

PUBLIC HEARING

The February 11, 2025 public hearing was called to order by Chairman Bruce Lane. All trustees and fiscal officer were present.

The purpose of this hearing is for a re-hearing of a zoning application from Talbot and Rhonda VanNess, case # Z-24-22 at 9012 Morse Rd.

Connie Klema, counsel for the VanNess's gave a background stating they are requesting a re-zoning from Ag to M&D. Their application was submitted in July 2024. The planning commission denied it, based on what was later determined to be false information, and the Township Zoning Commission approved on Sept. 5th 2024 and the trustees denied, with no reason for denial on October 1, 2024.

She spoke of the moratorium that was enacted not supposed to affect pending applications and how the existing code and current zoning resolution should have been used in the decision.

The township's current comp plan, adopted by the trustees in December 2022, which is a plan of how property should be used, shows this property in the M&D district.

Connie then read the M&D definition from the comp plan.

She emphasized that the current zoning is to be followed and the reasons for the moratorium should not be held over to pending applications.

Connie read a comment made by Bruce Lane from the Licking County Planning Commission's meeting speaking out against the approval of this re-zoning and all the other pending applications from the township.

Connie said she feels the trustees let the moratorium affect their decision when it was not supposed to.

Connie read several different articles from the zoning resolution, which act as safety nets to protect the township in M&D districts. She urged the trustees to trust the zoning resolution to let it act as the safety net that it is enacted to be and to use the current zoning and comp plan for their decision.

Jeff Mitchell said there is inconsistency in the voting of the re-zoning of these properties. Some were approved and some were denied and says if the trustees are considering approving this one than there are several others that need to be considered. 1 property got approved that did not meet the zoning standards and his property is adjacent to this property and meets standards and got denied.

Rob Bradner of 8895 Morse Rd. said he owns property across the street from the property up for re-zoning and all he wants to be able to do is get in and out of his property. He doesn't have a problem with this getting approved.

Annie Promen owns the property next door to the property up for re-zoning and said she has no problem with the re-zoning and will probably be putting in an application for re-zoning her property when the moratorium is lifted.

Bruce Lane said he does not feel that they used the moratorium in making their decision. His concern is the health, safety and welfare of neighbors, and this lacks vital ability to protect neighbors health, safety and welfare.

Randal Almendinger said he is still in favor of it, just like the 1st hearing.

Jean Morrison said she just wants to get the zoning right.

Annie Promen stated that Bruce Lane can't use the possibility of what will go being unsafe or unhealthy at this stage.

2/11/25 A Randal Almendinger made a resolution to approve the re-zoning of the VanNess property to M&D.

2nd by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -no. Resolution passed.

Bruce Lane made a motion to adjourn the public hearing.

2nd by Jean Morrison. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes. Hearing adjourned.