

Liberty Township, Licking County, Ohio  
Zoning Commission Regular Meeting Minutes  
April 21, 2026 7:00 pm

### Opening

- Fred Schwarz called the meeting to order at 7:00 pm and led the Pledge of Allegiance.
- Fred announced that the meeting is being recorded and is a public record.
- Melodie Bogantz, Zoning Clerk, took roll call with the following answering present: Fred Schwarz, Alan Huet, and Greg Behnke. Jennifer Huber, Legal Counsel for the township, was also present.
- Fred called for a motion to approve the minutes from the March 17, 2026 meeting.
- **Greg Behnke made a motion to approve the minutes for the March 17, 2026 meeting. Alan Huet seconded the motion. The motion passed with all YES votes.**

### Resident/Public Input

- Christina Blenk was present, but asked to save her comments until the discussion on each topic.

### Public Hearing

- Fred Opened the public hearing at 7:03 and swore in Christina Blenk.
- Melodie stated that the public hearing was advertised online on 4/9/2026.
- Melodie gave a summary of proposed zoning resolution updates 2026-01, 2026-02 & 2026-03.
- The board discussed Update 2026-01 which changes the word "County" to "Township" in three places in the zoning resolution changing the public notice provisions to refer to a newspaper of general circulation in the Township rather than the County.
- The board discussed Update 2026-02 which updates the provisions regarding submitting multiple copies of application plans to require one copy and not issuing a placard.
- The board discussed Update 2026-03 which updates sections referring to Home Occupations and defines Home Occupations.
- Christina Blenk shared concerns about farming as a home occupation, but Jennifer Huber stated that farming and other agricultural activities that meets the provisions of the statute are agricultural uses that are exempt from zoning regulation under Ohio law, and are not considered a home occupation. Jennifer explained that the agricultural provisions of Ohio law supersede Township zoning authority.
- There was discussion on agritourism and farm stays.

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- Fred Schwarz made a motion to continue the public hearing until May 19, 2026 at 7:00 pm at the same location: the Administration Building at 6290 Sportsman Club Rd, Johnstown, Ohio. Greg Behnke seconded the motion. The motion passed with all YES votes at 7:23.

### Business

- The Zoning Commission discussed changes to the zoning resolution which included the following:
  - Short Term Rental
  - Agritourism
  - Rural Planned Unit Development
  - Pools
- Jennifer will incorporate the updates that were discussed including making changes in the Planned Rural Mixed-Use District, Planned Commercial District and Planned Community Support District when they are similar to those discussed in the Rural Planned Unit Development.

### Closing

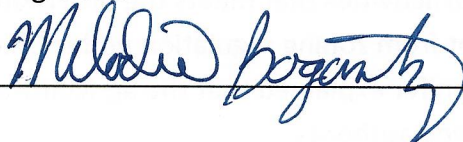
- The next regular meeting of the Zoning Commission is scheduled for May 19, 2026 at 7:00pm.
- Greg Behnke made a motion to adjourn the meeting. Alan Huet seconded the motion. The motion passed with all YES votes at 9:36 pm.

### Approval

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

Approval of Minutes:

Zoning Clerk:



Date:



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Zoning Commission:

Date:

|                       |                |
|-----------------------|----------------|
| <u>Carla Jennings</u> | <u>5-19-26</u> |
| <u>Sara Spahr</u>     | <u>5.19.26</u> |
| <u>Tom H. Smith</u>   | <u>5-19-26</u> |
| <u>Alan J. Hunt</u>   | <u>5-19-26</u> |
| <u>Bryan J. Hall</u>  | <u>5-19-26</u> |

