

Minutes of the Board of Licking Township Trustees, Public Hearing held at the Fire Co., Station 3, Jacksontown, OH at 6:30pm on August 17, 2015.

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

Others Present: Chad Waters; Gary Waters; Forrest Cooperrider; Linda Hogue; Greg Kuenning; Dale Wise; Paula Taylor; Randy Taylor; Mark McCormick; Scott Rawdon.

The Public Hearing is to consider changing/amending the proposed zoning district of the official Licking Township Zoning Map on a 4.16 acre parcel located at 4776 Jacksontown Road.

The application requesting this change was initiated by Heath (Newark) DOHP, LLC. They are proposing a map district change/amendment to the Licking Township Zoning Map:

Current Zoning District: I, Industrial and Manufacturing District
Proposed Zoning District: GB, General Business District

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.

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

Greg Kuenning of GBT Reality gave testimony on behalf of the applicant regarding the purpose for the requested amendment. Mr. Kuenning re-stated the request and recapped the zoning classification of said parcel back to 1986, cited the 2002 Comprehensive Plan Committee letter, shared zoning hearing recap, and provided traffic count statistics. Mr. Kuenning also stated that the surrounding landowners all built or bought their properties post -1986 and should have known the potential development within the industrial zoned areas.

Dale Wise, Licking Township Zoning Commission Chair, provided a recap of the Zoning Commission hearing regarding the matter and stated that the LTWP Zoning Commission

recommended to deny the zoning map change from Industrial to General Business.

Chad Waters, 565 Eric Drive Hanover, OH, stated that his parents are Virginia and Gary Waters and questioned whether the property failed to fall into the parameters for it to be zoned as general business. Mr. Dale Wise responded that the land meets the parameters. Mr. Waters expressed concerns as to whether Licking Township was following the correct procedures. Mr. Waters then read and presented a letter from Mr. Todd Hartshorn, who resides at 6074 Jacksontown Road, supporting the zoning map change and citing increased revenue, increased employment, and providing a service to the residents.

Linda Hogue, 4739 Jacksontown Road, stated that she is still opposed to the proposal and cited her concerns that she bought land to get away from commercial property, decrease in property value, does not want to look at a Dollar General store. Mr. Hart asked Ms. Hogue if she was aware of the zoning when she purchased the land. Ms. Hogue responded that she was aware however the existing businesses do not look retail in nature and blend with the rural setting.

Randy Taylor, 4737 Jacksontown Road, stated that he is opposed to changing the zoning and cited concerns with increased traffic, accidents, and decrease in property value. Mr. Taylor stated he did not know that it was zoned industrial when he purchased and built his home and believed the developer.

Mark McCormick, CEO Golf Works, 4820 Jacksontown Road, stated that based on the traffic count with transactions per hour he does not see a problem and feels that there will be an increase in potential tax revenue and employment. Mr. McCormick stated that Golf Works has no objections to the text amendment at this time.

Dale Wise addressed the Board a second time and stated that all townships have zoning and general business open zoning up for mixed uses. Mr. Wise stated that there is existing land area in Licking Township that is better suited for this use and questions why Dollar General is not considering those areas instead.

Chad Waters addressed the Board a second time and discussed what types of businesses are allowed in Industrial currently versus what was previously allowed.

Greg Kuenning addressed the Board a second time and indicated that the northern corridor has nothing that serves that area of the township in regards to Mr. Wise's question as to why Dollar General was not considering other areas within the township.

Input from the public concluded at 7:13 p.m.

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. Mr. Miller stated that he did attend the LTWP Zoning Commission hearing as an observer only.

The Fiscal Officer indicated receiving no correspondence for or against the proposed changes other than the letter presented by Chad Waters tonight on behalf of Todd Hartshorn.

Forrest Cooperrider indicated that he has nothing further to add and does not have a recommendation one way or another.

Mr. Hart read the Licking Township Zoning Commission Letter of recommendation dated July 30, 2015. Mr. Hart indicated that the LTWP Zoning Commission recommends to DENY the zoning map change from Industrial to General Business for the said property.

The Board had a lengthy discussion regarding the zoning map change request.

