

Liberty Township, Licking County, Ohio Zoning Commission Regular Meeting Minutes September 24, 2024 7:00 pm

Opening

- Fred Schwarz called the meeting to order at 7:00pm. He led the Pledge of Allegiance and announced that the meeting was being recorded.
- Melodie Bogantz, Zoning Clerk, took roll call with the following answering present: Jackie Siegel, Sara Sparhawk, Fred Schwarz, Alan Huet, and Greg Behnke.
- Fred stated that the minutes for the August 20th and 27th meetings were available for inspection at the back of the room.
- **Sara Sparhawk made a motion to approve the minutes from the August 20, 2024 regular meeting & public hearing. Fred Schwarz seconded the motion. The motion passed with all YES votes.**
- **Sara Sparhawk made a motion to approve the minutes from the August 27, 2024 special meeting. Alan Huet seconded the motion. The motion passed with all YES votes.**

Resident/Public Input

- none

Business

- Discuss Comprehensive Plan
 - Melodie stated that the trustees approved the new comprehensive plan including a new Future Land Use Map.
 - Melodie informed the zoning commission that they can deny rezoning requests until the Zoning Resolution (ZR) is updated to be in synch with the new comprehensive plan
 - Melodie is working with Peter Griggs to come up with the updates that are needed to the Liberty Township Zoning Resolution to bring the ZR up-to-date with the Comprehensive Plan. The goal is to have them no later than the November Zoning Commission meeting.
- The Zoning Commission discussed the proposed changes to the zoning resolution.
 - 2024-05: Technical Review Committee (TRC) changes, Section 200 Definitions and Section 811 Transportation Corridor Overlay District (TC)
 - Melodie stated that the change will remove conflicting information in the ZR and specify when and how often the TRC is appointed.

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- **Alan Huet made a motion to proceed with ZR Update 2025-05. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- 2024-06: AG District changes, Section 804 Agricultural District (AG)
 - Melodie stated that the change will clean up some formatting and remove six (6) conditional uses in the AG district. This change will make it so that our ZR matches our updated Comprehensive Plan.
 - **Fred Schwarz made a motion to proceed with ZR Update 2024-06 to update the AG District in our ZR. Alan Huet seconded the motion. The vote was as follows: Jackie Siegel, NO; Sara Sparhawk, YES; Fred Schwarz, YES; Alan Huet, YES; Greg Behnke, YES. The motion passed.**
- 2024-07: LB District changes, Section 806 Local Business District (LB)
 - Melodie stated that this change would modify and clean up the Conditional Uses in the LB district. Specifically, #12 Veterinary Clinics and #14 typo.
 - Melodie stated that #12 should be highlighted and struck-out as follows:

Veterinary clinic, provided any structure shall be no closer than two hundred (200') feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements of animals are temporary in nature and are maintained within the facility, and it will not be audible beyond the property line from the use of outside runs or exercise areas. Refer to Section 522-2-f thru m. ~~Veterinary clinic. Refer to Sec. 522-1-e and 5 (as applies).~~

- Melodie stated that the text was copied from GB Conditionally Permitted Uses.
- **Sara Sparhawk made a motion to proceed with ZR Update 2024-07 as corrected for LB District. Jackie Siegel seconded the motion. The motion passed with all YES votes.**
- 2024-08: GB District changes, Section 807 General Business District (GB)
 - Melodie stated that this update removes many of the permitted uses since they aren't necessary since #1 in the list allows everything from the LB district. Some uses were removed because they are not desired in the GB district.
 - There was discussion on adding #12 Boarding houses to the list of uses to be removed. Melodie will follow up with legal counsel, Peter Griggs, to see if it can also be removed. Peter's answer will be discussed at the public hearing for this change.
 - This change also changes reference to Section 812 of our ZR since they don't make sense. Melodie determined that they should actually

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reference Section 811. (Section 812 is Heavy Industrial, which was added recently, these references are much older than that addition.)

- Melodie accidentally added a blank #14. It will be removed from the update.
- Veterinary Clinics was removed from the list of Conditionally Permitted Uses since it was moved to the LB district list of Conditionally Permitted Uses
- **Sara Sparhawk made a motion to proceed with ZR Update 2024-08 with the stated corrections and request for input from Peter Griggs. Fred Schwarz seconded the motion. The vote was as follows: Jackie Siegel, Abstained; Sara Sparhawk, YES; Fred Schwarz, YES; Alan Huet, YES; and Greg Behnke, YES. The motion passed.**
- 2024-09: M-1 District changes, Section 808 Light Manufacturing District (M-1)
 - Melodie stated that this proposed change removes General Warehousing from the Conditional Uses in the M-1 district. It also clarifies some wording.
 - **Sara Sparhawk made a motion to proceed with Zoning Resolution Update 2024-09 to the M-1 District. Jackie Siegel seconded the motion. The motion passed with all YES votes.**
- 2024-10: FP Map references updated, Section 810 Flood Plain Overlay District (FP)
 - Melodie stated that this update will remove the references to the outdated maps from 1983. Melodie included the permit paragraph so that LCPC could update/correct this section if the process has changed.
 - **Fred Schwarz made a motion to proceed with Zoning Resolution Update 2024-10. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- Discussion on other Zoning Resolution updates
 - Melodie stated that adding a PD (Planned Development) process is still in the works. Woody Fox, Zoning Inspector, shared that he has valuable information on how to make this change. In addition, Melodie has been in contact with Peter Griggs on making corrections to the RPUD (Rural Planned Unit Development) process.
 - Melodie stated that in the process of updating the GB section (Section 807), she noticed that Section 811 Traffic Corridor Over District (TC) also references

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section 812. Melodie proposed Zoning Resolution Update 2024-11 that would correct those references.

- **Sara Sparhawk made a motion to proceed with Zoning Resolution Update 2024-11 to the TC District. Alan Huet seconded the motion. The motion passed with all YES votes.**
- Melodie reviewed all the references to “noise” in the ZR. Section 922 states that the Zoning Inspector and BZA will be involved in noise complaints. The township adopted a noise resolution in the past couple of years that changes that process. Melodie presented update 2024-12 to the ZR that references the noise resolution. The update also changes some odd wording.
- **Fred Schwarz made a motion to proceed with Zoning Resolution Update 2024-12. Jackie Siegel seconded the motion. The motion passed with all YES votes.**
- Melodie will continue working with legal counsel on adding verbiage that says, if a use is not listed as permitted or conditionally permitted, it is NOT permitted in this township
- Melodie will work with legal to Review/Define “enclosed” storage for mini-storage units if/as necessary in our ZR.
- It is also on Melodie’s list to update the Signs section in our Zoning Resolution.
- The Zoning Commission set the date for the Public Hearing on all the proposed changes to the zoning resolution that were approved at this meeting for October 30th at 7pm.

Closing

- **Sara Sparhawk made a motion to adjourn the meeting. Greg Behnke seconded the motion. The motion passed with all YES votes.**
- The meeting was adjourned at 8:14pm.
- The approved meeting minutes were signed.

Approval

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

Approval of Minutes:

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Zoning Clerk:

Melinda Bogart

Date:

11/19/24

Zoning Commission:

Jackie Siegel

Date:

11/19/24

Sara Spink

11/19/24

Jim A. Galt

11/19/2024

Alan J. Hunt

11/19/2024

Bob Reed

11/19/24