

Minutes of the Board of Licking Township Trustees, Public Hearing held at the Fire Co., Station 3, Jacksontown, OH at 6:30pm on April 6, 2015.

Mr. Hart called the meeting to order with the following members present: John Holman; Joseph Hart; Dave Miller; and Andrea Lynch.

Others Present: Bob Gage; Virginia Waters; Gary Waters; Forrest Cooperrider; Randy Taylor; Michael Embree; Marilyn Schoute; John Schoute; Dale Wise; Linda Hogue; Mark McCormick; Jeff Johnson; Clifton Clark; Scott Rawdon; John Harper; Mike Wilson; Steve Patterson.

The Public Hearing is to consider amending the text of the Licking Township Zoning Resolution.

The application requesting this change was initiated by Heath (Newark) DOHP, LLC. They are proposing a text amendment to:

Article 13: Section 13.00 Light Industrial District
Section 13.00.B.02 Permitted Uses

Mr. Hart welcomed the attendees and reviewed the guidelines by which the hearing would be conducted. Mr. Hart indicated the decision regarding the amendment must be made within 20 days of this hearing which is 4/26/15.

Mr. Hart swore in any member of the LTWP Board and/or public who may wish to give testimony.

Bob Gage of GBT Reality gave testimony on behalf of the applicant regarding the purpose for the requested amendment. Mr. Gage indicated that the intent is to build a 9100 sq. ft. Dollar General on the existing property located at 4776 Jacksontown Road currently owned by Gary & Virginia Waters. Mr. Gage further stated that they intended to keep the house and complete a lot split. Mr. Hart indicated it does not appear that maintaining the house would meet the zoning requirements. Mr. Holman asked Mr. Gage specific questions regarding the retail sales, peak hours, liquor sales, employee count, traffic, deliveries, etc. Mr. Gage provided answers to these questions.

Dale Wise, Licking Township Zoning Commission Chair, stated that the LTWP Zoning Commission recommended to deny the text amendment request as the retail type usage does not fit in the Industrial (I) district. Mr. Wise further stated that there are over 900 acres of other Industrial Zoned areas that would be impacted by this text change.

Virginia Waters, 4776 Jacksontown Road, stated that she was unaware of the text amendment change which occurred in November 2013 regarding the industrial district, she and her husband would like to sell the property, has had a good relationship with Golf Works, and hopes that the text amendment is approved.

Randy Taylor, 4737 Jacksontown Road, stated that he is opposed to the text amendment request and cited concerns with increased traffic, accidents, decrease in property value, and does not want to look at a Dollar General store from his front window.

John Schouten, 5026 Jacksontown Road, stated that he is opposed to the text amendment request and cited concerns with increased traffic, decrease in property value, potential vacancy of the building should Dollar General move out, and he left the city to get away from commercial stores.

Linda Hogue, 4739 Jacksontown Road, stated that she is opposed to the text amendment request and cited concerns that she bought land to get away from commercial property, decrease in property value, and does not want to look at a Dollar General store.

Marilyn Schouten, 5026 Jacksontown Road, stated that her neighbors Beverly and Todd Baker were not able to attend tonight but was asked to represent their opinions at the meeting. Mrs. Schouten indicated that Mr. and Mrs. Baker were opposed to the text amendment.

Mark McCormick, CEO Golf Works, 4820 Jacksontown Road, stated that Golf Works has no objections to the text amendment at this time.

Jeff Johnson, 5171 Jacksontown Road, stated that he is opposed to the text amendment and cited the same concerns as previous testimonies as well as concerns with increased litter.

Virgina Waters addressed the Board a second time and stated that she feels the church traffic is/will be worse than what the Dollar General store traffic will be. Mrs. Waters also stated that the increased traffic due to the church is one of the reasons they want to sell their property.

John Schouten addressed the Board a second time and inquired as to what the ramifications are if the amendment would be approved? Mr. Hart provided an explanation.

There were no representatives present from the Licking County Planning Commission. Mr. Miller indicated that although he is an alternate on the LCPC, he did not attend their hearing.

The Fiscal Officer indicated having received no correspondence for or against the proposed changes

Forrest Cooperrider provided clarification that this location is zoned Industrial.

Mr. Hart read the Licking Township Zoning Commission Letter of recommendation dated March 9, 2015. Mr. Hart indicated that the LTWP Zoning Commission recommends to DENY the proposed text amendment to Section 13.00B.02 Permitted Uses within the Industrial District (I) to add Retail Type Uses.

Gary Waters inquired as to how one of the residents is permitted to sell Snap-On tools from his home. Mr. Hart indicated that he is not aware of the specifics regarding this particular situation but indicated that home businesses are a permitted use.

John Harper inquired as to whether or not the text amendment could be granted on a case by case or was it applicable to all the Industrial District. Mr. Hart indicated that it would impact all parcels zoned Industrial.

The Public Hearing open portion of the meeting was closed at 7:21 p.m.

A brief discussion took place between the LTWP Board of Trustees. All Board members stated that they have read the LCPC non-binding recommendation.

Mr. Hart stated that he does not support the request based on the impact to all 900+ acres of property currently zoned Industrial. Mr. Miller concurred with the LCPC non-binding recommendations. Mr. Holman stated that the decision has a far reaching impact to our township.

The Board held further comments to open the Regular Meeting

The Regular Meeting began at 7:30 p.m.

The Pledge of Allegiance was recited.

