

Liberty Township, Licking County, Ohio  
Zoning Commission Public Hearing & Regular Meeting Minutes  
August 20, 2024 7:00 pm

## Opening

- Fred Schwarz called the meeting to order at 7:03 pm. He led the Pledge of Allegiance and 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, Rob Broehl, Greg Behnke, & Beth Warner. The Zoning Inspector, Woody Fox, was also present.
- The minutes from the July 15, 2024 regular meeting were available for inspection.
- **Alan Huet made a motion to approve the minutes from the July 15, 2024 meeting. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- The minutes from the July 23, 2024 special joint meeting with the trustees, Board of Zoning Appeals, and Comprehensive Plan Steering Committee were available for inspection.
- **Fred Schwarz made a motion to approve the minutes from the July 23, 2024 meeting. Rob Broehl seconded the motion. The motion passed with all YES votes.**
- The minutes from the July 24, 2024 public hearing and meeting were available for inspection.
- **Rob Broehl made a motion to approve the minutes from the July 24, 2024 meeting. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**

## Public Hearing Introduction

- Rob Broehl read a summary of the proposed change. Melodie added a few details.
- No one from the public was present so no one was sworn in and the procedures were not read.

## Public Hearing

- Fred opened the public hearing
- Melodie stated that the ad for the public hearing was in the Newark Advocate on 7/26/2024
- The zoning resolution update was already read and there was no additional input from legal counsel.
- Woody stated that he agreed with the update.
- There was no public input.
- The public hearing was closed.

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## Business

- The Zoning Commission cannot make a motion on the change until they receive input from LCPC which will be 8/26/2024.
- The update was discussed. Woody questioned why “concrete” was mentioned in the update. Melodie will ask Legal Counsel for clarification.
- The zoning commission decided to hold a special meeting on Tuesday, August 27<sup>th</sup> at 7pm to decide on the update and then make a recommendation to the trustees. Melodie will advertise the meeting as required.
- Melodie presented a zoning resolution change to clarify information about the technical review committee in the zoning resolution. No action was taken on the change.
- There was discussion on the how our Zoning Resolution should change with the updated Comprehensive Plan (which is not yet adopted).
- Melodie stated that she does not like the new Comprehensive Plan has Commercial (agriculture related, small scale) in Traditional Agriculture. Others agreed that it seemed to open the door to commercial development in the AG district. There was also a feeling that the description of Traditional Agriculture needs to be reworked in the Comp Plan.
- There was discussion on how the Character Types map to our zoning districts in our Zoning Resolution. They agreed that this needs to be addressed.
- Woody explained the planned development process and how it gives the township better control of rezoning and the commercial businesses coming into the township. It was agreed that this would be beneficial.
- Melodie walked the zoning commission through the permitted and conditional uses in our current districts. The zoning commission suggested many changes that they want to further consider which are listed below:
  - AG Conditional Permitted Uses: delete numbers 3, 4, 5, 6, 11 & 12
  - GB Permitted Uses: delete numbers 3, 4, 5, 6 (only theater), 7, 10, 13 15, 16, 18, 19 (remove grocery), 20 & 21
  - GB Conditional Uses: delete numbers 6 and 15. Move text from item 11 to item 12 in LB.
  - M-1 Conditional Uses: delete number 7, add manufacturing to 14-16
  - Also, a flood map is referenced twice in the FP District that is from 1983, this should be updated to be the current map. Woody said the map can be found on-line.
- The other possible zoning resolution updates were tabled for the evening.

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**Closing**

- Rob Broehl made a motion to adjourn the meeting at 8:56pm. Sara Sparhawk 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:

9/24/2024

Zoning Commission:

Jackie Segel

Date:

9/24

Sara Sparhawk

9/24

Tom A. Jiles

9/24/2024

Alan J. Hunt

9/24/2024

Greg J. Bell

9/24/2024