

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Appeal Public Hearing Meeting Minutes
September 11, 2025, 7:30 pm

Opening

- Aaron Jennings called the meeting to order at about 7:38 pm, led the Pledge of Allegiance and stated that the meeting was being recorded.
- Melodie Bogantz, Zoning Clerk, took roll call with the following board members answering present: Aaron Jennings, Wendi Zigo, Susan Broehl, & Dale McCombs. Alternates Tyler McNutt and MaLisa Spring were also present.
- Jennifer Huber was present as the township's legal counsel.
- **Susan Broehl made a motion to appoint Aaron Jennings to serve as temporary Chairperson, until Chairperson Robert Moore arrives. Wendi Zigo seconded the motion. The motion passed with all YES votes.**
- Aaron called for a motion to approve the minutes of the June 23, 2025 meeting.
- **Wendi Zigo moved to approve the June 23, 2025 minutes. Aaron Jennings seconded the motion. The motion passed with all YES votes.**
- The minutes were signed.

Business

- Melodie stated that she has given the Board a copy of proposed Board of Zoning Appeals Rules and Procedures.
- **Wendi Zigo made a motion to approve the BZA Rules and Procedures as presented. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- Aaron made sure that everyone present had signed in and explained the procedures for the public hearing.
- The court reporter swore in everyone who wished to testify including the zoning inspector, Woody Fox.

Public Hearing for 2025-A-001

- Aaron opened the public hearing and read the appeal application from Connie Klema for Christina Blenk at 6895 Sportsman Club Road.
- Melodie stated that the buffer properties were mailed notifications of the public hearing on August 20 & 21, 2025. The notification of the public hearing was posted on the township website and Facebook page on August 22, 2025.

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- Jennifer Huber, legal counsel for the township clarified that the purpose of the public hearing was to answer the question “Did the zoning inspector get it right in sending the violation?”
- Aaron asked for Woody to begin with his testimony.
- Woody Fox stated that he received a complaint about the Venue from the trustees. In his research, he determined that they received a permit for a residence in 2022 and that there were no variances requested. In his research, he called and talked to Christina Blenk. Woody issued a violation on July 11, 2025 saying that an Event Venue is not a permitted or conditionally permitted use in the AG District within Liberty Township. He also stated that another Event Venue requested a variance/conditional use a few months ago, and was told an Event Center is not allowed in the AG District in the township.
- Aaron asked the applicant to present their case.
- Robert Moore arrived and began serving as the chairperson.
- Connie Klema, introduced herself as the attorney for the Blenks and spoke for the applicant. Connie stated that Agritourism is exempt from zoning. She stated that the Blenk property is a farm in the CAUV program. They grow crops and have a tree farm.
- Christina Blenk, who was sworn in, spoke giving a history of the farm and stated that she feels their Event Venue is a positive for Liberty Township. She also presented a spiral bound book that she walked through with the Board including the inserts on Noise Level Decibel Chart and their Amplified Music Guidelines.
- Robert asked if any buffer property residents wanted to speak. If speakers were not sworn in at the beginning, they were sworn in by the Court Reporter before they spoke. The following people spoke about the venue:
 - Andy Norman: 138 Liberty Ridge Ct
 - Gary VanDeusen: 6264 Castle Rd
 - George Nanes: 4717 Corner Road
 - Chuck Dyer: 4608 Phillips Rd (owns farm by Blenks)
 - Rob Sagle: 134 Liberty Ridge Ct
- Robert asked if any other residents wanted to speak. If speakers were not sworn in earlier, they were sworn in by the Court Reporter before they spoke. The following people spoke about the venue:
 - John Tomich: 116 Liberty Woods Ct
 - Andrea Kowalski, 5656 Smaller Rd
- Woody clarified that he does not take issuing a violation lightly. John Tomich made sure that Woody didn't take his comments as a personal attack.

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- Connie Blenk gave a summary stating that Agritourism was created by the state and the Blenks should be allowed to continue operating their Event Venue.
- Jennifer Huber asked Connie to clarify what they are currently doing as Agritourism and Connie replied.
- The Board asked questions of the applicant, Christina Blenk.
- Robert asked if anyone else wanted to speak. If speakers were not sworn in at the beginning, they were sworn in by the Court Reporter before they spoke. The following person spoke:
 - Margaret Walker: 7971 Sportsman Club Road
- **At 9:07pm Wendi Zigo made a motion to go into private deliberation with legal counsel. Aaron Jennings seconded the motion. The motion passed with all YES votes.**
- The Board returned from private deliberation at 9:34 pm
- The applicant's spiral bound book with inserts was entered into the record as Exhibit A.
- **Aaron Jennings made a motion to close the public hearing. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- Robert Moore stated that the board is not making their decision tonight, but will read their decision at a meeting on October 16, 2025 at 7:00pm.

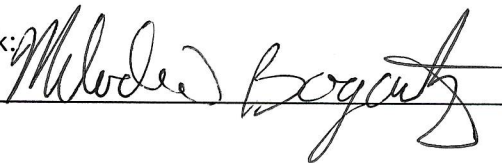
Closing

- **Dale McCombs made a motion to adjourn the meeting. Aaron Jennings seconded the motion. The motion passed with all YES votes at 9:38 pm.**

Approval

Approval of the minutes from the September 11, 2025 meeting of the Zoning Board of Appeals:

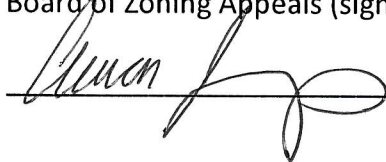
Zoning Clerk:



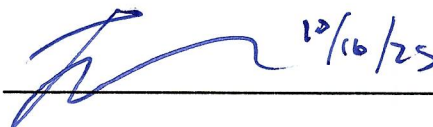
Date:

10/16/25

Board of Zoning Appeals (signatures and date):



10/16/25



10/16/25

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Robert E. Mann 10-16-25

Jessie Burke 10-16-25 Debra H. [unclear] 10-16-25