



**LCPC**

# Meeting Agenda

JANUARY 26, 2026



## MEETING AGENDA

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2025 • 6:00 p.m.**

- 1. Pledge of Allegiance**
- 2. Roll Call | Seating of Alternates**
- 3. Executive Session – One Item**  
*For personnel matters or pending litigation, as provided for by Ohio Revised Code Section 121.22.*
- 4. Approval of Minutes** – December 15, 2025
- 5. Swearing-in | Affirmation of Public**
- 6. Commission Announcements**
- 7. Public Comment [for items not on the agenda]**  
*Any member of the public addressing the Commission on items not pertaining to this agenda is asked to sign in. Each speaker will limit comments to **3 minutes** and will conduct themselves in a professional manner.*
- 8. Consent Agenda**  
*Final Consent Agenda to be determined at the commencement of the public meeting.*
- 9. New Business (Quasi-Judicial Hearings for Variances & Subdivision Applications)**

### **CASE 1: V-25-53 – GIBSON PROPERTY – MCCOWN RD, NEWARK**

Parcel(s): 065-314286-00.003  
Regulation: Licking County Subdivision Regulations  
Articles: Section 301.1 (D, 2); Parcel Standards  
Description: A request for a variance to reduce the minimum frontage requirements for a lot between 5.0 and 19.99 acres in size.  
Township: Perry  
Applicant: Dru Gibson, 28 Marne Drive, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner

### **CASE 2: V-25-54 – WETZEL PROPERTY – BUTLER RD, NEWARK**

Parcel(s): 048-159666-00.000  
Regulation: Licking County Access Management Regulations  
Articles: Section 8.10; Table 14: Driveway to Driveway Spacing Requirements  
Description: A request for a variance to reduce the minimum driveway spacing requirements for a new access location on a minor collector roadway.  
Township: Madison  
Applicant: Kelley Wetzel, 9811 Butler Road, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner



### **CASE 3: RP-25-1 – NORTHPOINT ESTATES – CLAYGATE LANE, NEWARK**

Parcel(s): 059-296862-00.008, 059-296862-00.003, and 059-296862-00.001  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 103 of Northpoint Estates, Phase 1, combined with adjacent lots to form Lot 103-A and Lot 103-B.  
Township: Newton  
Applicant: Phillip and Tracie Claggett, 5259 McKinney Crossing, Newark, OH 43055 (c/o Scott England, 123 Misty Meadows Drive, Heath, OH 43056)  
LCPC Planner: Angela Farley, Principal Planner

### **CASE 4: RP-25-2 – CLAYLICK SUBDIVISION – BROWNSVILLE ROAD, NEWARK**

Parcel(s): 018-040530-02.000 and 018-040530-03.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 2 and 3 of Claylick Subdivision, reconfigured to form Lot 2-A and Lot 3-A.  
Township: Franklin  
Applicant: Talmage Gee, 4731 4435 Brownsville Road, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner

### **CASE 5: RP-25-3 – HARBOR HILLS PLAT NO. 1 – ARDEN PLACE, HEBRON**

Parcel(s): 041-122904-00.000 and 041-130254-00.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 225 South ½ and 226 of Harbor Hills Plat No. 1 Subdivision, reconfigured to form Lot 225-A.  
Township: Licking  
Applicant: Adam and Laura Hunt, 88 Arden Place, Hebron, OH 43025 (C/o Scott England, 123 Misty Meadows Drive, Heath, OH 43056)  
LCPC Planner: Noah Campbell, Planner

### **CASE 6: SDP-25-2 – NATIONAL ROAD BUSINESS DISTRICT – NATIONAL ROAD, ETNA**

Parcel(s): 010-017364-00.000, 010-025308-00.000, and 010025314-00.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 302.4: Preliminary Plan  
Description: A request to review and approve the preliminary plan for the National Road Business District site, including eight commercial lots and 0.63-acre of open space.  
Township: Etna  
Applicant: Mark Schuster, 8855 E. Broad Street, Reynoldsburg, OH 43068 (c/o Joshua Bobak, P.E., ADR & Associates, 88 W. Church Street, Newark, OH 43055)  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

## **10. New Business (Public Meeting for Township Zoning and/or County Regulation Amendments)**

### **CASE 7: Z-25-29 – ST. ALBANS TWP ZONING RESOLUTION – TEXT AMENDMENT**

Regulation: St. Albans Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Section 1502: Conditionally Permitted Uses  
Description: A request for a non-binding recommendation for a proposed text amendment to Article 15: General Business District, Section 1502: Conditionally Permitted Uses in the *St. Albans Township Zoning Resolution* to exclude data centers and related other information services.  
Township: St. Albans

Applicant: St. Albans Township Zoning Commission (c/o Rae Ann Crawford, Zoning Commission Secretary), 8488 Jug Street, Alexandria, OH 43001.  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

#### **CASE 8: Z-25-30 – LICKING TWP ZONING RESOLUTION – TEXT AMENDMENT**

Regulation: Licking Township Zoning Resolution  
Articles: Article 5: Amendment and Section 12.01: General Business District (GB)  
Description: A request for a non-binding recommendation for proposed amendments to add Section 12.01.B.03.g and 12.01.B.03.h to the Conditional Permitted Uses  
Township: Licking  
Applicant: Licking Township Zoning Commission (c/o Max Ungerman, Zoning Commission Vice Chair), Andrea Lynch, Zoning Clerk PO Box 222 Jacksontown, OH 43030  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

#### **CASE 9: Z-26-2 – ETNA TWP ZONING RESOLUTION – TEXT AMENDMENT**

Regulation: Etna Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Article 19: Planned Mixed-Use Development District  
Description: A request for a non-binding recommendation for a minor amendment to the Cumberland Estates PMUD text to clarify requirements for secondary emergency access consistent with the conditions of the approved Preliminary Plan.  
Township: Etna  
Applicant: Ted Walker, Etna Township Zoning Inspector, 81 Liberty Street, Etna, OH 43062; on behalf of Colts Run Development, LLC. and T&R Properties, c/o Ron Sabatino, 3895 Stoneridge Lane, Dublin, OH 43017.  
LCPC Planner: Carson Combs, Planning Director

#### **CASE 10: ADM-25-5 – LCPC SUBDIVISION & DEVT REGULATIONS [PUBLIC HEARING]**

Regulations: Licking County Subdivision Regulations  
Articles: Creation of a new LCPC Subdivision & Development Regulations  
Repeal of the Licking County Subdivision Improvement Regulations  
Repeal of the Licking County Subdivision Regulations  
Establishment of the LCPC Construction Design Manual  
Description: A request to review and adopt the *LCPC Subdivision & Development Regulations*, to repeal the existing *Licking County Subdivision Regulations* and the *Licking County Subdivision Improvement Regulations*, and to incorporate applicable provisions and establish the *LCPC Construction Design Manual*.  
Applicant: Licking County Planning Commission [c/o Kevin Black, Chair], 20 S. Second Street, Newark, OH 43055.  
LCPC Planner: Carson Combs, Planning Director

### **11. New Business (Resolutions)**

#### **RESOLUTION 2026-001 – AUTHORIZING LITIGATION**

In the matter of authorizing the Licking County Prosecutor's Office to file and proceed to resolution, with a lawsuit for violations of the Licking County Soil Erosion and Stormwater Regulations for Licking County, Ohio.

### **12. Director's Updates / Discussion Items**

### **13. Adjournment**

[END OF AGENDA]



**LCPC**

# Meeting Minutes

DECEMBER 15, 2025





## MEETING MINUTES

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

### Call to Order

Chair Kevin Black called the regular meeting of the Licking County Planning Commission to order at 6:00 p.m.

### Pledge of Allegiance

Mr. Holloway led the Pledge of Allegiance.

### Roll Call | Seating of Alternates

Roll Call was taken by Kim Landis and a quorum was present.

Roll Call:		Alternates Seated:		Staff Present:	
Chair Black	✓			Carson Combs	✓
Vice Chair Badger	✓	Jeremy Osborn	✓	Brad Mercer	✓
Commissioner Rick Black	✓ 6:03			Jay Fisher	
Commissioner Tim Bubb	✓			Angela Farley	
Commissioner Duane Flowers	✓			Noah Campbell	
Hayley Amick	✓			Kim Landis	✓
Randy Bishop	✓			David Edelblute	✓
Dave Dicks	✓			Darcy Cook	
Steve Holloway	✓				
Joseph Robertson	Excused				

*Note: Jeremy Osborn was sworn in for the Consent Agenda during the recusal by Vice Chair Badger.*

*Others in attendance: Jack Mautino, Brian Reed, Josh Bobak, Ted Walker, Gregory Smith, Sherrie Canter, Victor Canter, and Rose Ann Stevenson.*

### Approval of Minutes – November 24, 2025

Commissioner Bubb made a motion, seconded by Commissioner Flowers, to approve the Monday, November 24, 2025, meeting minutes.

***Minutes were approved unanimously by voice vote (8-0).***

Commissioner Black was seated at 6:03.

### Swearing-in | Affirmation of Public

Chair Black swore in those from the public expecting to provide testimony.

### Commission Announcements

Commissioner Bubb announced that with Mr. Dave Lang's retirement, there is an open seat on the Licking County Planning Commission. He noted that the position is being posted to the public and that anyone with interest should apply. He also noted that the courthouse will remain fully lighted with music playing through the first day of January.

### Public Comment (for items not on the Agenda)

None.

### Consent Agenda

Vice Chair Badger recused himself at 6:08 pm. Jeremy Osborn was seated as his alternate.

Commissioner Flowers made a motion, seconded by Mr. Bishop to approve the following cases by consent as presented in the staff report:

**CASE 1: V-25-51 – CANTER PROPERTY – LICKING VALLEY ROAD, NASHPORT**

**CASE 2: SDP-25-4 – GLACIER ROCK ESTATES SUBDIVISION – LOUDON STREET ROAD, GRANVILLE**

**CASE 4: Z-25-27 – MONROE TWP ZONING RESOLUTION – TEXT AMENDMENT**

***The motion passed unanimously by voice vote (9-0).***

Vice Chair Badger rejoined the meeting at 6:09 and alternate Jeremy Osborn was excused.

## **New Business (Quasi-Judicial Hearings for Variances & Subdivision Applications)**

### **CASE 1: V-25-51 – CANTER PROPERTY – LICKING VALLEY ROAD, NASHPORT**

Parcel(s): 065-314232-00.007

Regulation: Licking County Subdivision Regulations

Articles: Section 503; Table 14: Driveway to Driveway Spacing Requirements

Description: A variance request to upgrade an existing field access to a residential driveway to access a proposed ±1.7 acre parcel that fails to meet driveway-to-driveway spacing (400 feet) for a Major Collector Roadway.

Township: Perry

Applicant: Victor Canter, 4955 Licking Valley Road, Nashport, OH 43830

LCPC Planner: Noah Campbell, Assistant Planner

### **Vote (Consent):**

*The consent agenda item was approved unanimously by voice vote (9-0) with the following three conditions:*

- 1) That a restriction shall be placed on the new deeds for both the remainder and proposed parcel that establishes the language as proposed in the body of this report to establish the access as a shared easement for the future subdivision of land to the northeast on Parcel #041-118746-00.003;
- 2) That the driveway permit and address is assigned before the minor land division/lot split is released to be recorded so that the assigned driveway address is incorporated into language to be recorded in the deed for each parcel (proposed and remainder) and
- 3) That the survey and legal description shall be updated for the split to establish a shared driveway easement that complies with Condition #1 as stated in the report with the easement description and survey drawing to be recorded with the deed. "Proposed Deed Language" shall be incorporated on the deed and not in the legal description.

### **CASE 2: SDP-25-4 – GLACIER ROCK ESTATES SUBDIVISION – LOUDON STREET ROAD, GRANVILLE**

Parcel(s): 019-043326-02.001

Regulation: Licking County Subdivision Regulations

Articles: Section 302.4: Preliminary Plan

Description: Review and approval of a Preliminary Plan for the Glacier Rock Estates Subdivision, which includes six single-family residential estate lots.

Township: Granville

Applicant: Terra Noval Builders, c/o Bryon Reed, 1089 River Road, Granville, OH 43023; c/o Joshua Bobak, P.E., ADR & Associates, 88 W. Church Street, Newark, OH 43055

LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

### Vote (Consent):

The consent agenda item was approved unanimously by voice vote (9-0) with the following four conditions:

- 1) That all review comments as noted in the comment letter dated December 3, 2025, relating to the Preliminary Plan and Stormwater Report are addressed during the construction plan review;
- 2) That all conditions regarding the required “No Disturb Zone” are addressed as part of the construction document and Final Plat review, or the flood study variance is null-and-void and will require further review by the LCPC;
- 3) That the property line between Lots 2 and 3 is adjusted or the existing outbuilding/structure demolished to comply with required zoning setbacks, subject to staff approval; and
- 4) That any additional technical adjustments are addressed as part of the construction document review, subject to staff approval.

## New Business (Public Meeting for Township Zoning and/or County Regulation Amendments)

### CASE 3: Z-25-18 – ETNA TWP ZONING RESOLUTION – TEXT & MAP AMENDMENT

Regulation: Etna Township Zoning Resolution

Articles: Section 605: Submission to County Planning Commission; Article 19: Planned Mixed-Use Development District

Description: A request for a non-binding recommendation for a proposed text and map amendment following Article 19: Planned Mixed-Use Development District in the *Etna Township Zoning Resolution* with a corresponding amendment to the *Etna Township Zoning Map*.

Township: Etna

Applicant: Ted Walker, Etna Township Zoning Inspector, 81 Liberty Street, Etna, OH 43062; on behalf of D.R. Horton-Indiana LLC., 550 Polaris Parkview, Suite 200, Westerville, OH 43082; represented by Molly Gwin, Ice Miller LLP., 250 West Street, Suite 700, Columbus, OH 43215

LCPC Planner: Brad Mercer, Planning Manager

Planning Manager Mercer presented the non-binding application for a PMUD zoning map and text amendment in detail and noted that staff respectfully recommends disapproval of the application based on multiple reasons noted in the report. Mr. Mercer confirmed for the Commission that access would be from the National Road (US 40) as approved by ODOT. He emphasized that this review was for consideration of the map change and proposed text – not for review of the Preliminary Plan. He explained that the Preliminary Plan would not be provided for review until the zoning was approved by the township. Mr. Mercer confirmed for Commissioner Bubbs that the zoning amendment was being proposed by the developer and that the PMUD is a negotiating process between the township and the developer.

Mr. Holloway noted concerns over the proposed density of the residential area and how it would strain infrastructure and schools. He noted that back in 2009, Etna Township purposely zoned the property to M1 (industrial) to ensure that this very type of development would not happen.

Jack Mautino, Division President of D.R. Horton [550 Polaris Parkway, Suite 200, Westerville] said they will be working very closely with both the Township as well as the County to assist in providing the missing detailed information so that they can get back before the Commission, and that he appreciated the comments.

At the request of the Commission, Director Combs provided comment on the application and stated for the record that typically in municipal zoning, the proposed zoning text and preliminary plan would be considered as one package to ensure that the actual development is carried out. He noted that the ORC establishes a process that does not allow this level of assurance. Because of the required process, the PMUD text must adequately spell out development standards and expectations to protect not only surrounding property owners, but the township in its administration efforts into the future. Director Combs said staff provided significant comments regarding the text and without details being worked out, staff cannot in good faith to the residents or the township administration recommend approval for the zoning at this time.



#### Vote (Non-Binding):

Mr. Holloway, seconded by Commissioner Black, made a motion to **DISAPPROVE** the request for a proposed text and map amendment based on the staff findings, as listed in the staff report.

**The motion was approved unanimously with a roll call vote (9-0).**

#### **CASE 4: Z-25-27 – MONROE TWP ZONING RESOLUTION – TEXT AMENDMENT**

Regulation: Monroe Township Zoning Resolution  
Articles: Section 6.5: Submission to County Planning Commission  
Description: A request for a non-binding recommendation for proposed amendments to Sections 5.15: Notice of Public Hearing in Newspaper, Section 5.16: Notice to Parties of Interest, Section 5.24: Procedure of Hearing Notice, Section 6.8: Notice of Public Hearing in Newspaper, Section 6.9: Notice of Property Owner by Zoning Commission, Section 6.11: Public Hearing by Board of Township Trustees, Section 6.12: Action by Board of Township Trustees, Section 6.14: Notice of Public Hearing by Newspaper, Section 6.15: Notice to Property Owner by Zoning Commission, Section 17.13: Notice of Public Hearing by Newspaper, Section 17.14: Notice to Property Owners by Zoning Commission, Section 18.14: Notice of Public Hearing by Newspaper, Section 18.15: Notice to Property Owners by Zoning Commission.  
Township: Monroe  
Applicant: Monroe Township Zoning Commission (c/o Woody Fox, Zoning Inspector), 7621 Johnstown-Alexandria Road, Johnstown, OH 43031  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

#### Vote (Consent/Non-Binding):

The consent agenda item was approved unanimously by voice vote (9-0) with the following condition:

- 1) That Monroe Township reviews and considers the inclusion of the comments and proposed changes from the LCPC.

#### **New Business (Resolutions)**

#### **RESOLUTION 2025-019 – LCPC AND LCATS PERSONNEL ACTIONS & PROMOTIONS**

In the Matter of Approving Title Changes and the Promotion of Licking County Planning Commission (LCPC) Staff and Licking County Area Transportation Study (LCATS) Staff in Conjunction with the Approved **2026 Staffing and Organization Plan**.

Director Combs presented the resolution to approve title changes and promotions based on the recently approved 2026 Staffing and Organizational Plan. There was no discussion or public input.

#### Vote:

Commissioner Bubb, seconded by Commissioner Flowers, made a motion to approve Resolution 2025-019 to approve title changes and promotions consistent with the approved staffing and organizational plan for 2026.

**The resolution was approved with a roll call vote (9-0).**

## **RESOLUTION 2025-020 – CERTIFICATES OF APPOINTMENT**

In the Matter of Approving the Certificate of Appointments for the Licking County Planning Commission (LCPC) Staff and for the Licking County Area Transportation Study (LCATS) Staff for 2026.

Director Combs presented the resolution to approve certificates of appointment for staff members based on the approved titles and organizational structure. There was no discussion or public input.

### **Vote:**

*Mr. Bishop, seconded by Mr. Dicks, made a motion to approve Resolution 2025-020 to approve Certificates of Appointment for LCPC and LCATS staff.*

***The resolution was approved with a roll call vote (9-0).***

## **RESOLUTION 2025-021 (AMENDED)– APPROVING 2026 EXPENSES FOR TRAVEL**

In the Matter of Allowing Expenses for Licking County Planning Commission (LCPC) and Licking County Area Transportation Study (LCATS) Staff to Attend Training for the 2026 Budget Year.

Director Combs presented the resolution to approve travel for the upcoming calendar year based on the approved department budget. There was clarification given that the resolution provides authorization from the LCPC for both in-state and out-of-state travel/training based on the budget proposal. Mr. Combs clarified for Commissioner Bubb that the ESRI Conference in California and any other out-of-state travel still requires approval from the County Commissioners based on established policy. There was no further discussion or public input.

### **Vote:**

*Commissioner Black, seconded by Vice Chair Badger, made a motion to approve Resolution 2025-021 (amended) to approve travel for board members and staff based on the approved 2026 budget.*

***The resolution was approved with a roll call vote (9-0).***

## **RESOLUTION 2025-022 – AUTHORIZING PLANNER**

In the Matter of Authorizing the Advertising, Processing and Hiring of a Qualified Individual for the Position of Planner for the Licking County Planning Commission.

Director Combs presented the resolution to authorize the advertising, interviewing and hiring of a Planner position. He explained that the “Compliance Planner” position has been advertised on two occasions with no success. He explained that this new position will be targeted toward compliance/enforcement, but that would also provide necessary support for planning and development as necessary. There was no discussion or public input.

### **Vote:**

*Vice Chair Badger, seconded by Ms. Amick, made a motion to approve Resolution 2025-022 to approve the advertising, interviewing and hiring of a Planner position consistent with the approved budget and organizational chart.*

***The resolution was approved with a roll call vote (9-0).***

## RESOLUTION 2025-023 – AUTHORIZING A SIDEWALK AGREEMENT

In the Matter of Authorizing the LCPC Chairperson to Enter into an Agreement with Cugini & Capoccia Builders, Inc. to Defer and Guarantee the Installation of Sidewalks on the Individual Lots of Royal Acres Section 2, Phase 3, a Single-family Residential Subdivision.

Director Combs presented the resolution to authorize a sidewalk agreement for the latest phase of Royal Acres. The agreement will allow sidewalk construction to be deferred until the completion of homes on individual lots. There was no discussion or public input.

### Vote:

*Commissioner Black, seconded by Vice Chair Badger, made a motion to approve Resolution 2025-023 to authorize an agreement to defer sidewalk installations for Royal Acres Section 2, Phase 3.*

***The resolution was approved with a roll call vote (9-0).***

## Director's Updates / Discussion Items

Director Combs noted that no memo was provided in the packet but wanted to thank the Commission and staff for all the hard work and support that has been provided since taking the position in April. He wished everyone a Merry Christmas and looked forward to accomplishing more changes in 2026.

### Adjournment – 6:49 pm

Commissioner Black made a motion to adjourn, and Commissioner Flowers seconded the motion.

***The meeting adjourned with a unanimous voice vote (9-0).***

Respectfully submitted,

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

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Kim Landis, Administrative Assistant

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Carson Combs, Planning Director

[END OF MINUTES]





**LCPC**

# Records of Action

DECEMBER 15, 2025



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

**The Licking County Planning Commission took the following action at this meeting:**

### **MOTION (MEETING MINUTES):**

Commissioner Bubb, seconded by Commissioner Flowers, made a motion to accept the November 24, 2025, meeting minutes.

### **VOTE:**

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

### **STATUS:**

The November 24, 2025, minutes were approved by voice vote (9-0).

### **CERTIFICATION:**

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Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

### **CASE 1: V-25-51 – CANTER PROPERTY – LICKING VALLEY ROAD, NASHPORT**

Parcel(s): 065-314232-00.007  
Regulation: Licking County Subdivision Regulations  
Articles: Section 503; Table 14: Driveway to Driveway Spacing Requirements  
Description: A request to upgrade an existing field access to a residential driveway in order to access a proposed +1.7 acre parcel that fails to meet driveway-to-driveway spacing (400 feet) for a Major Collector Roadway.  
Township: Perry  
Applicant: Victor Canter, 4955 Licking Valley Road, Nashport, OH 43830  
LCPC Planner: Noah Campbell, Assistant Planner

**The Licking County Planning Commission took the following action at this meeting:**

#### **MOTION BY CONSENT:**

Commissioner Flowers, seconded by Mr. Bishop, made a motion to approve the case by voice vote with the following three conditions as listed in the staff report:

- 1) That a restriction shall be placed on the new deeds for both the remainder and proposed parcel that establishes the language as proposed in the body of this report to establish the access as a shared easement for the future subdivision of land to the northeast on Parcel #041-118746-00.003;
- 2) That the driveway permit and address is assigned before the minor land division/lot split is released to be recorded so that the assigned driveway address is incorporated into language to be recorded in the deed for each parcel (proposed and remainder) and
- 3) That the survey and legal description shall be updated for the split to establish a shared driveway easement that complies with Condition #1 as stated in the report with the easement description and survey drawing to be recorded with the deed. "Proposed Deed Language" shall be incorporated on the deed and not in the legal description.

#### **VOTE:**

Chair Black	Yes
Mr. Osborn (alternate)	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### **STATUS:**

The variance request was approved (9-0) by voice vote. The applicant may proceed with the driveway permit process.

#### **CERTIFICATION:**

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]





## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

### **CASE 2: SDP-25-4 – GLACIER ROCK ESTATES SUBDIVISION – LOUDON STREET ROAD, GRANVILLE**

Parcel(s): 019-043326-02.001  
Regulation: Licking County Subdivision Regulations  
Articles: Section 302.4: Preliminary Plan  
Description: Review and approval of a Preliminary Plan for the Glacier Rock Estates Subdivision, which includes six single-family residential estate lots.  
Township: Granville  
Applicant: Terra Noval Builders, c/o Bryon Reed, 1089 River Road, Granville, OH 43023; c/o Joshua Bobak, P.E., ADR & Associates, 88 W. Church Street, Newark, OH 43055  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

**The Licking County Planning Commission took the following action at this meeting:**

#### **MOTION BY CONSENT:**

Commissioner Flowers, seconded by Mr. Bishop, made a motion to approve the case by voice vote with the following four conditions as listed in the staff report:

- 1) That all review comments as noted in the comment letter dated December 3, 2025, relating to the Preliminary Plan and Stormwater Report are addressed during the construction plan review;
- 2) That all conditions regarding the required “No Disturb Zone” are addressed as part of the construction document and Final Plat review, or the flood study variance is null-and-void and will require further review by the LCPC;
- 3) That the property line between Lots 2 and 3 is adjusted or the existing outbuilding/structure demolished to comply with required zoning setbacks, subject to staff approval; and
- 4) That any additional technical adjustments are addressed as part of the construction document review, subject to staff approval.

#### **VOTE:**

Chair Black	Yes
Mr. Osborn (alternate)	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### **STATUS:**

**The Preliminary Plan was approved (9-0) by voice vote. The applicant may proceed with the construction document process.**

#### **CERTIFICATION:**

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, December 15, 2025 • 6:00 p.m.

### CASE 3: Z-25-18 – ETNA TWP ZONING RESOLUTION – TEXT & MAP AMENDMENT

Regulation: Etna Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Article 19: Planned Mixed-Use Development District  
Description: A request for a non-binding recommendation for a proposed text and map amendment following Article 19: Planned Mixed-Use Development District in the *Etna Township Zoning Resolution* with a corresponding amendment to the *Etna Township Zoning Map*.  
Township: Etna  
Applicant: Ted Walker, Etna Township Zoning Inspector, 81 Liberty Street, Etna, OH 43062; on behalf of D.R. Horton-Indiana LLC., 550 Polaris Parkview, Suite 200, Westerville, OH 43082; represented by Molly Gwin, Ice Miller LLP., 250 West Street, Suite 700, Columbus, OH 43215  
LCPC Planner: Brad Mercer, Planning Manager (CC)

The Licking County Planning Commission took the following action at this meeting:

### MOTION [NON-BINDING]:

Mr. Holloway, seconded by Commissioner Black, made a motion to **DISAPPROVE** the request for a proposed text and map amendment based on the staff findings, as listed in the staff report.

### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

### STATUS:

The non-binding recommendation of denial (9-0) for the proposed PMUD text and map amendment will be forwarded to the township.

### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

### **CASE 4: Z-25-27 – MONROE TWP ZONING RESOLUTION – TEXT AMENDMENT**

Regulation: Monroe Township Zoning Resolution  
Articles: Section 6.5: Submission to County Planning Commission  
Description: A request for a non-binding recommendation for proposed amendments to Sections 5.15: Notice of Public Hearing in Newspaper, Section 5.16: Notice to Parties of Interest, Section 5.24: Procedure of Hearing Notice, Section 6.8: Notice of Public Hearing in Newspaper, Section 6.9: Notice of Property Owner by Zoning Commission, Section 6.11: Public Hearing by Board of Township Trustees, Section 6.12: Action by Board of Township Trustees, Section 6.14: Notice of Public Hearing by Newspaper, Section 6.15: Notice to Property Owner by Zoning Commission, Section 17.13: Notice of Public Hearing by Newspaper, Section 17.14: Notice to Property Owners by Zoning Commission, Section 18.14: Notice of Public Hearing by Newspaper, Section 18.15: Notice to Property Owners by Zoning Commission.  
Township: Monroe  
Applicant: Monroe Township Zoning Commission (c/o Woody Fox, Zoning Inspector), 7621 Johnstown-Alexandria Road, Johnstown, OH 43031.  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

**The Licking County Planning Commission took the following action at this meeting:**

### **MOTION BY CONSENT [NON-BINDING]:**

Commissioner Flowers, seconded by Mr. Bishop, made a motion to approve the case by voice vote with the following condition as listed in the staff report:

- 1) That Monroe Township reviews and considers the inclusion of the comments and proposed changes from the LCPC.

### **VOTE:**

Chair Black	Yes
Mr. Osborn (alternate)	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

### **STATUS:**

The zoning text amendment was approved (9-0) by voice vote. The non-binding recommendation will be forwarded to the township.

### **CERTIFICATION:**

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, December 15, 2025 • 6:00 p.m.

### RESOLUTION 2025-019 – LCPC AND LCATS PERSONNEL ACTIONS & PROMOTIONS

In the Matter of Approving Title Changes and the Promotion of Licking County Planning Commission (LCPC) Staff and Licking County Area Transportation Study (LCATS) Staff in Conjunction with the Approved **2026 Staffing and Organization Plan**.

The Licking County Planning Commission took the following action at this meeting:

#### MOTION:

Commissioner Bubbs, seconded by Commissioner Flowers, made a motion to approve Resolution 2025-019 to approve title changes and promotions consistent with the approved staffing and organizational plan for 2026.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubbs	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### STATUS:

The title changes and promotions were approved (9-0). Final job descriptions will be completed with Human Resources.

#### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, December 15, 2025 • 6:00 p.m.

### RESOLUTION 2025-020 – CERTIFICATES OF APPOINTMENT

In the Matter of Approving the Certificate of Appointments for the Licking County Planning Commission (LCPC) Staff and for the Licking County Area Transportation Study (LCATS) Staff for 2026.

The Licking County Planning Commission took the following action at this meeting:

#### MOTION:

Mr. Bishop, seconded by Mr. Dicks, made a motion to approve Resolution 2025-020 to approve certificates of appointment for LCPC and LCATS staff.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### STATUS:

The certificates of appointment for 2026 were approved (9-0) and will be forwarded to Human Resources.

#### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]





## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, December 15, 2025 • 6:00 p.m.

### RESOLUTION 2025-021(AMENDED) – APPROVING 2026 EXPENSES FOR TRAVEL

In the Matter of Allowing Expenses for Licking County Planning Commission (LCPC) and Licking County Area Transportation Study (LCATS) Staff to Attend Training for the 2026 Budget Year.

The Licking County Planning Commission took the following action at this meeting:

#### MOTION:

Commissioner Black, seconded by Vice Chair Badger, made a motion to approve Resolution 2025-021 (amended) to approve travel for board members and staff based on the approved 2026 budget.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### STATUS:

The resolution was approved (9-0) and travel and training will be completed based on the 2026 budget. Out-of-state travel will be forwarded to the County Commissioners for final approval.

#### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, December 15, 2025 • 6:00 p.m.

### RESOLUTION 2025-022 – AUTHORIZING PLANNER

In the Matter of Authorizing the Advertising, Processing and Hiring of a Qualified Individual for the Position of Planner for the Licking County Planning Commission.

The Licking County Planning Commission took the following action at this meeting:

#### MOTION:

Vice Chair Badger, seconded by Ms. Amick, made a motion to approve Resolution 2025-022 to approve the advertising, interviewing and hiring of a Planner position consistent with the approved budget and organizational chart.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### STATUS:

The resolution was approved (9-0) and the Planning Director will proceed with the advertising and hiring process as soon as practical.

#### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, December 15, 2025 • 6:00 p.m.**

### RESOLUTION 2025-023 – AUTHORIZING A SIDEWALK AGREEMENT

In the Matter of Authorizing the LCPC Chairperson to Enter into an Agreement with Cugini & Capoccia Builders, Inc. to Defer and Guarantee the Installation of Sidewalks on the Individual Lots of Royal Acres Section 2, Phase 3, a Single-family Residential Subdivision.

