

Minutes of Zoning Commission Public Hearing & Meeting
Liberty Township, Licking County, Ohio
May 30, 2023

Opening

- The Zoning Commission public hearing and meeting on May 30, 2023, was called to order by Fred Schwarz at 6:30 p.m. Fred led the Pledge of Allegiance and stated that the meeting was being recorded.
- Roll call was taken and the following answered as Present: Jackie Sigel, Sara Sparhawk, Fred Schwarz, Alan Huet, and Rob Broehl.

Introduction

- Fred stated that the purpose of the meeting was to consider the rezoning of 6252 Johnstown-Utica Road from Agricultural (AG) to General Business (GB) as requested by Gary and Sharon Hamilton.
- Fred also told those present that they needed to sign in and explained the procedures of a public hearing.

Public Hearing

- Fred opened that public hearing and swore in those who wished to speak.
- Melodie, the zoning clerk, asked each zoning commission member if they had a conflict of interest. All said they did not.
- Sara Sparhawk read the applicant's letter requesting rezoning to GB so they could construct storage units.
- Melodie presented the certificate of mailing to the residents within 500 feet of the property to be rezoning.
- Melodie stated that his meeting was advertised in the Newark Advocate on May 16, 2023.
- The Staff Report from the Licking County Planning Commission (LCPC) was presented which recommended denial of the request, along with the letter from Brad Mercer which summarized the planning commission's meeting and recommendation for approval from the LCPC Board.
- Melodie presented an email from ODOT saying there are no planned improvements for the intersection of US 62 and Northridge Road.
- Gary and Sharon Hamilton spoke and presented their request and stated that they want to be good neighbors and are open to either rezoning to Local Business (LB) or GB.

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- Susan Wasem (6273 Johntown-Utica Road) stated that she would like the property to be rezoned to LB and is concerned about her driveway being used as a turnaround.
- Gary Hamilton assured Susan Wasem that he is sure the state will require the storage units to have a large entrance which people turning around would prefer.
- Sherry Conner (9374 Northridge Road) came to see what a meeting was like and wanted to make sure it wasn't anything to raise her taxes.
- Gary Hamilton stated that they was the storage units to have a professional appearance.
- **Fred Schwarz made a motion to close the public hearing. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**

Meeting

- Rex Whitehead, 8103 Nichols Lane, asked about the tar and chipping of Sportsman Club Road and about the Snap on Tools business on Nichols Lane. Woody Fox, the township's zoning inspector starting 6/1/2023, replied to the zoning concerns.
- The zoning commission discussed the application and the differences between LB and GB. They also discussed the LCPC recommendation and the township's Comprehensive Plan. The Hamiltons requested GB because that is the only place storage units are listed as permitted in the township's Zoning Resolution. The Hamiltons are willing to go with LB if that is what is best for the township.
- **Rob Broehl made a motion to deny the Hamilton's request to rezone 6252 Johnstown-Utica Road from AG to GB. The motion passed with all YES votes.**
- The zoning commission discussed adding storage units to LB as a permitted or a conditional use. The zoning commission wants to work as quickly as possible to make this change so that the Hamiltons can re-apply for rezoning to LB. The zoning commission also would like the trustees to consider a fee adjustment for this future rezoning.

Closing

- **Fred Schwarz made a motion to adjourn the meeting. Jackie Siegel seconded the motion. The motion passed with all YES votes.**

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Minutes were taken by Melodie Bogantz, Zoning Clerk for Liberty Township, Licking County, Ohio

Zoning Clerk: Melodie Bogantz Date: 6/19/2023

Zoning Commission: Date:

<u>Jackie Siegel</u>	<u>6/19</u>
<u>Sara Spahr</u>	<u>6/19/2023</u>
<u>[Signature]</u>	
<u>Alan J. Hunt</u>	
<u>Ben Warner</u>	<u>6/19/2023</u>