

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Public Hearing Meeting Minutes
January 9, 2025, 7:00 pm

Opening

- Robert Moore called the meeting to order, led the Pledge of Allegiance and stated that the meeting was being recorded.
- Melodie Bogantz took roll call with the following board members answering present: Aaron Jennings, Wendi Zigo, Robert Moore, Susan Broehl, & Dale McCombs. Alternate Tyler McNutt was also present.
- Jennifer Huber was present as the township's legal counsel.
- Robert called for a motion to approve the minutes of the December 16, 2024 meeting.
- **Aaron Jennings moved to approve the December 16, 2024 minutes. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- The minutes were signed.

Business

- Robert stated that the purpose of the meeting was to have a public hearing for two variance requests.
 - 2024-VAR-004 for 6817 Northridge Road by Brooks Arbogast
 - 2024-VAR-005 for 111 Liberty Woods Ct by Rob Gruenwald
- Everyone had signed in so there was no need to distribute the sign-in sheet.
- Robert explained the public hearing procedures as outlined in the agenda.

Public Hearing for 2024-VAR-004

- Robert opened the public hearing for 2024-VAR-004, by Brooks Arbogast of 6817 Northridge Road. He stated that the ad for the public hearing appeared in the Newark Advocate on Dec. 27, 2024 and that buffer property owners were mailed letters informing them of the variance on Dec 23, 2024.
- Robert swore in everyone who wished to testify in this public hearing, including the Zoning Inspector, Woody Fox.
- Robert read the variance application.
- The applicant, Brooks Arbogast, described the building he wanted to construct and its location. He presented additional photos showing the building and its position.

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Public Hearing Meeting Minutes
January 9, 2025, 7:00 pm

- Keith Ryan, the builder for the Arbogasts, also spoke about the placement of the building describing the slope on the property.
- Woody Fox, Zoning Inspector, stated that there was not much buildable land on the property.
- No neighbors were present to speak about the variance.
- No one else present had any comments about the variance.
- Robert explained that since there was a mistake in the ad for this public hearing, a new ad will be placed and the public hearing will continue at that meeting.
- **Wendi Zigo made a motion to continue Public Hearing on January 23, 2025 at 7:00pm at the Township Administration Building. Susan Broehl seconded the motion. The motion passed with all YES votes.**

Public Hearing for 2024-VAR-005

- Robert opened the public hearing for 2024-VAR-005, by Rob Gruenwald of 111 Liberty Woods Court. He stated that the ad for the public hearing appeared in the Newark Advocate on Dec. 27, 2024 and that buffer property owners were mailed letters informing them of the variance on Dec 23, 2024.
- Robert swore in those who wished to testify in this public hearing, including Zoning Inspector, Woody Fox.
- Robert read the application.
- Rob Gruenwald spoke about the building he would like to build and its location on their property.
- Jessica Gruenwald also spoke about the building site and garage size. The location of their well was also mentioned as a factor in the building location.
- Woody Fox, Zoning Inspector, stated that the placement of the garage is reasonable with their current driveway.
- Brett Matthews, 6541 Northridge Road expressed concern about the location of powerlines and the driveway turn-around, which he says is partly across the property line.
- The electric easement was discussed.
- No one else present wanted to speak concerning the variance.
- Jessica asked if 26 feet 3 inches is the closest that they could build to the property line, since that is a variance of 25%, which is considered substantial, or if they could possibly go closer to the property line. She said that they originally wanted the building to be 30x25 but reduced the size because they were told they couldn't get a variance greater than 25%.

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Public Hearing Meeting Minutes
January 9, 2025, 7:00 pm

- There was discussion with legal counsel about whether the BZA was allowed to grant a larger variance and if the applicant is allowed to modify the variance request.
- Rob & Jessica would like to take some time and make some additional measurements and calculations and possibly modify their variance request.
- **Aaron Jennings made a motion to continue the public hearing for Case 2024-VAR-005 on February, 6, 2025 at 7:00pm at the Township Administration Building. Susan Broehl seconded the motion. The motion passed with all YES votes.**

Closing

- **Aaron Jennings made a motion to adjourn the meeting. Wendi Zigo seconded the motion. The motion passed with all YES votes at 8:00.**

Approval

Approval of the minutes from the January 9, 2025 meeting of the Zoning Board of Appeals:

Zoning Clerk:



Date:

1/23/2025

Board of Zoning Appeals:

