

Liberty Township, Licking County, Ohio
Regular Trustee Meeting and Public Hearings Minutes
January 8, 2024 at 6:30 pm

Opening

- Bill Bogantz called the meeting to order at 6:30 pm.
- Bill stated that the meeting is being recorded and will be a public record
- Bill made the invocation and led the Pledge of Allegiance.
- Roll Call: The following were present: Bill Bogantz, Ed Wasem, and Doug Strait.
- Bill Bogantz stated that the minutes for the December 11th meeting are available in the back of the room.
- **Doug Strait made a motion to approve the minutes for the December 11, 2023 Regular Meeting. Ed Wasem seconded the motion. The motion passed with all YES votes.**
- Bill Bogantz stated that the minutes for the December 13, 2023 Special Meeting are available for inspection.
- **Doug Strait made a motion to approve the minutes for the December 13, 2023 meeting. Ed Wasem seconded the motion. The motion passed with all YES votes.**
- Bill Bogantz stated that the minutes from January 4, 2024 Organizational Meeting are available for inspection.
- **Doug Strait made a motion to approve of Minutes for the January 4, 2024 meeting. Ed Wasem seconded the motion. The motion passed with all YES votes.**

Resident/Public Input

- Chris Simmons, 7148 Harmony Church Road, asked for an update on the property near him (7041 Harmony Church Road). Woody Fox gave an update saying that he now has a permit for the accessory building and is allowed to operate an “off-premise” business. There is no retail taking place at the property. The sign is being address as well as the concrete pad by the road.

Public Hearing for 2023-R-002 Rezoning 6252 Johnstown Utica Road from AG to LB

- Bill Bogantz opened the public hearing and explained the purpose of the hearing: the rezoning of 6252 Johnstown Utica Road from AG to LB.
- Bill Bogantz made sure that people had signed in and explained the procedures as outlined in the agenda.
- No one wished to be sworn in.
- Bill Bogantz explained that:
 - Earlier in 2023 the applicant requested to rezone this property from AG to GB.
 - This request was denied because the area, in our comprehensive plan, is designated as Neighborhood Commercial.
 - Neighborhood Commercial aligns better with LB than GB.

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- The township updated their zoning resolution to conditionally allow mini-storage facilities in LB.
- Now the applicant is applying to rezone the property from AG to LB.
- Bill Bogantz stated that the ad for this public hearing appeared in Newark Advocate on 12/24/2023.
- Letters were sent to neighbors within 500 feet informing them of this public hearing on 12/22/2023.
- The township received a non-binding recommendation of Approval from the LCPC 12/18/2023
- The Zoning Commission's recommendation to the trustees of approval was received on 12/20/2023
- No one chose to speak at the hearing.
- Bill Bogantz closed the public hearing

Decision by Trustees on Rezoning

- **Doug Strait made a motion to approve rezoning request 2023-R-002 of 6252 Johnstown Utica Road. Ed Wasem seconded the motion. The motion passed with all YES votes.**
- Melodie stated that the rezoning is effective in 30 days.

Zoning

- Woody read the December Zoning Report which was 2 permits that totaled \$1162.20
 - 2023-P-043 Brooks & Kendra Arbogast \$951.00
6817 Northridge Rd.
Residence
 - 2023-P-044 Laurie A. Thompson \$211.20
4328 Hardscrabble Rd.
Residence Update on Zoning Issues
- Woody gave an update on the possible incoming applications and issued violations including:
 - 2023-V-001 at 7041 Harmony Church Road
 - 2023-V-002 at 4328 Hardscrabble Road
 - A possible conditional use at 4863 Sportsman Club Road
 - Houcks Auto Parts at 3534 Sportsman Club Road
 - A possible PUD
- Woody read the conditions of the Conditional Use Permit issued this past week for the Sportsman Club (2023-CUP-003).
- Melodie mentioned that two policies missed in Organizational Meeting
 - Zoning Commission meets on the 3rd Monday of each month, as needed
 - Driveway Permit to the trustees is \$50

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- Doug Strait made a motion to approve the two missed policies. Bill Bogantz seconded the motion. The motion passed with all YES votes.