**The Licking County Planning Commission took the following action at this meeting:**

#### MOTION:

Commissioner Black, seconded by Vice Chair Badger, made a motion to approve Resolution 2025-023 to authorize an agreement to defer sidewalk installations for Royal Acres Section 2, Phase 3.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Yes
Commissioner Flowers	Yes
Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Robertson	Excused

#### STATUS:

The resolution was approved (9-0) and the agreement will be forwarded to the County Commissioners for final approval.

#### CERTIFICATION:

Carson Combs, Planning Director  
December 16, 2025

[END OF RECORD]



**LCPC**

# Staff Memo

JANUARY 26, 2026







**To:** Licking County Planning Commission  
**From:** Carson Combs, Planning Director  
**Date:** Monday, January 26, 2026  
**Subject:** Director's Updates

### **Raccoon Creek LOMR (Case #25-05-1403P) – Shelly Company (Alexandria)**

As part of the ongoing process to address flood hazard regulations, engineers for the property owner have continued working to update hydraulic modeling since FEMA provided comments on October 21, 2025. On January 18, 2026, a public notice was placed in the Newark Advocate to inform interested parties of potential changes to the flood maps for this portion of Raccoon Creek. The notice, as required by FEMA's review process, satisfies the MT-2 requirements (44 CFR 65.3) for notification of the community prior to a LOMR approval. Based on the public notification, the applicant submitted plan/report revisions to FEMA for additional consideration on January 19.

Because of FEMA's procedural requirements, the general public has been notified of map changes and potential impacts to the floodplain near SR 37. As expressed by the applicant's engineer, the revisions being submitted to FEMA include the following findings:

#### ***No-Impact Determination:***

The study confirms that as-built conditions of the sand and gravel quarry operations on the Geiger property do not increase flood elevations for either the 1-percent-annual-chance or the 1-percent-annual-chance future conditions. This demonstrates compliance with Licking County's no-rise floodway standard.

#### ***Mapped Flood Zone Changes:***

Changes to the mapped flood zone limits (both increases and decreases) are primarily attributed to the use of higher-resolution topographic data (2021 USGS 3DEP LiDAR) compared to the 2000-vintage topography used for the Effective study. These mapping changes do not indicate actual changes in flood risk; rather, they reflect improved accuracy in delineating existing flood hazards.

#### ***Onsite Changes (Geiger Property):***

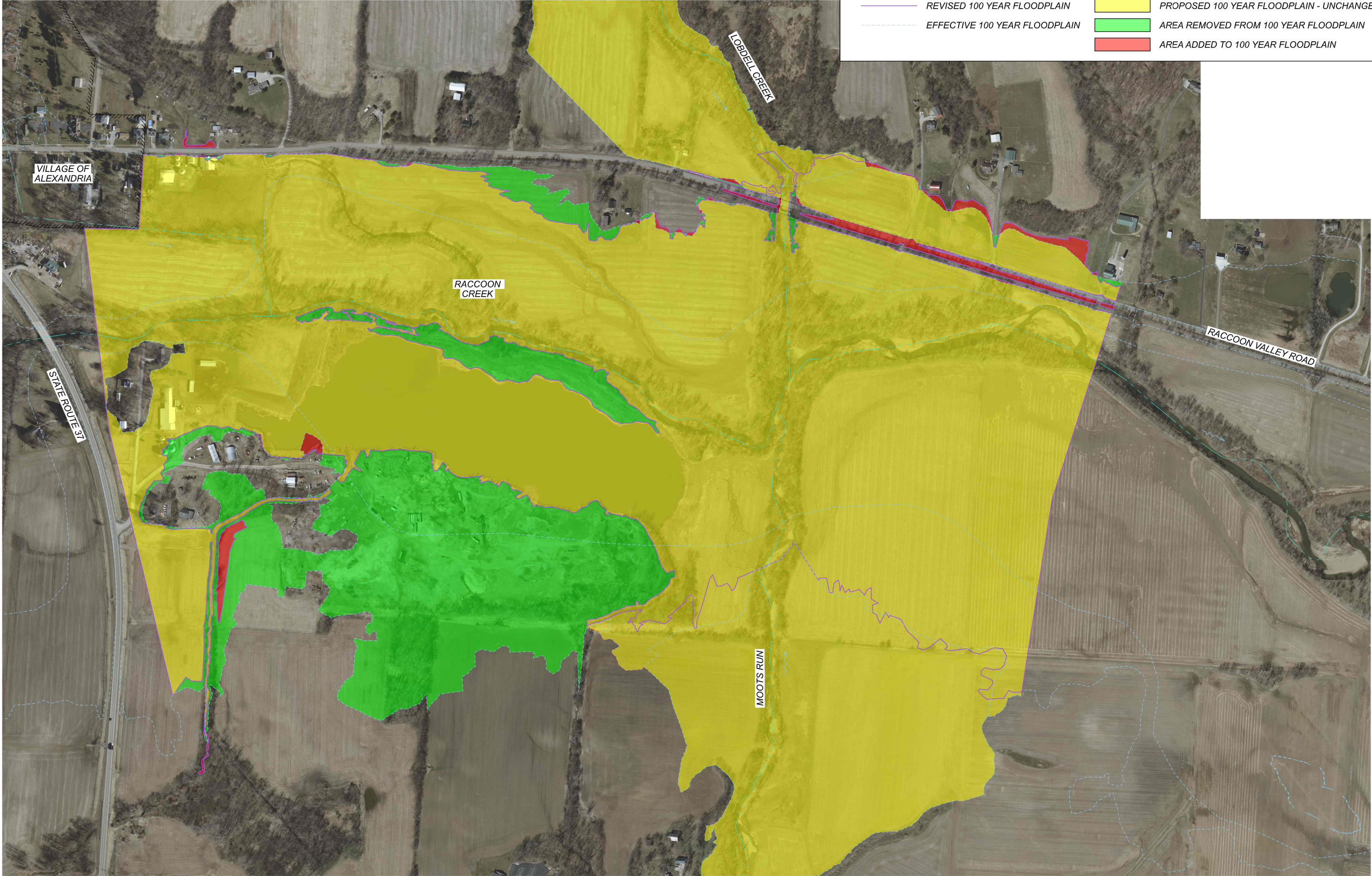
Floodplain and floodway boundary changes on the Geiger property reflect as-built conditions resulting from decades of sand and gravel quarry operations.

#### ***Offsite Floodway Changes:***

Offsite floodway boundary changes result from application of Licking County's current floodway standard (0.01-foot allowable rise, as of May 2, 2007), which is more restrictive than the 0.5-foot standard used in the original Effective study. This tighter standard better protects surrounding properties from incremental flood impacts, but results in a wider floodway boundary.

Based on the required public notification, staff will work to answer as many questions from the public as possible. In the meantime, FEMA will begin another round of review prior to a final determination on the requested LOMR. Copies of the latest submission have been attached for your information.





LEGEND

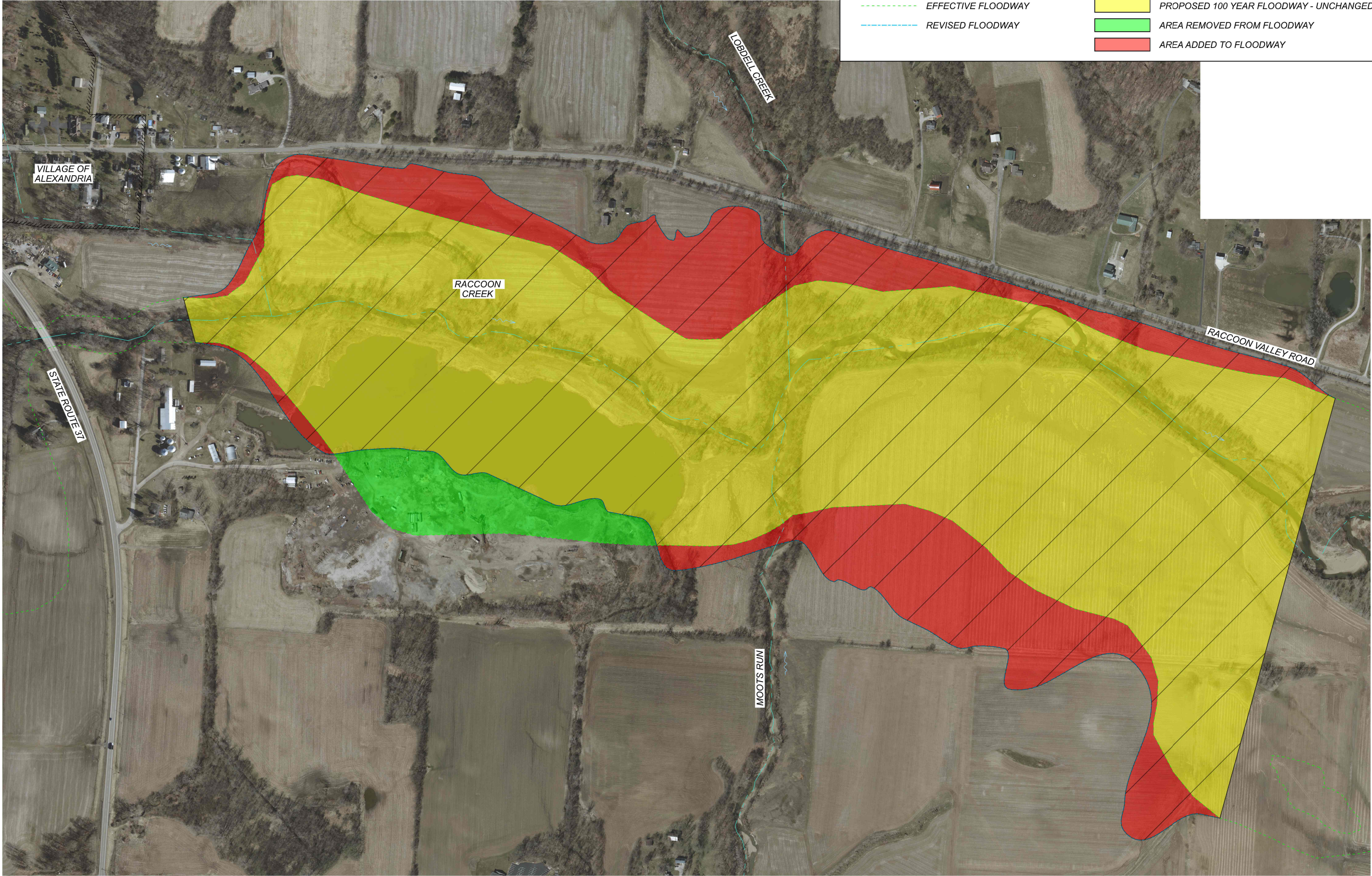
- REVISED 100 YEAR FLOODPLAIN
- EFFECTIVE 100 YEAR FLOODPLAIN
- PROPOSED 100 YEAR FLOODPLAIN - UNCHANGED
- AREA REMOVED FROM 100 YEAR FLOODPLAIN
- AREA ADDED TO 100 YEAR FLOODPLAIN



HYDRAULIC WORKMAP - FLOODPLAIN  
ALEXANDRIA, OHIO 43001

DESIGN AGENCY	
DESIGNER	BCK
REVIEWER	GNH 01-18-26
PROJECT ID	N/A
SHEET	TOTAL
1	1





LEGEND

- EFFECTIVE FLOODWAY
- REVISED FLOODWAY

- [Hatched Box] PROPOSED 100 YEAR FLOODWAY
- [Yellow Box] PROPOSED 100 YEAR FLOODWAY - UNCHANGED
- [Green Box] AREA REMOVED FROM FLOODWAY
- [Red Box] AREA ADDED TO FLOODWAY



HYDRAULIC WORKMAP - FLOODWAY  
ALEXANDRIA, OHIO 43001

DESIGN AGENCY	
DESIGNER	
BCK	
REVIEWER	
GNH 01-18-26	
PROJECT ID	
N/A	
SHEET	TOTAL
1	1



**Hydraulic Modeling Summary Report  
For  
Letter of Map Revision (LOMR)  
For  
Raccoon Creek  
Between Lettered Cross-Sections BK-BO  
Licking County, Ohio**

Prepared By:  
Glenn Heistand, P.E., CFM, BC.WRE

Prepared for:  
The Shelly Company  
80 Park Drive  
Thornville, OH 43076

March 26, 2024

Revised: Feb 20, 2025, Aug 27, 2025, Jan 18, 2026



## Introduction

### Study Area

The study area is Raccoon Creek in Licking County Unincorporated Area shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 39089C0303J, dated March 16, 2015, between Lettered Cross-Sections BK – BO, just downstream of State Route 37 near the Village of Alexandria, as shown in Figure 1.

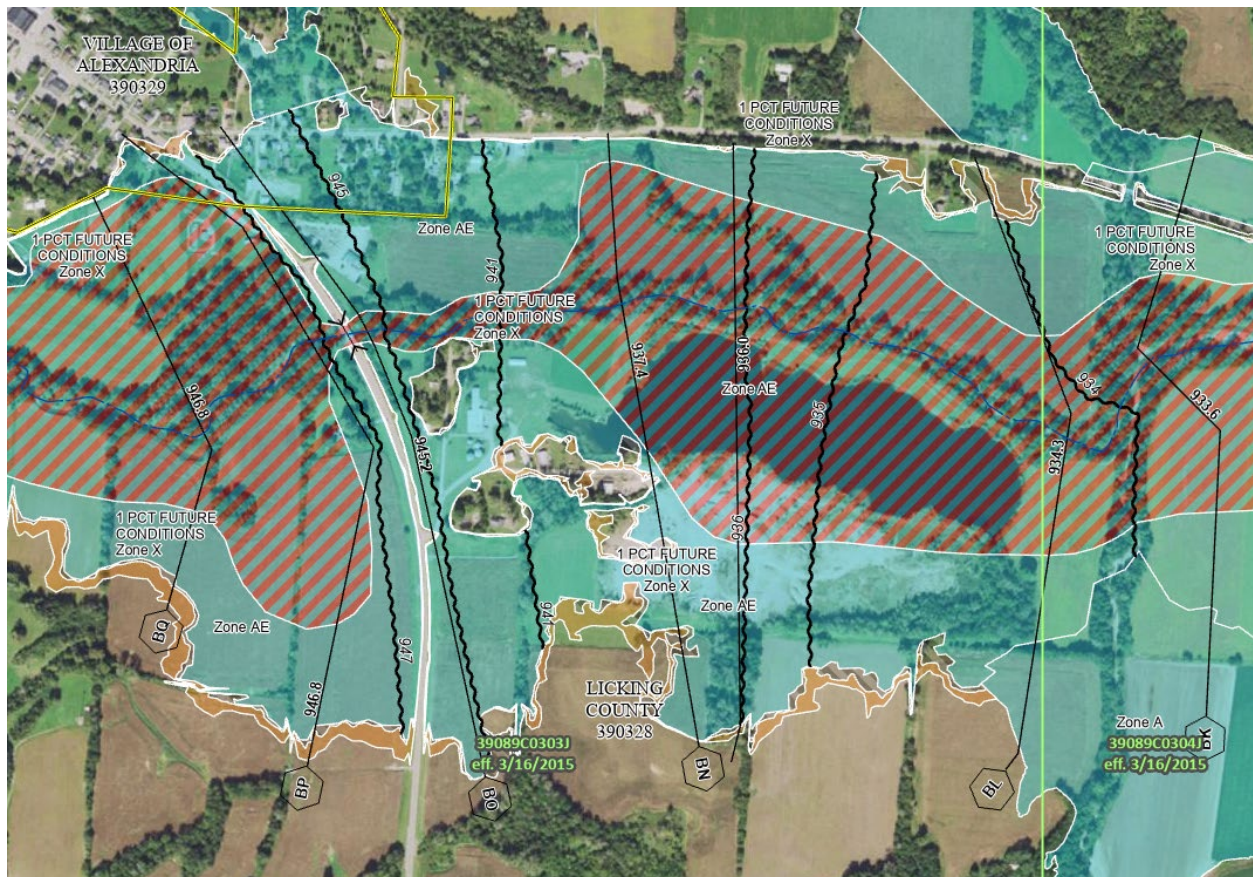


Figure 1: Study Area Location Map

### Purpose and Type of Study

This study is performed in support of a Letter of Map Revision (LOMR) for a portion of Raccoon Creek utilizing 1D steady-state HEC-RAS modeling. The purpose of the LOMR is to update the Effective model to reflect existing conditions along approximately 7,360 lineal feet of Raccoon Creek, between Lettered Cross Sections BK – BO. The existing conditions include commercial sand and gravel mining activities within the Special Flood Hazard Area (SFHA) on the south side of Raccoon Creek that have been ongoing since the 1950's. Topographic information within the limits of study has been updated to reflect existing conditions in the model. The As-Built 1% annual chance flood elevations are less than or equal to the Effective 1% annual chance elevations at all studied locations. The surface mining activities have facilitated a net increase in flood conveyance capacity of Raccoon Creek, balancing out portions

of the site where extracted materials from the mining operations were placed within the SFHA during operations.

### Other General Information

The Effective hydraulic model used in this analysis is associated with FEMA Case Number 11-05-5165P, effective May 4, 2012, (LIC-151-7.08 Roadway Project) which revised Raccoon Creek further downstream between Lettered Cross Sections BC – BH. The LOMR associated with the current request is outside the limits of the May 4, 2012 LOMR and did not revise Effective peak flow rates.

### **Study Area Characteristics**

#### *Hydrologic Region*

Raccoon Creek is within the Licking River Watershed (USGS HUC8: 05040006), as shown in Figure 2.

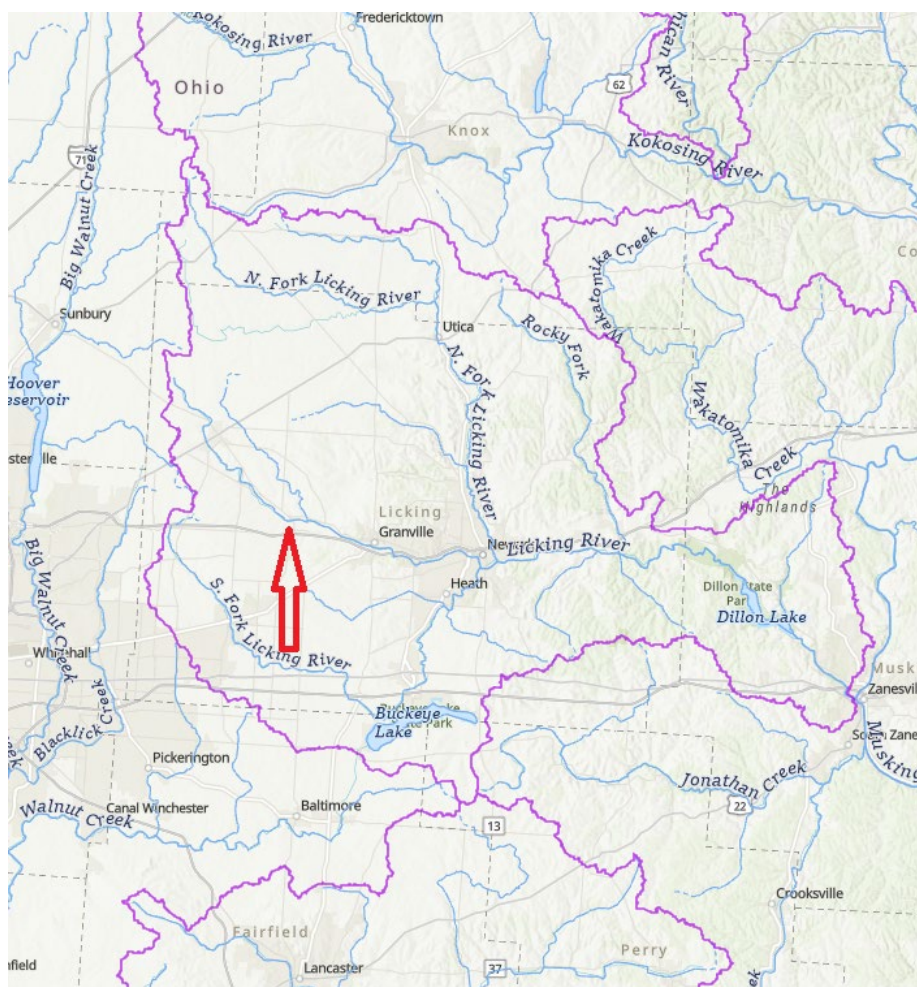


Figure 2: Watershed Location Map (HUC8: 05040006 Licking)



### *Watershed Size*

At the downstream limit of the study site (just upstream of the confluence of Moots Run), the Raccoon Creek watershed is approximately 41.1 square miles (USGS StreamStats application). The change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide (LFP from 2D grid) is 15.8 ft/mi, or 0.30% (USGS StreamStats application). The Table 1: Summary of Effective Peak Discharge Values below includes drainage area information for other portions of Raccoon Creek. Table 1 information was taken directly from the Effective Flood Insurance Study (FIS), dated March 16, 2015.

### *Soils and Topography*

The Raccoon Creek watershed is within the Central Lowland Till Plains physiographic region of Ohio ([https://www.epa.gov/sites/default/files/2016-04/documents/05\\_oh\\_rec4.pdf](https://www.epa.gov/sites/default/files/2016-04/documents/05_oh_rec4.pdf)), specifically the Galion Glaciated Low Plateau, described as “rolling upland transitional between the gently rolling Till Plain and the hilly Glaciated Allegheny Plateau”. The geology is described as “medium to low-lime Wisconsinan-age till over Mississippian-age shales and sandstones”. Soil types onsite are classified by Natural Resources Conservation Service (NRCS) as St (Stonelick, Hydrologic Group B), Pg (Pits, Gravel, Hydrologic Group N/A), FoD2 (Fox gravelly loam, Hydrologic Group B), Ak (Algiers silt loam, Hydrologic Group B/D).

### *Rainfall and Climatic Data*

From May 1900 to April 2023, the average 12-month total precipitation was 40.3 inches (National Centers for Environmental Information, <https://usafacts.org/issues/climate/state/ohio/county/licking-county/>).

### *Land Use*

Land use in the Raccoon Creek watershed is generally rural with a mix of agricultural (67.8%), forested (21.8%), and developed (urban)(10.4%) uses. The average percentage of impervious area determined from NLCD 2011 impervious dataset is 2.08%. (USGS StreamStats)

## **Hydrology**

### Methodology

According to the Effective Flood Insurance Study (FIS) for Licking County, Ohio and Incorporated Areas (39089CV000B, March 16, 2015), pages 15 and 16:

*“A future conditions land use map was developed by the Licking County Planning Commission by considering current (2004) zoning ordinances and comprehensive plans of the communities within Licking County. This map formed the basis for the future conditions hydrology.”*

*“The discharge-frequency values for the South Fork Licking River, Raccoon Creek and tributaries were taken from a TR-20 computer model (Reference 8), developed by the SCS Service in Reference 3. TR-20 is a hydrologic model that computes surface runoff from*

*selected rainstorms, taking into account conditions affecting runoff such as drainage area, slope, soil composition, vegetation, and land use.”*

*“A decrease in discharge at the lower end of Raccoon Creek can be attributed to retention characteristics of the lower basin.”*

*Reference 3:*

*U.S. Department of Agriculture, Soil Conservation Service, “Watershed Plan and Environmental Impact Statement for South Fork Licking River Watershed,” Perry and Fairfield Counties, Ohio, June 1980.*

*Reference 8:*

*U.S. Department of Agriculture, Soil Conservation Service, Technical Release No. 20, “TR-20, Computer Program for Project Formulation, Hydrology,” May 1965.*

The hydrology for this LOMR submittal was not changed or updated. The Effective peak flow rates for all studied storm events; 10% annual chance (10 year), 2% annual chance (50 year), 1% annual chance (100 year, including future conditions), and 0.2% annual chance (500 year), and 1% Future (100 year Future Conditions) were not changed or adjusted.

**Table 1: Summary of Effective Peak Discharge Values**

<b>Flooding Source and Location</b>	<b>Drainage Area (sq mi)</b>	<b>10% annual chance (cfs)</b>	<b>2% annual chance (cfs)</b>	<b>1% annual chance (existing) (cfs)</b>	<b>1% annual chance (future) (cfs)</b>	<b>0.2% annual chance (cfs)</b>
<b>Raccoon Creek</b>						
Confluence with SFLR	103.8	6,496	11,071	13,528	15,275	18,992
Confluence with Moots Run	52.3	4,576	7,455	9,257	10,145	12,718
Confluence with Simpson Run	37.9	3,304	5,408	6,558	7,265	9,241
Confluence with Pet Run	33.9	2,952	4,833	5,862	6,500	8,268
Confluence with Kiber Run	17.4	1,367	2,303	2,829	3,400	4,061
Upper study limit	5.0	572	941	1,133	1,380	1,560

**Hydraulics: Methodology and Modeling**

**Methodology**

Hydraulic modeling for the requested LOMR was performed using 1-Dimensional (1-D), Steady-State, U.S. Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis System, version 6.6 (HEC-RAS). HEC-RAS is a commonly used 1-D model and is the same modelling system used for the Effective study. The HEC-RAS model was developed for the 10-,

2-, 1-, and 0.2-percent-annual-chance flood events for Raccoon Creek. Table 2 summarizes a portion of the cross sections and identifiers in the Corrected Effective and As-Built models. No new cross sections were added to the As-Built model.

Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
 Plan: racoon\_creek.p18  
 Geometry: racoon\_creek.g05  
 Steady Flow: racoon\_creek.f04

Corrected Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
 Plan: racoon\_creek.p04  
 Geometry: racoon\_creek.g03  
 Steady Flow: racoon\_creek.f04

As-Built Model HEC-RAS files:

Project: racoon\_creek.prj  
 Plan: racoon\_creek.p06  
 Geometry: racoon\_creek.g04  
 Steady Flow: racoon\_creek.f04

**Table 2: Summary of Cross Sections**

<b>Cross-Section</b>	<b>Lettered Cross-Section</b>	<b>As-Built Adjustment</b>
14.798	BR	
14.667		
14.441	BQ	
14.286		
14.266	BP	
14.251	Bridge (SR 37)	
14.231	BO	
14.197		
14.07		
13.975	BN	Geometry, Floodway
13.861	BM	Geometry, Floodway
13.722		Geometry, Floodway
13.603		Geometry, Floodway
13.494	BL	Floodway
13.389		Floodway
13.355	BK	Floodway
13.274		Floodway
13.199		Floodway
13.103		Floodway
13.042		Floodway

12.929		Floodway
12.843		Floodway
12.645		
12.561		
12.459	BJ	

### Assumptions

The Effective hydraulic model is assumed to properly represent all existing structures and ground condition outside the limits of the sand and gravel mining operations. No development activities or structure changes have occurred within the studied reach since the Effective model was produced, except the sand and gravel mining operations. Raccoon Creek floodwaters convey across the top of the quarry lake.

### Topography

From the project description included within the Effective HEC-RAS model:

*“Raccoon Creek, Licking County, Ohio  
Model generated by Fuller, Mossbarger, Scott and May Engineers, Inc.  
Jan-Mar 2001, revised June 2002.  
Geometry data source is 2000 vintage photogrammetric digital terrain model that meets National Map Accuracy standards. Accuracy is 2 foot contours +/- 0.5 feet.  
Bridge data from previous model. Where bridge plans had recently become available, those were used in lieu of existing data in model.  
Roughness values were updated from 1999 FMSM Model using 2000 vintage aerial photography (to supplement for overbanks) and representative field photographs.”*

The Corrected Effective model incorporates updated cross-section geometry for offsite portions of cross sections 13.042 through 14.07 based on 2021 topographic data from the USGS 3D Elevation Program (3DEP) 1.5-foot resolution LiDAR. These revisions address FEMA review comments regarding mapping tolerance requirements for floodplain top widths. When the Effective model results were mapped on the 2021 topography, the floodplain top widths exceeded FEMA's  $\pm 5\%$  tolerance at the FIRM map scale, necessitating the geometry updates. Onsite portions of cross sections 13.603 through 13.975 retain the Effective model geometry and were not revised.

Additional modifications between the Effective and Corrected Effective models include:

1. **Ineffective Flow Areas:** HEC-RAS levee points were replaced with normal ineffective flow areas to align with current FEMA guidelines and standards for the appropriate use of levee points in hydraulic models. This methodological change does not affect the computed water surface elevations or floodplain delineation.
2. **Channel Reach Lengths:** Reach lengths were adjusted at cross sections 13.975 and 13.861 to reflect more accurate measurements of channel distance. The overall channel length of the model remained unchanged; these adjustments correct minor measurement discrepancies only.

The As-Built model supporting the proposed LOMR includes four modified cross sections, as listed in Table 2. The only other adjustments made to the As-Built model were floodway encroachment changes. The floodway encroachment changes were to foster the higher floodway standard of 0.01 ft allowable surcharge since the Effective model was produced. The 0.01 ft surcharge standard applies only to the onsite portion of the model where geometry changes were made. The floodway changes needed to be initiated downstream of the project site at cross-section 13.103 to accommodate the appropriate surcharges onsite.

The onsite As-Built model topography is based on 2021 topographic conditions provided by the USGS 3D Elevation Program (3DEP) collection of high-resolution elevation data (1.5-ft resolution LiDAR) provided through the Ohio Geographically Referenced Information Program (OGRIP) in the form of a Digital Elevation Model (DEM).

Metadata from the DEM used:

*origin: Woolpert*

*pubdate: 20220217*

*title: OH Statewide Phase 2 2020 B20; Project ID: 197536 - Work Unit ID: 224909;  
Hydro-Flattened Bare-Earth DEM*

*geoform: Raster digital data*

*abstract: Product: 1.25-foot bare-earth raster digital elevation model (DEM) data tiles in GeoTIFF format. Geographic Extent: Approximately 12,101 square miles in southern Ohio; 1,540 square miles for the WU 224909 AOI. Dataset Description: The OH Statewide Phase 2 2020 B20 lidar project called for the planning, acquisition, processing, and production of derivative products of QL1 lidar data to be collected at a nominal pulse spacing (NPS) of 0.35 meters. Project specifications were based on the U.S. Geological Survey National Geospatial Program Base Lidar Specification, Version 2021 revision A. The data was developed based on a horizontal reference system of NAD83 (2011) State Plane Ohio South (FIPS 3402) (EPSG 6551) and a vertical reference system of NAVD88 (GEOID18) US Survey Feet. DEM data was delivered as processed GeoTIFF files formatted to 27,477 individual 1,250-feet by 1,250-feet tiles. Ground Conditions: Lidar was collected from March 10, 2021 through April 03, 2021 while no snow was on the ground and rivers were at or below normal levels. In order to post process the lidar data to meet task order specifications and meet ASPRS vertical accuracy guidelines, Woolpert established 26 ground control points that were used to calibrate the lidar to known ground locations established throughout the entire project area. An additional 46 independent accuracy checkpoints (27 NVA points and 19 VVA points), were collected throughout the entire project area and used to assess the vertical accuracy of the data. These checkpoints were not used to calibrate or post process the data.*



*Purpose: The project will support the 3DEP mission, the Natural Resources Conservation Service (NRCS) high resolution elevation enterprise program and the Federal Emergency Management Agency (FEMA) Risk Mapping.*

*Supplinf: USGS Contract No. G16PC00022, Task Order No. 140G0220F0194.  
Contractor: Woolpert. Raster File Type = TIFF Bit Depth/Pixel Type = 32-bit float  
Raster Cell Size = 1.25-US Foot pixel Interpolation or Re-sampling Technique =  
Triangulated Irregular Network Required Vertical Accuracy = 19.6 cm NVA*

### Survey

Field survey data was not used in the As-Built model, only the 2021 DEM as described in the Topography section above was incorporated in onsite portions of four cross sections in the model (see Table 2).

### Boundary Conditions and Tie-ins

Boundary conditions were not changed in the Corrected Effective or As-Built models. According to the Effective Flood Insurance Study (FIS) for Licking County, Ohio and Incorporated Areas (39089CV000B, March 16, 2015), page 22:

*“Water-surface profile computations for Kiber Run were started from the elevation at the confluence with the main stem for the corresponding recurrence interval. The remaining streams were started from normal depth downstream of the study limit except for South Fork Licking River, North Fork Licking River, **Raccoon Creek** and Log Pond Run. These profiles were started at elevations from the Cities of Newark and Heath Flood Insurance Studies (References 11 and 12).”*

#### *Reference 11:*

*U.S. Department of Housing and Urban Development, Federal Insurance Administration, “Flood Insurance Study,” City of Newark, Ohio, September 7, 2000.*

#### *Reference 12:*

*Federal Emergency Management Agency, “Flood Insurance Study,” City of Heath, Ohio, March 1979.*

The Corrected Effective and As-Built models did not modify or change boundary conditions for any studied flood profiles.

### Cross Sections

The As-Built study for the requested LOMR includes changes to existing cross sections as shown in Table 3. No new cross sections were added to the As-Built study.

**Table 3: Cross Section Modifications**

<b>Cross Section</b>	<b>Modifications</b>
13.975	Topography updated onsite, Manning's value changed over quarry lake, cross section truncated to prevent conveyance south of stockpile
13.861	Topography updated onsite, Manning's value changed over quarry lake
13.722	Topography updated onsite, Manning's value changed over quarry lake, cross section truncated to prevent conveyance south of stockpile
13.603	Topography updated onsite, Manning's value changed over quarry lake, cross section truncated to prevent conveyance south of stockpile

The As-Built topographic updates to these four cross sections are limited to the south overbank of Raccoon Creek within the sand and gravel mining area. Topography within the channel banks and north overbank areas reflect Corrected Effective conditions.

Topographic updates were made using the HEC-RAS graphical cross section editor to incorporate topography from the latest digital terrain model. Details of the updated topography are provided in the Topography section of this report.

Changes made between the Effective and Corrected Effective models are described in the "Topography" section of this report.

### Structures

No hydraulic structures (bridges, culverts, etc) were added, removed, or modified in the As-Built model, including ineffective flow limits and contraction/expansion coefficients.

### Ineffective and Storage Areas

In the As-Built model, the "blocked obstruction" feature was used at cross-sections 13.603, 13.722, 13.861, and 13.975 to limit the vertical conveyance area available for Raccoon Creek's south overbank flooding within the storage area of the quarry lake. The quarry lake's normal water level is approximately elevation 927.99 ft (NAVD88), based on field surveyed elevations. Flood waters spill into the lake's upstream crest at approximately elevation 936.0 ft (NAVD88) and spill out of the lake's downstream crest at approximately elevation 931.0 ft (NAVD88). It was determined by engineering judgement to block vertical conveyance below a sloped plane connecting the lake's inlet and outlet crest elevations. This eliminates lake storage considerations below the sloped plane (which are minimal) and more realistically represents vertical effective/ineffective flow in the 1D modeling paradigm.

The Corrected Effective and As-Built studies for the requested LOMR did not alter ineffective flow areas of the Effective model except as noted above.

### Channel Roughness Values

According to the Effective Flood Insurance Study (FIS) for Licking County, Ohio and Incorporated Areas (39089CV000B, March 16, 2015), page 21, Manning's roughness values in the model are in the following range:

*Raccoon Creek Manning's 'n' Values*

*Channel: 0.045-0.075*

*Overbanks: 0.01-0.115*

Manning's values were not changed in the As-Built model except within the onsite limits of the As-Built area containing the sand and gravel mining operations. Within the As-Built area, the effective Manning's values were maintained except over the surface of the quarry lake. The Manning's value used over the lake surface at cross-sections 13.603, 13.722, 13.861, and 13.975 to represent a smooth flood-over-water surface is 0.010. Within the other parts of the mining area, Manning's values were not changed from the Effective model and remain at 0.100, 0.070, and 0.055, utilizing Horizontal Variation of N values option at respective cross-sections.

### Floodway

Floodway limits in the As-Built model were changed at the thirteen cross sections listed in Table 4. The north (left) and south (right) overbank floodway limits were changed on these cross sections to accommodate the higher floodway surcharge standard (0.01 ft) that was adopted by Licking County after the Effective study was performed. The south (right) overbank floodway limits through the site were adjusted to match the 1% annual chance floodplain limits within the sand and gravel mining area. Floodway widths increased and decreased compared to the Effective floodway limits on the south (right) overbank and floodway widths increased on the north (left) overbank. The As-Built floodway limits tie-in to the Effective floodway limits downstream at cross-section 12.643 and upstream at cross-section 14.197. The Village of Alexandria is not impacted by the floodway revisions.

**Table 4: Floodway Modifications**

	Floodway Limits					
Cross Section	Effective Sta Left	As-Built Sta Left	Change (ft)	Effective Sta Right	As-Built Sta Right	Change (ft)
14.197	2273.46	2273.46	0	2481.46	2481.46	0
14.070	1075.89	1049.24	-26.65	1315.88	1334.69	18.81
13.975	205.73	86.31	-119.42	1725.03	1723.67	-1.36
13.861	376.51	126.76	-249.75	2136.14	1685.52	-450.62
13.722	494.07	355.75	-138.32	2080.9	1803.62	-277.28
13.603	799.14	330.25	-468.89	2100	1917.73	-182.27
13.494	1013.99	286.07	-727.92	2164.41	2266.42	102.01
13.389	963.82	327.34	-636.48	2077.5	2557.8	480.3
13.355	827	532.77	-294.23	2320	2718.26	398.26
13.274	794.05	561.85	-232.2	1957.16	2579.45	622.29
13.199	700	584.96	-115.04	1959.61	2641.25	681.64

13.103	913.76	846.14	-67.62	2357.07	2775.38	418.31
13.042	1544.94	1426.27	-118.67	2981.17	3528.97	547.8
12.929	654.88	548.22	-106.66	2150.05	2349.52	199.47
12.843	732.51	658.22	-74.29	2792.47	3554.47	762
12.643	1001.21	1001.21	0	3332.08	3332.08	0

### Floodplain Boundaries

Floodplain boundaries are illustrated based on RAS Mapper results from the As-Built 1% annual chance flood elevations mapped on the DEM described in the Topography section. As-Built floodplain limits tie-in downstream at cross-section 13.042 and upstream at cross-section 14.070. Only the unincorporated areas of Licking County are impacted by the As-Built floodplain boundaries.

### Moots Run

Moots Run is a tributary of Raccoon Creek that confluent with Raccoon Creek just downstream of the onsite area, between cross sections 13.389 and 13.494. The as-built floodplain elevation for Raccoon Creek at the confluence is lower than shown in the Effective model/map. This elevation difference resulted in a mapping gap between the Raccoon Creek Zone AE and the Moots Run Zone A flood hazard areas.

To address FEMA review comments and eliminate this flood zone mapping gap, BaseFlood Engineering, LLC performed a hydraulic analysis of Moots Run to determine the approximate 1-percent-annual-chance flood elevation at the location where Moots Run intersects the Raccoon Creek 1-percent-annual-chance floodplain. The analysis methodology consisted of:

1. Peak Flow Determination: Peak discharge for Moots Run was computed using the USGS StreamStats online application.
2. Water Surface Elevation Calculation: A Normal Depth analysis was performed at the confluence location using the National Weather Service's online Normal Depth calculator.

Results from both calculators are provided in the Appendix of this report.

### Moots Run Hydraulics:

Moots Run Approximate 1% Annual Chance Flood Elevation = **935.43 ft** (NAVD88)

Slope = 0.004 ft/ft

Manning n = 0.055

Flow Area: 1128.5 (ft<sup>2</sup>)

Wetted Perimeter: 567.8 (ft)

Max Depth: 6.19 (ft)

Average Velocity: 2.71 (ft/s)

Top Width: 564 (ft)

Iterations: 345

Froude Number: 0.34

$$Q = VA = \left( \frac{1.49}{n} \right) AR^{\frac{2}{3}} \sqrt{S} \quad [\text{U.S.}]$$

$$Q = VA = \left( \frac{1.00}{n} \right) AR^{\frac{2}{3}} \sqrt{S} \quad [\text{SI}]$$

Where:

Q = Flow Rate, (ft<sup>3</sup>/s)

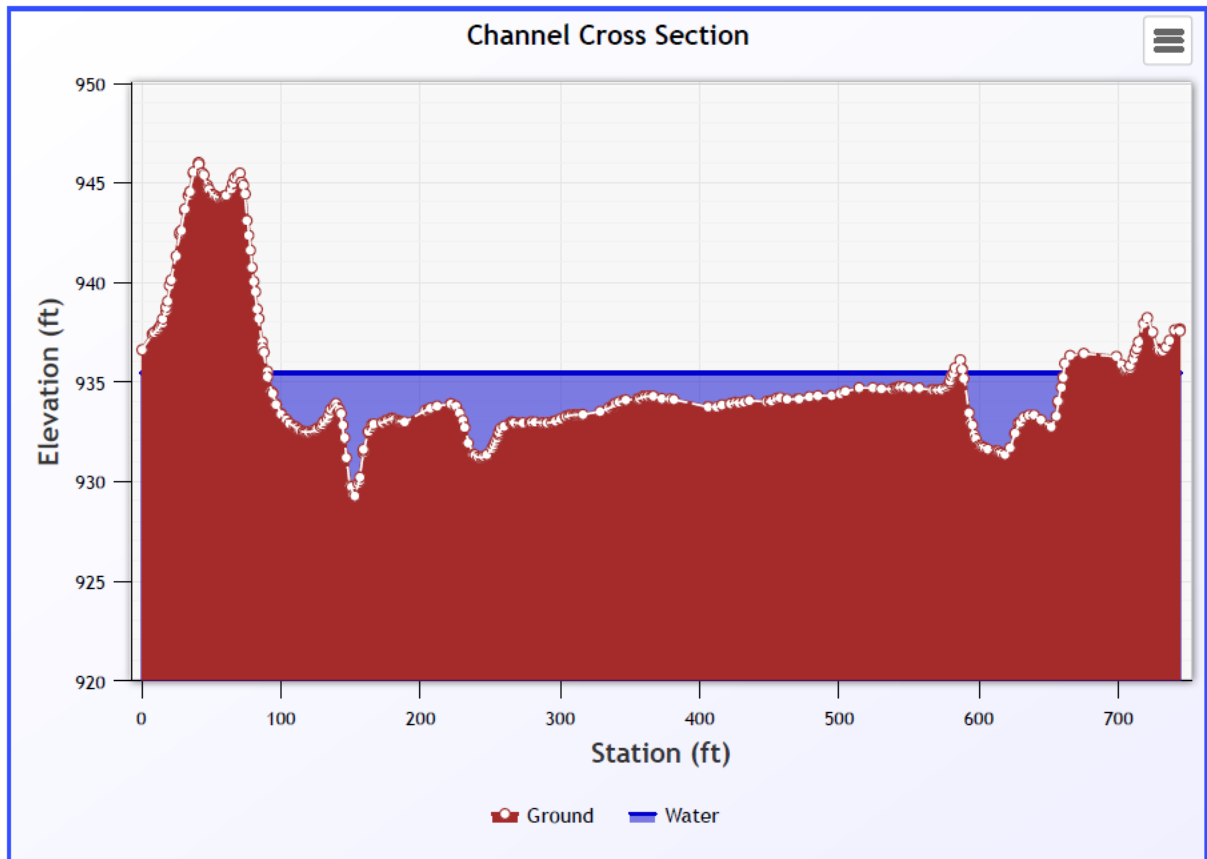
v = Velocity, (ft/s)

A = Flow Area, (ft<sup>2</sup>)

n = Manning's Roughness Coefficient

R = Hydraulic Radius, (ft)

S = Channel Slope, (ft/ft)



Moots Run Hydrology:

Tribuary Area: 10.5 square miles

Length of longest flow path 7.739 miles

Stream Slope 10 and 85 Longest Flow Path 41.28 feet per mi

10-percent AEP flood = 1550 ft<sup>3</sup>/s

4-percent AEP flood = 2110 ft<sup>3</sup>/s

2-percent AEP flood = 2570 ft<sup>3</sup>/s

1-percent AEP flood = **3060 ft<sup>3</sup>/s**

0.2-percent AEP flood = 4340 ft<sup>3</sup>/s

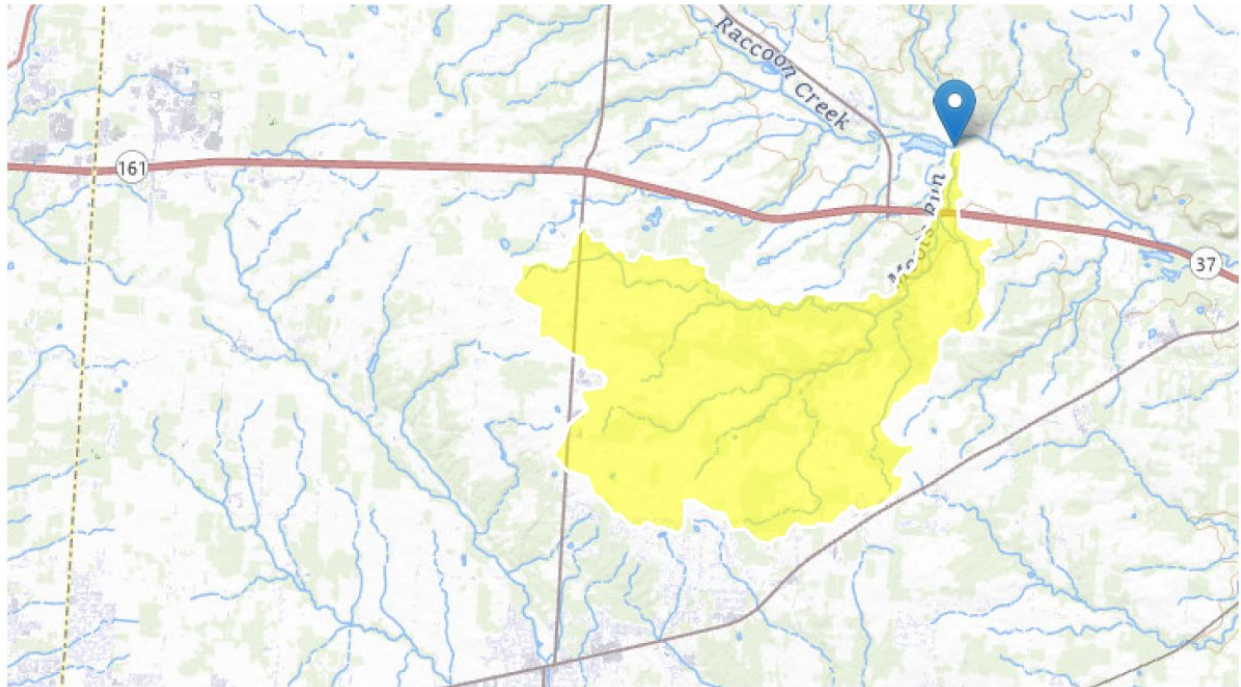
Koltun, G.F., 2019, Flood-frequency estimates for Ohio streamgages based on data throughwater year 2015 and techniques for estimating flood-frequency characteristics of rural, unregulated Ohio streams: U.S. Geological Survey Scientific Investigations Report 2019-5018, 25 p. (<https://dx.doi.org/10.3133/sir20195018>)

## StreamStats Report for Moots Run, Licking County, OH (December 2025)

**Region ID:** OH

**Clicked Point (Latitude, Longitude):** 40.08296, -82.59221

**Time:** 2025-12-13 11:07:53 -0600





## Raccoon Creek Results

Results of the As-Built analysis indicate that the sand and gravel mining activities have not adversely impacted 1% annual chance flood elevations. All As-Built 1% annual chance flood elevations are equal to or lower than the Corrected Effective flood elevations. Future Condition comparisons also show no increase to 1% annual chance flood elevations at any studied location.

**Table 5: Comparison of EXISTING Effective 1% Annual Chance Flood Elevations  
(ft, NAVD88)**

Cross-Section	FEMA FIS Table 11 March 16, 2015	Effective Model (Existing) (ft)	Corrected Effective Model (Existing) (ft)	2021 Conditions As-Built Model (Existing) (ft)	Change (ft)
14.798 (BR)	947.3	947.26	947.26	947.26	0
14.667		946.92	946.92	946.92	0
14.441 (BQ)	946.8	946.81	946.81	946.81	0
14.286		946.80	946.80	946.80	0
14.266 (BP)	946.6	946.58	946.58	946.58	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.2	945.17	945.16	945.16	0
14.197		944.77	944.76	944.76	0
14.070		940.06	940.07	940.07	0
13.975 (BN)	937.4	937.38	938.10	937.17	-0.93
13.861 (BM)	936.0	936.01	937.49	935.98	-1.51
13.722		934.90	935.53	934.49	-1.04
13.603		934.56	934.81	934.56	-0.25
13.494 (BL)	934.3	934.29	934.49	934.47	-0.02
13.389		933.92	934.06	934.04	-0.02
13.355 (BK)	933.6	933.62	933.78	933.78	0
13.274		932.86	933.04	933.04	0
13.199		932.21	932.37	932.37	0
13.103		931.43	931.53	931.53	0
13.042		930.85	930.89	930.89	0
12.929		929.78	929.78	929.78	0
12.843		928.86	928.86	928.86	0
12.645		927.16	927.16	927.16	0
12.561		926.61	926.61	926.61	0
12.459 (BJ)	925.7	925.72	925.72	925.72	0

**Table 5a: Comparison of FUTURE Effective 1% Annual Chance Flood Elevations  
(ft, NAVD88)**

<b>Cross-Section</b>	<b>FEMA FIS Table 11 March 16, 2015</b>	<b>Effective Model (Future) (ft)</b>	<b>Corrected Effective Model (Future) (ft)</b>	<b>2021 Conditions As-Built Model (future) (ft)</b>	<b>Change (ft)</b>
14.798 (BR)	947.5	947.54	947.54	947.54	0
14.667		947.20	947.20	947.20	0
14.441 (BQ)	947.1	947.09	947.09	947.09	0
14.286		947.08	947.08	947.08	0
14.266 (BP)	947.1	946.82	946.82	946.82	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.2	945.14	945.14	945.14	0
14.197		945.24	945.24	945.24	0
14.070		940.31	940.31	940.31	0
13.975 (BN)	937.5	937.29	938.26	937.29	-0.97
13.861 (BM)	936.2	936.00	937.64	936.00	-1.64
13.722		934.66	935.71	934.66	-1.05
13.603		934.73	934.98	934.73	-0.25
13.494 (BL)	934.5	934.65	934.66	934.65	-0.01
13.389		934.22	934.25	934.22	-0.03
13.355 (BK)	933.8	933.96	933.96	933.96	0
13.274		933.22	933.22	933.22	0
13.199		932.55	932.55	932.55	0
13.103		931.70	931.70	931.70	0
13.042		931.06	931.06	931.06	0
12.929		929.93	929.93	929.93	0
12.843		929.00	929.00	929.00	0
12.645		927.34	927.34	927.34	0
12.561		926.82	926.82	926.82	0
12.459 (BJ)	926.0	925.99	925.99	925.99	0

**Table 6: Comparison of Floodway Elevations (ft, NAVD88)**

<b>Cross-Section</b>	<b>FEMA FIS Table 11 March 16, 2015</b>	<b>Effective Model (ft)</b>	<b>Corrected Effective Model (ft)</b>	<b>2021 As-Built Model (ft)</b>	<b>Change (ft)</b>
14.798 (BR)	947.4	947.44	947.44	947.44	0
14.667		947.11	947.11	947.11	0
14.441 (BQ)	947.0	947.01	947.01	947.01	0
14.286		946.99	947.00	946.99	-0.01
14.266 (BP)	946.6	946.54	946.54	946.54	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.4	945.21	945.41	945.21	-0.2
14.197		944.80	945.03	944.80	-0.23
14.070		940.07	940.21	940.07	-0.14
13.975 (BN)	937.5	937.17	938.20	937.17	-1.03
13.861 (BM)	936.2	935.98	937.86	935.98	-1.88
13.722		934.49	935.59	934.49	-1.1
13.603		934.56	935.04	934.56	-0.48
13.494 (BL)	934.5	934.47	934.73	934.47	-0.26
13.389		934.04	934.28	934.04	-0.24
13.355 (BK)	933.8	933.78	934.00	933.78	-0.22
13.274		933.04	933.21	933.04	-0.17
13.199		932.37	932.51	932.37	-0.14
13.103		931.53	931.69	931.53	-0.16
13.042		930.89	931.06	930.89	-0.17
12.929		929.80	929.98	929.80	-0.18
12.843		928.96	929.05	928.96	-0.09
12.645		927.56	927.56	927.56	0
12.561		927.11	927.11	927.11	0
12.459 (BJ)	926.1	926.10	926.10	926.10	0

**Table 6a: Comparison of As-Built Natural & As-Built Floodway Elevations (ft, NAVD88)**

<b>Cross-Section</b>	<b>As-Built 1% Natural Model (ft)</b>	<b>As-Built Floodway Model (ft)</b>	<b>Surcharge (ft)</b>
14.798 (BR)	947.26	947.44	0.18
14.667	946.92	947.11	0.19
14.441 (BQ)	946.81	947.01	0.2
14.286	946.8	946.99	0.19
14.266 (BP)	946.58	946.54	-0.04
14.251	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.16	945.21	0.05
14.197	944.76	944.8	0.04
14.070	940.07	940.07	0
13.975 (BN)	937.17	937.17	0
13.861 (BM)	935.98	935.98	0
13.722	934.49	934.49	0
13.603	934.56	934.56	0
13.494 (BL)	934.47	934.47	0
13.389	934.04	934.04	0
13.355 (BK)	933.78	933.78	0
13.274	933.04	933.04	0
13.199	932.37	932.37	0
13.103	931.53	931.53	0
13.042	930.89	930.89	0
12.929	929.78	929.8	0.02
12.843	928.86	928.96	0.1
12.645	927.16	927.56	0.4
12.561	926.61	927.11	0.5
12.459 (BJ)	925.72	926.1	0.38

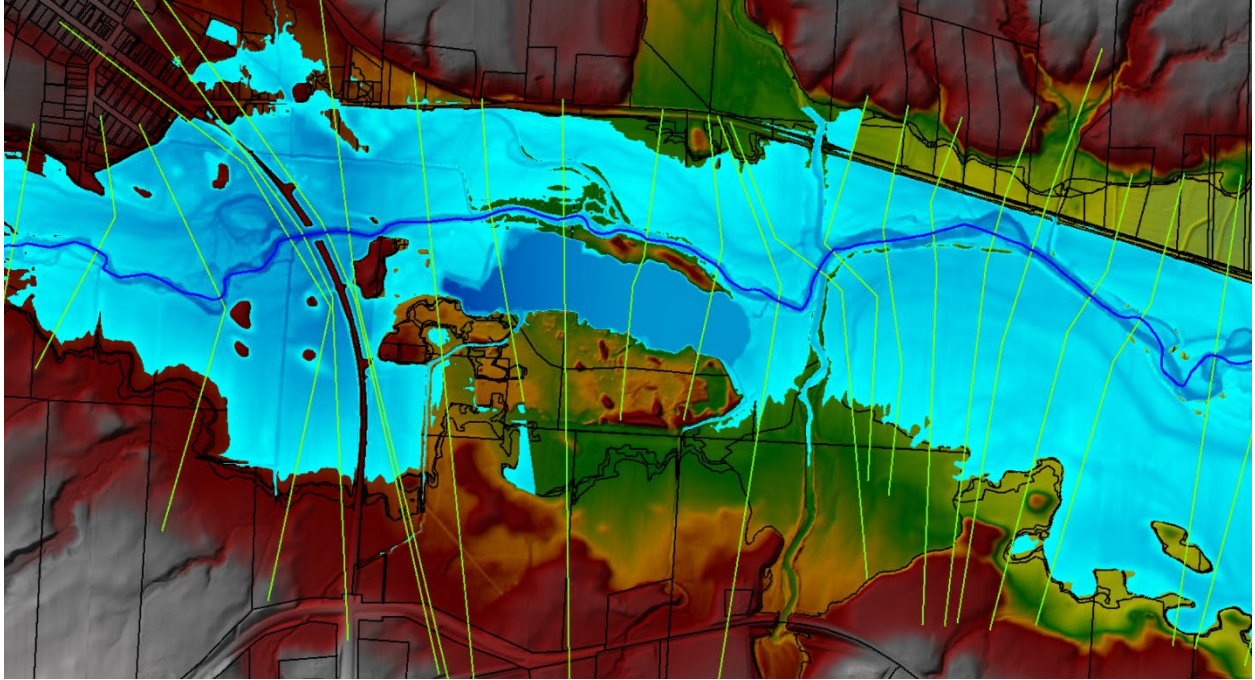


Figure 3: RAS Mapper Plot of 1% Annual Chance Flood Depth

## Appendix

The Appendix of this report includes:

- HEC-RAS model files for Existing and As-Built conditions

Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p18  
Geometry: racoon\_creek.g05  
Steady Flow: racoon\_creek.f04

Corrected Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p04  
Geometry: racoon\_creek.g03  
Steady Flow: racoon\_creek.f04

As-Built Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p06  
Geometry: racoon\_creek.g04  
Steady Flow: racoon\_creek.f04

- HEC-RAS Standard Table 1 output summaries for Effective, Corrected Effective, and As-Built models
- Moots Run Normal Depth and StreamStats Calculations
- Hydraulic Workmaps
- Annotated FIRM



## Raccoon Creek Results

Results of the As-Built analysis indicate that the sand and gravel mining activities have not adversely impacted 1% annual chance flood elevations. All As-Built 1% annual chance flood elevations are equal to or lower than the Corrected Effective flood elevations. Future Condition comparisons also show no increase to 1% annual chance flood elevations at any studied location.

**Table 5: Comparison of EXISTING Effective 1% Annual Chance Flood Elevations  
(ft, NAVD88)**

Cross-Section	FEMA FIS Table 11 March 16, 2015	Effective Model (Existing) (ft)	Corrected Effective Model (Existing) (ft)	2021 Conditions As-Built Model (Existing) (ft)	Change (ft)
14.798 (BR)	947.3	947.26	947.26	947.26	0
14.667		946.92	946.92	946.92	0
14.441 (BQ)	946.8	946.81	946.81	946.81	0
14.286		946.80	946.80	946.80	0
14.266 (BP)	946.6	946.58	946.58	946.58	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.2	945.17	945.16	945.16	0
14.197		944.77	944.76	944.76	0
14.070		940.06	940.07	940.07	0
13.975 (BN)	937.4	937.38	938.10	937.17	-0.93
13.861 (BM)	936.0	936.01	937.49	935.98	-1.51
13.722		934.90	935.53	934.49	-1.04
13.603		934.56	934.81	934.56	-0.25
13.494 (BL)	934.3	934.29	934.49	934.47	-0.02
13.389		933.92	934.06	934.04	-0.02
13.355 (BK)	933.6	933.62	933.78	933.78	0
13.274		932.86	933.04	933.04	0
13.199		932.21	932.37	932.37	0
13.103		931.43	931.53	931.53	0
13.042		930.85	930.89	930.89	0
12.929		929.78	929.78	929.78	0
12.843		928.86	928.86	928.86	0
12.645		927.16	927.16	927.16	0
12.561		926.61	926.61	926.61	0
12.459 (BJ)	925.7	925.72	925.72	925.72	0

**Table 5a: Comparison of FUTURE Effective 1% Annual Chance Flood Elevations  
(ft, NAVD88)**

<b>Cross-Section</b>	<b>FEMA FIS Table 11 March 16, 2015</b>	<b>Effective Model (Future) (ft)</b>	<b>Corrected Effective Model (Future) (ft)</b>	<b>2021 Conditions As-Built Model (future) (ft)</b>	<b>Change (ft)</b>
14.798 (BR)	947.5	947.54	947.54	947.54	0
14.667		947.20	947.20	947.20	0
14.441 (BQ)	947.1	947.09	947.09	947.09	0
14.286		947.08	947.08	947.08	0
14.266 (BP)	947.1	946.82	946.82	946.82	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.2	945.14	945.14	945.14	0
14.197		945.24	945.24	945.24	0
14.070		940.31	940.31	940.31	0
13.975 (BN)	937.5	937.29	938.26	937.29	-0.97
13.861 (BM)	936.2	936.00	937.64	936.00	-1.64
13.722		934.66	935.71	934.66	-1.05
13.603		934.73	934.98	934.73	-0.25
13.494 (BL)	934.5	934.65	934.66	934.65	-0.01
13.389		934.22	934.25	934.22	-0.03
13.355 (BK)	933.8	933.96	933.96	933.96	0
13.274		933.22	933.22	933.22	0
13.199		932.55	932.55	932.55	0
13.103		931.70	931.70	931.70	0
13.042		931.06	931.06	931.06	0
12.929		929.93	929.93	929.93	0
12.843		929.00	929.00	929.00	0
12.645		927.34	927.34	927.34	0
12.561		926.82	926.82	926.82	0
12.459 (BJ)	926.0	925.99	925.99	925.99	0

**Table 6: Comparison of Floodway Elevations (ft, NAVD88)**

<b>Cross-Section</b>	<b>FEMA FIS Table 11 March 16, 2015</b>	<b>Effective Model (ft)</b>	<b>Corrected Effective Model (ft)</b>	<b>2021 As-Built Model (ft)</b>	<b>Change (ft)</b>
14.798 (BR)	947.4	947.44	947.44	947.44	0
14.667		947.11	947.11	947.11	0
14.441 (BQ)	947.0	947.01	947.01	947.01	0
14.286		946.99	947.00	946.99	-0.01
14.266 (BP)	946.6	946.54	946.54	946.54	0
14.251		Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.4	945.21	945.41	945.21	-0.2
14.197		944.80	945.03	944.80	-0.23
14.070		940.07	940.21	940.07	-0.14
13.975 (BN)	937.5	937.17	938.20	937.17	-1.03
13.861 (BM)	936.2	935.98	937.86	935.98	-1.88
13.722		934.49	935.59	934.49	-1.1
13.603		934.56	935.04	934.56	-0.48
13.494 (BL)	934.5	934.47	934.73	934.47	-0.26
13.389		934.04	934.28	934.04	-0.24
13.355 (BK)	933.8	933.78	934.00	933.78	-0.22
13.274		933.04	933.21	933.04	-0.17
13.199		932.37	932.51	932.37	-0.14
13.103		931.53	931.69	931.53	-0.16
13.042		930.89	931.06	930.89	-0.17
12.929		929.80	929.98	929.80	-0.18
12.843		928.96	929.05	928.96	-0.09
12.645		927.56	927.56	927.56	0
12.561		927.11	927.11	927.11	0
12.459 (BJ)	926.1	926.10	926.10	926.10	0

**Table 6a: Comparison of As-Built Natural & As-Built Floodway Elevations (ft, NAVD88)**

<b>Cross-Section</b>	<b>As-Built 1% Natural Model (ft)</b>	<b>As-Built Floodway Model (ft)</b>	<b>Surcharge (ft)</b>
14.798 (BR)	947.26	947.44	0.18
14.667	946.92	947.11	0.19
14.441 (BQ)	946.81	947.01	0.2
14.286	946.8	946.99	0.19
14.266 (BP)	946.58	946.54	-0.04
14.251	Bridge (SR 37)	Bridge (SR 37)	Bridge (SR 37)
14.231 (BO)	945.16	945.21	0.05
14.197	944.76	944.8	0.04
14.070	940.07	940.07	0
13.975 (BN)	937.17	937.17	0
13.861 (BM)	935.98	935.98	0
13.722	934.49	934.49	0
13.603	934.56	934.56	0
13.494 (BL)	934.47	934.47	0
13.389	934.04	934.04	0
13.355 (BK)	933.78	933.78	0
13.274	933.04	933.04	0
13.199	932.37	932.37	0
13.103	931.53	931.53	0
13.042	930.89	930.89	0
12.929	929.78	929.8	0.02
12.843	928.86	928.96	0.1
12.645	927.16	927.56	0.4
12.561	926.61	927.11	0.5
12.459 (BJ)	925.72	926.1	0.38

January 18, 2026

**Responses to the Oct 21, 2025 review comments for LOMA Case No. 25-05-1403P.**

1. Please address the following comments regarding the submitted hydraulic analysis or provide an explanation for each.
  - a) Our review revealed that the plans and profiles in the Hydrologic Engineering Center River Analysis System (HEC-RAS) hydraulic model were not given descriptive names and it is difficult to determine which plans should be reviewed. For the plans, please use descriptive names such as “existing conditions multiple profile”, “existing conditions floodway”, “proposed conditions multiple profile”, etc. For the multiple profile plan, we suggest the following profile names “10-yr”, “50-yr”, “100-yr”, and “500-yr”. For the floodway plan profile names, we suggest “100-yr Natural” and “Floodway – Encroached”. Please remove all extraneous plans and profiles so that only the plans you wish to be reviewed remain.

