

Liberty Township, Licking County, Ohio  
Board of Zoning Appeals  
Variance Meeting Minutes  
November 4, 2024, 7:30 pm

## Opening

- Melodie called the meeting to order at 7:30pm. She led the Pledge of Allegiance and announced that the meeting was being recorded.
- Melodie took roll call with the following answering present: Aaron Jennings, Robert Moore, Wendi Zigo, Susan Broehl, and Dale McCombs. Alternate, Tyler McNutt was also present. Township legal counsel, Julie Donnan, was also present.
- Melodie called for a nomination for chairperson.
- **Wendi Zigo nominated Robert Moore as chairperson. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- Melodie stated that the minutes that need to be approved were not the ones from October 12, 2023, as stated in the agenda, but were for March 13, 2024.
- **Aaron Jennings made a motion to approve the minutes from the March 13, 2024, meeting for the Hamiltons. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- The Board signed the approved minutes.

## Business

- Robert Moore stated that the purpose of the meeting was for 2024-VAR-001 which is a variance for 5753 Stone Quarry Road.
- Robert made sure anyone who wanted to testified had signed in.
- Robert swore in those wishing to testify.
- Robert explain the Hearing Procedures
  - 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 to do so
  - After testimony is heard, visitors may only speak when asked a question by the board

Liberty Township, Licking County, Ohio  
Board of Zoning Appeals  
Variance Meeting Minutes  
November 4, 2024, 7:30 pm

## Public Hearing

- The Public Hearing was opened.
- Melodie stated that the ad for this public hearing was in the Newark Advocate on October 23, 2024.
- Melodie stated that letters were mailed to land owners within 500 feet on October 23, 2024 informing them of the public hearing.
- Robert Moore read the application for the variance.
- Woody Fox, Zoning Inspector, had no additional comments on the application.
- John Pfister, 5753 Stone Quarry Road, spoke to his application.
- There were no neighbors present for the public hearing.
- Dale McCombs asked about the positioning of the building and driveway access.
- Robert Moore stated that he had driven by the property and walked the property to see the contour of the land, and agreed that there was a lot of drop-off to a ravine.
- Woody stated that he observed the same about the land contour.
- The Public hearing was closed.

## Closing

- **Robert Moore made a motion to go into private deliberations with legal counsel. Susan Broehl seconded the motion. The motion passed with all YES votes at 7:43pm.**
- The Board re-convened at 8:01pm with Robert Moore calling the meeting back to order.
- **Robert Moore made a motion to adopt the findings of fact and conclusions of law and approve 2025-VAR-001, seeking a variance to approve the reduction of the front (roadside) setback from 100' to 75' for a detached garage.**
  1. **There are special conditions of the land and topography that would result in practical difficulties**
  2. **The variance is not a substantial variance as it will only be a 25% variance.**
  3. **The essential character of the neighborhood will not be altered as the aesthetics of the garage are compatible with the surrounding area and it is associated with a residential use.**

Liberty Township, Licking County, Ohio  
Board of Zoning Appeals  
Variance Meeting Minutes  
November 4, 2024, 7:30 pm

4. Adjoining property owners will not suffer a detriment. Additionally, no neighboring property owners expressed opposition to the variance of any kind.
5. The variance will not adversely affect governmental services.
6. The property owner cannot feasible obviate the predicament without substantial excavation to the property.

Aaron Jennings seconded the motion. The motion passed with all YES votes.

- Susan Broehl made a motion to adjourn the meeting. Robert Moore seconded the motion. The motion passed with all YES votes.
- The meeting was adjourned at 8:03pm.

## Approval

Approval of the minutes from the November 4, 2024 meeting of the Zoning Board of Appeals:

Zoning Clerk  Date: 11/13/24

Board of Zoning Appeals:

	
	
	