

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Public Hearing Meeting Minutes
January 23, 2025, 7:00 pm

Opening

- Robert Moore called the meeting to order at 7:08pm, 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: Tyler McNutt, Wendi Zigo, Robert Moore, Susan Broehl, & Dale McCombs.
- Jennifer Huber was present as the township's legal counsel.
- Robert called for a motion to approve the minutes of the January 9, 2025 meeting.
- **Wendi Zigo moved to approve the January 9, 2025 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 continue a public hearing for variance request, 2024-VAR-004 for 6817 Northridge Road by Brooks Arbogast
- 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.
- Robert swore in everyone who wished to testify in this public hearing, including the Zoning Inspector, Woody Fox.

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 January 13, 2025 and that buffer property owners were mailed letters informing them of the variance on January 10, 2025.
- No neighbors or residents were present concerning the application except the applicant and his builder (Keith Ryan).
- BZA members asked the builder & applicant a few questions concerning the requested variance.
- **Wendi Zigo made a motion at 7:18pm to go into private deliberation with legal counsel. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- The board returned from private deliberations at 7:56pm.

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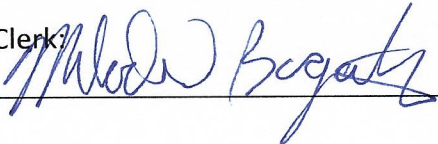
- Robert Moore made a motion to approve 2024-VAR-004 based on the Duncan Factors for the property located at 6817 Northridge Road seeking a variance from the provisions of the Liberty Township Zoning Resolution to allow a pole barn to be closer to the side and rear property lines as submitted in the application and testimony, including that any eaves, gutters and overhangs shall fit within the 40'x40' dimensions of the building per Section 917 of the Zoning Resolution. Susan Broehl seconded the motion. The motion passed with the following votes: Tyler, YES; Wendi, YES, but stated that the reason was that there was no one there to dispute the variance because it is a big ask compared to what the Zoning Resolution requires; Robert Moore, YES; Susan Broehl, YES, agreed with Wendi Zigo; Dale McCombs: NO.
- There was some discussion on the approved variance.

Closing

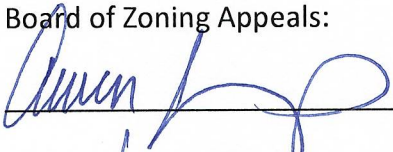
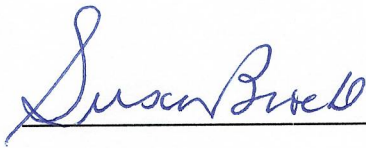
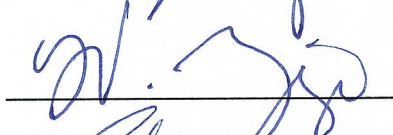
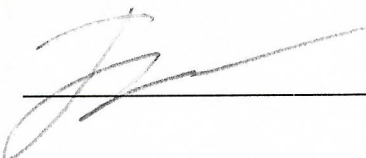
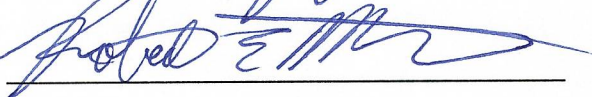
- Susan Broehl made a motion to adjourn the meeting. Wendi Zigo seconded the motion. The motion passed with all YES votes at 7:59pm.

Approval

Approval of the minutes from the January 23, 2025 meeting of the Zoning Board of Appeals:

Zoning Clerk:  Date: 2/6/25

Board of Zoning Appeals:

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