

THE LICKING COUNTY PLANNING COMMISSION

MEETING MINUTES

September 23, 2019

The Licking County Planning Commission meeting was called to order by Stephen Holloway at 7:00 p.m. on Tuesday, September 23, 2019, in the Donald D. Hill County Administration Building, Meeting Room D, 20 South Second Street, Newark, Ohio.

VOTING MEMBERS PRESENT

Randy Bishop	Kevin Black
Rick Black	Tim Bubb
Dave Dicks	Duane Flowers
Stephen Holloway	Dave Lang
Jim Roberts	
Bill Weaver	

MEMBERS ABSENT

Ronda Saunders (arrived at 7:05 pm – was not present for approval of minutes)

STAFF PRESENT

Brad Mercer Angie Farley Jay Fisher Natalie Reineke

STAFF ABSENT

Chris Harkness

OTHERS PRESENT

Tom Frederick for Harrison Township

Jeff Headley for Licking Township

ROLL CALL AND SEATING OF ALTERNATE MEMBERS

Licking County Commissioner Rick Black led the Pledge of Allegiance.

Roll call was taken and all members were seated.

APPROVAL OF THE August 26, 2019, LCPC MEETING MINUTES

Randy Bishop moved to approve the August 26, 2019 meeting minutes as presented. Rick Black seconded the motion. A voice vote was called and the motion passed unanimously.

APPROVAL OF THE September 10, 2019, LCPC MEETING MINUTES

Duane Flowers moved to approve the September 10, 2019 meeting minutes as presented. Bill Weaver seconded the motion. A voice vote was called and the motion passed unanimously.

SWEARING-IN/AFFIRMING OF PUBLIC

Chairman Stephen Holloway asked the public audience to swear in.

ANNOUNCEMENTS OF THE DIRECTOR

Stephen Holloway announced that Chris Harkness' wife had a baby girl. Mr. Harkness will be off for a week and will return on Thursday, September 26, 2019.

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ANNOUNCEMENTS OF COMMISSION MEMBERS

Mr. Dicks met with Rick Platt at the Port Authority about the completion of the corridor and the nomenclature of the Corridor reconnecting 161 to Route 16. Mr. Dicks said the Thornwood Drive area has not been mentioned at the LCATS meeting. Duane Flowers responded that the Licking County TID is part of that and is working on the project. Mr. Flowers mentioned the information is on the webpage. Mr. Dicks said it is not widely advertised by anyone. Mr. Bubb said that although the LCPC does not have any control over the press, it is a good idea to mention these things at the meetings.

Mr. Bubb said the Roundabout Conference was well received and he complimented Matt Hill and Chris Harkness as they were called out at the conference with some pointed questions from ODOT about the development potential of the Thornwood drive project portion of the corridor including job creation, traffic flow, and safety features. Mr. Bubb said Matt Hill did a great job with Chris Harkness' support answering all of the questions. Mr. Bubb said the Commissioners felt that the estimated costs of 6.5 million dollars requested for the right of way and construction of the whole Raccoon bridge package will be approved being the return on investment is huge. Mr. Bubb thanked Mr. Dicks for working on helping bring awareness of this project to the committee.

Mr. Bubb said that AEP bought some ground off of Beaver Run and is currently investing in a new transmission center on Hopewell drive and building a new substation on Beaver Run. AEP is one of the largest invested and largest employers in the county. Mr. Bubb said it is a shame that the general public is not more attune to what could be coming in the future. Kevin Black also stated that Licking Rural is going to put a substation further on down. Mr. Bubb pointed out that as a Planning Commission we should be talking about all of this. Randy Bishop said that AEP has set up with COTC to develop an electrical transmission degree here in Newark. Mr. Bishop said AEP sees Central OH as being critical to their infrastructure. Tom Frederick said there was a set of plans for 157 from ODOT as well.

OLD BUSINESS

None

NEW BUSINESS

A. CONSENT AGENDA

None

B. SUBDIVISION REVIEW, VARIANCES, ZONING RECOMMENDATIONS.

1. **2019-011-Z**

Regulation: Licking Township Zoning Resolution
Articles: Article 10: Residential Districts, Article 12: Commercial/Business Districts, Article 13: Manufacturing Districts, Article 15: Agriculture Land Use, and Definitions.
Description: Zoning Text Amendment
Township: Licking
Applicant: Licking Township Zoning Commission
LCPC Planner: Brad Mercer, Planning Manager

Brad Mercer presented the revised version of the staff report for the text amendments for Licking Township.

