. Powell and Ms. Miller are unavailable on 2/20/25 so the meeting was cancelled due to lack of a quorum. Next meeting date will be 3/6/25 and Crossroads Community Planning & Development will be attending the 3/20/25 ZC meeting to assist with the Buckeye Lake Overlay District.

**Zoning Inspector:** Mr. Moraine requested the Zoning Commission create language for storage containers/pods in Business Districts. A discussion took place. Mr. Moraine will contact the LCPO regarding a current situation where storage containers are being utilized in the Interstate Business District despite not being a permitted use.

**Public Comment:** None

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

Ms. Miller seconded the motion.

Roll Call: 3 ayes

Minutes approved by:

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Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – 02/06/25