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

The Board continued their comments concerning the Public Hearing. Mr. Holman stated that he concurred with Mr. Hart's thoughts and that he is not in favor of adding back text that was intentionally removed from the LTWP Zoning Resolution in November 2013.

Mr. Hart called for a vote to concur with the Licking Township Zoning Commission's recommendation to deny the proposed text amendment to Section 13.00B.02 Permitted Uses within the Industrial District to add Retail Type Uses.

Roll Call:

Mr. Hart: Approve the LTZC recommendation to deny
Mr. Holman: Approve the LTZC recommendation to deny
Mr. Miller: Approve the LTZC recommendation to deny

The Public Hearing concluded and members of the public were given the option to stay for the regular meeting or be dismissed.

Minutes of the Board of Licking Township Trustees, Regular Meeting held at the Fire Co., Station 3, Jacksontown, OH at 7:30 p.m., on April 6, 2015.

Others Present: Mike Wilson, Forrest Cooperrider, John Harper, Michael Embree, Steve Patterson, Scott Rawdon, Marlin Smith

The financial reports were given to the Trustees.

Mr. Miller made a motion to approve the expenditures totaling \$67,769.34.

Mr. Holman seconded the motion.

Roll call: Hart, yes; Holman, yes; Miller, yes.

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

The Fiscal Officer noted expenditure #40487 to Personnel Concepts for \$25.85 for Labor Law mandatory posters for 2015.

CORRESPONDENCE:

1. OPEC HC required HIPPA Privacy Practices and Policy routed to all applicable employees.
2. Notice re: Waste Management assuming Big O account.
3. Signed Mileage Certification from Bill Lozier received
4. Copy of ODOT Salt Contract Confirmation of Order
5. Email from Victoria Beale re: ODOT Sign Grant Status
6. OPW District 17 nomination form
7. Notice re: Chevrolet fuel pump and service
8. Geophysical letter re: seismic surveying and insurance
9. LC Commission letter re: ODNR meeting
10. LCPC Public Hearing Notice re: Lot Split process
11. Email from Anna Herrra re: photos of grave marker

A brief discussion took place regarding the OPW District 17 Integrating Committee Members nominees. The Board agreed to the following selections: Dave Miller & John Holman; Karen Barger & Jody German; Julie Laughlin & Karen Lawrie.

Mike Wilson gave the Fire Company report. There were 100 runs in March which consisted of 90 EMS and 10 Fire bringing the YTD to 268. Chief Wilson thanked the crew for their assistance with the Easter egg hunt/truck rides, and

stated that he has been talking with other Fire Chiefs regarding the dam issue. The Board signed the 2015 Fire Contract for Buckeye Lake and approved a check in the amount of \$1750.00 representing the LTWP runs Buckeye Lake handled under the 2014 contract.

Mr. Hart stated that he has administered Chief Wilson's review and commended the Chief for his recent public participation at a local township meeting. Mr. Holman thanked LTFC Zach Perigo and Tanner Wells for their assistance in clearing a tree from the roadway.

Forrest Cooperrider gave the Zoning Report. Mr. Cooperrider issued 6 permits in March as follows:

- Bryan Little - new build - 81 Misty Meadows \$185.00
- Wallace Anderson - new build - 8878 Fairmont Rd \$125.00
- Shane Satterfield - hobby shop - 2411 Ryan Rd \$135.00
- Eric Belknap - new build - 9030 Fairmont Rd \$145.00
- Ron Friedrich - storage bldg. - 106 Cheltenham \$50.00
- Ron Noland - Garage/shop - 130 Meadow Lane \$50.00

A brief discussion took place regarding recent complaints on Ridgely Tract Road. Mr. Hart commended Mr. Cooperrider for his efforts with contacting the property owner of the mobile home on Route 40 which has been cleaned up.

Mr. Miller thanked the Road Dept for recent dura patching efforts and indicated that he inspected the roads, culverts, and White Chapel bridge with the LC Engineer's office and will be getting an estimate. Mr. Miller indicated that the bridge on Licking Trails (near Bob Johnson) is scheduled for replacement with ODOT.

A brief discussion took place regarding the 2015 Cemetery and Fire Station mowing. Mrs. Lynch provided the Board with a verbal quote from Lakewood Lawn Service.

Mr. Hart made a motion to renew the contract with Lakewood Lawn Service for 2015 as follows: \$55.00 for Fire Station mowing (per mow) & \$220.00 for Cemetery mowing (per mow).

Mr. Holman seconded the motion.

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

Mr. Holman indicated that he spoke with Marcia Phelps and they do not have a replacement for Steve Harrington. A

discussion took place regarding the 2015 Litter Round-up which will be held on 4/25 & 4/26. The Board asked the Fiscal Officer to place an ad requesting volunteers. A discussion took place regarding the 2015 Tire Amnesty program which will be held on 5/16/15 from 9:00 a.m. - 1:00 p.m.; Mr. Holman reminded the Board of the meeting on 4/20/15 at 9:00 a.m. which will include discussion about investments and a building.

In public comment, Marlin Smith asked if a decision was made during the public hearing portion and if there was recourse by the property owners. A brief discussion took place.

Mr. Miller made a motion to adjourn the meeting at 8:49 p.m. Mr. Holman seconded the motion. Roll call: Hart, aye; Holman, aye; Miller, aye.

Attest

April 6, 2015 Minutes