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Licking Township is looking to amend Articles 10, 12, 13 and 15. Mr. Mercer stated that 2012 was the last time the township made some major revisions to their text and added that the township basically had the same text since 1964. Mr. Mercer said the zoning commission reviewed their text, corrected grammar and spelling errors and made the changes listed in the staff report concerning standards for Articles 10, 12, 13 and 15. Mr. Mercer reminded members at LCPC's meeting last month there was a proposed zoning map amendment that had no text for lot standards, no height requirements, etc. and it was noted by the staff to urge the township to add text concerning this.

Residential district text

Mr. Mercer stated that Licking Township wanted to remove hospitals and sanitariums and the planning staff recommended the township should consider putting these entities in the General Business district text.

Multiple sheds, etc.

Mr. Mercer said the chairman of the township zoning commission said they were running businesses out of those units and the township had no standards to address that. The staff is recommending the township create a definition and put into Appendix A and then separately list specific standards in the text.

Containers, pods

Mr. Mercer said that Portable storage units are currently in their text. Staff recommends they include examples of what is considered portable storage units in their text and continue to use the same text.

Attached structures – Mr. Mercer said the existing text doesn't have a definition for attached structures and the staff proposed one be added. Mr. Mercer said the Building code department helped with the definition which is listed in the staff report.

Residential – Mr. Mercer stated there was existing temporary residential text to allow a garage to be built for someone to live in for a short period of time or an RV for people to live in while building a home but there had been issues with this so they will be removing that text.

Industrial /Manufacturing –Mr. Mercer says the current text states areas identified for manufacturing could be used for residential and vice versa and staff recommended they take out this text due to the reasons listed in the Staff report. Mr. Mercer stated there are some properties that are already in place and there are some concerns with those, however, they could be treated under the non-conforming section and continue to be utilized as such.

Agricultural use – Mr. Mercer stated the ORC 509.21 allows for restrictions to be in place concerning agricultural use to limit where animals can be located and staff recommends that the township have that text added.

Appendix A – Mr. Mercer said definitions and modifications were made as listed in the staff report.

Ronda Saunders wants to know if aquaculture could be added to the text for agricultural use. Ms. Saunders said it was not listed. Brad Mercer said the staff could add that in the definition of agriculture.

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Mr. Bishop asked why they wanted to limit the heights of their buildings in the Industrial/Commercial text. Mr. Mercer said the average is 50 -55 feet and that is what was in the districts presently.

Vote: Rick Black made a motion to approve the request as presented and as recommended by the staff with the addition of Aquaculture into the Agricultural section. Ronda Saunders seconded the motion. A voice vote was called and the motion passed unanimously.

2. 2019-012-Z

Regulation: Harrison Township Zoning Resolution
Articles: Article 6: Amendment and Section 6.5 Submission to County Planning Commission.
Description: A request for a non-binding recommendation for proposed changes to the Harrison Township Zoning Resolution, including; Article 3: Definitions, Article 6: Amendment, Article 10: District and General Provisions, Article 13: R District, Article 15: B Business District, and Article 24: Planned Unit Development (PUD).
Township: Harrison
Applicant: Harrison Township Zoning Commission
LCPC Planner: Jay Fisher, CFM, Planner II

Jay Fisher presented the Staff Report.

Jay Fisher presented the Zoning Text Amendments for Harrison Township. Mr. Fisher said that overall there were minor changes to the text. Mr. Fisher went through the changes listed in the staff report. Mr. Fisher highlighted the text concerning Solar panels. The staff is recommending the Township Officials look at the Granville Township Zoning Resolutions concerning solar energy systems and added they have been reviewed by the Prosecutor's office. Mr. Fisher stated that an earlier version of Harrison Township's text had been sent to the staff and referred to Photovoltaics which did not include a definition. Staff recommends they define it so it is known what it is.

Jay Fisher said there were some changes to the PUD fee schedules and the staff was comfortable with those changes.