**Response:**

The hydraulic model plan names were carried forward from the Effective Model in the previous submittal. Per your request, we have adjusted the name of each plan and removed extraneous plans for clarity. The following plans and profiles are included in the resubmission:

Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p18  
Geometry: racoon\_creek.g05  
Steady Flow: racoon\_creek.f04

Corrected Effective Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p04  
Geometry: racoon\_creek.g03  
Steady Flow: racoon\_creek.f04

As-Built Model HEC-RAS files:

Project: racoon\_creek.prj  
Plan: racoon\_creek.p06  
Geometry: racoon\_creek.g04  
Steady Flow: racoon\_creek.f04



- b) Our review revealed large differences in the Base (1-percent-annual-chance) Flood Elevations (BFEs) between the submitted duplicate effective model and the effective model from LOMR Case No. 11-05-5165P at Cross Sections 13.975, 13.861, and 13.7252. Please explain the discrepancies or correct the duplicate effective model to match the results from the effective model.

**Response:**

We have reviewed the Base Flood Elevations (BFEs) at Cross Sections 13.975, 13.861, and 13.7252 and confirmed that the Effective Model results match the effective model from LOMR Case No. 11-05-5165P and the published Flood Insurance Study (FIS) data tables. The discrepancies noted in your review were likely due to comparison of incorrect plans or profiles within the previously submitted model files.

To eliminate confusion, we have:

1. Renamed all plans and profiles with descriptive names per Comment 1a
  2. Removed all extraneous plans and profiles from the project file
  3. Verified that the Effective Model BFEs match the FIS Table 11 values as shown in Table 5 of the revised Hydraulic Modeling Summary Report
- c) Our review revealed surcharges greater than the allowable for Licking County of 0.01 feet between the natural (unencroached) and encroached profiles of the revised HEC-RAS hydraulic model at Cross Sections 14.07, 13.355, 13.274, 13.199, 13.103, and 13.042. Please note that all surcharges within the tie ins must not exceed the allowable. Please revise the floodway analysis to produce maximum surcharges of no more than 0.01 foot throughout the revised reach of Raccoon Creek.

**Response:**

The Effective Model was developed based on Licking County's previous floodway standard of 0.5-foot allowable surcharge. The As-Built Conditions floodway has been revised to meet Licking County's current standard of 0.01-foot maximum allowable surcharge throughout the revised reach of Raccoon Creek.

**Floodway Analysis Methodology:**

To achieve compliance with the 0.01-foot standard, floodway encroachment limits were iteratively adjusted at fourteen cross sections (12.643 through 14.197) within and adjacent to the revised reach. Floodway adjustments were initiated downstream of the project site at Cross Section 12.643 to ensure proper hydraulic transitions and maintain surcharges at or below 0.01 foot through the entire

revised reach. Table 6a in the revised report shows the As-build model surcharge values through the revised reach. All surcharge values are 0.00-ft.

2. The submitted topographic work map, entitled “Hydraulic Work map,” prepared by Base Flood Engineering, PLLC, certified September 2024, does not provide essential information required to complete our review of this request. Please submit a revised topographic work map, certified by a registered Professional Engineer (P.E.), which shows all applicable items listed in Section C of Application/Certification Form 2, entitled “Riverine Hydrology and Hydraulics Form,” including the following information. Please ensure that there is consistency between the work map, revised hydraulic model, and the annotated Flood Insurance Rate Map (FIRM). Please refer to the example workmap attached.

- a) Our review revealed the contours shown on the workmap are not labeled. Please ensure that enough contours are labeled so that the floodplain delineations can be verified, the maps are at a large enough scale that the delineations and contours are clear, topographic information for the entire revised reach between the downstream and upstream tie-in locations is included, and the most accurate available topographic contours are shown at 1-foot or 2-foot intervals. Additionally, please provide the digital files for the contours shown on the workmap to facilitate our review.

**Response:**

The revised topographic workmaps have been updated to address all requirements as follows:

**Contour Labeling and Intervals:**

- Contours are shown at 1-foot intervals throughout the revised reach
- Contour labels are displayed at 5-foot increments to ensure readability while providing sufficient information to verify floodplain delineations
- All contours are clearly legible at the workmap scale

**Map Scale and Coverage:**

- Workmaps are provided at a scale of 1" = 500' to ensure that floodplain delineations, cross section locations, and topographic contours are clearly visible
- Topographic information is shown continuously for the entire revised reach from the downstream tie-in location at Cross Section 13.042 to the upstream tie-in location at Cross Section 14.070
- Multiple map sheets are provided to maintain clarity and appropriate detail throughout the project area

**Topographic Data Source:**

- Contours are derived from 2021 USGS 3D Elevation Program (3DEP) 1.5-foot resolution LiDAR data, the most accurate topographic data available for the study area
- This is the same topographic dataset used to develop the revised hydraulic model cross-section geometry

**Digital Files:**

- Digital contour files are provided in both CAD (.dwg) and GIS (shapefile and/or geodatabase) formats
- All digital files are georeferenced in the Ohio State Plane South coordinate system (EPSG 6551), NAD83(2011), vertical datum NAVD88 (GEOID18), US Survey Feet
- Digital files include the following layers:
  - 1-foot contours
  - Stream centerline
  - Cross section lines with station labels
  - Effective and revised flood hazard delineations (floodway, 1% ACF, 1% ACF Future, 0.2% ACF)
  - Hydraulic structures
  - Tie-in locations
- All data is contained within the drawing files (not externally referenced) as requested

The revised workmaps are included in the Appendix of the Hydraulic Modeling Summary Report, and digital files are submitted as separate attachments.

b. Our review revealed the workmap was not signed or dated. Please ensure that the work map is certified (sealed, signed, and dated) by a P.E. who is registered in Ohio.

**Response:**

The revised topographic workmaps have been certified (sealed, signed, and dated) by Glenn Heistand, P.E., Professional Engineer License No. 63812, registered in the State of Ohio. The certification date is January 18, 2026.

The P.E. certification appears on each workmap sheet and confirms that the topographic information, flood hazard delineations, and hydraulic analysis accurately represent the conditions shown.

c. Our review revealed the upstream graphical tie-in with the effective on the right overbank is not clear for the 0.2-percent-annual-chance floodplain. Please ensure a clean graphical tie-in for the 0.2-percent-annual-chance floodplain is shown at this location.

**Response:**

The upstream graphical tie-in for the 0.2-percent-annual-chance floodplain on the right (south) overbank has been revised to provide a clear and clean tie-in with the effective floodplain boundary.

The revised 0.2-percent-annual-chance floodplain boundary is based on the 500-year water surface elevation from the As-Built HEC-RAS model (racoon\_creek.p06, Profile: "500-yr") mapped on the 2021 USGS 3DEP 1.5-foot resolution LiDAR topography. The floodplain boundary ties into the effective mapping at a location where the As-Built and Effective 0.2-percent-annual-chance flood elevations converge.

The revised upstream tie-in is now clearly visible on the annotated FIRM panels and topographic workmaps included in the resubmission.

d. Our review revealed the revised flood hazard delineations (floodway, 1-percent-annual-chance [base] floodplain, 1-percent-annual-chance future floodplain, and 0.2-percent-annual-chance floodplain) are not shown continuously from the upstream tie-in to the downstream tie-in. Please ensure all revised delineations are shown continuously throughout the revision area and tie-in a short distance upstream of the upstream most Cross Section 14.07 and a short distance downstream of the downstream most Cross Section 13.042.

**Response:**

The revised topographic workmaps have been updated to show all flood hazard delineations continuously throughout the revision area with proper tie-ins to the effective mapping.

**Delineations Shown:**

All four revised flood hazard boundaries are shown as continuous lines from the downstream tie-in to the upstream tie-in:

1. Floodway - Shown continuously with left and right bank boundaries
2. 1-percent-annual-chance (base) floodplain (Zone AE) - Shown continuously
3. 1-percent-annual-chance future conditions floodplain - Shown continuously
4. 0.2-percent-annual-chance floodplain (Zone X, shaded) - Shown continuously

**Tie-in Locations:**

- Downstream Tie-in: All revised delineations tie into the effective mapping downstream of Cross Section 13.042 (the downstream-most revised cross section)

- **Upstream Tie-in:** All revised delineations tie into the effective mapping upstream of Cross Section 14.070 (the upstream-most revised cross section)

The tie-in locations are clearly labeled on the workmaps and occur at points where the revised and effective flood elevations converge, ensuring smooth hydraulic transitions.

The complete revised flood hazard mapping is shown on the topographic workmaps and annotated FIRM panels included in the resubmission.

e. Our review revealed that the tie ins with the effective Zone A tributaries Moots Run and Lobdell Creek are unclear. Instead of revising the Zone A delineations between approximately Cross Sections 13.494 to 13.042, please instead ensure the revised delineations follow the effective gutter line that separates the tributaries from the main Raccoon Creek and tie-in at the downstream tie-in cross section at Cross Section 13.042. If you wish to revise the Zone A delineations, both the hydrologic and hydraulic analyses for both streams will need to be performed. The backup hydrologic analysis should include the calculations for the base flood discharge. Please submit digital copies of the hydrologic and hydraulic models along with all applicable backup information, including a drainage area map, land use and soils information, and time of concentration calculations. The drainage area map must show contours and be certified by a registered P.E.

**Response:**

**Lobdell Creek:** The tie-in with the effective Zone A boundary for Lobdell Creek has been resolved. The revised Raccoon Creek flood hazard delineations follow the effective gutter line that separates Lobdell Creek from Raccoon Creek, and the revised delineations tie into the effective mapping at the downstream tie-in location at Cross Section 13.042. No revisions to the Lobdell Creek Zone A delineation were required or performed.

**Moots Run:** The tie-in with Moots Run required additional analysis because the revised (As-Built) Raccoon Creek floodplain elevations are lower than the Effective floodplain elevations at the confluence location. This resulted in a mapping gap between the revised Raccoon Creek Zone AE boundary and the effective Moots Run Zone A boundary, occurring between approximately Cross Sections 13.389 and 13.494.

To eliminate this mapping gap, BaseFlood Engineering, LLC performed a hydraulic analysis of Moots Run to determine the approximate 1-percent-annual-chance flood elevation at the location where Moots Run intersects the Raccoon Creek 1-percent-annual-chance floodplain.

**Analysis Methodology:**

1. **Peak Flow Determination:**

- The 1-percent-annual-chance peak discharge for Moots Run (3,060 cfs) was computed using the USGS StreamStats online application
- Drainage area: 10.5 square miles
- StreamStats report and drainage area map included in Appendix

## 2. Water Surface Elevation Calculation:

- A Normal Depth analysis was performed at the confluence location using the National Weather Service's online Normal Depth calculator
- Input parameters:
  - Discharge: 3,060 cfs
  - Channel slope: 0.004 ft/ft
  - Manning's n: 0.055
  - Cross-section geometry extracted from 2021 USGS 3DEP LiDAR
- Computed 1-percent-annual-chance flood elevation: 935.43 ft NAVD88

**Results and Mapping:** The calculated Moots Run 1-percent-annual-chance flood elevation (935.43 ft NAVD88) was used to extend the Moots Run Zone A boundary to fill the mapping gap and tie into the revised Raccoon Creek Zone AE boundary. This approach provides a reasonable and conservative estimate of the Moots Run flood hazard at the confluence location.

**Documentation:** Complete details of the Moots Run analysis, including StreamStats output, Normal Depth calculations, drainage area map, and supporting information, are provided in the "Moots Run" section (pages 11-12) and Appendix of the revised Hydraulic Modeling Summary Report.

f. Our review revealed the revised 0.2-percent-annual-chance floodplain between approximately Cross Sections 14.197 and 14.070 on the right overbank is delineated outside of the base floodplain and is delineated to a lower contour. Please ensure the 0.2-percent-annual-chance is delineated to the appropriate contour based on the computed water surface elevation (WSEL) from the revised conditions HEC-RAS model.

### **Response:**

The 0.2-percent-annual-chance floodplain boundary between Cross Sections 14.197 and 14.070 on the right (south) overbank has been corrected to reflect the appropriate contour based on the computed water surface elevation from the As-Built HEC-RAS model.



**Issue Identified:** In the previous submittal, the 0.2-percent-annual-chance floodplain boundary in this area was incorrectly delineated to a lower contour elevation than the computed 500-year water surface elevation, resulting in a boundary that did not accurately represent the flood hazard extent.

**Correction Made:** The revised 0.2-percent-annual-chance floodplain boundary has been redelineated based on the intersection of the 500-year water surface elevation (from As-Built model Plan racoon\_creek.p06, Profile "500-yr") with the 2021 USGS 3DEP LiDAR topography.

g. To assist with our review and to expedite processing of this request, please continue to provide digital Computer-Aided Design (CAD) or Geographic Information System (GIS) data that reflect the revised topographic work map. Please provide GIS and polygons of the revised delineations. Please ensure the digital data are spatially referenced and cite what projection (coordinate system, example: Universal Transverse Mercator [UTM]/State Plane) was used, so that the data may be used for accurate mapping. The important data to show on the digital work map are the contour information, the stream centerline, the cross section lines, the road crossings and hydraulic structures, the effective and revised flood hazard delineations, and the tie-in locations. Everything should be clearly labeled, and all information should be contained within the drawing and not externally referenced.

**Response:**

Digital geospatial files have been provided to support the revised topographic workmaps and facilitate FEMA's review, including CAD drawings representing the revised work maps and GIS versions of specific linework. All geospatial information is based on NAD83 Ohio State Plane, South Zone, US Foot, Projection: Lambert Conformal Conic.

3. The topwidths of the base floodplain computed in the revised hydraulic model do not match the floodplain topwidths shown on the topographic work map at the cross sections highlighted in yellow in the attached table. Please revise the work map or hydraulic model as appropriate to resolve these discrepancies and ensure the topwidths match at all Cross Sections. The geometry of the cross sections in the revised hydraulic model should reflect the topography shown on the work map.

**Response:**

The floodplain top width discrepancies between the hydraulic model and topographic workmaps have been resolved through development of a Corrected Effective Model and refinement of the As-Built Model cross-section geometry.

**Root Cause Analysis:**

The top width discrepancies identified in your review stemmed from differences between the topographic data sources used for different components of the analysis:

- **Effective Model (LOMR Case No. 11-05-5165P):** Based on 2000-vintage photogrammetric digital terrain model with 2-foot contour accuracy ( $\pm 0.5$  feet)
- **Revised Workmaps and As-Built Model:** Based on 2021 USGS 3DEP 1.5-foot resolution LiDAR topography (higher accuracy and resolution)

When the Effective Model flood elevations were mapped onto the 2021 LiDAR topography, the resulting floodplain top widths exceeded FEMA's mapping tolerance requirements ( $\pm 5\%$  at the FIRM map scale of 1:12,000) at several cross sections.

#### Corrective Actions:

To resolve these discrepancies, the following approach was implemented:

##### 1. Corrected Effective Model Development:

- Created an intermediate "Corrected Effective" model that updates cross-section geometry for offsite portions of the study reach (areas outside the sand and gravel mining operations)
- Updated cross-section geometry at Cross Sections 13.042 through 14.070 using 2021 USGS 3DEP LiDAR topography
- Maintained Effective Model boundary conditions, roughness values, and hydraulic structure data
- Replaced HEC-RAS levee points with normal ineffective flow areas per current FEMA standards
- Adjusted reach lengths at Cross Sections 13.975 and 13.861 for improved accuracy

##### 2. As-Built Model Development:

- Built upon the Corrected Effective Model geometry
- Modified onsite cross-section geometry at Cross Sections 13.603, 13.722, 13.861, and 13.975 to reflect 2021 conditions within the mining area
- All model geometry now consistent with 2021 LiDAR topography shown on revised workmaps

#### Verification:

Top widths from the revised hydraulic models now match the floodplain delineations shown on the topographic workmaps within FEMA's acceptable tolerance. The following verification was performed:

- Floodplain top widths extracted from HEC-RAS output tables (Standard Table 1)
- Top widths measured from workmap delineations at each cross section
- Comparison performed to ensure differences are within  $\pm 5\%$  tolerance at FIRM map scale

A detailed comparison table showing model top widths versus workmap top widths at all cross sections within the revised reach can be provided upon request.

**Model Documentation:**

The three-model approach is documented in the revised Hydraulic Modeling Summary Report:

- **Effective Model:** Unchanged from LOMR Case No. 11-05-5165P (provided for reference)
- **Corrected Effective Model:** Geometry updated to 2021 LiDAR for offsite areas (establishes baseline for comparison)
- **As-Built Model:** Geometry updated to 2021 LiDAR for entire study area including onsite mining operations (proposed conditions)

This approach ensures that top widths are consistent between the hydraulic model and topographic workmaps, while properly documenting the progression from Effective to As-Built conditions.

4. Please continue to show the flow line (profile baseline) used in the hydraulic model. Our review revealed discrepancies between the reach lengths shown on the topographic work map and the reach lengths used in the submitted hydraulic HEC-RAS models at the cross sections highlighted in yellow in the attached table. Please resolve these discrepancies and submit revised topographic work maps or revised models as appropriate. Please ensure that the reach lengths between cross sections shown on the work map match the reach lengths given in the submitted hydraulic models.

**Response:**

The reach length discrepancies between the topographic workmaps and the HEC-RAS hydraulic models have been resolved.

**Issue Identified:**

Review of the Effective Model revealed minor discrepancies in reach lengths at Cross Sections 13.975 and 13.861 when compared to measured distances along the stream centerline shown on the topographic workmaps. These discrepancies were carried forward from the original Effective Model development.

**Corrective Actions:**

**1. Hydraulic Model Updates:**

- Reach lengths in the Corrected Effective Model and As-Built Model were adjusted at Cross Sections 13.975 and 13.861 to reflect more accurate measurements of channel distance
- Reach lengths were verified by measuring along the stream centerline (flow line/profile baseline) shown on the revised topographic workmaps

- The overall channel length of the modeled reach remained unchanged; adjustments correct minor measurement discrepancies only
- All other reach lengths in the model were verified and found to match the workmap measurements

## 2. Workmap Updates:

- The stream centerline (flow line) used as the profile baseline in the HEC-RAS model is clearly shown on the revised topographic workmaps
- Reach lengths between consecutive cross sections are labeled on the workmap
- Cross section station labels correspond to the distances shown in the HEC-RAS geometry file

5. Based on any changes to the work map from the resolution of the above items, please submit updated annotated FIRM panels 39089C0303J and 39089C0304J that show the revised boundary delineations of the base floodplain, 0.2-percent-annual-chance floodplain, regulatory floodway, and 1-percent-annual-chance future floodplain as shown on the updated work map and how they tie-in to the boundary delineations shown on the effective FIRM panels at the downstream and upstream ends of the revised reach. Please use different colors to differentiate the revised and effective boundary delineations. Please ensure the lines are thin enough to see the effective delineations underneath and clearly label the tie-in locations. Also, please show the title block of the effective FIRM panels on the annotated FIRM panels.

### **Response:**

The annotated FIRM panels 39089C0303J and 39089C0304J have been updated to reflect all revisions to the flood hazard delineations shown on the revised topographic workmaps.

### **FIRM Panels Updated:**

- Panel 39089C0303J (effective date: March 16, 2015) - Shows downstream portion of revised reach
- Panel 39089C0304J (effective date: March 16, 2015) - Shows upstream portion of revised reach

### **Delineations Shown:**

All revised flood hazard boundaries are clearly displayed and differentiated from the effective boundaries:

1. Revised Floodway
2. Revised 1-percent-annual-chance (Zone AE) floodplain
3. Revised 1-percent-annual-chance Future Conditions floodplain
4. Revised 0.2-percent-annual-chance (Zone X, shaded) floodplain
5. Effective flood hazard boundaries - Remain visible underneath revised boundaries (shown in original FIRM colors/patterns)

#### FIRM Panel Title Blocks:

The effective FIRM panel title blocks are shown on the annotated FIRM panels, displaying:

- Panel number (39089C0303J and 39089C0304J)
- Community information (Licking County, Ohio)
- Effective date (March 16, 2015)
- Map scale (1"=500')
- FEMA logo and standard title block information

#### Consistency with Workmaps:

All revised flood hazard delineations shown on the annotated FIRM panels match the delineations shown on the revised topographic workmaps. The annotated FIRM panels accurately represent how the revised boundaries tie into the effective FIRM boundaries at both the downstream and upstream limits of the study area.

The updated annotated FIRM panels are included in the Appendix of the revised Hydraulic Modeling Summary Report and submitted as separate high-resolution PDF files.

6. Our review of the submitted draft newspaper notification revealed that the draft needs revising prior to publication. Please use the attached revised draft notification to prepare the final notification. Proof of final notification from Licking County is required to satisfy this comment. It is suggested that a copy of the revised draft be submitted for a final check before publishing. Please send proof of publication to satisfy this comment. Please ensure that the newspaper name and the date of publication are clearly shown on the newspaper clipping submitted as proof of publication.

#### **Response:**

The Draft Newspaper Notice has been revised per FEMA's template and coordinated with Licking County for publication.

#### Actions Completed:

##### 1. Draft Notice Revision:

- The Draft Newspaper Notice was revised using FEMA's attached template
- All required information has been included: case number (25-05-1403P), community name (Licking County), stream name (Raccoon Creek), affected properties, comment period details, and contact information
- A revised draft was coordinated with Brad Mercer, Licking County Floodplain Administrator, for review and approval prior to publication

##### 2. Publication Arrangements:

- The revised notice was submitted to the **Newark Advocate** (Licking County's newspaper of record) for publication
- **Publication Date:** January 18, 2026
- **Proof of Purchase:** Documentation of the publication order dated January 15, 2026 is provided in the shared folder

### 3. Proof of Publication:

- The Newark Advocate will provide an Affidavit of Publication after the January 18, 2026 publication date
- The affidavit will include:
  - Newspaper clipping showing the published notice
  - Newspaper name (Newark Advocate)
  - Date of publication (January 18, 2026)
  - Official certification/notarization
- The affidavit will be forwarded to FEMA immediately upon receipt

### Current Status:

- Draft notice revised per FEMA template
- Coordinated with Licking County FPA
- Submitted to newspaper for publication
- Proof of purchase provided
- Publication scheduled for January 18, 2026
- Affidavit of publication to follow

The proof of purchase and confirmation of the scheduled publication date are provided in the shared folder as interim documentation. The official Affidavit of Publication from the Newark Advocate will be submitted to FEMA as soon as it is received, which is typically within 7-10 days following publication.

Please upload the required data/fee using the Online LOMC website at <https://hazards.fema.gov/femaportal/onlinelomc/signin>.

### Response:

Upon logging into the FEMA Online LOMC portal (<https://hazards.fema.gov/femaportal/onlinelomc/signin>) and accessing Case No. 25-05-1403P, the system does not provide an option to upload additional data or materials for this revision response.

### Alternative Submission Method:



All revised materials, responses to comments, and supporting documentation have been provided via a shared Google Drive folder accessible to FEMA reviewers:

Google Drive Link: [https://drive.google.com/drive/folders/1-T8gRlRFwsocH4RvYtkr\\_LqwqDTQWboA?usp=sharing](https://drive.google.com/drive/folders/1-T8gRlRFwsocH4RvYtkr_LqwqDTQWboA?usp=sharing)

#### Folder Contents:

The shared folder contains the following files and subfolders organized for efficient review:

#### 1. Response to Comments

- Response\_to\_FEMA\_Comments\_Letter.pdf (this document)
- Comment\_Response\_Matrix.pdf (optional summary table)

#### 2. Revised Report

- Hydraulic\_Modeling\_Summary\_Report\_Revised\_Jan2026.pdf
- Report Appendices (supporting calculations, figures, tables)

#### 3. Hydraulic Models

- /HEC-RAS\_Models/
  - Effective Model (reference)
  - Corrected Effective Model
  - As-Built Model
  - All supporting files (.prj, .g##, .p##, .rasmap, etc.)

#### 4. Digital Workmaps

- /CAD\_Files/
  - Workmap sheets (.dwg format)
  - Layer list documentation
- /GIS\_Files/
  - Flood delineation shapefiles
  - Cross sections, stream centerline, contours
  - Metadata and coordinate system documentation

#### 5. Annotated FIRM Panels

- Panel\_39089C0303J\_Annotated.pdf
- Panel\_39089C0304J\_Annotated.pdf

#### 6. Newspaper Notice

- Draft\_Newspaper\_Notice\_Revised.pdf
- Proof\_of\_Purchase\_Newark\_Advocate.pdf
- (Affidavit\_of\_Publication.pdf - to be added upon receipt)

#### 7. Supporting Documentation

- Moots Run analysis (StreamStats report, Normal Depth calculations, drainage area map)
- Cross-section comparison tables
- Reach length verification
- Top width comparison
- Correspondence with Licking County FPA

#### Access and Permissions:

The Google Drive folder is configured with "Anyone with the link can view" permissions to ensure FEMA reviewers can access all materials without login requirements. Files will remain available for the duration of the review process.

#### Contact for Technical Issues:

If there are any issues accessing the shared folder or if alternative file transfer methods are preferred, please contact:

Glenn Heistand, P.E., CFM

BaseFlood Engineering, LLC

Email: [gheistand@baseflood.com](mailto:gheistand@baseflood.com)

Phone: 217-689-1473

For identification purposes, please include the case number referenced above on all correspondence.



LEGEND

- EFFECTIVE FLOODWAY

EFFECTIVE 100 YEAR FLOODPLAIN

EFFECTIVE 100 YEAR (FUTURE) FLOODPLAIN

EFFECTIVE 500 YEAR FLOODPLAIN
- REVISED FLOODWAY

REVISED 100 YEAR FLOODPLAIN

REVISED 100 YEAR (FUTURE) FLOODPLAIN

REVISED 500 YEAR FLOODPLAIN

REVISED FLOOD ZONE A

NOTES

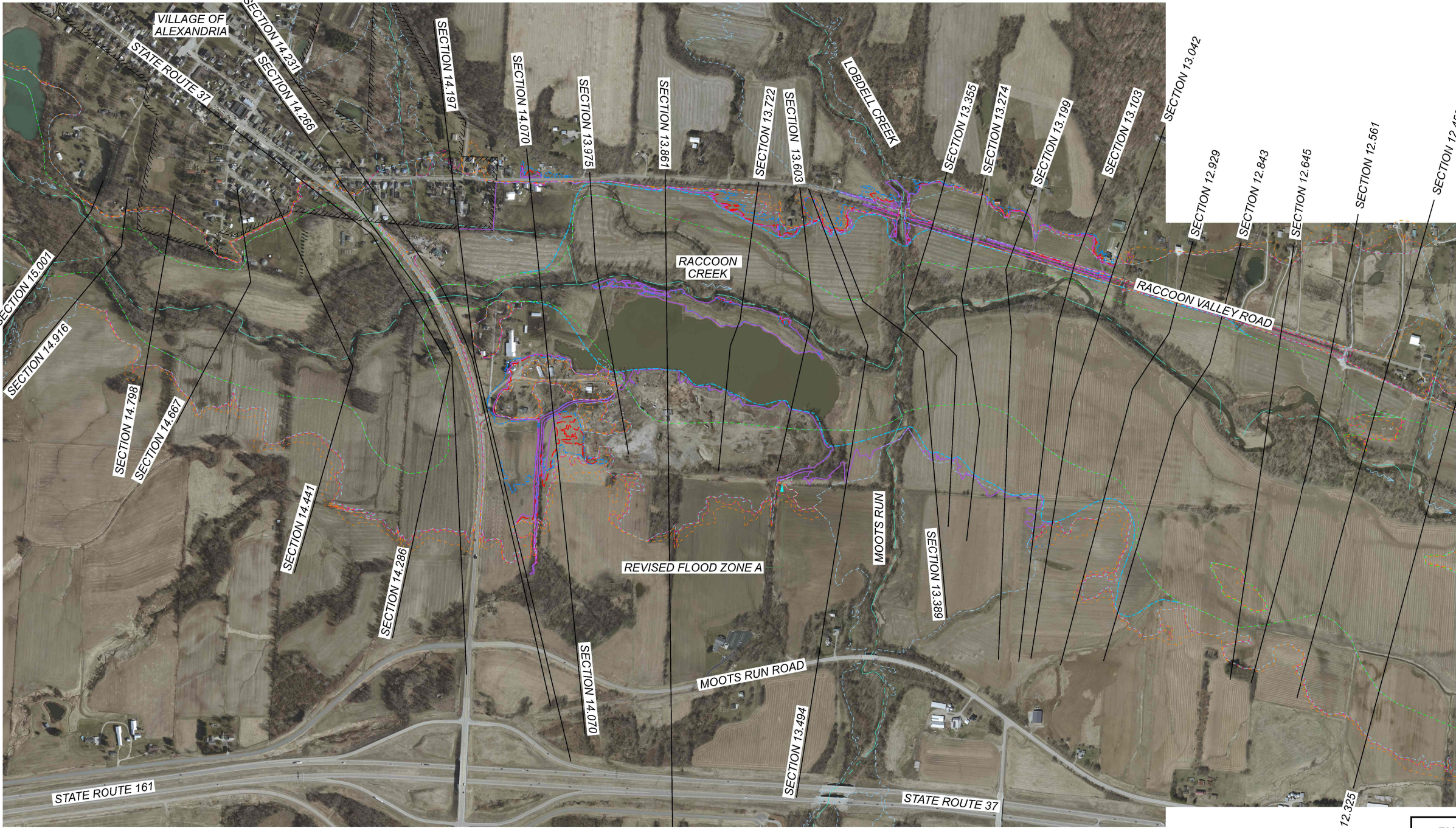
EFFECTIVE LINEWORK FROM FEMA FIRM:  
39089C0303J REVISED MARCH 16, 2015  
39089C0304J REVISED MARCH 16, 2015

TOPOGRAPHIC INFORMATION:  
LIDAR DATA WAS DOWNLOADED FROM  
OGRIP (OHIO GEOGRAPHICALLY REFERENCED  
INFORMATION PROGRAM).

