

Liberty Township, Licking County, Ohio Zoning Commission Regular Meeting Minutes June 17, 2024 7:00 pm

Opening

- Fred Schwarz called the meeting to order at 7:00 pm.
- Sara Sparhawk led the Pledge of Allegiance.
- Fred stated that the meeting is being recorded.
- Melodie Bogantz, the Zoning Clerk, took roll call with the following answering as present: Jackie Siegel, Sara Sparhawk, Fred Schwarz, Alan Huet and Rob Broehl. TZoning Inspector, Woody Fox, was not present.
- The minutes from the May 20, 2024 regular meeting were available for inspection.
- **Sara Sparhawk made a motion to approve the minutes from the May 20, 2024 meeting. Alan Huet seconded the motion.** The motion passed with all YES votes.

Resident/Public Input

- none

Business

- Beth Warner, alternate member of the Zoning Commission arrived.
- Discuss possible changes to the zoning resolution
 - Solar:
 - Melodie presented changes to the zoning resolution that would allow residential properties to have ground mounted solar. There was some discussion.
 - **Rob Broehl made a motion to move forward with recommending the changes to sections 200, 939, and 916 to the trustees. Fred Schwarz seconded the motion. The motion passed with all YES votes.**
 - Setbacks – Section 512 of Zoning Resolution:
 - Melodie explained how asking Peter Griggs about set backs and what variance the BZA is allowed to give brought about this proposed change. According to Peter Griggs, the zoning commission cannot tell the BZA how much of a variance they are allowed to give. The courts have said that seeking a deviation of more than 25% is substantial, but there are multiple factors that need to be looked at which are already described in our zoning resolution especially Section 511.02. Peter Griggs suggested

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that we remove the parts of Section 512 that give specific guidance to the BZA.

- **Sara Sparhawk made a motion to approve the changes to Section 512 of the Zoning Resolution as suggested by Peter Griggs. Alan Huet seconded the motion. The motion passed with all YES votes.**
- Heavy Industrial: Melodie explained that there are changes coming to our HI district, but we are still finalizing them with legal counsel.
- RPUD: Melodie is still waiting on legal counsel to provide specific changes to the RPUD process so that the technical review is held at the proper time.
- Define Mini-Storage “Enclosed”: This discussion was tabled for later discussion.
- Move Mini-Storage in GB to conditional use: This was mentioned as a possibility, but tabled.
- Noise: Melodie mentioned that the township has a noise resolution and we need go through our zoning resolution looking at all 26 uses of the word noise and see if anything needs to be updated and maybe refer to the noise resolution. The topic was tabled for the time being.
- If not permitted or conditionally permitted, not allowed: We need to make sure that this working is in all districts, if needed. It is in HI. We need to see if it is needed in other places.
- Section 1106 – twelve (25) which is it:
 - This section of the code is talking about where a sign can be placed. It is hard to read the way it is written and it isn’t clear if 12 or 25 is the right measurement.
 - **Rob Broehl made a motion to update Section 1106 to replace “... may be erected not less than twelve (25) feet ...” with “... must be erected at least twenty-five (25) feet ...” Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- Composting Facility: Melodie brought up addressing composting facilities in our township based on an OTA (Ohio Township Association) article that gave information on the topic. There was some discussion, but the topic was tabled.
- Signs: There was some discussion on updating our signs section of the zoning resolution. Some insight was gained from Jefferson Township’s sign section and also Monroe’s sign section. The discussion was tabled.
- Melodie will notify the LCPC (Licking County Planning Commission) about the three suggested changes. Their next meeting, when they will give us input, is July 22nd. To stay within our 40 day window, the zoning commission needs to have

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their public hearing that same week. The zoning commission suggested July 23 or 24 at 7pm. Melodie will check with Woody before picking the date and will inform the zoning commission when the date is set.

Closing

- Fred stated that the next regular meeting is Monday, July 15, 2024 at 7:00pm
- **Sara Sparhawk made a motion to adjourn the meeting. Rob Broehl seconded the motion. The motion passed with all YES votes.**
- The approved meeting minutes were signed.

Approval

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

Approval of Minutes:

Zoning Clerk:

Melodie Bogantz

Date:

7/15/2024

Zoning Commission:

Jackie Siegel

Date:

7/15/24

Sara Sparhawk

7/15/2024

Rob A. Schum

7/15/2024

Alan J. Hest

7/15/2024

[Signature]

7/15/24