Tom Frederick, 6750 Outville Road. Mr. Frederick said he didn't have any problem with the staff report or recommendations. Mr. Frederick wanted to give some background information. Mr. Frederick said the staff knew Harrison Township was going to meet on September 17th and already had the draft regulations in place and on August 29th the staff was sent the first and last draft and gave the staff 13 days notice of what was going on. Mr. Frederick said when he got the staff report he was disappointed because he didn't have the information early enough. He stated that this would now have to go to their meeting in October.

Vote: Dave Lang made a motion to approve the request as presented and as recommended by the staff. Randy Bishop seconded the motion. A vote was called and the motion passed unanimously.

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3. 2019-13-Z

Regulation: Licking Township Zoning Resolution
Articles: Article 5: Amendment
Description: A request for a non-binding recommendation on an application for a zoning map change to the Licking Township Zoning Map. The application is to rezone approximately 42.5-acres of a 57.4-acre parcel located at 9520 Jacksontown Road from Residential District (R) to General Business District (GB).
Township: Licking
Applicant: Licking Township Zoning Commission (Application from Jeff and Matt Headley)
LCPC Planner: Angela Farley, Planner I

Angie Farley presented the Staff Report.

Angie Farley described where the property was located. Ms. Farley said she has been told that the parcel in blue (shown on the slides) is to be eventually sold to ODOT. Ms. Farley said public sewer is available to the site and public water will be available in 2019. Ms. Farley indicated the township should consider utilization of a PUD to the regulations because there is not a specific plan at this time for what the property will be used for.

Kevin Black asked if the property is landlocked. Angie Farley said it is not and added the property has current access between ODOT and the Fire Station. Jay Fisher said it was split zoned at this time. Ms. Farley pointed out the areas on the map and how they were zoned. Mr. Black wanted to know if the properties were all owned by the same entity. Ms. Farley said yes.

Jeff Headley, 3955 Lancaster Rd. in Granville Ohio was present to speak. Mr. Headley said he wanted to know what he can do to partner with Jacksontown to make a really nice entrance into Newark. Mr. Headley said he reached out to a member of ODOT and he added that ODOT had a theory on what they wanted to purchase to square up their property and to do a training facility for their backup work. Mr. Headley said they will be having meetings to sell a portion for ODOT to have a storage unit training facility but added there is no hurry to a decision on this. Mr. Headley said there are a lot of feasibility studies going on to determine the best use of the land. Mr. Headley agrees with the staff's recommendation for a PUD situation as they have discussed various uses for the property such as hotels, assisted living facilities, condo development, gas stations, etc. Mr. Headley said there is a large group of different people involved in the community to help determine the best land use. Mr. Headley said the main focus is what can be done with Jacksontown to increase revenue and to have a beautiful entrance going into Newark. Mr. Headley said they would like to have the whole property zoned as one.

There were no questions from LCPC.

Vote: Tim Bubb made a motion to approve the request as presented and as recommended by the staff. Dave Dicks seconded the motion. A vote was called and the motion passed unanimously.

Resolution 2019-011: in the matter of approving the promotion of an employee to the position of Planner II.

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Stephen Holloway read a statement from Chris Harkness concerning the promotion of Angie Farley to Planner II. Mr. Holloway said that he and Mr. Harkness felt that Ms. Farley had grown in her role and was very deserving of this promotion.

Vote: Kevin Black made a motion to approve Resolution 2019-011 as recommended by the Director. Ronda Saunders seconded the motion. A voice vote was called and the motion passed unanimously.

PUBLIC COMMENTS

Tom Frederick asked what the mid-month meeting was for. Brad Mercer explained that it was administrative meetings for preliminary plans and final plats that have been approved by the TRC per the process review project. Tim Bubb added it was to keep people from having to wait for approval until the end of the month.

DIRECTOR'S COMMENTS

No comments

LCPC COMMENTS

Rick Black moved to adjourn. Duane Flowers seconded the motion. All were in favor and the meeting was adjourned at 7:50 P.M.

NEXT MEETING: Tuesday, October 15, 2019, at 2:00 P.M.

Respectfully submitted,



Natalie J. Reineke

I do hereby certify that the minutes are true and correct copy:



Chris Harkness, Director