

**Minutes of Zoning Commission Meeting  
Liberty Township, Licking County, Ohio  
November 20, 2023**

**Opening**

- The Zoning Commission public hearing & meeting on November 20, 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 Siegel, Sara Sparhawk, Fred Schwarz, Alan Huet, and Rob Broehl. Beth Warner (alternate) was also present.
- Minutes to be approved were available at the back of the room.
- **Rob Broehl made a motion to approve the minutes from the regular September 18, 2023 meeting. Alan Huet seconded the motion. The motion passed with all YES votes.**
- **Fred Schwarz made a motion to approve the minutes from the September 28, 2023, public hearing & meeting. Rob Broehl seconded the motion. The motion passed with all YES votes.**
- **Rob Broehl made a motion to approve the minutes from the October 16, 2023 regular meeting. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- **Rob Broehl made a motion to approve the minutes from the October 24 public hearing & meeting. Fred Schwarz seconded the motion. The motion passed with all YES votes.**

**Resident Input**

- none

**Business**

- Local Events
  - Large Solar update: All three county commissioners voted to approve designating Liberty Township as a prohibited area for Large Solar
  - Small Solar update: Even though the zoning commission was not in favor of adding Section 939: Small Solar Facilities to our zoning resolution, the trustees unanimously voted to deny their recommendation and add this section to prohibit small industrial solar to the zoning resolution. This was largely passed on input from legal counsel.
- Traditional Zoning vs Form Based Zoning: Melodie pointed out that our township zoning resolution follows the model of traditional zoning which focuses on the use of property/land. Some zoning code is form based which focuses on form/look of the land. When we look at other township's or city's zoning we need to consider the type of

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zoning they are using. This is especially true as we decide about how to regulate ground-mounted solar. The board discussed these types of zoning and Bill Bogantz shared his view.

- Bill Bogantz mentioned that if the zoning commission would like, he could see about getting someone from the Farm Bureau to give us more insight. The zoning commission is interested in learning more about solar.
- Cannabis: Melodie shared information that she recently received on regulating it from Jenny Well, Persecuting Attorney of Licking County. She also shared a sample resolution the trustees can pass which we received from Peter Griggs, our legal counsel. In summary, regulating cannabis is not done through zoning but through a resolution passed by the trustees.
- Drilling of water test wells: Bill Bogantz gave an update on what he knows about the drilling of test wells in our area. Bill Bogantz will see if we can require a permit for drilling test wells in our township.
- Melodie mentioned that the Hamilton's are in the process of filing for a rezoning from AG to LB. The zoning commission talked about dates that would work for their public hearing before Christmas. The zoning commission could have the public hearing December 19<sup>th</sup>.

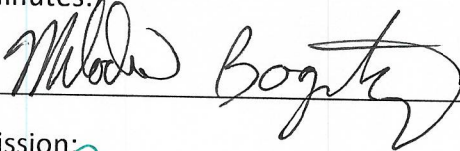
**Closing**

- **Tentatively, the regular December meeting will be cancelled so the next regular meeting will be January 15, 2024.**
- **Fred Schwarz made a motion to adjourn the meeting at 7:20pm. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**

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

Approval of Minutes:

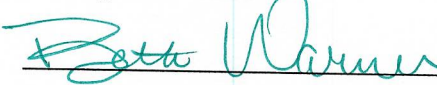
Zoning Clerk:



Date:

1/15/24

Zoning Commission:



Date:

1/15/2024

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Sara Spauldine 1/15/2024

Alan Probst 1/15/2024

Ed Brown 1/15/2024

L. A. Shy 1-15-2024