

Liberty Township, Licking County, Ohio
Zoning Commission Public Hearing & Meeting Minutes
October 30, 2024 7:00 pm

Opening

- Fred Schwarz called the meeting to order at 7:00 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 (alternate).

Public Hearing Introduction

- Fred Schwarz explained that the purpose of the meeting was to review Zoning Resolution Updates 2024-05 through 2024-12 and to take action on the changes.
- There was no one from the public at the meeting.
- Fred read the procedures for the public hearing.

Public Hearing

- Fred opened the public hearing at 7:02pm.
- There was no one to swear in at the meeting.
- Melodie stated that the ad for the public hearing was in the Newark Advocate on 10/15/2024 and the meeting announcement was posted and the township house with the proposed updates posted on the door of the building.
- Zoning Resolution Update 2024-05
 - Melodie stated that the purpose of this update is to clarify who is on the Technical Review Committee and when they are appointed.
 - Melodie stated that the Licking County Planning Commission (LCPC) gave the township a Non-Binding recommendation of Conditional Approval stating that we should consider including wording that says how members are replaced outside of the currently defined cycle.
 - Melodie suggested stating that members are appointed annual every March 1st, **or as a vacancy arises.**
 - Peter Griggs stated that he was good with the additional phrase.
 - Melodie will also correct a typo.
- Zoning Resolution Update 2024-06
 - Melodie stated that the purpose of this update is to modify the Permitted and Conditional Uses in the Agricultural District (AG).

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- The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating that we should consider moving commercial stables to the list of permitted uses per the ORC.
- Peter Griggs suggested deleting it from the list since it is already permitted as AG.
- Melodie stated that she had no additional changes to this update.
- Zoning Resolution Update 2024-07
 - Melodie stated that the purpose of this update is to modify the Permitted and Conditional Uses in the Local Business District (LB).
 - The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating that we should
 - 1) Consider moving Veterinary Clinics from a conditional use to a permitted use in LB to align with their permitted use in GB
 - 2) Consider removing the qualifying text that boarding activities are temporary, as the temporary nature is implicit with Veterinary Clinics.
 - Peter Griggs is ok with deleting the text about boarding being temporary but was fine with Veterinary Clinics remaining a conditional use.
 - Melodie stated that she had no additional changes to this update.
- Zoning Resolution Update 2024-08
 - Melodie stated that the purpose of this update is to modify the Permitted and Conditional Uses in the General Business District (GB).
 - The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating that we should consider including warehousing as a Conditional Use in at least one district to avoid a blanket prohibition of all warehousing uses.
 - Peter Griggs does not agree with LCPC's blanket statement, however stated that it might best fit in the M-1 District.
 - Melodie stated that she had asked Peter about Permitted Use #2 Restaurants without entertainment as it is a duplicate with something already in the LB District.
- Zoning Resolution Update 2024-09
 - Melodie stated that the purpose of this update is to modify the Permitted and Conditional Uses in the Light Manufacturing District (M-1).
 - The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating that we should consider including warehousing as a Conditional Use in at least one district to avoid a blanket prohibition of all warehousing uses.

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- Peter Griggs does not agree with LCPC's blanket statement, but stated that we could keep Warehousing in M-1.
- Zoning Resolution Update 2024-10
 - Melodie stated that the purpose of this update is to modify the Flood Plain (FP) District to update references to outdated maps.
 - The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating that when referencing the maps we should say "most current effective" in front of the map name. They also provided the updated phone number for the Licking County Flood Plain Administrator.
 - Peter Griggs agreed the changes were straight forward.
- Zoning Resolution Update 2024-11
 - Melodie stated that the purpose of this update was to correct some out-of-date references in the Traffic Corridor Overlay District (TC).
 - The LCPC gave the township a Non-Binding recommendation of Conditional Approval stating:
 - 1) Consider increased specificity to the "spirit of Section 811 Design Standard #7"
 - 2) Consider requiring multi-use paths instead of sidewalks and including standards for the construction of the paths.
 - 3) Consider removing the text under Section 811 (1) (a)-(f), which is not a zoning authority of the Board of Township Trustees.
 - 4) Update references to Article 8: Congestion Prevention in the Licking County Subdivision Regulations.
 - Peter Griggs comments on each LCPC recommendation
 - 1) This is a standard statement from LCPC and he thinks it is fine
 - 2) He said we could replace our sidewalk text with the multi-use path text provided by LCPC. Upon additional questions by Melodie he helped modify the text as the provided text contained an incomplete sentence.
 - 3) Peter agreed with removing the text.
 - 4) Peter agreed this was probably a comment on the text LCPC suggested deleting.
 - Melodie discussed the additional proposed changes to this update including correcting the references to the items due to deleting item #1 from the list.
- Zoning Resolution Update 2024-12
 - Melodie stated that the purpose of this update was to have the zoning resolution reference the township's noise resolution.

