

Liberty Township, Licking, County, Ohio
Board of Zoning Appeals Public Hearing - Minutes
March 13, 2024, 7:00 pm

Opening

- Melodie Bogantz, Zoning Clerk, called the meeting to order at 7:00pm. She led the Pledge of Allegiance and stated that the meeting is being recorded as a public record.
- Melodie took roll call with the following answering as present: Max Kackstetter, Robert Moore, Wendi Zigo, Susan Broehl, and Dale McCombs. Alternate Tyler McNutt was also present. Additionally, Julie Donnan was present as legal counsel for the township.
- Melodie asked for nominations for chairperson for the coming year.
- **Wendi Zigo made a motion to nominate Max Kackstetter and he accepted the nomination. Susan Broehl seconded the motion. The motion was approved with all YES votes.**
- Melodie turned the meeting over to Max.
- The minutes from January 3, 2024 Public Hearing for 2023-CUP-003 were available in the back of the room.
- **Rob made a motion to approve the minutes from the January 3, 2024, Public Hearing for 2023-CUP-003. Wendi Zigo seconded the motion. The motion passed with all YES votes.**

Business:

- Max explain that the purpose of the meeting is for a public hearing for 2024-CUP-001 for mini-storage facilities at 6252 Johnstown Utica Road.
- Max made sure that everyone had signed in at the door.
- Max explained the Public Hearing Procedures as follows:
 - Must be sworn in to testify
 - Testimony is given in front of board and close to recording device
 - Must state name each time you speak
 - Giving testimony does not mean arguing with others in the meeting or making comments about their testimony
 - If you want to have a conversation with others, please leave the building
 - After testimony is heard, visitors may only speak when asked a question by the board

Public Hearing:

- The Public Hearing was opened and Max swore in all who wished to testify
- Melodie read the conditional use application.

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- Melodie stated that the newspaper advertisement appeared in the Newark Advocate on March 1, 2024 and the letters were sent to properties within 500 feet of involved property on the same date, March 1st.
- Gary Hamilton, 1456 Croton Road, Centerburg said that he would like to build a mini-storage facility at 6252 Johnstown Utica Road
- Woody wanted to make sure that the applicant knew that they were in a transportation overlay district. Gary said that their engineer understands the requirements on the property.
- Evan Wilkoski, 5419 Refugee Road, Pataskala, spoke about the property and the storage units.
- Susan Broehl asked about lighting.
- Gary Hamilton said there would be fence around the facility.
- Woody mentioned that there are driveway spacing requirements.
- **Max made a motion to approve the conditional use permit without conditions. Dale seconded the motion. The vote: Max, YES; Robert, NO; Wendi, NO; Susan, NO; Dale, YES. The motion failed.**
- **Robert made a motion to go into private deliberations with legal counsel. Susan seconded the motion. The vote: Max, NO; Robert, YES; Wendi, YES; Susan, Yes; Dale, NO. The motion passed.**

- Private deliberations were from 7:31pm to 8:08 pm.

- **Robert made a motion to approve Application 2024-CUP-001 subject to the following conditions:**
 1. **No storage of containers or tanks of propane, compressed gas, or other flammable material.**
 2. **No housing or boarding of animals.**
 3. **No storage of any materials or items used for commercial or industrial purposes.**
 4. **Any retention pond must be located within a perimeter fence.****Susan seconded the motion. The vote: Max, NO; Rob, YES; Wendi, YES; Susan, YES; Dale, Yes. The motion passed.**
- Robert pointed out that according to our zoning resolution all storage must be enclosed. To get an exception to this you must request a use variance. Additionally, lighting and buffering requirements are listed in the zoning resolution.
- Gary asked for clarification on exterior (non-enclosed) storage and there was discussion on the topic.

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- Woody mentioned that their site plans, as part of the process, need to be reviewed by a Technical Review Board which consists of 2 BZA members, 2 Zoning Commission members, and 1 Trustee.

Closing:


- Todd McKey spoke up about the airport but was cut off by Julie, legal counsel for the township, because the public hearing is not about the airport only the conditional use of the property at 6252 Johnstown Utica Road.
- **Robert made a motion to adjourn the public hearing. Dale seconded the motion. The motion passed with all YES votes at 8:22pm.**

Approval

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

Approval of Minutes:

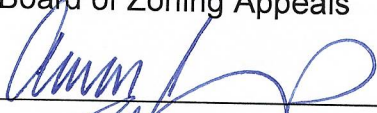
Zoning Clerk:



Date:

11/4/24

Board of Zoning Appeals

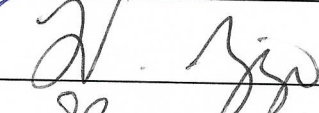


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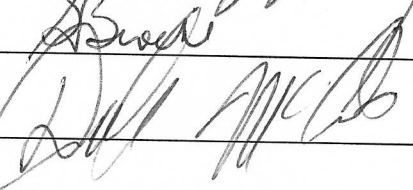
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