Mr. Miller made a motion that the Licking Township Board of Trustees approve the Licking Township Zoning Commission's recommendation to DENY the map change.

Mr. Holman seconded the motion.

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

The Public Hearing portion of the meeting concluded at 7:30 p.m. and members of the public were given the option to stay for the regular meeting or be dismissed.

The Regular Meeting began at 7:38 p.m.

Minutes of the Board of Licking Township Trustees, Regular Meeting held at the Fire Co., Station 3, Jacksontown, OH at 7:30 p.m. (commencing at 7:38 p.m.), on August 17, 2015.

The Pledge of Allegiance was recited.

Others Present: Forrest Cooperrider, Scott Rawdon, Rob Mills, Zack Helm.

Minutes from the previous meeting were presented, approved, and signed by the Trustees.

Mr. Holman made a motion to approve the expenditures totaling \$15,740.13.

Mr. Miller seconded the motion.

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

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

Mr. Hart made a motion approving the extended contract with Wilson, Shannon, & Snow for the 2014-15 & 2016-17 biennial audits totaling \$7540.00 and further designated Andrea Lynch to execute said contract.

Mr. Holman seconded the motion.

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

The Fiscal Officer presented a renewal packet for the Provident Accident & Health policy. Mrs. Lynch indicated that she has reviewed the renewal information with Fire Chief Wilson and both she and Chief Wilson recommend renewing the present Plan 1 for \$8784.00.

Mr. Hart made a motion that the LTWP Board of Trustees authorize the renewal and pre-paid premium of \$8784.00 for Provident Accident & Health Insurance policy as presented.

Mr. Holman seconded the motion.

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

CORRESPONDENCE:

1. Email from Sue Penick re: Approved levy ballot language
2. Email from AG Mike Dewine re: Salt claim extension
3. Email from Ohio Dept Taxation re: withholding change
4. Email from Ohio Insurance Services re: COBRA

The Fiscal Officer provided an update regarding the ODOT sign grant and also indicated that a recent public records request from Attorney Mona Fine has been fulfilled.

There was no Fire Report.

Forrest Cooperrider gave the Zoning Report. Mr. Cooperrider indicated he has issued 4 zoning permits with 1 pending and provided an update on the Gockenbach easement. A discussion took place.

Mr. Miller indicated that the summer salt contract #3375-75 has been awarded to American Rock Salt at \$71.93/ton with delivery in September or October. Mr. Miller provided a status on obtaining estimates for crack sealing. Mr. Hart indicated that he had dealt with Brian Corsi from Tru Seal for some personal driveway sealing and thought perhaps Mr. Mills might want to try them too.

Mr. Zack Helm of Strausser Construction Inc. addressed the Board. Mr. Helm indicated that they are a pavement preservation company dealing in microsurfacing; chip sealing; and crack sealing. A discussion took place.

Mr. Holman indicated that he recently viewed property for sale south of Sanford Cemetery. Mr. Holman stated that he thought the property may be suitable for future expansion of our cemetery. Mr. Hart then contacted June & Gerald Moore who own property adjacent to the Jacksontown Cemetery inquiring as to whether they had any interest in selling property to Licking Township for future cemetery expansion. Mr. Hart provided a recap of his conversation with Mr. and Mrs. Moore.

Mr. Hart made a motion that the Licking Township Board of Trustees enter into a purchase agreement with Gerald E. and June A. Moore to purchase approximately 1.1 acres located to the east of the existing property line of the Jacksontown Cemetery for a total cost of \$6000.00 with 1/3 (\$2000.00) being due upon the signed purchase agreement with the balance due when the deed is transferred with LTWP additionally covering the surveyor cost, legal deed cost, and cost of fencing the newly acquired land.

Mr. Holman seconded the motion.

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

The Moore's also noted that a township resident will be celebrating her 104th birthday soon and the Board would like to recognize this milestone. Mr. Holman will obtain the information regarding the resident.

Mr. Hart provided an update on the River Oaks Condo Association tax situation.

There was no public comment.

Mr. Holman made a motion to adjourn the meeting at 8:46 p.m. Mr. Miller seconded the motion. Roll call: Hart, aye; Holman, aye; Miller, aye.

Attest

August 17, 2015 Minutes