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- The LCPC gave the township a Non-Binding recommendation of Approval.
- No comment from Peter Griggs.
- Melodie stated that there is a typo she will correct.
- Woody Fox, the Zoning Inspector arrive at the meeting.
- **Rob Broehl made a motion to close the public hearing. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**

Business

- Zoning Resolution Update 2024-05 was discussed by the Board which would modify Sections 200 and 811 of the Zoning Resolution dealing with the Technical Review Committee.
- **Jackie Siegel made a motion to recommend to the Board of Trustees, Update 2024-05 including the updated from LCPC and the typo correction. Fred Schwarz seconded the motion. The motion passed with all YES votes.**
- Zoning Resolution 2025-06 was discussed by the board which would modify Section 804 dealing with Permitted and Conditional Uses in the Agricultural District.
- **Rob Broehl made a motion to recommend to the Board of Trustees, Update 2024-06 which in addition to the proposed changes, would also remove Commercial stables from the Conditionally Permitted Uses in the AG district. Alan Huet seconded the motion. The motion passed with all YES votes.**
- Zoning Resolution 2025-07 was discussed by the board which would modify Section 806 dealing with Permitted and Conditional Uses in the Local Business District.
- **Fred Schwarz made a motion to recommend to the Board of Trustees, Update 2024-07 which in addition to the proposed changes would strike the words “are temporary in nature” from Conditional Use #12 Veterinary clinics as proposed by LCPC. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**
- Zoning Resolution 2025-08 was discussed by the board which would modify Section 807 dealing with Permitted and Conditional Uses in the General Business District.
- Melodie mentioned that Permitted Use #2 *Restaurants without entertainment* was a bit confusing to her since they are already allowed in GB because they are conditionally allowed in LB. She suggested that maybe it should be removed or moved to the Conditionally Permitted Uses list as *Restaurants with entertainment*.
- There was also discussion on removing Boarding houses as a Permitted Use.
- **Rob Broehl made a motion to recommend to the Board of Trustees, Update 2024-08 which in addition to the proposed changes would remove Boarding houses and Restaurants without entertainment as Permitted Uses and add Restaurants with**

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entertainment as a Conditional Use. Jackie Siegel seconded the motion. The motion passed with all YES votes.

- Zoning Resolution 2025-09 was discussed by the board which would modify Section 808 dealing with Permitted and Conditional Uses in the Light Manufacturing District.
- **Rob Broehl made a motion to recommend to the Board of Trustees, Update 2024-09 but keeping General Warehousing in the list of Conditional Uses. Alan Huet seconded the motion. The motion passed with all YES votes.**
- Zoning Resolution 2025-10 was discussed by the board which would modify Section 810 Flood Plain Overlay District (FP).
- There was also discussion on removing both the address and phone number for the LCPC's Flood Plain Administrator since it is readily available on-line.
- **Rob Broehl made a motion to recommend to the Board of Trustees, Update 2024-10 with the updated wording provided by LCPC and without the contact information for the LCPC's Flood Plain Administrator. Fred Schwarz seconded the motion. The motion passed with the following votes: Jackie, YES; Sara, NO; Fred, YES; Alan, YES; Rob, YES.**
- Zoning Resolution 2024-11 was discussed by the board which would modify Section 811 Transportation Corridor Overlay District (TC).
- **Fred Schwarz made a motion to recommend to the Board of Trustees, Update 2024-11 with the removal of the section on Traffic Safety Measures as they are under the authority of the State of Ohio (ODOT) and the County (Board of County Commissioners) through ORC Section 5552, and changing the Pedestrian access from sidewalks to multi-use paths as suggest by LCPC with some edits as listed to the end of the text for clarification. Rob Broehl seconded the motion. The motion passed with all YES votes.**
- Zoning Resolution Update 2024-12 was discussed by the board which would modify Section 922 Noise of the Liberty Township Zoning Resolution.
- **Sara Sparhawk made a motion to recommend to the Board of Trustees Update 2024-12 with a typo correction. Rob Broehl seconded the motion. The motion passed with all YES votes.**

Closing

- The next regular zoning commission meeting is November 19th, 2024 at 7:00pm.
- Fred Schwarz thanked Melodie for her work on preparing the Zoning Resolution Updates.
- **Rob Broehl made a motion to adjourn the meeting. Sara Sparhawk seconded the motion. The motion passed with all YES votes.**

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- The meeting was adjourned at 8:08pm.

Approval

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

Approval of Minutes:

Zoning Clerk:

Melodie Bogantz

Date:

11/19/24

Zoning Commission:

Jackie Siegel

Date:

11/19/24

Sara Spahr

11/19/24

Tom A. Schick

11-19-2024

Alan J. Hunt

11/19/2024

Paul Brown

11/19/24