

Liberty Township, Licking County, Ohio
**Special Joint Trustee Meeting with BZA, Zoning Commission and
Comprehensive Plan Steering Committee
July 23, 2024 at 6:30 pm Minutes**

Opening

- Bill Bogantz called the meeting to order at 6:30
- Bill stated that the meeting is being recorded and will be a public record
- Melodie Bogantz took roll call with the following answering as present:
 - Trustees: Bill Bogantz and Doug Strait.
 - Comprehensive Plan Steering Committee: John Tomich (arrived a few minutes late and Gary Van Deusen.
 - Board of Zoning Appeals: Susan Broehl and Tyler McNutt.
 - Zoning Commission: Alan Huet, Rob Broehl, Fred Schwarz and Greg Behnke.
 - Woody Fox, the Zoning Inspector, was also present.

Business

- Bill thanked those who provided feedback on the draft of the new Comprehensive Plan.
- Bill Bogantz had also provided a lot of feedback and he wants to review his proposed changes with everyone for their review. Bill wants to review the following with those present: primary & secondary uses, land use at “4 Corners”, removing some character types, and review character types.
- Bill proposed getting rid of primary and secondary land uses and just have a list of land uses. The zoning resolution has the ability to make some uses conditional uses as needed and that can change over time. It shouldn’t be dictated by the Comprehensive Plan. **Those present agreed with getting rid of primary and secondary uses.**
- It was agreed that there should be a separate character type for civic and institutional that would only include township property and Northridge Schools.
- **It was agreed upon that Mixed Use should not include warehousing, or distribution, data, or fulfillment centers.**
- Limited Industrial was discussed and was left as proposed on the map.
- There was discussion on Four Corners starting with a brief history of the area. **It was agreed that the blue area’s Bill had on the map could be assigned a district allowing local business.**
- Woody commented that we should have a Planned Development process in the zoning resolution so we can have input on the plans for commercial projects.
- There was a question raised on where churches are allowed with the concern being mega-churches. Woody stated that churches are generally a protected use.
- Woody stated that the agricultural exemption is valid in all types of land uses, **so all land uses should contain agriculture.**
- There was a discussion on why there were gaps between the different character types on SR 62. PlanningNEXT wanted to provide a buffer between areas. Woody stated that any property next to a different zoning type can apply for that type through rezoning, so

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he doesn't feel the gap is very useful. **It was agreed to eliminate the gaps between land types on SR 62.**

- There were many questions as to what types of businesses fit the land use types and **there was agreement that we would like PlanningNEXT to provide business examples for each type.**

Closing

- **Doug Strait made a motion to adjourn the trustee meeting. Bill Bogantz seconded the motion. The motion passed with all YES votes.**
- **Rob Broehl made a motion to close the Zoning Commission meeting. Fred Schwarz seconded the motion. The motion passed with all YES votes.**
- The joint meeting was adjourned at 7:34pm.

Approval

Approval of the minutes for the special meeting on July 23, 2024. Minutes were taken by Melodie Bogantz, Fiscal Officer and Zoning Clerk:

Trustee: *William [Signature]* Date: *8/12/2024*

Trustee: *[Signature]* Date: *8 12 24*

Trustee: *[Signature]* Date: *8-12-24*

Fiscal Officer: *Melodie Bogantz* Date: *8/12/24*

Zoning Commission: _____ Date: _____