Old Business

- Rob Platte & Dan Wetzel, both from Jersey Township, spoke about the Four Corners project at 37 and 310. They have proposed an agreement between the four townships that meet at that intersection: Jersey, Liberty, St Albans & Monroe. They would like the 4 townships to work together for good development. Jersey is willing to front the townships' costs with the agreement to be paid back over time. The Liberty township trustees were given a copy of the proposed agreement.
- Bill communicated that the township is currently working on updating their Comprehensive Plan. The plan is scheduled to be completed in July 2024. The township will likely not make any decision on the four corners project until after the Comprehensive Plan is completed.
- Water & Sewer
 - Bill Bogantz stated that Liberty Township is not pursuing water and sewer, but is at the table to learn for the future. He also mentioned that Water & Sewer was not listed on the trustees areas of responsibility that were assigned at the organizational meeting. Bill has been doing it and is willing to continue. The other trustees agreed to assign water and sewer to Bill.
 - The trustees have received an MOU (Memorandum of Understanding) from Johnstown... later corrected to ... from JAG (Johnstown, Alexandria and Granville) that they would like to get the trustees to sign.
 - Sean Stanart, Acting Manager of Johnstown, gave some history on the agreement. The first version was more contractual. This version is more cooperation.
 - It was mentioned that there is a meeting Friday by MORPC about the county's 208 plan around current & planned wastewater service areas.
- Bill Bogantz gave an update on the Miles Estate. He said that there are currently 3 cases in the courts. One about the assets which is waiting on a decision by the Judge. Another One about Johnstown saying they own a third of the estate. The final one is for the four acres the electric company wants to take through eminent domain.
- Doug Strait gave an update on the New Administration Building saying that they hope to start excavation in two weeks and then will proceed to the poured walls, all of which is weather permitting. Doug said he is also planning to ask the builder what the additional cost of having a standing seam roof would be.
- Roads
 - Jeff mention that he has been out salting roads twice
 - Doug said there is no update on getting the current township trucks repaired.
 - Doug also said that there is no new information on getting a new truck
- Cemeteries – no update

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- Comprehensive Plan
 - Bill stated that the township is starting work on updating the comprehensive plan for the township. The steering committee will have their first meeting on January 25.
 - Bill recommended three additional appointments to the comprehensive plan steering committee: Gary VanDeusen, Andrea Kowalski and Andy Lynd.
 - **Doug Strait made a motion to appoint Gary VanDeusen, Andrea Kowalski and Andy Lynd to the comprehensive plan steering committee. Bill Bogantz seconded the motion. The motion passed with all YES votes.**
- Bill Bogantz state that the website conversion is almost complete and is hoping it will be available in about a week.
- Bill Bogantz proposed a resolution prohibiting medical marijuana and adult use cannabis operators, cultivation, dispensing, and processing and read the resolution. He stated that the voters of Liberty Township turned down Issue 2 by approximately 55% to 45%. The other trustees stated that they would like more information before proceeding.

New Business

- Melodie explained that every year we pass a resolution for Employing Township's Attorneys. We need to set the maximum amount that the township will spend with Brosius, Johnson & Griggs. Melodie stated that last year we spent around \$30,000 so she appropriated \$40,000 this year, but we don't have to assign it all to them.
- **Bill Bogantz made a motion to approve resolution 2024-01, Resolution Employing Township's Attorneys on an Annual Basis for the year 2024 being Brosius, Johnson and Griggs for \$40,000. Doug Strait seconded the motion. The motion passed with all YES votes.**
- Melodie gave the trustees a copy of the mowing contract that the township used last year. The trustees agreed that they were happy with the contract and it just needed to be updated with current dates.
- **Doug Strait made a motion to put the township mowing out to bid and open bids at the February meeting. Bill Bogantz seconded the motion. The motion passed with all YES votes.**
- Melodie will update the contract and advertise it.
- It was mentioned that the next Licking County Township Association Meeting is January 20th at Highwater Church
 - Melodie asked if the trustees wanted to include the Zoning Inspector and/or Road Supervisor in the membership. Sometimes they have been included, and sometimes they haven't. Woody said that Monroe might have already included him with their membership.

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- **Doug Strait made a motion to approve adding our zoning inspector and road supervisor in our membership to the Licking County Township Association. Bill Bogantz seconded the motion. The motion passed with all YES votes.**
- Melodie will include the check for Woody, our zoning inspector, if Monroe Township hasn't already paid it.
- It was mentioned that the OTARMA Conference is February 7-9
- There has been a request for the backpay for FO and Trustees for when the wrong line of the OTA Compensation Chart was use. Melodie had been told by UAN that once the year was closed, it cannot be corrected. Legal counsel has said that it can be corrected but must be done with a resolution. Melodie will calculate the amounts of the error by year and employee.
- Bill Bogantz mentioned that he received a call for a Mounts Road Speed Study Request. The road borders Liberty Township and St Albans Township. We are waiting for the details on the request.

Correspondence & Financials

- Credit Card Charges for the month were \$454.79
- Correspondence for the month was read
- The months payments were read and are divided in two because of the new year:
 - December \$685.34
 - January \$21,910.69
- The months Receipts were read and are divided in two because of the new year:
 - December \$23,369.26
 - January \$4,439.40
- The recording was paused at 7:52pm to sign Credit Card Summary, Bank Reconciliation, Minutes, Permits, Reports and Warrants.
- The recording resumed at 8:03pm.

Closing

- Next monthly meeting is February 12, 2024 @ 6:30 pm.
- **Doug Strait made a motion to adjourn meeting. Bill Bogantz seconded the motion. The motion passed with all YES votes at 8:03pm.**

Approval

Approval of the minutes for meeting January 8, 2024:

Trustee: _____

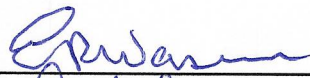

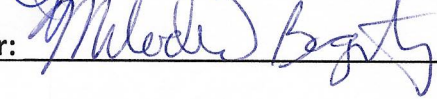
William D. Strait

Date: _____

2/12/2024

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Trustee:		Date:	2-12-24
Trustee:		Date:	2-12-24
Fiscal Officer:		Date:	2/12/24