VERTICAL DATUM: NAVD88 (GEOID18)

COORDINATE SYSTEM:  
NAD83 OHIO STATE PLANE, SOUTH ZONE, US FOOT

PROJECTION: LAMBERT CONFORMAL CONIC



HYDRAULIC WORKMAP  
ALEXANDRIA, OHIO 43001

DESIGN AGENCY

ENGINEER'S SEAL:



*Glenn N. Heistand*

01/18/2026

DESIGNER	BCK
REVIEWER	GNH
PROJECT ID	01-14-26
SHEET	N/A
TOTAL	1





**LCPC**

# Staff Reports

JANUARY 26, 2026





## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2026 • 6:00 p.m.**

### **CASE 1: V-25-53 – GIBSON PROPERTY – MCCOWN RD, NEWARK**

Parcel(s): 065-314286-00.003  
Regulation: Licking County Subdivision Regulations  
Articles: Section 301.1 (D,2); Parcel Standards and Section 503; Table 13: AASHTO Stopping Sight Distance  
Description: A request for a variance (1) to reduce the minimum frontage requirements for a lot between 5.0 and 19.99 acres in size. And an additional request for a variance (2) to approve a shared access location that does not meet sight distance on a lower order roadway.  
Township: Perry  
Applicant: Dru Gibson, 28 Marne Drive, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner

### **Background:**

This is a request for a frontage variance and additional driveway variance for a  $\pm 7$ -acre parcel on the south side of McCown Road west of the intersection with Merri-wood Drive. The property in question is located at 14726 McCown Road (Parcel ID# 065-314286-00.003) in Perry Township. The applicant wishes to split the existing property to create a new buildable lot for an additional residence. In order for the proposed lot to meet the 3:1 depth-to-width ratio, the remainder will become a nonconforming lot of record that fails to meet the 250' minimum frontage requirements for lots that are between 5.0 and 19.99 acres in size within an unzoned township. This is a request to obtain a variance from *Section 301.1 (D)(2): Parcel Standards of the Licking County Subdivision Regulations*. The new parcel requires its own driveway access because of its classification as a "subdivision without a plat" in the Licking County Subdivision Regulations. The existing driveway location, however, is in violation of the driveway permit assigned to the property by the County Engineer. The applicant requests a variance to maintain the existing location and to use it as a shared access drive. The driveway location does not meet the required sight distance minimum (495 feet) for a Lower Order Roadway. This is also a request to obtain a variance from *Section 503; Table 13: AASHTO Stopping Sight Distance Requirements* of the Licking County Subdivision Regulations. If approved, the applicant may proceed with the Lot Split application.

### **Commission Role:**

The Commission is to review the proposed variance for conformance to the provisions of Section 605 of the Subdivision Regulations. The Commission has the power to grant variances from the provisions of the Regulations if determined to be in the public interest and may attach conditions as it deems necessary to meet the objectives of the Regulations. The board may determine, after weighing applicable factors, whether the applicant has demonstrated a practical difficulty that justifies granting the variance. Specifically, the Regulations provide for the following review criteria:

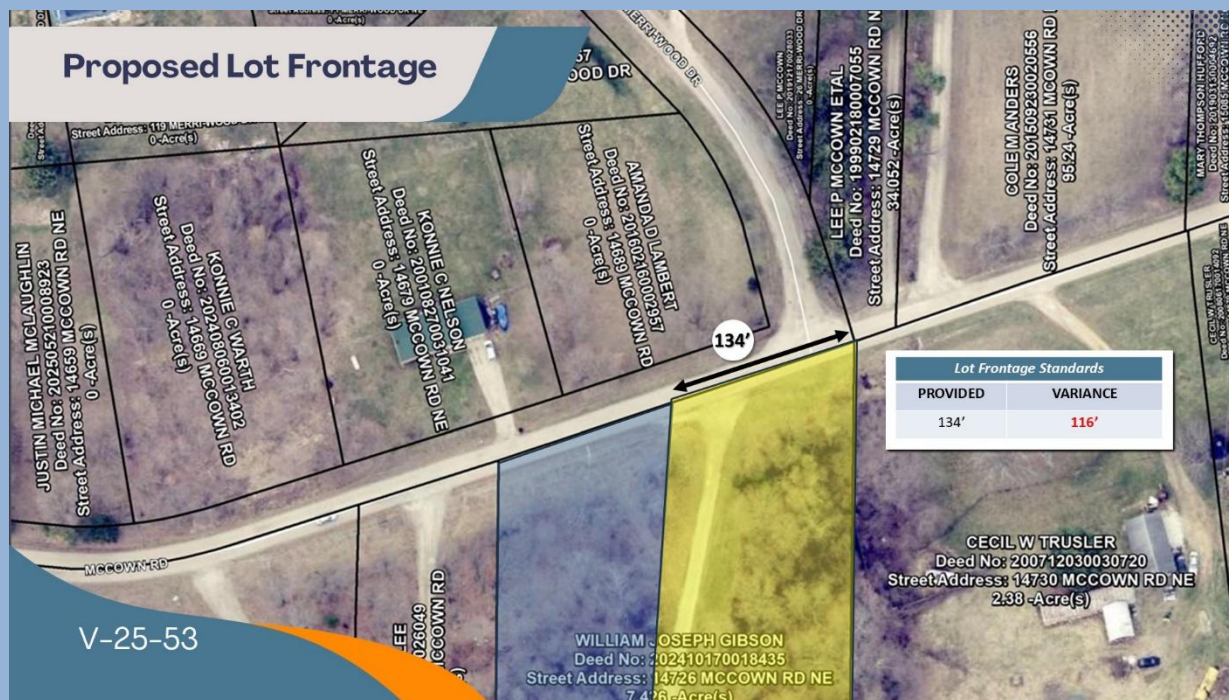
1. That the size, shape, location, or surroundings are unusual, including topographical or physical conditions or those inherent to the land;
2. That strict compliance with the regulations creates an extraordinary and unnecessary hardship;
3. That a departure from these Regulations would equitably remove the hardship so that substantial justice is done;
4. The variance will not be detrimental to the public interest or conflict with the spirit, intent or purpose of the regulation;
5. That strict compliance would deprive the property of privileges enjoyed by other properties in the vicinity;
6. Whether the property could yield a reasonable return or there would be a beneficial use of the property without the variance;

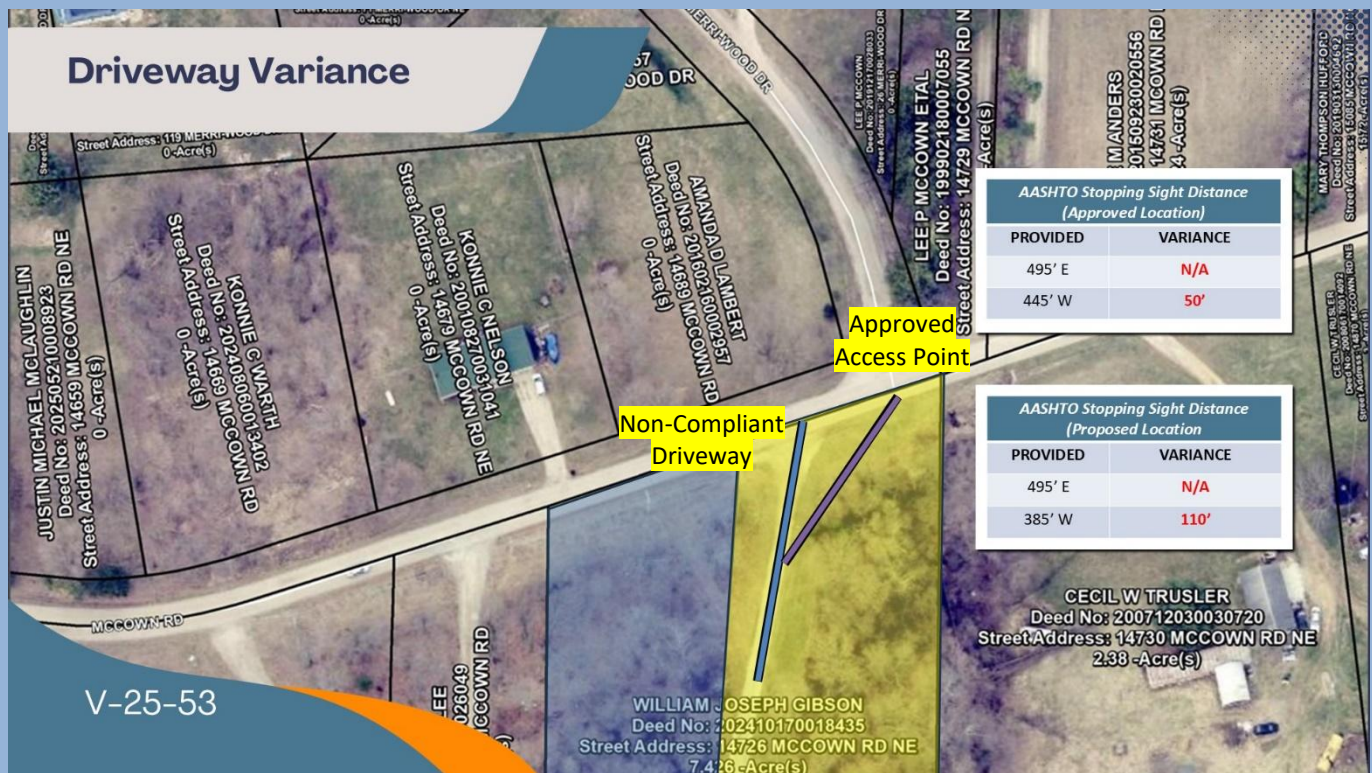


7. Whether the essential character of the area will be altered or whether adjoining properties would be adversely affected; and
8. Whether the variance adversely affects the provision of government services.

### Considerations:

- **Proposed Frontage Variance.** Section 301.1 (D,2) requires that proposed lots between 5.0 and 19.99 acres in size within an unzoned township meet specified frontage criteria of a minimum 250 feet continuous throughout the property. This request would allow the applicant to establish a new lot that would meet the required 3:1 depth-to-width ratio required for the new lot under 5 acres, but would take the remainder parcel out of conformance. Without the variance, the applicant would not be able to split the property as proposed. The proposed parcel frontage fails to meet the 250-foot continuous minimum required for all lots between 5 and 19.99 acres in an unzoned township. The location provides 134 feet of frontage on the south side of McCown Road requiring a variance of 116 feet, respectively.
- **Proposed Driveway Variance.** Section 503; Table 13 requires that proposed access locations on Lower Order Roadways meet specified driveway sight distance requirements. The proposed variance would allow the applicant to establish a shared residential primary access location that does not meet AASHTO Stopping Sight Distance requirements. Without the variance, the applicant would be forced to relocate his drive further northeast to align with the intersection as was approved on the original driveway permit. The proposed access location exceeds AASHTO Stopping Sight Distance (495 feet) to the east, but fails to meet the requirement to the west. The location provides 385 feet of sight distance to the west, requiring a variance of 110 feet, respectively.
- **Zoning.** The property is located in Perry Township, which is one of six unzoned townships within Licking County.
- **Thoroughfare Plan.** The adopted 2024 Licking County Thoroughfare Plan identifies the area in question as part of the “Rural Foothills” zone. The Plan denotes that... “These areas are predominantly low-density, agricultural, forested, floodplain, or open space with a strong sense of rural character...minimal new development is expected to occur... Vehicular volumes tend to be lower”. The Plan indicates that McCown Road is to remain as a Lower Order roadway in the future.
- **Licking County Engineer (Frontage Variance).** The Licking County Engineer is supportive of providing a shared access permit to the new lot should it be approved under the condition that the current access point is removed and restored and relocated to the approved access point across from the intersection with Merri-Wood Drive.





- **Classification/Speed/AADT.** Licking Valley Road, Lower Order, Unposted 55 mph, AADT 222 taken in 2021 By the Licking County Active Transportation Study, just east of this location
- **Licking County Engineer (Driveway Variance).** The Licking County Engineer is NOT supportive of the driveway variance, as the placement reduces sight distance from the approved location. The establishment of a shared access at that location would further endanger the travelling public.
- **Driveway Permit.** This site currently has an approved driveway permit in 2019 that required the driveway access to be relocated across from the intersection of Merri-Wood Drive. Its relocation was never completed and the continued use of the driveway as constructed is in violation of the driveway permit approved by the Licking County Engineer.

## Staff Findings & Recommendation:

### Motion One [Minimum Required Lot Frontage]: **Approval with Conditions**

Staff finds that the proposed lot configuration would not impact public health, safety, or welfare to the traveling public with the granting of this variance. The proposed lot split and frontage reduction will not affect the surrounding character or negatively impact adjacent property owners. As proposed, the new lots will still retain sufficient frontage for the necessary utilization of the properties. Staff finds that the proposed variance will not negatively impact the provision of government services and recommends approval of the request with three conditions:

- 1) That the proposed new lot is approved and recorded as consistent with this variance, subject to staff approval;
- 2) That an approved access location either from the Licking County Engineer's Office or from the Licking County Planning Commission Board is obtained for the site; and
- 3) That any significant change to the final lot dimensions requires additional consideration by the LCPC prior to recording, subject to staff approval.



### **Motion Two [Driveway Location]: *Disapproval***

Staff finds that the proposed access variance would impact public health, safety, and welfare to the traveling public with the granting of this variance. The proposed access variance would increase the risk to the travelling public through reduced sight distance for the access location along an unposted public roadway. The driveway as it exists is in violation of an existing driveway permit, and the proposed variance is requested as a means to nullify the determination of the County Engineer. Furthermore, the County Engineer has indicated its lack of support for the location based on safety concerns. Based on these findings, staff respectfully recommends disapproval of the proposed variance.

[END OF REPORT]

# Proposed Split

Lot A:  $\pm 1.51$  Ac.  
Lot B:  $\pm 5.50$  Ac.

PETER G NORTON  
Deed No: 201901140000829  
Street Address: 14414 MCCOWN RD  
16.11 -Acre(s)

JAMES D WILSON  
Deed No: 2018071900147  
Street Address: 14710 MCCOWN RD  
11.718 -Acre(s)

TYLER S FLOWERS  
Deed No: 201505190009679  
Street Address: 14718 MCCOWN RD  
39.558 -Acre(s)

Lot B

WILLIAM JOSEPH GIBSON  
Deed No: 202410170018435  
Street Address: 14726 MCCOWN RD NE  
7.426 -Acre(s)

Lot A

CECIL W TRUSLER  
Deed No: 200806170014093  
Street Address: 14870 MCCOWN RD  
6.664 -Acre(s)

CECIL W TRUSLER  
Deed No: 200712030030720  
Street Address: 14730 MCCOWN RD  
3.618 -Acre(s)

CECIL W TRUSLER  
Deed No: 2007112030030720  
Street Address: 14730 MCCOWN RD NE  
2.38 -Acre(s)

CECIL W TRUSLER  
Deed No: 200806170014092  
Street Address: 14870 MCCOWN RD NE  
3 -Acre(s)

THEODORE A TRUSLER  
Deed No: 199901070000877  
Street Address: 15010 MCCOWN RD NE  
10 -Acre(s)

THEODORE A TRUSLER  
Deed No: 200806170014091  
Street Address: 14870 MCCOWN RD  
0 -Acre(s)

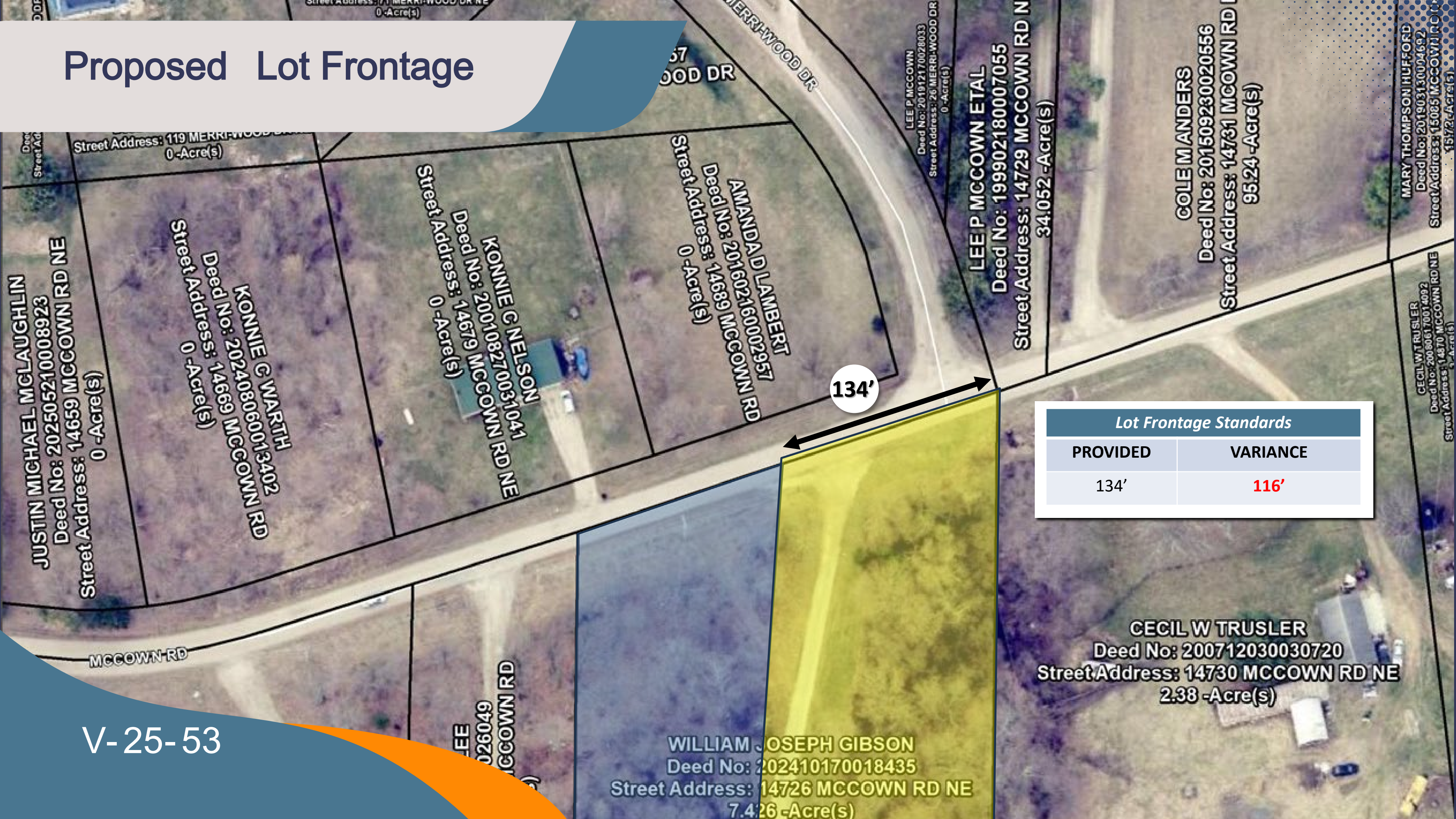
JOSHUA HUFFORD  
Deed No: 202105280016120  
Street Address: 15160 MCCOWN RD NE  
34.421 -Acre(s)

JOSHUA B HUFFORD  
Deed No: 202401090000500  
Street Address: 15100 MCCOWN RD NE  
2.865 -Acre(s)

MARY E THOMPSON HUFFORD  
Deed No: 202002050003090  
Street Address: 15131 MCCOWN RD NE  
5.955 -Acre(s)



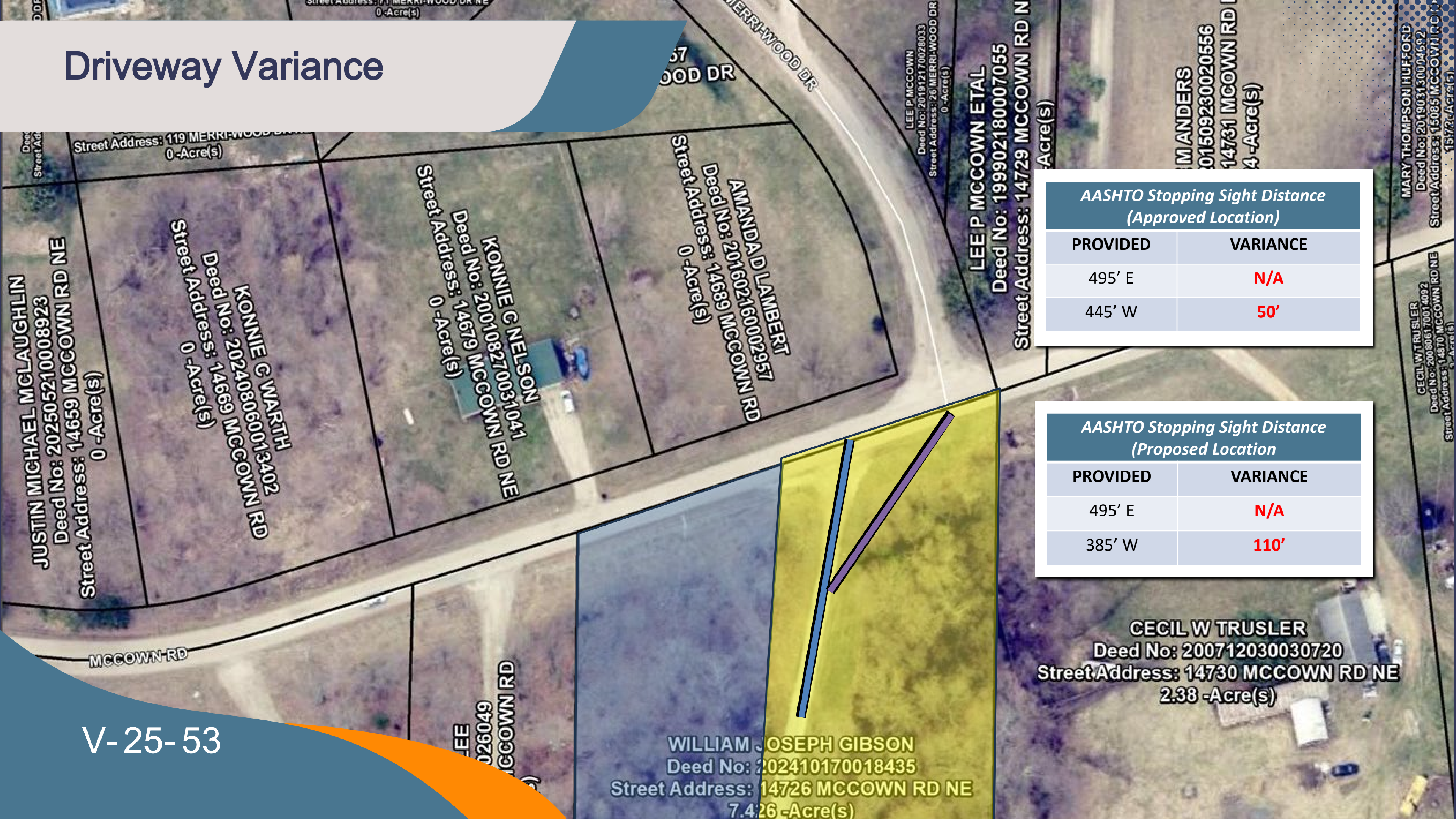
# Proposed Lot Frontage



Lot Frontage Standards	
PROVIDED	VARIANCE
134'	116'



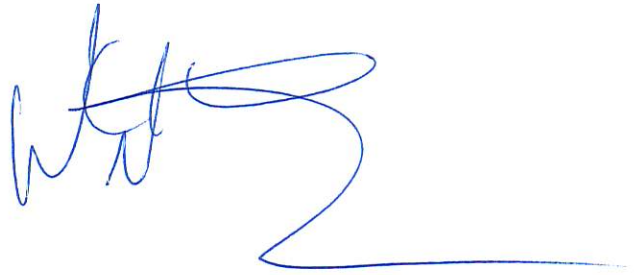
# Driveway Variance



AASHTO Stopping Sight Distance (Approved Location)	
PROVIDED	VARIANCE
495' E	N/A
445' W	50'

AASHTO Stopping Sight Distance (Proposed Location)	
PROVIDED	VARIANCE
495' E	N/A
385' W	110'

WOULD LIKE TO PROPOSE LOT SPLIT FOR ADDRESS 111726 McCann Rd.  
FOR APPROX 1.5 ACRES TO MY SON DEU GIBSON. I HAVE LIMITED  
ROAD FRONTAGE (APPROX 396') BUT HAVE A DEEPER LOT. ~~MAKING~~  
MAKING IT DIFFICULT TO MEET COUNTY STANDARDS IN A  
UNZONED TOWNSHIP.

A handwritten signature in blue ink, consisting of a stylized 'W' followed by a large, sweeping flourish that extends to the right.





## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2026 • 6:00 p.m.**

### **CASE 2: V-25-54 – WETZEL PROPERTY – BUTLER RD, NEWARK**

Parcel(s): 048-159666-00.000  
Regulation: Licking County Access Management Regulations  
Articles: Section 8.10; Table 14: Driveway to Driveway Spacing Requirements  
Description: A request for a variance to reduce the minimum driveway spacing requirements for a new access location on a minor collector roadway.  
Township: Madison  
Applicant: Kelley Wetzels, 9811 Butler Road, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner

### **Background:**

This is a request for an access variance for a proposed  $\pm 7$ -acre parcel on the north side of Butler Road west of the intersection with Dayton Road. The property in question is located at 9811 Butler Road (Parcel ID# 048-159666-00.000) in Madison Township. The applicant wishes to split his existing property in question and create a new access for residential use to comply with lot split requirements. The parcel requires an approved driveway access because the split falls into the "Large Lot Land Division" classification on a minor collector roadway. The remainder parcel has an existing approved access that is separate from the driveway variance in question, as well as an additional field access. The proposed driveway location does not meet the required driveway-to-driveway spacing (250 feet) for a Minor Collector Roadway. This is a request to obtain a variance from *Section 8.10; Table 14: Driveway to Driveway Spacing Requirements* of the Licking County Access Management Regulations. If approved, the applicant may proceed with their Lot Split application.

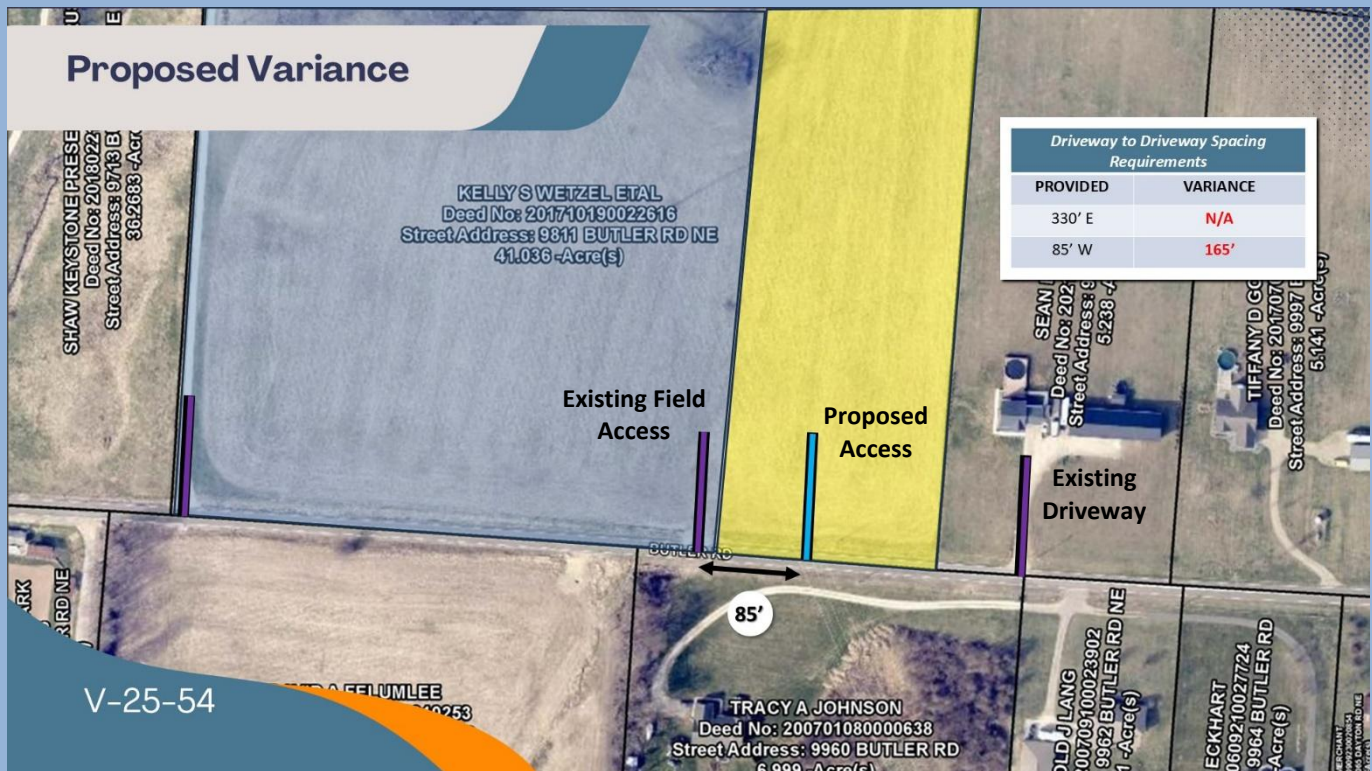
### **Commission Role:**

The Commission is to review the proposed variance for conformance to the provisions of Section 605 of the Subdivision Regulations. The Commission has the power to grant variances from the provisions of the Regulations if determined to be in the public interest and may attach conditions as it deems necessary to meet the objectives of the Regulations. The board may determine, after weighing applicable factors, whether the applicant has demonstrated a practical difficulty that justifies granting the variance. Specifically, the Regulations provide for the following review criteria:

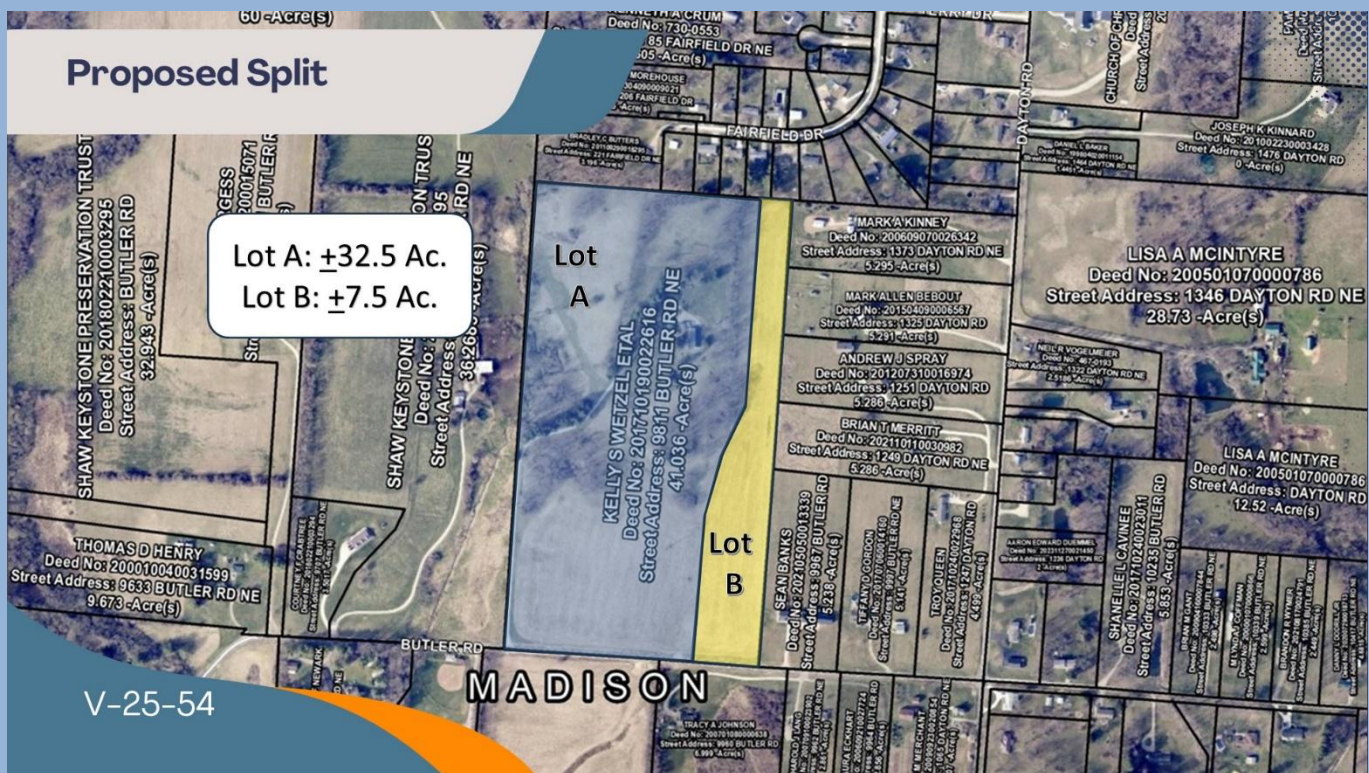
1. That the size, shape, location, or surroundings are unusual, including topographical or physical conditions or those inherent to the land;
2. That strict compliance with the regulations creates an extraordinary and unnecessary hardship;
3. That a departure from these Regulations would equitably remove the hardship so that substantial justice is done;
4. The variance will not be detrimental to the public interest or conflict with the spirit, intent or purpose of the regulation;
5. That strict compliance would deprive the property of privileges enjoyed by other properties in the vicinity;
6. Whether the property could yield a reasonable return or there would be a beneficial use of the property without the variance;
7. Whether the essential character of the area will be altered or whether adjoining properties would be adversely affected; and
8. Whether the variance adversely affects the provision of government services.

