

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Meeting Minutes
June 25, 2026, 7:00 pm

Opening

- Robert Moore called the meeting to order at 7:05 pm.
- Robert led the Pledge of Allegiance and announced that the meeting was being recorded.
- Melodie Bogantz, Zoning Clerk, took the roll call with the following answering present: Aaron Jennings, Wendi Zigo, Robert Moore, Susan Broehl, and Dale McCombs. The alternates, MaLisa Spring and Tyler McNutt were also present.
- Julie Donnan, legal counsel for the township, was also present.
- Robert asked for a motion to approve the minutes of March 26, 2026 meeting.
- **Wendi Zigo made a motion to approve the March 26, 2026 meeting minutes. Aaron Jennings seconded the motion. The motion passed with all YES votes.**

Business

- Robert stated the purpose of Public Hearings as for a variance request known as 2026-VAR-002 for 6337 Castle Road by Linda Chambers for Frances Messer
- Robert made sure everyone had signed in.
- Robert explained the procedures for the public hearing as listed in the agenda.

Public Hearing for 2026-VAR-002

- Susan Broehl made a motion to open the Public Hearing for 2026-VAR-002 at 7:10
- Robert swore in Linda Chambers.
- Robert stated that the public hearing was advertised online on June 12, 2026. Letters informing neighbors within 500 ft were notified of the public hearing on the same date.
- Robert read the application letter.
- The zoning inspector, Woody Fox, was not present.
- Linda Chambers spoke to the application for the applicant describing the split.
- Linda answered questions from the board, stating that the lot was 148 feet at its narrowest spot with the split.
- No one else was present to testify
- Wendi Zigo made a motion to close the Public Hearing. Aaron Jennings seconded the motion. The motion passed with all YES votes.

2026-VAR-002

- **Susan Broehl made a motion for the BZA to go into private deliberation with legal counsel. Aaron Jennings seconded the motion. The motion passed with all YES votes at 7:17 pm.**
- Woody Fox arrived.

Liberty Township, Licking County, Ohio

Board of Zoning Appeals

Variance Meeting Minutes

June 25, 2026, 7:00 pm

- **Aaron Jennings made a motion to return from private deliberation. Wendi Zigo seconded the motion. The motion passed with all YES votes at 7:47 pm.**
- Robert Moore stated that in considering an application for an area variance, the Board of Zoning Appeals uses a set of factors that are weighed and considered in determining whether the applicant has encountered practical difficulties in the use of the property. These factors include: (listed with the board's consensus on the factor)
 - Can there be any beneficial use of the property without the variance? The consensus of the board is YES.
 - Is the variance substantial? The consensus of the board is YES.
 - Will the essential character of the neighborhood be substantially altered, or will adjoining properties suffer a substantial detriment, because of the variance? The consensus of the board is NO.
 - Will the variance negatively affect the delivery of governmental services (e.g., safety services, water, sewer, garbage)? The consensus of the board is YES.
 - Did the property owner purchase the property with knowledge of, or were they on notice of, the zoning restriction? The consensus of the board is YES.
 - Can the property owner's issue be alleviated without needing a variance? The consensus of the board is NO.
 - For the zoning requirement seeking to be varied from, will the spirit and intent be observed, and substantial justice done, by granting the variance? The consensus of the board is YES.
- **Based on these factors, Robert Moore made a motion to approve Case No. 2026-VAR-002, for property located at 6337 Castle Road, seeking a variance from the provisions of the Liberty Township Zoning Resolution to allow as variance in minimum lot width as shown on plot survey and application. Susan Broehl seconded the motion. Robert asked if there was any discussion, hearing none, Melodie took a roll call vote. The motion passed with the following vote: Aaron Jennings, YES, but shared concern with the lot irregularity that future land owners should know about; Wendi Zigo, YES; Robert Moore, YES, but echoed Aaron's concerns; Susan Broehl, YES; Dale McCombs; NO.**

Closing

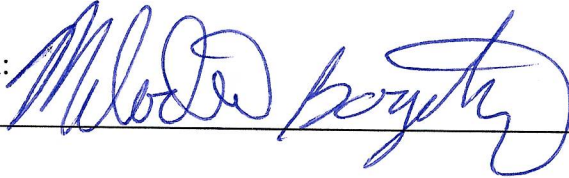
- **Wendi Zigo made a motion to adjourn the meeting. Susan Broehl seconded the motion. The motion passed with all YES votes at 7:52.**

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Meeting Minutes
June 25, 2026, 7:00 pm

Approval

Approval of the minutes from the June 25, 2026, meeting of the Zoning Board of Appeals:

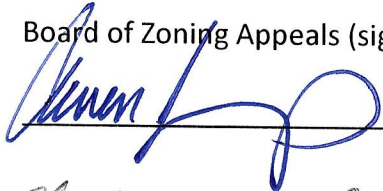
Zoning Clerk:



Date:

8/27/26

Board of Zoning Appeals (signatures and date):

 8/27/26

Susan Brock 8/27/26

Mimi 8/27/2026

 8/27/26

 8-27-26

