

Minutes of the Board of Licking Township Trustees, Special Meeting/Hearing held at Licking Township Fire Station #600 at 6:30p.m., on August 21, 2023.

Mr. Holman called the meeting to order with the following members present: John Cormican, John Holman, Dave Miller, and Andrea Lynch.

Others Present: Tuff Zemba; Matt Foor; Scott Zemba; Scott Behrmann; Kyle Weekly; Ed Monroe; Carrie Arnett

This meeting was recorded using handheld device that malfunctioned. The remainder of the meeting was recorded using a cell phone audio.

The Pledge of Allegiance was recited.
All in attendance were sworn in.

Mr. Holman reviewed the hearing procedures.

Mr. Holman opened testimony.

Scott Behrmann provided testimony regarding the property and the buildings. Said that the location was ideal for a heavy equipment training school considering the radio station/church buildings that remained and had potential to be re-purposed for training school use.

Mr. Holman inquired as to whether they looked into the zoning on the property before proceeding.

Mr. Behrmann responded that they contacted Licking County Building Department.

Mr. Foor explained that this site was chosen because their existing location of 5 acres was not big enough.

A lengthy discussion took place amongst the Board of Licking Township Trustees and the following parties: Scott Zemba; Scott Behrmann; and Matt Foor.

Mr. Wise read the Licking Township Zoning Commission letter of denial (which included the LCPC Non-Binding Recommendation of denial) for the applicant's request to amend the Licking Township Zoning Resolution Article 12 Commercial/Business Districts; Section 12.02 Interstate Business District (IB); Section 12.02.B.03 Conditional Permitted Uses to include Section 12.02.B.03.i "Continuing Education and Training Center" as a conditionally permitted use to the Interstate Business District.

Mr. Wise stated that to permit the applicant's request to amend would establish this for the entire zoning district.

The Fiscal Officer did not receive any correspondence regarding the request other than the letters of support that were part of the original application filed.

In public comment, Andrea Lynch inquired with Dale Wise as to whether the township reserves the right to amend the zoning at any time and thus reverse any of the conditional use permit language that is currently approved. Mr. Wise affirmed that a text amendment can be filed at any time.

Mr. Holman made a motion to adjourn the hearing at 7:52 p.m.

Mr. Cormican seconded the motion.

Roll Call: Miller, yes; Cormican, yes; Holman, yes.

Mr. Holman called the regular meeting to order @7:53 p.m. with the following members present: John Cormican; John Holman; Dave Miller; Andrea Lynch.

Mr. Holman stated that prior to the Board deliberating the matter this evening, that he must report having received last minute information from the LCPO that may create some issues regarding the request before the Board. Specifically Mr. Holman said that by opening the training school at a location where a conditional use permit has been granted for a concrete batch plant, they are in violation and may not be permitted to apply for an amendment. Mr. Holman said that he feels there is not clear enough information for him to deliberate the matter. A discussion took place. The Board concurred that the late information is not ideal however it would be prudent to table the matter until the LCPO has an opportunity to provide some more details.

Mr. Holman moved that the LTWP Board of Trustees table the deliberation for the applicant's request to amend the Licking Township Zoning Resolution Article 12 Commercial/Business Districts; Section 12.02 Interstate Business District (IB); Section 12.02.B.03 Conditional Permitted Uses to include Section 12.02.B.03.i "Continuing Education and Training Center" as a conditionally permitted use to the Interstate Business District the PTS application for conditional until the next regular business meeting to be held on Tuesday, September 5, 2023, at 7:30 p.m. at LTWP Fire Station #600.

Mr. Cormican seconded the motion.

Roll Call: Cormican, yes; Miller, yes; Holman, yes.

Minutes from 8/7/23 were reviewed (one correction noted), approved, and signed by the Trustees.

Mr. Cormican made a motion to approve expenditures totaling \$25,491.02.

Mr. Miller seconded the motion.

Roll Call: Cormican, yes; Miller, yes; Holman, yes.

There are funds on hand or in the process of collection to pay the attached listed bills. _____, Fiscal Officer.

CORRESPONDENCE:

- 1) Card from Jon Husted request for donations
- 2) Licking County Commissioners letter re: Ditch Petition
- 3) LMH Corporate Breakfast notice
- 4) Pipeline Safety advertisement for John Holman

Mr. Cormican reported having received and handled 2 complaint calls concerning noise at Dirty Oar Bar.

The Board signed the OPW Resolutions from previous meeting.

Mr. Cormican reported that he did speak with Mr. Trickle regarding his requests for extended fireworks operating hours at last concert.

Mr. Cormican reported having spoken with the owner at Westview Place.

Mr. Miller reported that he spoke with Chad Brown and that some wells near Eagle Wings have allegedly tested for trace elements of Teflon. Residents may voluntarily have their wells tested.

John Holman reported on behalf of Fire Chief Mike Wilson. He stated that they have not received any updates from neither Summit for the reinspection of the fire truck nor Horton for the ambulance.

Kyle Weekly reported on the potential fire truck rental units, said the most recent concert went well, and complimented LTFC for their effective handling of a car fire on Ballou Road.

Andrea Lynch reported on behalf of Zoning Inspector Doug Howell. There was 1 permit issued as follows:

- Shannon Swank - Cristland Hill - garage - \$150.00

Mr. Cormican gave the Road Report:

- 1) The Shelly Company finished Ridgely Tract Road paving.
They did a nice job.
- 2) OPW application will be submitted soon.

Mr. Holman suggested that the Board be prepared to deliberate the PTS application at the next meeting and to come with suggested conditions/language for consideration should the Board approve the application and deny the recommendation of the ZC.

Carrie Arnett addressed the Board. Ms. Arnett said that she is upset with the recent concert including the fact that the music was not cut-off until well after 3:00 a.m. on Thursday and was still playing at 7:00 a.m. on Saturday. She indicated that she contacted the LCSO and they told her to contact LTWP for a noise ordinance. She said she does not need any more drama, that Mr. Trickle does not care about his neighbors, and that in the past she has found dirty needles, naked people, and trash on her property during and after concerts. She said that Mr. Trickle runs their life. Mr. Cormican explained the noise ordinance in place and that it is not applicable in this situation. Mr. Holman said he would get the transportation meeting date and time for Lost Lands to Ms. Arnett so she can be present. Mr. Miller said the only way that the situation can possibly be resolved is by the citizens via petition.

Ed Monroe addressed the Board. Mr. Monroe inquired about the status of the culvert for Dogwood Lakes. A discussion took place. The County has agreed to monitor it every 4-6 months as replacement is on hold.

Mr. Cormican made a motion to adjourn the meeting @ 9:02 p.m.
Mr. Holman seconded the motion.

Roll call: Cormican, aye; Holman, aye. *Mr. Miller left prior to motion due to dental procedure did not feel well.*

Attest

August 21, 2023