## Considerations:

- **Proposed Variance.** Section 8.10; Table 14 requires that proposed access locations on Minor Collector Roadways meet specified driveway spacing and sight distance requirements. This request would allow the applicant to establish a location for a primary residential access that does not meet Driveway-to-Driveway Spacing requirements. Without the variance, the applicant would be required to upgrade the existing field access on the adjacent property to create a shared access. The proposed access location meets or exceeds driveway-to-intersection spacing (550 feet) as well as AASHTO Stopping Sight Distance (400 feet) in both directions. The proposed access location meets driveway-to-driveway spacing (250 feet) to the east but fails to meet the minimum distance to the west. The location provides 85 feet of separation to the west, requiring a variance of 165 feet, respectively.
- **Zoning.** The property is located in Madison Township and zoned AG (Agricultural District). Madison Township has provided approval for the proposed split.
- **Thoroughfare Plan.** The adopted 2024 Licking County Thoroughfare Plan identifies the area in question as part of the “Suburban Transitional” zone. The Plan denotes that... “Suburban Transitional contexts may contain low-to-medium density residential developments, mixed use developments, or commercial zones; including regional retail and commercial activity or economic development sites”. The Plan indicates that Butler Road is to remain as a Minor Collector roadway in the future.
- **Classification/Speed/AADT.** Butler Road, Minor Collector, 45 mph, AADT 738 taken in 2024 By the Mid-Ohio Regional Planning Commission, just west of this location.
- **Licking County Engineer.** The Licking County Engineer prefers a shared access for the new parcel, but is supportive of the variance as it is placed in the best possible location to provide independent access to this parcel while meeting minimum sight distance requirements.
- **Topography.** Due to the topography of the area and known flooding near the remainder’s access location, this access point will make sense separate from the farm access during roadway flooding periods due to the higher elevation.







### Staff Findings & Recommendation: *Approval*

Staff finds in the case of this requested variance, there does not appear to be an increase in the endangerment of the public health, safety, and welfare to the traveling public with the granting of this variance. The proposed access is placed in the best possible location to provide independent access to this parcel and meets minimum sight distance requirements, nor will it negatively impact adjacent property owners. The local community is aware of the nearby access point, therefore increasing access in this location should not surprise the traveling public. Staff finds that the proposed access generally meets the spirit and intent of the regulations and recommends approval of the proposed variance request as submitted.

[END OF REPORT]



# Proposed Split

Lot A:  $\pm 32.5$  Ac.  
Lot B:  $\pm 7.5$  Ac.

Lot  
A

Lot  
B

KELLY S WEITZEL ET AL  
Deed No: 201710190022616  
Street Address: 9811 BUTLER RD NE  
41.036 -Acre(s)

MADISON

SHAW KEYSTONE PRESERVATION TRUST  
Deed No: 201802210003295  
Street Address: BUTLER RD  
32.943 -Acre(s)

SHAW KEYSTONE  
Deed No: 201710190022616  
Street Address: 9811 BUTLER RD NE  
41.036 -Acre(s)

THOMAS D HENRY  
Deed No: 200010040031599  
Street Address: 9633 BUTLER RD NE  
9.673 -Acre(s)

MARK A KINNEY  
Deed No: 200609070026342  
Street Address: 1373 DAYTON RD NE  
5.295 -Acre(s)

MARK ALLEN BEBOUT  
Deed No: 201504090006567  
Street Address: 1325 DAYTON RD  
5.291 -Acre(s)

ANDREW J SPRAY  
Deed No: 201207310016974  
Street Address: 1251 DAYTON RD  
5.286 -Acre(s)

BRIAN T MERRITT  
Deed No: 202110110030982  
Street Address: 1249 DAYTON RD NE  
5.286 -Acre(s)

SEAN BANKS  
Deed No: 202105050013339  
Street Address: 9967 BUTLER RD  
5.238 -Acre(s)

TIFFANY D GORDON  
Deed No: 201707060014160  
Street Address: 9997 BUTLER RD NE  
5.141 -Acre(s)

TROY QUEEN  
Deed No: 201710240022968  
Street Address: 1247 DAYTON RD  
4.499 -Acre(s)

LISA A MCINTYRE  
Deed No: 200501070000786  
Street Address: 1346 DAYTON RD NE  
28.73 -Acre(s)

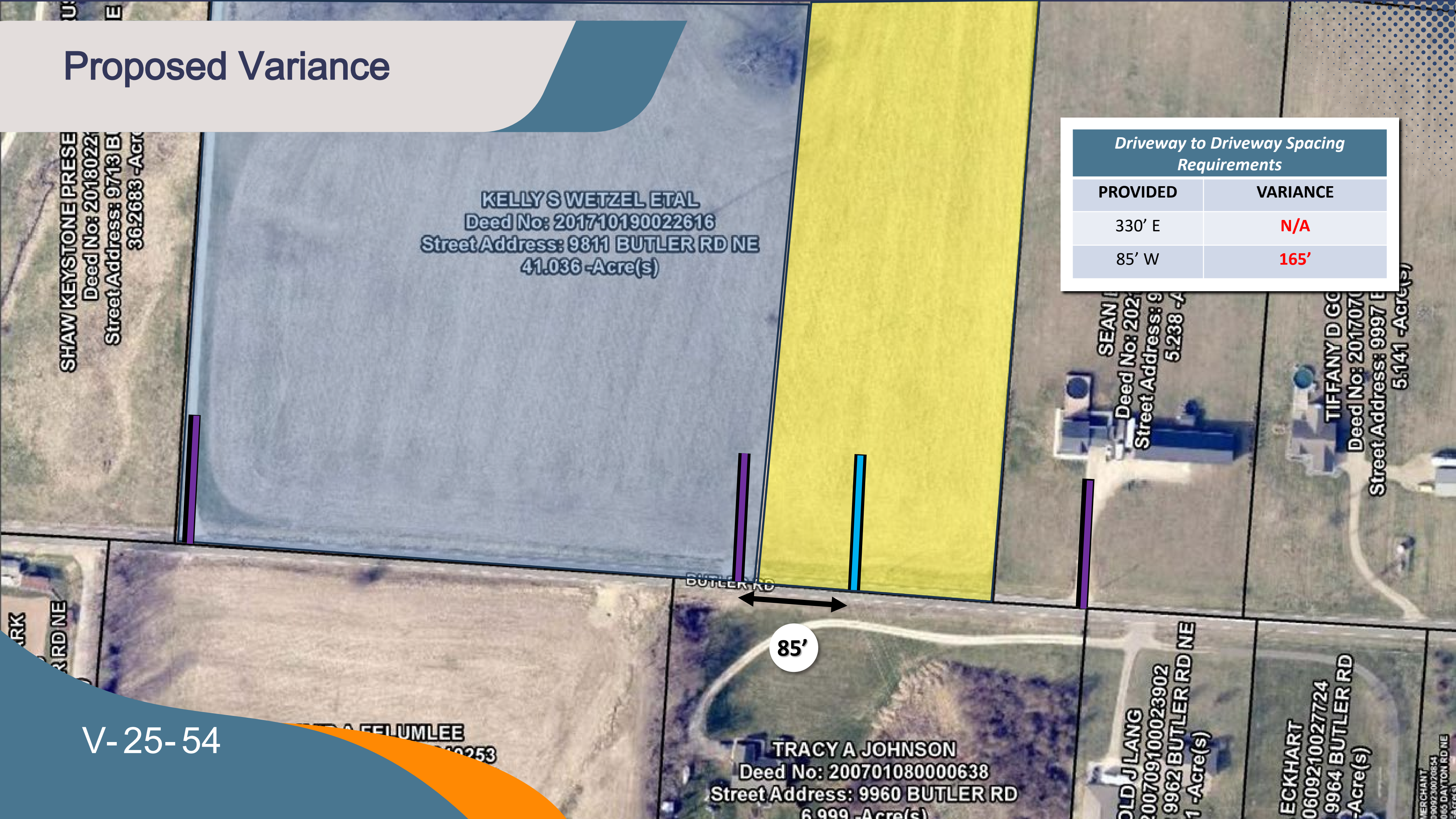
LISA A MCINTYRE  
Deed No: 200501070000786  
Street Address: DAYTON RD  
12.52 -Acre(s)

SHANELLE L CAVINEE  
Deed No: 201710240023011  
Street Address: 10235 BUTLER RD  
5.853 -Acre(s)

BRANDON R WYMER  
Deed No: 202108170004791  
Street Address: 10385 BUTLER RD NE  
2.449 -Acre(s)



# Proposed Variance



Driveway to Driveway Spacing Requirements	
PROVIDED	VARIANCE
330' E	N/A
85' W	165'

V-25-54



WE WOULD LIKE FOR THE DRIVE TO THE NEW LOT TO HAVE A STAND ALONE DRIVE. THE SIGHT DISTANCE HAS BEEN OKED THE ONLY THING IS OTHER DRIVES IN THE AREA. THE FARM ENTRANCE IS ONLY USED TWO TIME A YEAR AND IS REALLY NOT AND ISSUE. I DONT WANT TO GIVE THE NEW LOT A RIGHT AWAY OFF BUTLER TO THE NEW LOT, BECAUSE THAT TAKE AWAY PLANTABLE FIELD THAT HAS BEEN IN CAUV SINCE WE HAVE OWNED THE PROPERTY.



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2026 • 6:00 p.m.**

### **CASE 3: RP-25-1 – NORTHPOINT ESTATES – CLAYGATE LANE, NEWARK**

Parcel(s): 059-296862-00.008, 059-296862-00.003, and 059-296862-00.001  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 103 of Northpoint Estates, Phase 1, combined with adjacent lots to form Lot 103-A and Lot 103-B.  
Township: Newton  
Applicant: Phillip and Tracie Claggett, 5259 McKinney Crossing, Newark, OH 43055 (c/o Scott England, 123 Misty Meadows Drive, Heath, OH 43056)  
LCPC Planner: Angela Farley, Principal Planner

### **Background:**

In order to create a new building lot with frontage on McKinney Crossing Road, the applicant is planning to split off approximately 2.5 acres from an existing 11.65-acre parcel (parcel # 059-296862-00.008) that is not platted. The 2.5 acres will be combined with approximately 1.1 acres from an existing 2.36-acre platted lot (Lot 103, parcel # 059-296862-00.003) that is one of four lots within the Northpoint Estates Phase I subdivision in Newton Township. This resulting lot combination will create a new lot of 3.652 acres (Lot 103-A). The other portion of Lot 103 will be combined with the existing 2.5-acre parcel to the east, creating a 3.249-acre parcel (Lot 103-B). As part of this replat, the 2.5-acre parcel will also dedicate 0.337 acres of right-of-way along McKinney Crossing Road. Following approval of the proposed lot split, the applicant will be able to move forward with the recording process.

### **Commission Role:**

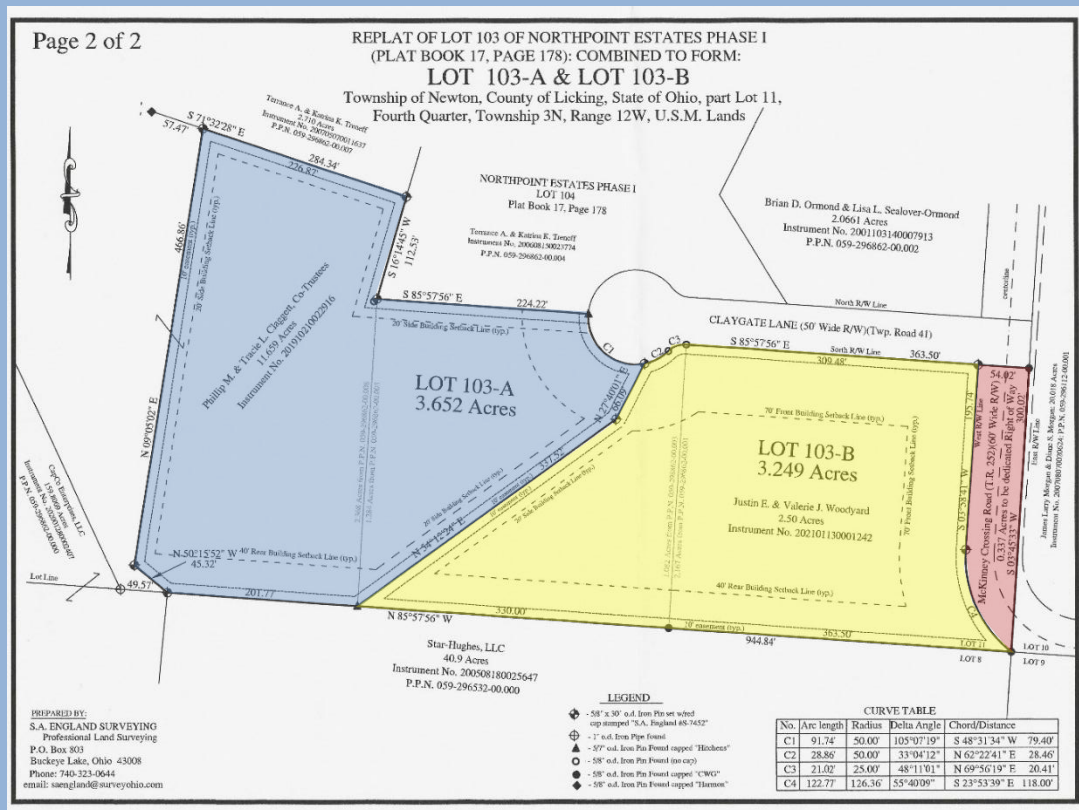
The Commission is to review the proposed **Replat** for conformance to the provisions of Section 304 of the Subdivision Regulations. The Commission has the power to approve a proposed modification to a recorded plat if determined to be in the public interest and according to the requirements set forth by the Regulations. The board may determine after weighing applicable factors whether the applicant has met the minimum requirements necessary to approve a Replat. Specifically, the Regulations provide for the following review criteria:

1. That the proposed plat modification incorporates existing structures in a manner that complies with applicable regulations, including zoning requirements;
2. That the plat amendment meets the minimum requirements for Access Management, unless otherwise approved by the Commission, including the provision of right-of-way for classified roadways.
3. That the proposed plat meets required lot numbering provisions and identifies all existing easements and reserves as specified in 304.3;
4. The plat modification addresses any right-of-way vacation as prescribed by Section 304; and
5. That the proposed plat modification complies with applicable regulations, including but not limited to Subdivision Regulations, township zoning, utility provision and engineering standards.

### **Considerations:**

- **Description of Plat.** Northpoint Estates Phase I was originally recorded in December 2002. This replat will divide Lot 103 and complete two adjacent property transfers that will bring additional acreage into the plat, resulting in Lots 103-A and 103-B. Road right-of-way will also be dedicated along McKinney Crossing Road from Lot 103-B as part of the process.

- **Zoning Standards.** The subject parcels are zoned Agriculture District (AG). The applicant obtained a variance from Newton Township for a reduction of road frontage from the minimum 200-feet to 91.74 feet for proposed Lot 103-A, which contains frontage on the cul-de-sac at the end of Claygate Lane.
- **Right-of-Way.** The replat will dedicate 0.337 acres of right-of-way along existing McKinney Crossing Road. No improvements to McKinney Crossing Road are proposed with the dedication.
- **Agency Review.** The Engineer's Office and planning reviewed the replat and provided comments prior to its formal submission. **Staff recommends that any provided comments be addressed before signatures are obtained on the plat.**
- **Adjacent Property Transfer.** This replat is dividing one parcel and combining it with two adjacent parcels. This is referred to as an adjacent property transfer. Before the replat can be completed, a deed for each portion of Lot 103 that is being transferred to adjacent parcels must be recorded. Special language will be provided to the applicant that must be included within the deeds. The purpose of the deed is to place each piece in the same name/ownership as the piece that it will be combined with. **Staff recommends that the deeds are reviewed, approved, and recorded prior to the replat.**



### Staff Findings & Recommendation: **Approval with Conditions**

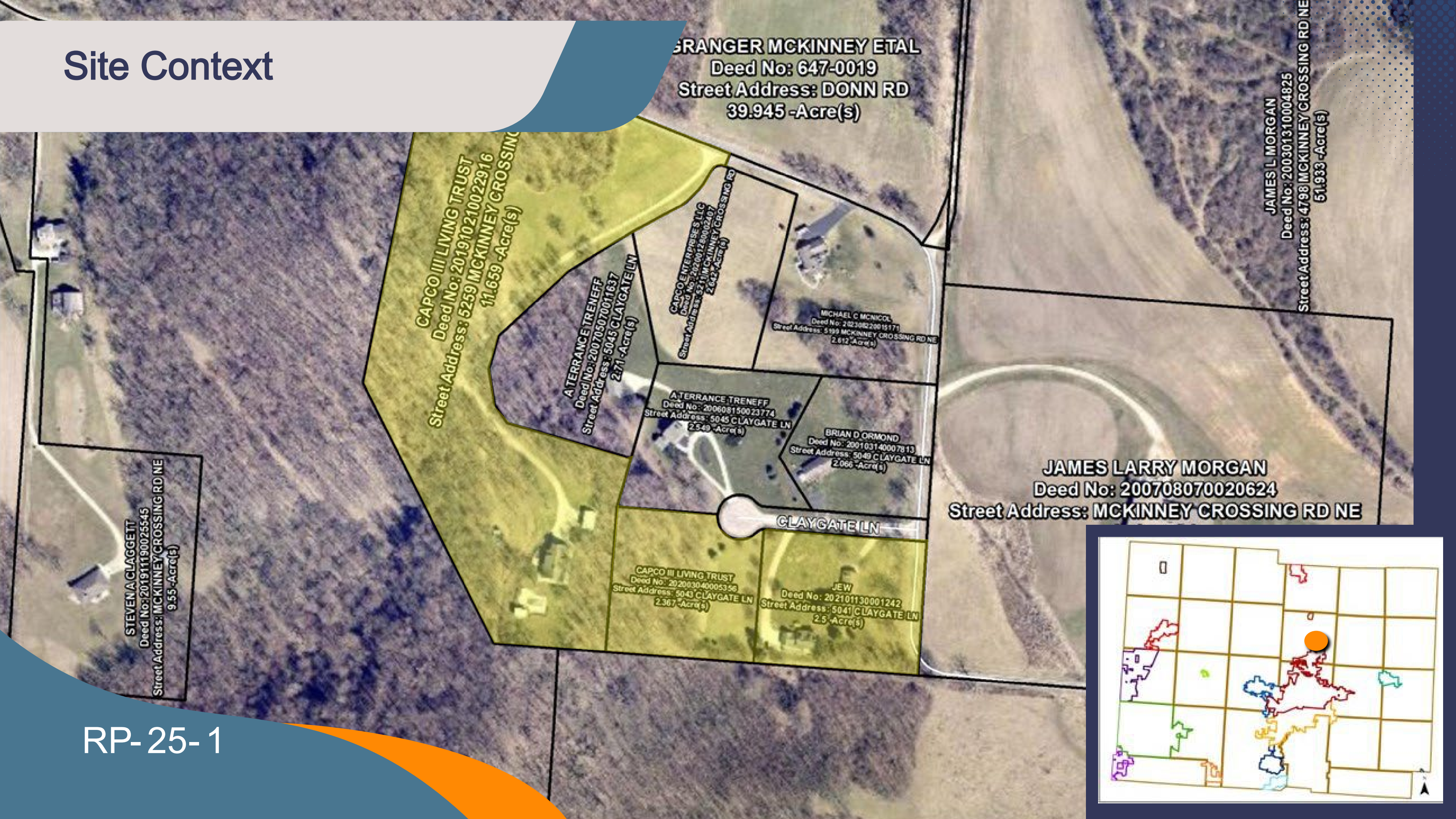
Staff finds that the proposed replat conforms to the basic requirements of the Licking County Subdivision Regulations and other applicable requirements. As proposed, the lot adjustments on the plat adequately address zoning standards and comply with applicable engineering requirements as presented. Staff finds that the proposed changes to the plat will not adversely impact surrounding properties and are in compliance with all aspects of the platting process as amended below. Based on these findings, staff recommends approval of the proposed plat with the following two conditions:

- 1) That all comments within the report are addressed before signatures are obtained on the replat, and that any necessary technical adjustments are made, subject to staff approval; and
- 2) That all deeds are reviewed, approved, and recorded prior to the replat.

[END OF REPORT]



# Site Context



STRANGER MCKINNEY ETAL  
Deed No: 647-0019  
Street Address: DONN RD  
39.945 -Acre(s)

JAMES L MORGAN  
Deed No: 200301310004825  
Street Address: 4798 MCKINNEY CROSSING RD NE  
51.933 -Acre(s)

JAMES LARRY MORGAN  
Deed No: 200708070020624  
Street Address: MCKINNEY CROSSING RD NE

STEVEN A CLAGGETT  
Deed No: 201911190025545  
Street Address: MCKINNEY CROSSING RD NE  
9.55 -Acre(s)

CAPCO III LIVING TRUST  
Deed No: 201910210022916  
Street Address: 5259 MCKINNEY CROSSING RD NE  
11.659 -Acre(s)

A TERRANCE TRENEFF  
Deed No: 200705070011637  
Street Address: 5045 CLAYGATE LN  
2.71 -Acre(s)

CARCO ENTERPRISE S LLC  
Deed No: 202001280002407  
Street Address: 5211 MCKINNEY CROSSING RD NE  
2.622 -Acre(s)

MICHAEL C MCNICOL  
Deed No: 202208220018171  
Street Address: 5199 MCKINNEY CROSSING RD NE  
2.612 -Acre(s)

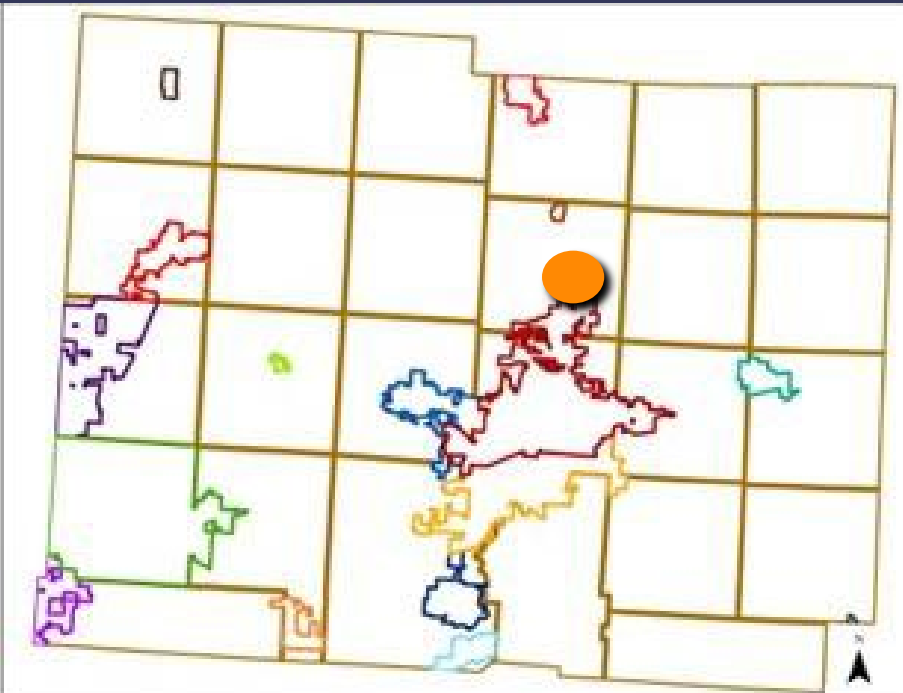
A TERRANCE TRENEFF  
Deed No: 200608150023774  
Street Address: 5045 CLAYGATE LN  
2.549 -Acre(s)

BRIAN D ORMOND  
Deed No: 200103140007813  
Street Address: 5049 CLAYGATE LN  
2.066 -Acre(s)

CAPCO III LIVING TRUST  
Deed No: 202003040005356  
Street Address: 5043 CLAYGATE LN  
2.367 -Acre(s)

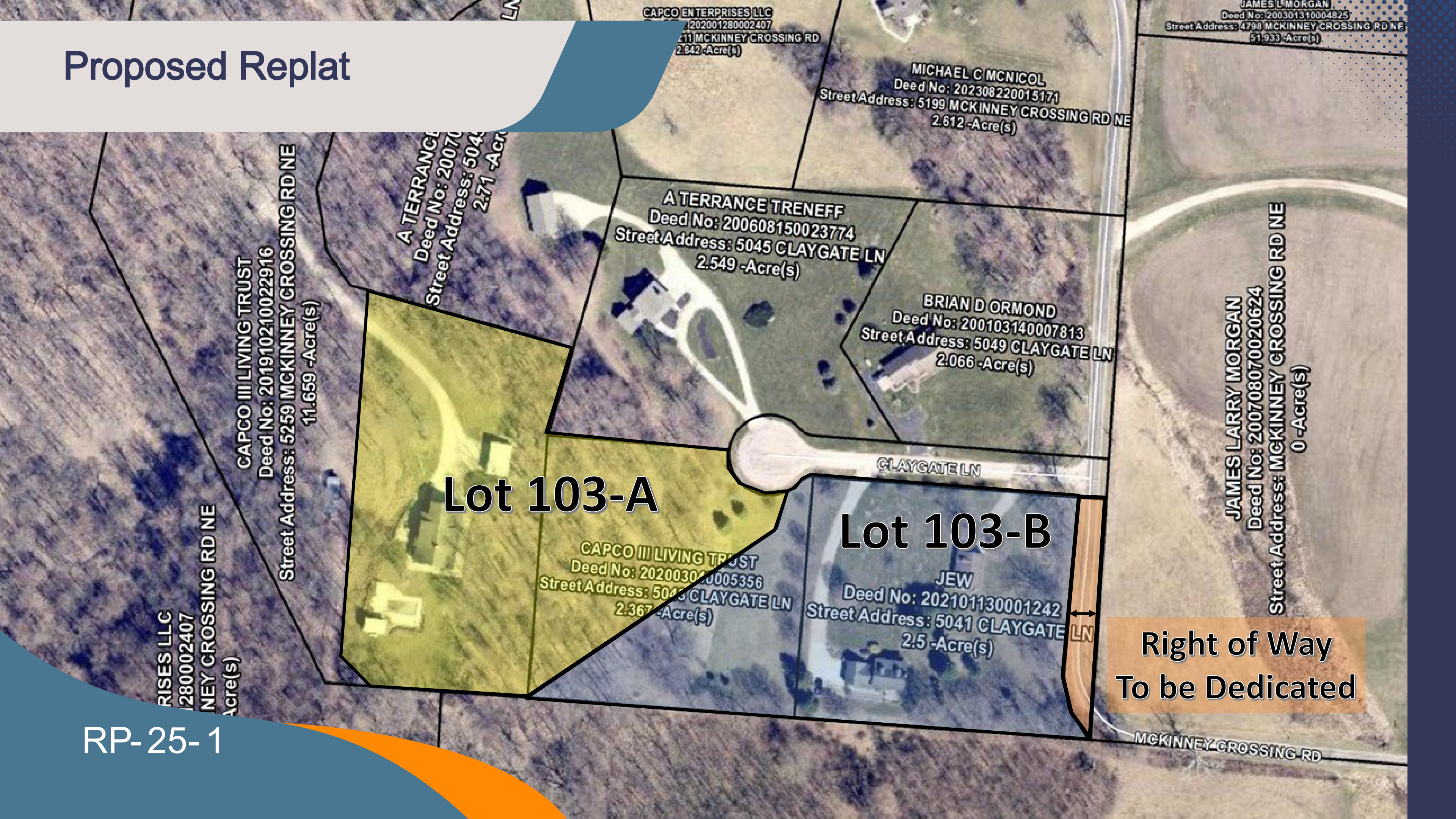
JEW  
Deed No: 202101130001242  
Street Address: 5041 CLAYGATE LN  
2.5 -Acre(s)

CLAYGATE LN



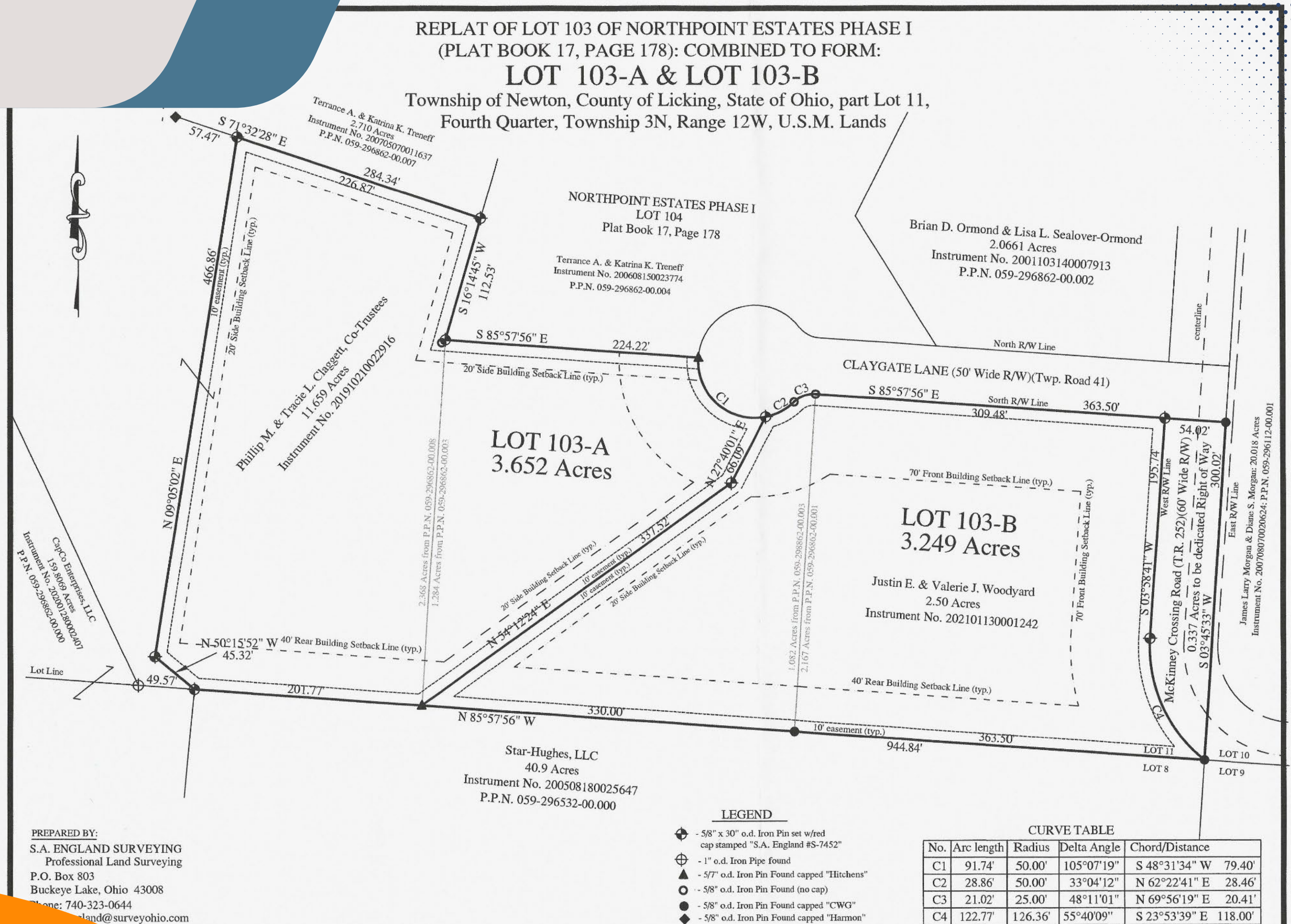


# Proposed Replat





# RP- 25- 1





November 25, 2025

Licking County Planning Commission  
Newark, Ohio

RE: Northpoint Estates Phase I Replat of Lot 103

To Whom It May Concern:

Please find this application for Replat of Lot 103 of Northpoint Estates Phase I.

Part of this Lot is being added to a parcel to the East and part is being added to a parcel to the West.

The parcels gaining these additions have existing residences with onsite septic systems and water source.

Thank you for your consideration.



Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 4: RP-25-2 – CLAYLICK SUBDIVISION – BROWNSVILLE ROAD, NEWARK

Parcel(s): 018-040530-02.000 and 018-040530-03.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 2 and 3 of Claylick Subdivision, reconfigured to form Lot 2-A and Lot 3-A.  
Township: Franklin  
Applicant: Talmage Gee, 4731 4435 Brownsville Road, Newark, OH 43055  
LCPC Planner: Noah Campbell, Planner

### Background:

The property owner(s) for Licking County Parcel #018-040530-02.000 and 018-040530-03.000 currently own a  $\pm 1.0$ -acre lot and a  $\pm 0.8$ -acre lot in Franklin Township within the **Plat of Claylick Subdivision** on Brownsville Road. The property owner(s) wish to exchange and recombine the two properties within that Plat to resolve ownership issues that were created from the placement of an outbuilding and parking area over the common property line. The adjustment of acreage requires that the lots are renumbered into Lot 2-A ( $\pm 0.883$  ac.) and Lot 3-A ( $\pm 0.948$  ac.). The applicant is requesting approval of this replat from the Commission to make the property line adjustment. Following approval by the Commission, the applicant would be permitted to move forward with the recording process.

### Commission Role:

The Commission is to review the proposed Replat for conformance to the provisions of Section 304 of the Subdivision Regulations. The Commission has the power to approve a proposed modification to a recorded plat if determined to be in the public interest and according to the requirements set forth by the Regulations. The board may determine after weighing applicable factors whether the applicant has met the minimum requirements necessary to approve a Replat. Specifically, the Regulations provide for the following review criteria:

1. That the proposed plat modification incorporates existing structures in a manner that complies with applicable regulations, including zoning requirements;
2. That the plat amendment meets the minimum requirements for Access Management, unless otherwise approved by the Commission, including the provision of right-of-way for classified roadways.
3. That the proposed plat meets required lot numbering provisions and identifies all existing easements and reserves as specified in 304.3;
4. The plat modification addresses any right-of-way vacation as prescribed by Section 304; and
5. That the proposed plat modification complies with applicable regulations, including but not limited to Subdivision Regulations, township zoning, utility provision and engineering standards.

### Considerations:

- **Description of Plat.** The recorded plat is the Claylick Subdivision and includes 8 single-family lots and 0 reserves. The Plat was recorded in June of 1973 (Book 12, Page 49) and has experienced no other lot reconfigurations since its creation.





- **Easements and Rights-of-Way.** The replat of Lots 2 and 3 does not require the removal of any easements. Due to the age of the plat, no utility easements were established at the time. The replat will incorporate a 10' utility easement on the sides and rear of the property.
- **Agency Review.** The replat application requires external agencies responsible for signing the replat documents to have reviewed the application to ensure that the plat document is approvable. The Engineer's Office, Township Zoning Inspector and Licking County Water and Wastewater must complete a final review prior to the signature process, and any technical adjustments will be made prior to recording.
- **Signature Process.** Following review and approval by the Commission, the applicant will be responsible to make any final required technical corrections. The completed plat document is required to be signed and notarized and properly signed, sealed and dated by the registered surveyor.
- **Violation Procedure.** Lot 2 of Claylick Subdivision, parcel #018-040530-02.000, is currently in violation of the Licking County Subdivision Regulations due to a driveway that was installed without a permit from the Licking County Engineer's Office. Its placement fails to meet driveway spacing standards for a minor collector roadway. In order to complete the replat process, this violation must be resolved.

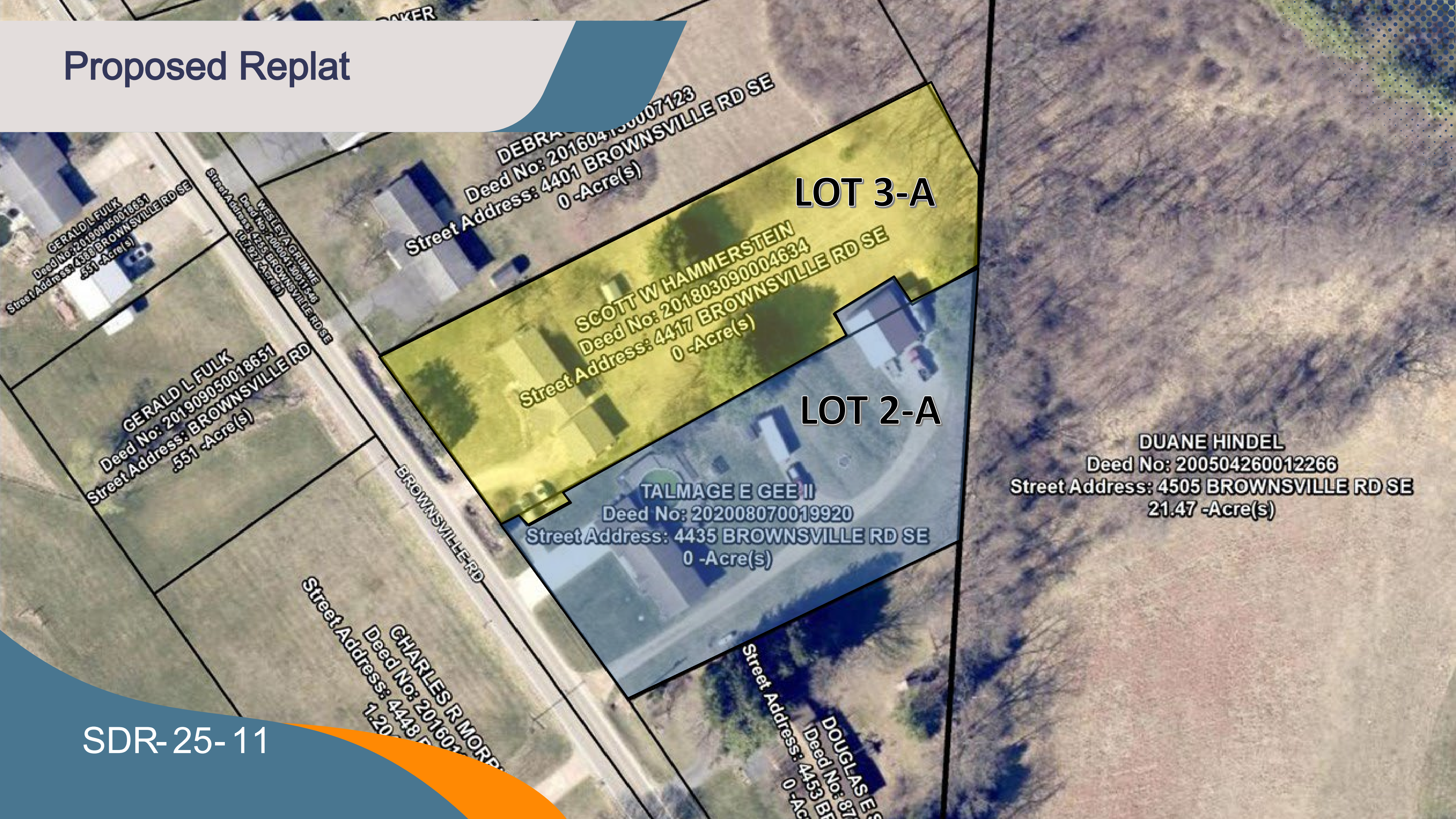
### **Staff Findings & Recommendation: Approval with Conditions**

Staff finds that the proposed plat modification conforms to the basic requirements of the Licking County Subdivision Regulations and other applicable requirements. As amended below, the lot line adjustment adequately addresses zoning standards and complies with applicable engineering requirements as presented. Staff finds that proposed changes to the plat will not adversely impact surrounding properties and is in general compliance with all aspects of the platting process as amended below. Based on these findings, staff recommends approval of the proposed replat application with the following three conditions:

- 1) That all necessary final technical adjustments are made to the proposed replat prior to recording, subject to staff approval;
- 2) That prior to Acceptance of the replat, a new deed transferring the parcels into the correct names will be required and the replat updated accordingly; and
- 3) That the current access management violation is resolved either through the variance process or through the removal of the driveway access prior to recording the replat.

[END OF REPORT]

# Proposed Replat



**LOT 3-A**

**SCOTT W HAMMERSTEIN**  
Deed No: 201803090004634  
Street Address: 4417 BROWNSVILLE RD SE  
0 -Acre(s)

**LOT 2-A**

**TALMAGE E GEE II**  
Deed No: 202008070019920  
Street Address: 4435 BROWNSVILLE RD SE  
0 -Acre(s)

**DUANE HINDEL**  
Deed No: 200504260012266  
Street Address: 4505 BROWNSVILLE RD SE  
21.47 -Acre(s)

**DOUGLAS E...**  
Deed No: 871...  
Street Address: 4453 BROWNSVILLE RD SE  
0 -Acre(s)

**CHARLES R MORRIS**  
Deed No: 201601...  
Street Address: 4448 BROWNSVILLE RD SE  
1.20 -Acre(s)

**GERALD L FULK**  
Deed No: 201909050018651  
Street Address: BROWNSVILLE RD  
.551 -Acre(s)

**GERALD L FULK**  
Deed No: 201909050018651  
Street Address: 4388 BROWNSVILLE RD SE  
.551 -Acre(s)

**DEBRA...**  
Deed No: 201604150007123  
Street Address: 4401 BROWNSVILLE RD SE  
0 -Acre(s)

**WESLEY A GRUMME**  
Deed No: 200604130011546  
Street Address: 4455 BROWNSVILLE RD SE  
(0.7027 -Acre(s))

**From:** [Sonny Gee](#)  
**To:** [Campbell, Noah](#)  
**Subject:** Gee - 4435 Brownsville Rd. SE  
**Date:** Friday, December 5, 2025 3:31:16 PM

---

Hi, Noah,

Let me try this again...

The reason for this replat is to adjust the lot lines between my property and my neighbor's property in order to accurately reflect the location of existing structures. This adjustment is needed to ensure that structures are properly situated within their respective boundaries and recorded accordingly.

Please let me know if this is sufficient.

Thanks,  
Talmage "Sonny" Gee



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2026 • 6:00 p.m.**

### **CASE 5: RP-25-3 – HARBOR HILLS PLAT NO. 1 – ARDEN PLACE, HEBRON**

Parcel(s): 041-122904-00.000 and 041-130254-00.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 304: Replat  
Description: A request to review and approve the replat of Lot 225 South ½ and 226 of Harbor Hills Plat No. 1 Subdivision, reconfigured to form Lot 225-A.  
Township: Licking  
Applicant: Adam and Laura Hunt, 88 Arden Place, Hebron, OH 43025 (C/o Scott England, 123 Misty Meadows Drive, Heath, OH 43056  
LCPC Planner: Noah Campbell, Planner

### **Background:**

The property owner for Licking County Parcel #041-122904-00.000 and 041-130254-00.000 currently owns a ±0.28-acre lot and an additional ±0.08-acre lot in Licking Township, both within the **Harbor Hills Plat No. 1 Subdivision** on Arden Place. The property owner wishes to combine the two properties within that Plat to consolidate all property and improvements onto one parcel. The adjustment of acreage requires that the lots are renumbered into Lot 226-A (±0.326 ac.). The applicant is requesting approval of this replat from the Commission to adjust the property lines. Following approval by the Commission, the applicant may move forward with the recording process.

### **Commission Role:**

The Commission is to review the proposed Replat for conformance to the provisions of Section 304 of the Subdivision Regulations. The Commission has the power to approve a proposed modification to a recorded plat if determined to be in the public interest and according to the requirements set forth by the Regulations. The board may determine after weighing applicable factors whether the applicant has met the minimum requirements necessary to approve a Replat. Specifically, the Regulations provide for the following review criteria:

1. That the proposed plat modification incorporates existing structures in a manner that complies with applicable regulations, including zoning requirements;
2. That the plat amendment meets the minimum requirements for Access Management, unless otherwise approved by the Commission, including the provision of right-of-way for classified roadways.
3. That the proposed plat meets required lot numbering provisions and identifies all existing easements and reserves as specified in 304.3;
4. The plat modification addresses any right-of-way vacation as prescribed by Section 304; and
5. That the proposed plat modification complies with applicable regulations, including but not limited to Subdivision Regulations, township zoning, utility provision and engineering standards.

### **Considerations:**

- **Description of Plat.** The recorded plat is the Harbor Hills Plat No.1 Subdivision and includes 247 single-family lots and 7 reserves. The Plat was recorded in October of 1922 (Book 4, Page 92) and has experienced 8 other lot reconfigurations since its creation.



- **Proposed Plat Modifications.** The applicant is proposing to reconfigure property owned within the Harbor Hills Plat No. 1 Subdivision in Licking Township. The applicant proposes to combine Lot 225 South 1/2 (parcel #041-130254-00.000) with Lot 226 (parcel #041-122904-00.000) in order to create a new Lot 226-A (±0.326 ac.).
- **Zoning Standards.** The property being amended is zoned R, Residential District, as designated by the Licking Township Zoning Code. The proposed replat was preliminarily approved by the Licking Township Zoning Inspector because the amendment of the lots will bring them more in compliance with the zoning requirements. The residential district requires the following standards:

Zoning Standard	Requirement
Minimum Lot Area	20,000 Sq/ft.
Minimum Lot Width	85 feet (as measured at roadway)
Front Yard Setback	30 feet From R.O.W. Sideline
Side Yard Setback	10 feet (20 feet total)
Rear Yard Setback	15 feet

**DEDICATION:**

I, the undersigned, Laura J. Adajar & Adam J. Hunt, do hereby certify that the attached plat correctly represents their Right to form Lot 225-A, a subdivision of Lot 225 & Lot 226, and to hereby accept this plat of same and dedicate to public use as much all or parts of the roads, boulevards, cut-de-sacs, overpasses, easements for fence rows, pipes, planting strips, etc., shown dedicated. The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, planning, health, or other lawful rules and regulations including the applicable off-street parking and loading easements of Licking County, Ohio, for the benefit of herself and other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Witness: Laura J. Adajar

In witness thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Witness: Adam J. Hunt

**STATE OF OHIO  
COUNTY OF LICKING**

Before me a Notary Public in and for said State, personally appeared, Laura J. Adajar & Adam J. Hunt, who acknowledged the signing of the foregoing instrument to be of their voluntary act and deed for the uses and purposes herein expressed.

In Witness thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

My commission expires \_\_\_\_\_

Notary Public

**REPLAT OF LOT 226 & PART LOT 225 OF  
HARBOR HILLS PLAT NO. 1  
PLAT BOOK 4, PAGES 91 & 92  
COMBINED TO FORM:  
LOT 225-A**

**LEGEND**

- - 1.5" o.d. IRON PIPE FOUND
- - 3/4" o.d. IRON PIPE FOUND
- ⊕ - 5/8" x 30" IRON PIN SET W/RED CAP STAMPED "SA ENGLAND, #S-7452"

Graphic Scale  
0 10 20 40  
1 Inch = 20 Feet

Prepared By:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 803  
Buckeye Lake, Ohio 43008  
PH: 740-323-0644  
email: saengland@surveyohio.com

**APPROVALS**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking Township Zoning Inspector

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Water & Waste Water Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Engineer

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Planning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Commissioner

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Commissioner

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Commissioner

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CERTIFICATE OF RECORD**

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Licking County Auditor

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

at \_\_\_\_\_ AM - PM Fee \_\_\_\_\_

Licking County Recorder

This parcel lies in a Non Flood Hazard Area (Non-Flood Zone "X"), as per Community Panel No. 3080C087H of the F.E.M.A. Maps. Effective Date March 15, 2016.

**CERTIFICATE OF ACCURACY**

All dimensions are shown in feet and decimal parts thereof. I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Licking and State of Ohio governing surveying, dividing and mapping the land, and that the plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it, and that the plat represents a survey made by me and that all monuments indicated thereon actually exist and their location and material are correctly shown.

Dated: 12/12/26

Scott A. England, P.S.  
Ohio Registered Surveyor #S 7452

- **Easements and Rights-of-Way.** The proposed replat of Lots 225 South ½ and 226 of the Harbor Hills Plat No. 1 does not require the removal of any utility easements due to the original plat's age. The replat will establish a 10' utility easement on the sides and rear of the property.

- **Agency Review.** The replat application requires external agencies responsible for signing the replat documents to review the application to ensure that the plat document is approvable. The Engineer's Office, Township Zoning Inspector and Licking County Water and Wastewater must complete a final review prior to the signature process.
- **Signature Process.** Following review and approval by the Commission, the applicant will be responsible to make any final required technical corrections necessary to record the plat. The completed plat document is required to be signed and notarized and properly signed, sealed and dated by the registered surveyor. Following submission of the completed replat, the appropriate agencies will sign the replat signifying that it meets applicable requirements.

### **Staff Findings & Recommendation: *Approval with Conditions***

Staff finds that the proposed plat modification conforms to the basic requirements of the Licking County Subdivision Regulations and other applicable requirements. As proposed the lot combination adequately address zoning standards and comply with applicable engineering requirements as presented. Staff finds that the proposed changes to the plat will not adversely impact surrounding properties and is in general compliance with all aspects of the platting process as amended below. Based on these findings, staff recommends approval of the proposed plat modification with the following two conditions:

- 1) That all necessary final technical adjustments are made to the proposed replat prior to recording, subject to staff approval; and
- 2) That prior to Acceptance of the replat, a new deed transferring the parcels into the correct names will be required and the replat updated accordingly.

[END OF REPORT]



# Proposed Replat

**LOT  
225-A**  
**LAURA L ANDUJAR**  
Deed No: 201004050006207  
Street Address: 88 ARDEN PL SE  
0 -Acre(s)

SEAN J GUYER  
Deed No: 201805250010621  
Street Address: BANCROFT PL  
0 -Acre(s)

Deed No: 202005180011355  
Street Address: ARDEN PL  
0 -Acre(s)

Deed No: 202005180011355  
Street Address: 68 ARDEN PL SE  
0 -Acre(s)

CHRISTOPHER R DRURY  
Deed No: 202209270023451  
Street Address: 75 ARDEN PL SE  
0 -Acre(s)

SEAN J GUYER  
Deed No: 201805250010620  
Street Address: 113 BANCROFT PL SE  
0 -Acre(s)

NICOLA BECKER  
Deed No: 202105130014512  
Street Address: 714 E LAKE SHORE DR SE  
0 -Acre(s)

SEAN J GUYER  
Deed No: 201805250010619  
Street Address: 113 BANCROFT PL SE  
0 -Acre(s)

RP-25-3

KELLY B COLLINS  
Deed No: 201810270017662  
Street Address: 735 LAKESHORE DR SE  
0 -Acre(s)

WILLIAM RANDALL SMITH  
Deed No: 201208070017662  
Street Address: 721 E LAKE SHORE DR SE  
0 -Acre(s)

WILLIAM RANDALL SMITH  
Deed No: 201208070017662  
Street Address: 721 LAKESHORE DR SE  
0 -Acre(s)

CHAD M BUEHRER  
Deed No: 201607010013743  
Street Address: 721 LAKESHORE DR SE  
0 -Acre(s)



ADDING PART OF ADJACENT  
LOT TO EXISTING LOT  
WITH EXISTING RESIDENCE w/ EXISTING  
DRIVEWAY, SANITARY SEWER CONNECTION,  
AND WATER LINE CONNECTION





## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

**Monday, January 26, 2026 • 6:00 p.m.**

### **CASE 6: SDP-25-2 – NATIONAL ROAD BUSINESS DISTRICT – NATIONAL ROAD, ETNA**

Parcel(s): 010-017364-00.000, 010-025308-00.000, and 010025314-00.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 302.4: Preliminary Plan  
Description: A request to review and approve the preliminary plan for the National Road Business District site, including eight commercial lots and 0.63-acre of open space.  
Township: Etna  
Applicant: Mark Schuster, 8855 E. Broad Street, Reynoldsburg, OH 43068 (c/o Joshua Bobak, P.E., ADR & Associates, 88 W. Church Street, Newark, OH 43055)  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

### **Update:**

At the request of the applicant, a request for an extension was received from the applicant. Staff requests that the Commission provide a motion to postpone to the February meeting to permit the applicant additional time to work through site planning issues with staff.

[END OF REPORT]



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 7: Z-25-29 – ST. ALBANS TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: St. Albans Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Section 1502: Conditionally Permitted Uses  
Description: A request for a non-binding recommendation for a proposed text amendment to Article 15: General Business District, Section 1502: Conditionally Permitted Uses in the *St. Albans Township Zoning Resolution* to exclude data centers and related other information services.  
Township: St. Albans  
Applicant: St. Albans Township Zoning Commission (c/o Rae Ann Crawford, Zoning Commission Secretary), 8488 Jug Street, Alexandria, OH 43001.  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

### Background:

This is a request from the St. Albans Township Zoning Commission for a non-binding recommendation on proposed zoning code amendments in accordance with *Section 605: Submission to County Planning Commission* as part of the St. Albans Township Zoning Resolution and Section 519.12 of the Ohio Revised Code. The Monroe Township Zoning Commission is proposing to remove “Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services”, from the Conditionally Permitted Uses (Sec. 1502), within Article 15: General Business District (GB). The recommendation for this request will be forwarded to St. Albans Township for consideration as part of the legislative approval process.

### Commission Role:

The Commission is to review the proposed zoning amendment for conformance to applicable regulations and plans, the Ohio Revised Code, and generally accepted planning principles. As part of this non-binding review, the Commission should consider all aspects of the proposed regulations and determine, after weighing applicable factors, whether the applicant has proposed code changes that are in the best interest of the individual township and Licking County according to the following general criteria:

1. That the proposed zoning amendment is generally consistent with the goals and objectives of the township's comprehensive plan and/or other applicable planning documents;
2. That the proposed code amendments are in keeping with the requirements of the Ohio Revised Code; and
3. That the regulations as proposed meet the generally accepted principles of good land use planning and accepted land use practices.

### Considerations:

- **Data Centers & Similar Uses.** The township is proposing to remove Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services, from the conditionally permitted uses of Sec. 1502. In doing so, this will remove these types of uses from the zoning resolution entirely. With the township no longer having a Manufacturing District in which these

types of uses may be more appropriate, the proposed change eliminates those uses from the Resolution. Maintaining these uses in the zoning resolution as conditional uses would give the Board of Zoning Appeals the ability to review proposals on a case-by-case basis. **Staff recommends maintaining some option for uses within the zoning resolution unless it is removed consistent with the ORC.**

- **Comprehensive Plan.** The *St. Albans Township Comprehensive Plan 2025*, does not specifically discourage data centers, but does recommend against large-scale commercial or industrial footprints (Page 53). The plan does outline five (5) subareas and the proposed land uses recommended within each. The plan discusses the Township’s proximity to the State Route 161 corridor, Intel and data center investment zones, and regional labor markets, and recommends providing job growth opportunities that complement the rural quality of life. The plan indicates that Subareas 1, 2, and 5 located along SR 161 and around the SR 310 interchange are best suited for targeted employment growth.
- **Revised Code.** Ohio allows townships to ban or place moratoriums on data centers using their zoning and planning authority to regulate land uses. Examples of why townships may do this include environmental concerns such as utility consumption, infrastructure strain and impacts on quality of life. **Staff recommends that the township is very clear as to why the proposed uses are being removed from the zoning resolution during its public process and clearly provide references to the adopted comprehensive plan for the record at both the zoning commission and township trustee meetings.**
- **Prosecutor’s Office Review.** The County Prosecutor’s Office (LCPO) has reviewed the proposed modifications and noted the following concerns:
  - “A definition of “telecommunications” is not provided in the zoning resolution. If the amendment seeks to impose a blanket ban on any sort of “telecommunications” including wireless telecommunication providers, telephone companies, etc., that would exceed the Township’s power under R.C. 519.211 (A). See e.g. *Campanelli v AT&T Wireless Services, Inc.*, 85 Ohio St. 3d 103, 107 (1999) (holding that wireless telecommunications providers” are public utilities and therefore exempt from township zoning regulations.)”
- **Ohio Revised Code.** Proposed regulations appear to generally conform, as amended, to the requirements as specified within Section 519.12 of the ORC.

### **Staff Findings & Recommendation: Approval with Conditions [Non-Binding]**

Staff finds that the proposed amendments to the St. Albans Township Zoning Code generally match the spirit and intent of the adopted comprehensive plan. The proposed modifications to the zoning resolution may provide for good planning practices if amended to be consistent with the powers granted to the township through the Ohio Revised Code. As amended, the proposed changes will provide updated standards for the citizens of St. Albans Township. Based on these findings, staff recommends non-binding approval of the proposed zoning changes with the following two conditions:

- 1) That the township clearly establish a public record that explains the reasoning for the removal of particular uses from the zoning resolution; and
- 2) That comments provided by staff and the County Prosecutor’s office are considered as part of the township review.

[END OF REPORT]



## Section 1502 Conditionally Permitted Uses

After obtaining a valid conditional use permit in accordance with Article 5, "Administration," and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Residential uses as specified in Article 17, "Agriculture District (AG)".
2. All drive-through facilities not provided for under Permitted Uses in the General Business district (GB).
3. Transportation and Warehousing:  
Support Activities for Transportation, with or without dining, provided any repair operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.
4. Information:  
Publishing Industries, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings; Broadcasting, including towers (applies to commercial stations and equipment only); ~~Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services.~~
5. Health Care and Social Assistance:  
Hospitals; Nursing and Residential Care Facilities; and Social Assistance and Urgent Care and Outpatient Psychiatric and Outpatient Substance Use Hospital and Outpatient Mental Health Facilities.
6. Arts, Entertainment, and Recreation:  
Museums, Historical Sites, Zoos and Botanical Gardens.
7. Accommodation and Food Services:  
Accommodation; and Food Services and Drinking Places, with entertainment.
8. Other Services (except Public Administration):  
Repair and Maintenance, limited to Automotive Repair and Maintenance, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises, and automobile or truck washes, provided central water and sewer connections are available and used, and provided off- street paved parking area, capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 8: Z-25-30 – LICKING TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: Licking Township Zoning Resolution  
Articles: Article 5: Amendment and Section 12.01: General Business District (GB)  
Description: A request for a non-binding recommendation for proposed amendments to add Section 12.01.B.03.g and 12.01.B.03.h to the Conditional Permitted Uses  
Township: Licking  
Applicant: Licking Township Zoning Commission (c/o Max Ungerman, Zoning Commission Vice Chair), Andrea Lynch, Zoning Clerk PO Box 222 Jacksontown, OH 43030  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

### Background:

This is a request from the Licking Township Zoning Commission for a non-binding recommendation on proposed zoning code amendments in accordance with *Article 5: Amendment* as part of the *Licking Township Zoning Resolution* and Section 519.12 of the Ohio Revised Code (ORC). The Licking Township Zoning Commission received a request from the Law Office of W. Douglas Lowe, on behalf of the property owner (J-Brand Investments) located at 9334 Jacksontown Road (Parcel ID# 041-119970-00.000), for a proposed text amendment. This request is to add "Commercial Excavation and Construction Equipment and Materials Storage and Office Space, as well as Tractor Trailer and Semi-truck storage lot, to the conditionally permitted uses within Section 12.01: General Business District (GB) of the *Licking Township Zoning Resolution*. The recommendation for this request will be forwarded to Licking Township for consideration as part of the legislative approval process.

### Commission Role:

The Commission is to review the proposed zoning amendment for conformance to applicable regulations and plans, the Ohio Revised Code, and generally accepted planning principles. As part of this non-binding review, the Commission should consider all aspects of the proposed regulations and determine, after weighing applicable factors, whether the applicant has proposed code changes that are in the best interest of the individual township and Licking County according to the following general criteria:

1. That the proposed zoning amendment is generally consistent with the goals and objectives of the township's comprehensive plan and/or other applicable planning documents;
2. That the proposed code amendments are in keeping with the requirements of the Ohio Revised Code; and
3. That the regulations as proposed meet the generally accepted principles of good land use planning and accepted land use practices.

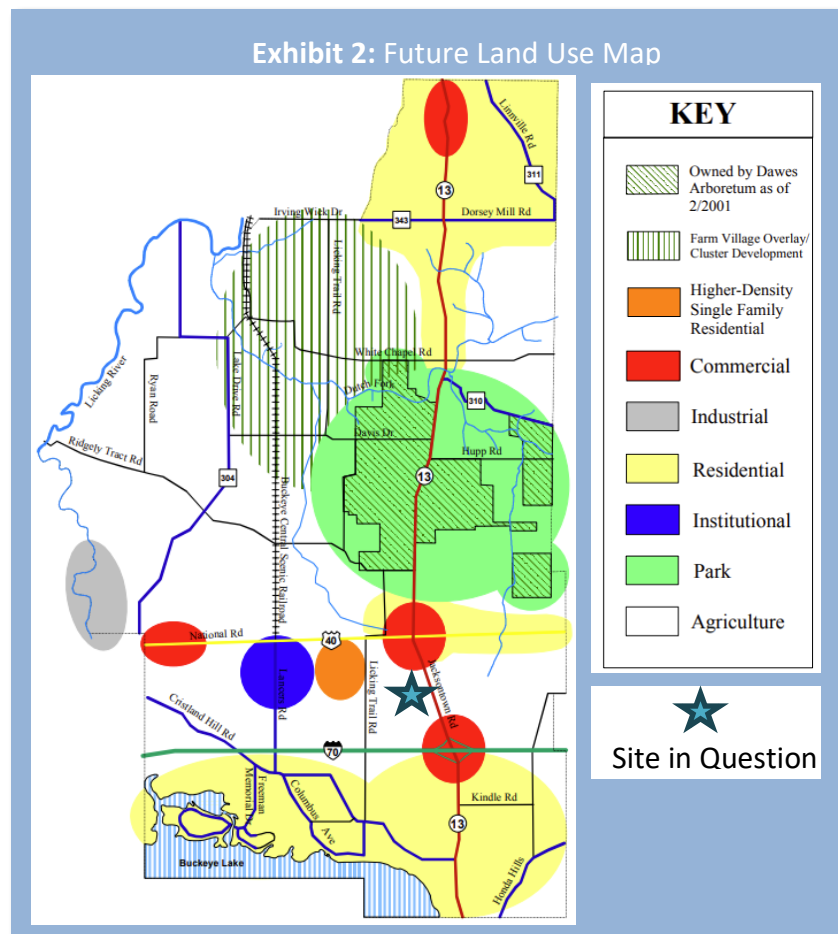
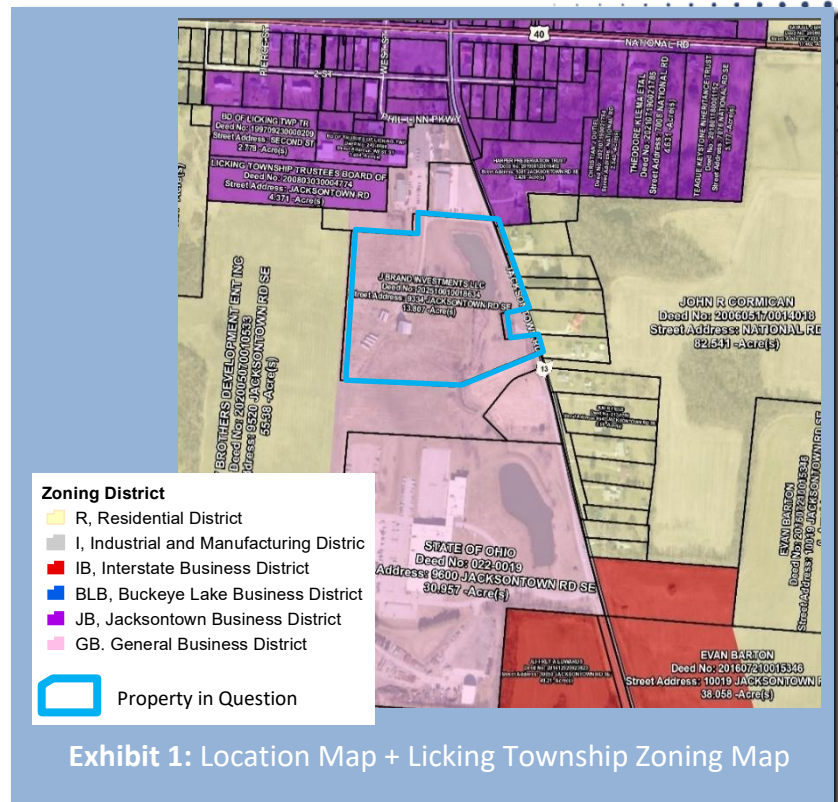
### Considerations:

- **Current Zoning.** The current Licking Township Zoning Map includes areas zoned General Business (GB) throughout the township. These areas include Ridgely Tract Road, Linnville Road, and further north on SR 13 between Golf Works and the radio station. While this request is property-owner initiated and is related to the desired use of the property, the proposed change in uses will impact all properties zoned GB as well as any future zonings into that category. *Staff recommends that the township review the current permitted and conditional uses for GB as well as the proposed conditional uses by the applicant to better evaluate how the changes would fit the comprehensive plan and the township's future goals.*

- **Definitions.** The proposed uses are not currently defined within the *Licking Township Zoning Resolution* and should be included with any amendment to the definition section of the zoning resolution.
- **Future Land Use.** The current township comprehensive plan was adopted in 2002, which includes a Future Land Use Map (FLUM). The FLUM shows that the property in question is designated as Agriculture with pockets of commercial to the north and south, around the US 40 – SR 13 intersection and SR 13 – I-70 Interchange. The following descriptions are provided:

- ✓ **Agriculture:** to preserve and protect the decreasing supply of prime farmland, while allowing for single-family homes at a very low density with assumed no township wide public water and sewer. Agricultural uses of land include small part-time hobby, and/or specialized farms, as well as the more traditional crop and livestock farms.
- ✓ **Commercial (Local Business):** Development should serve the general convenience needs of the immediate surrounding area. Such development should be pedestrian in nature and should enhance a central business district. Parking should be provided at the back of building, with storefronts close to the street.
- ✓ **Commercial (General Business):** Business uses are intended to serve a more regional market area. Likely serving residents of the areas as well as persons who are visiting or passing through the area. A commercial development at any location should be of a comprehensive, compact and unified nature...Access Management principles. Landscaping and screening, and design standards should all be considered before any such development is permitted.

Based on the FLUM, the proposed change does not generally align with the comprehensive plan. **Staff recommends updating the comprehensive plan to more adequately demonstrate the goals of the community should the township decide to approve the proposed text amendment.**





- **Prosecutor's Office Review** The County Prosecutor's Office (LCPO) has reviewed the proposed modifications and noted the following concerns:
  - ✓ The Licking Township Zoning Resolution does not adequately define terms, particularly in 12.01.B.03.g. The lack of definitions can lead to future administrative/legal issues.
  - ✓ "Commercial Excavation" as it is stated and "Commercial Excavation Equipment" have very different meanings and should be clarified within the text amendment as to its intended definition.
  - ✓ The zoning resolution does not appear to provide any limitations to the proposed uses and it is not clear whether this would be included in the conditional use permit.
- **Ohio Revised Code.** Proposed regulations would appear to generally conform, if amendeds, to the requirements as specified within Section 519.12 of the *ORC*.

### **Staff Findings & Recommendation: *Disapproval [Non-Binding]***

Staff finds that the proposed amendment to the Licking Township Zoning Resolution does not comply with or uphold the goals, objectives and policies of the adopted Licking Township Comprehensive Plan. The proposed uses as submitted are not compatible with the existing and planned uses in the area. The text amendment further raises definition issues and does not adequately address issues raised by staff and the County Prosecutor's Office. *Based on these findings, staff respectfully recommends disapproval of the proposed modifications to the conditionally permitted uses of the General Business District.*

[END OF REPORT]

## Section 12.01.B.03 Conditional Permitted Uses

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 4, and the other provisions of these regulations, the following uses may be conditionally permitted:

ADD Section 12.01.B.03.g

Commercial Excavation and Construction Equipment and Materials Storage  
and Office Space

ADD Section 12.01.B.03.h

Tractor Trailer and Semi-truck storage lot.

### A. Reason for the text amendment request:

While the types of businesses that Applicant intends to have located on this property fit very well with the surrounding properties, these types of businesses are not accounted for in the Licking Township Zoning Resolutions either as permitted uses, conditional uses, or prohibited uses, under any zoning district.

The GB district allows for conditional use applications for watercraft and RV storage, repair and sale of agricultural and construction equipment, self-service storage facilities and other storage facilities, among other uses.

Applicant's businesses will be large space users, with customers who do not visit the facilities frequently. These are the exact types of businesses that are intended to be developed in the General Business District.

For reference, there are similar businesses located in this area. Specifically, Grosse Construction Services at 4480 Cristland Hill Rd, Hebron, OH 43025; Utility Solutions of Ohio at 3333 Ridgely Tract Rd SE, Heath, OH 43056; and TBC Concrete Construction, at 3333 Ridgely Tract Rd, Newark, OH 43055.

### B. Statement as to how the proposed text amendment complies with the Township Comprehensive Plan.

The comprehensive plan expresses a desire to congregate automobile-focused businesses around I-70 and SR-13 to leave other GB areas available for smaller neighborhood businesses. Adding these types of businesses as conditional uses for the GB district will give the Township the ability to permit Applicant's businesses, and other businesses of these types, in GB areas where they would be appropriate, while not allowing

them in GB areas that are determined to not be appropriate. Applicant's businesses would fit well sitting on SR-13, between ODOT and the Township fire station. These surrounding businesses also have larger vehicles coming and going, and the addition of Applicant's businesses would not have any discernible negative impact on the area.

**C. Problem the Proposed Text Amendment is Proposed to Resolve.**

The issue that is solved by this text amendment is simple: Applicant's businesses are not contemplated, either in a permissive or exclusionary manner, by any section of the code. This is understandable as types of businesses are always changing; however this amendment resolves that problem.

**D. Additional Information.**

The types of businesses contemplated by this text amendment are harmonious with other types of businesses permitted in the GB district, and similar types of business are in the surrounding area as listed in section A. Adding these types of use as a conditionally permitted use will still allow the township to have control over where these businesses are located and what requirements and conditions will be placed on them.

Attached with this application is a satellite photo of the property, with the areas for each intended use indicated, as well as the location of the existing structures, the proposed driveway, and the proposed location of a berm or greenspace, or potential area for runoff collection, depending on what is required as the project moves along. As pictured, the lots will be located back away from the road to minimize any impact on the residential properties that sit on the other side of 13.

Also included with the application are a tax map showing the property and the surrounding properties, a boundary survey that was performed when the parcel was split off of a larger parcel, and a map that shows the General Business zoning of Applicant's property and the zoning of the surrounding properties.

The following equipment and materials are the type anticipated to be stored on the property:

Excavators,dozers, skidloaders, forklifts, pick up trucks, semi trucks, dump truck, trailers, equipment attachments, sheepsfoot roller,

Rebar, wire mesh, form material, sdr and drainage pipe, silt fence, precast structures

Proposed stored materials on site

Topsoil - 1,000 yds



Clay- 1,000yds

Limestone 250 tons

Gravel 250 tons

Asphalt Grindings 100 tons

While Applicant's plans as to the property are not final, the information included in this application is meant to give Licking Township and its residents, and the Licking County Planning Commission, as much information as possible regarding the proposed use and plans for the property. Applicant understands there are still specifics that will need ironed out down the road and looks forward to working with the Township and the County to do so.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "R. Hart Main", is written over a horizontal line.

Richard 'Hart' Main

Attorney for Applicant J-Brand Investments

**Zoning Text Amendment 1(D): No source materials or references were used to draft this proposed text amendment. It was prepared from scratch.**

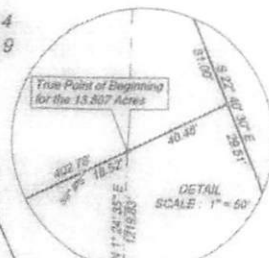




## Property Report

Address		
N/A J BRAND INVESTMENTS LLC -- 9334 JACKSONTOWN RD SE		
Engineer's Pin	Owner	Auditor's PIN
19170000900000015300	N/A J BRAND INVESTMENTS LLC	041-119970-00.000
Tax Acreage	Deed Acreage	Official Record
13.807	14.813	202510010018634

STATE of OHIO  
LICKING COUNTY  
LICKING TOWNSHIP  
TOWNSHIP 19 NORTH  
RANGE 17 WEST  
REFUGEE LANDS  
PART of SECTION 4  
PART of SECTION 9



A \* Ronald E. Gordon, Tr.  
Joann L. Gordon, Tr.  
200702160004150

Brandie R. Rutledge - Exec.  
Brady R. Shaffer  
201801080000422  
T.O. = 14.813 Ac.  
Parcel No. 041-119870-00.000  
**13.807 ACRES**

Brandie R. Rutledge - Exec.  
Brandie R. Shaffner  
20160105000422  
T.D. = 59.431 Ac.  
Parcel No. 041-119970-00.005  
**57.437 ACRES**

Reference Point of Beginning  
Southeast Corner of the  
Southwest Quarter of Section  
Exhibit 5-B Iron Pin

Reference Point of Beginning  
Northwest Corner of the  
Northwest Quarter of Section 5  
Existing 5/8" Iron Pin

### True Point of Beginning for the 57.437 Acres

Jeffrey A. Edwards  
201412020023823

Donald L. & Barbara Phipps  
O.R. 160 Pp. 916

Doc. No. 16-5020-3  
Date: MARCH 5, 2018

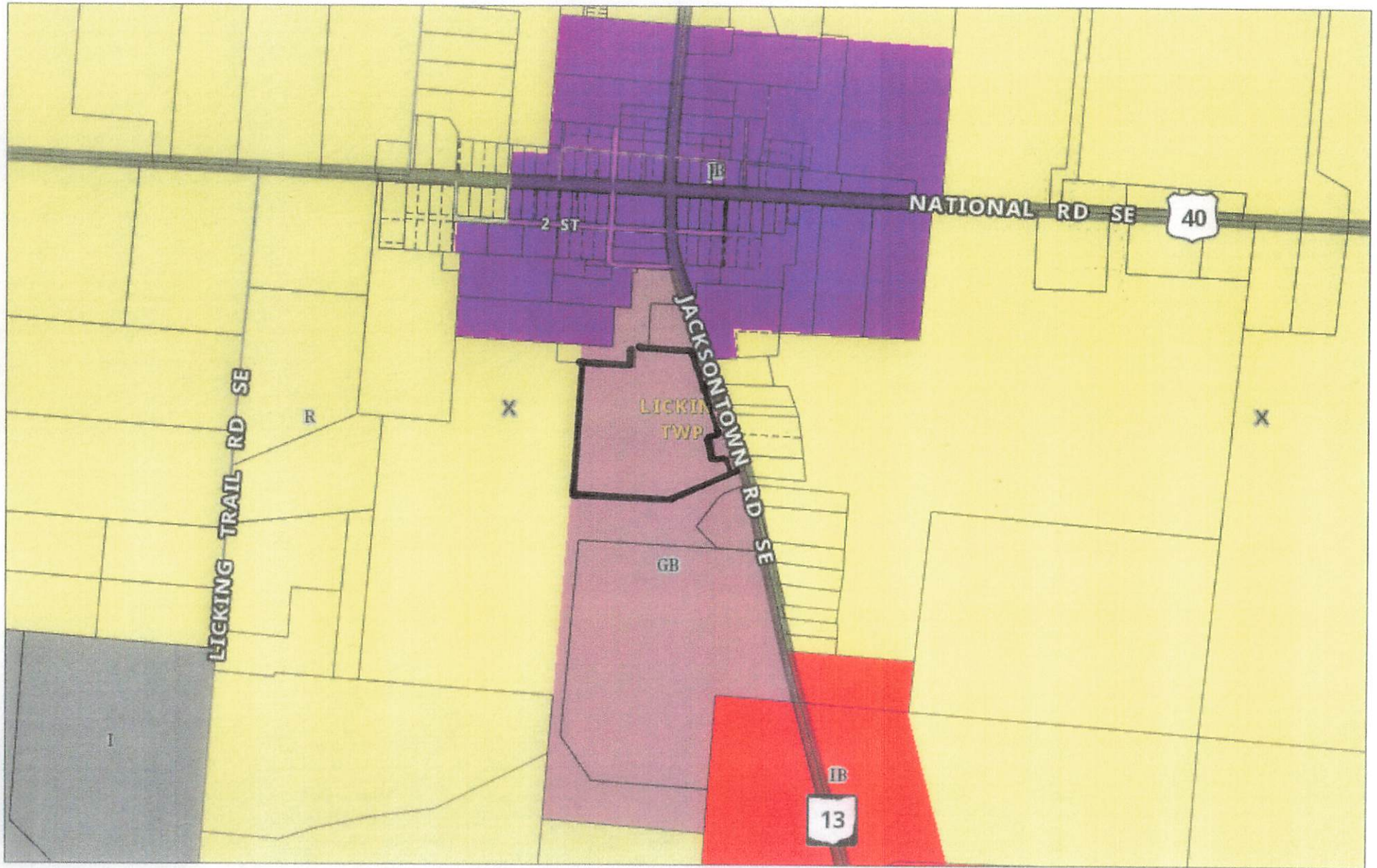
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN MARCH, 2018.

Randy A. & Cathrine V. B. Shaw  
O.R. 681 Pp. 308

PAUL J. BOESHART, PLS - REG. NO. 5-8512  
34 CANYON VILLA DRIVE  
HEBRON, OH 43025  
PHONE: 740-928-4130 CELL: 740-516-0812



# OnTrac Property Map



November 10, 2025

## Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

752 Feet

0.14 M

Historical Townships Line

County Boundary

Ohio Counties

Licking County Auditor GIS

LICKING COUNTY TAX MAP



Proposed berm  
or greenspace  
as required

Driveway  
entrance and  
exit

Proposed  
semi truck/  
trailer lot

Proposed  
equipment,  
trucks,  
trailers lot

Proposed  
office /  
shop

Existing  
structures

Material  
storage-  
aggregate  
s, topsoil,  
clay







## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 9: Z-26-31 – ETNA TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: Etna Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Article 19: Planned Mixed-Use Development District  
Description: A request for a non-binding recommendation for a minor amendment to the Cumberland Estates PMUD text to clarify requirements for secondary emergency access consistent with the conditions of the approved Preliminary Plan.  
Township: Etna  
Applicant: Ted Walker, Etna Township Zoning Inspector, 81 Liberty Street, Etna, OH 43062; on behalf of Colts Run Development, LLC. and T&R Properties, c/o Ron Sabatino, 3895 Stoneridge Lane, Dublin, OH 43017.  
LCPC Planner: Carson Combs, Planning Director

### Background:

This is a request from the Etna Township Zoning Commission for a non-binding recommendation on proposed zoning text amendment in accordance with *Section 605: Submission to County Planning Commission* as part of the Etna Township Zoning Resolution and Section 519.12 of the Ohio Revised Code. In September 2025, the property owner obtained Preliminary Plan approval from the LCPC for the Cumberland Estates Development. The approved plan included approximately 57 acres of single-family development, open space and one commercial lot on the west side of SR 310 south of Refugee Road. The site is zoned Planned Mixed-Use Development (PMUD) and includes customized development standards. Emergency access requirements and design were raised as part of the application, and the proposed text amendment addresses conflicts within the current text. The recommendation for this request will be forwarded to Etna Township for consideration as part of the legislative approval process.

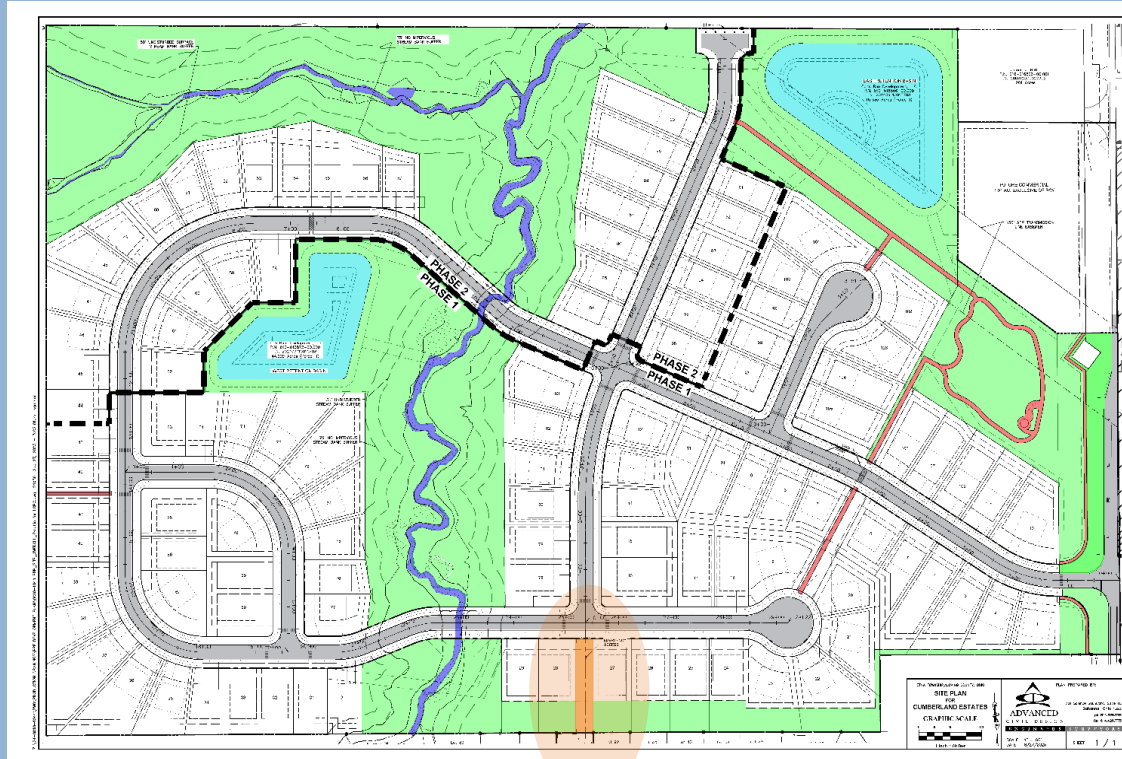
### Commission Role:

The Commission is to review the proposed zoning amendment for conformance to applicable regulations and plans, the Ohio Revised Code, and generally accepted planning principles. As part of this non-binding review, the Commission should consider all aspects of the proposed regulations and determine, after weighing applicable factors, whether the applicant has proposed code changes that are in the best interest of the individual township and Licking County according to the following general criteria:

1. That the proposed zoning amendment is generally consistent with the goals and objectives of the township's comprehensive plan and/or other applicable planning documents;
2. That the proposed code amendments are in keeping with the requirements of the Ohio Revised Code; and
3. That the regulations as proposed meet the generally accepted principles of good land use planning and accepted land use practices.

## Considerations:

- Approved Preliminary Plat.** The Licking County Planning Commission reviewed and approved a Preliminary Development Plan (SDP-24-4) for the Cumberland Estates development on September 22, 2025. As part of that review, the Commission established a condition that the applicant address any issues with the township regarding the selection of materials for the construction of the emergency access. This proposed text amendment would modify provisions of the PMUD standards that apply to the emergency access and has been proposed to address that condition of approval.



- Emergency Access.** A secondary access to the development is required by the West Licking Fire District. The access is proposed as a gated emergency access at the southern end of Coppercask Road and will extend into the existing Cumberland Trails subdivision to the south with a connection to Runkle Drive.
- Proposed Text Change.** The proposed minor text modification addresses standards for the emergency access drive on Page 6 of the PMUD text. The modifications include the following components:
  - ✓ updating the lot numbers on either side of the connection
  - ✓ referencing the approved Final Development Plan instead of the “illustrative plan”
  - ✓ changing the required materials from grass pavers to materials approved by the fire department that meet fire code requirements

### EMERGENCY ACCESS DRIVE: (page 6)

A 25-foot emergency access drive shall be provided between Lot **31 27** and Lot **32 28** and as far west as possible, as shown on the **Illustrative Plan approved Final Development Plan**. The emergency access drive shall be constructed of **grass pavers materials approved by the West Licking Joint Fire District in accordance with applicable Ohio Fire Code regulations**. The emergency access drive shall not permit any vehicular traffic or parking and shall have break-away bollards which shall be maintained by the Homeowner’s Association. No construction traffic shall be permitted through this emergency access. The emergency access drive shall be located as far west as possible on the reserve parcel, subject to approval of the appropriate Licking County governmental agencies.



- **West Licking Fire.** The West Licking Fire Department does not permit the installation of grass pavers as a sufficient construction material, creating a conflict with the approved PMUD text. The minor modification permits materials that meeting minimum fire safety requirements as accepted by the fire district.
- **Ohio Revised Code.** Proposed regulations generally conform to the requirements as specified within Section 519.12 of the *ORC*.

**Staff Findings & Recommendation: Approval [Non-Binding]**

Staff finds that the proposed amendment to the PMUD text for Cumberland Estates generally meets the spirit and intent of the adopted comprehensive plan and the original zoning for the property. The proposed modification to the zoning text serves to clarify conflicts between aesthetic requirements and public safety that existed within the text. Staff finds that the modifications to the zoning resolution will provide for good planning and engineering practices and will be consistent with the powers granted to the township through the Ohio Revised Code. Based on these findings, staff recommends non-binding approval of the proposed text amendment as submitted.

[END OF REPORT]

A 25-foot emergency access drive shall be provided between Lot ~~31~~ 27 and Lot ~~32~~ 28 and as far west as possible, as shown on the ~~Illustrative Plan~~ approved Final Development Plan. The emergency access drive shall be constructed of ~~grass-pavers~~ materials approved by the West Licking Joint Fire District in accordance with applicable Ohio Fire Code regulations. The emergency access drive shall not permit any vehicular traffic or parking and shall have break-away bollards which shall be maintained by the Homeowner's Association. No construction traffic shall be permitted through this emergency access. The emergency access drive shall be located as far west as possible on the reserve parcel, subject to approval of the appropriate Licking County governmental agencies.

**PLANNED MIXED-USE DEVELOPMENT DISTRICT  
("PMUD")**

**ZONING TEXT AMENDMENT**

**July 30, 2021**

This PMUD Text is based upon and designed to promote the "Mixed Use Local Commercial/Conservation Subdivision" land use description, "310 Corridor Study" focus area, and other associated guidance of the *Etna Township—Planning for Our Future* comprehensive plan adopted in 2011.

Upon final approval of this PMUD zoning text amendment, development of the herein described Property shall follow the procedures within Section 1903(D) Final Development Plan of the Etna Township Zoning Resolution, August 2019 ("Resolution"). The Property shall remain in strict compliance with each Final Development Plan as hereafter approved or modified in accordance with sub-section 1903(D)(5), and if expired, as approved by the Township Board of Trustees after submittal of a new Preliminary Plan and Final Development Plan. All general non-district regulations/standards in the Resolution shall apply to this PMUD unless they conflict with this PMUD text, at which time all conflicting general non-district regulations/standards in this PMUD shall take precedence.

**THE FOLLOWING TEXT AMENDMENT CONTAINS ZONING REQUIREMENTS FOR  
THE "TOTAL ACREAGE" (DEFINED BELOW):**

**"TOTAL ACREAGE" INFORMATION:**

**Size & Location of the PMUD District:** The subject Property is located on the east and west side of Hazelton-Etna Road ("SR310") in the northern area of Etna Township and consists of three parcels with the following approximate acreage:

>"West Side" of SR310—Parcel No. 010-016872: 44.21 acres; Parcel No. 010-016866: 15.33 acres: Total acres: 59.54 acres; and

>"East Side" of SR310—Parcel No. 010-016854: 26.97 acres.

**TOTAL ACREAGE---86.51 acres.**

**The Total Acreage is also referred to as the "Property"**

(Legal Description is in the deed recorded at Instrument No. 200109040032045 Licking County, Ohio Recorder's Office)

**USE OF ENVIRONMENTALLY SENSITIVE AREAS:**

The West Side has a wooded area that extends from the south border to the north border of the West Side ("Woods"). A stream flows through the Woods ("Stream"). The West Side has a wetland that is approximately .37 acres ("Wetland"). Any environmentally sensitive areas identified when each Final Development Plan is prepared shall be accommodated in accordance with Article 19 of the Resolution (the PMUD). Portions of the Woods will be dedicated for Common Open Space (As defined in the Resolution: **Common Open Space:** *Open space designed specifically to benefit the residents of a planned development through aesthetics, buffering, parks, recreation,*



entrance features, etc. Common Open Space is intended to be fully open and accessible by all residents of the planned development. Common Open Space can be improved or natural in character.) and the Stream and Wetland, as finally delineated, will be preserved and dedicated for Natural Open Space except area occupied by roadways and/or paths that will pass through/over the Stream. (As defined in the Resolution: **Natural Open Space:** Land set aside in its natural condition. Typical natural conditions might be, but are not limited to ravines, wetlands, floodplains, woods, tree rows, stream corridors, scenic views, or agricultural elements such as fence rows.) These environmentally sensitive areas, Common Open Space and Natural Open Space, shall be owned by the Township and maintained by the Homeowner's Association. These items will be reflected in the Homeowner's Association declaration of covenants. Limited and temporary access to these environmentally sensitive areas shall be given to Etna Township for a proper public purpose with notice with the Homeowner's Association.

None of the Total Acreage is located in the FEMA 100-year flood plain. None of the Total Acreage has slopes greater than twenty (20) percent.

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## **PMUD USE AREAS**

The PMUD will incorporate the following Use Areas:

### **STORM WATER AND PUBLIC IMPROVEMENTS:**

**A PMUD Development Plan shall incorporate provisions for storm water and public improvements. All such improvements shall be permitted in this PMUD.**

Storm Water Basins: The acreage of the PMUD required to accommodate storm water facilities for an approved development. An example is delineated on the "Illustrative Plan ("IP") attached hereto and made a part hereof.

Public Streets/ROW: The acreage of the PMUD used to extend public streets from SR310. An example is delineated on the Illustrative Plan.

Utilities: The acreage of the PMUD used to extend public and private utilities including storm water drainage, electric, gas, cable, etc.

### **COMMERCIAL AND RESIDENTIAL USE AREAS:**

**A PMUD Development Plan may incorporate one or more of the following Use Areas in the locations of the Property delineated below and is required to incorporate Common and Natural Open Spaces in the minimum acreages delineated below:**

Commercial Use: The PMUD Development Plan may be designed to accommodate up to 1.77 acres of commercial use fronting on SR310 on the West Side and up to 3.47 acres of commercial use fronting on SR310 on the East Side.

Residential Use: The PMUD Development Plan may be designed to accommodate up to 57.77 acres of residential use and open space on West Side of SR310, as delineated on the Illustrative Plan.

### **OPEN SPACES/PARK USE AREAS:**

Common Open Space and Natural Open Space: No less than 9 acres on the West site shall be used for Common Open Space/Natural Open Space: see option delineated on the Illustrative Plan. Common Open Space and Natural Open Space, shall owned by the Township and maintained by the Homeowner's Association. Homeowner's Association This will be reflected in the Homeowner's Association declaration of covenants.

Improved Open Space: No less than 20 acres on the East Side shall be used for Improved Open Space serving the residents/owners of Property in the PMUD. Up to 10 acres can be deducted from the required Common Open Space in the event the East Side is developed with a public park as delineated on the Illustrative Plan.

### **PMUD PERMITTED USES:**

**The PMUD permits Open Spaces, Storm Water, and Public Improvements in all Use Areas.**

### **RESIDENTIAL USE AREAS**

#### **PERMITTED USES:**

1. Single family detached dwellings (by fee simple Lots)
2. Accessory uses and structures. Accessory structures, with the exception of fences, may not infringe upon any front yard setbacks or be within 5' of any rear or side property line.
3. Home Occupations as defined in the Definitions of the Resolution, Section 2001,
4. Agricultural uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code.

#### **RESIDENTIAL DENSITY:**

Density for single family residential development areas in the PMUD ("Subdivisions") shall be determined by dividing the number of dwelling units to be developed in a Subdivision by the acreage to be used for the Subdivision including its open space (including common and natural open space). Acreage to be developed for commercial uses adjacent to a Subdivision or located on the same side of SR310 as the Subdivision (West Side or East Side) shall not be included in the residential density calculation.

The Maximum Residential Density of a Subdivision in the PMUD is 2.20 units per gross acre on the West Side.

As an example, on the Illustrative Plan the gross acreage of the PMUD on the West Side is 57.77 acres. The acreage to be used for the residential development and its opens spaces is 57.77 acres. The Residential Density of the residential development is 132 divided by 57.77 = 2.28 units/acre

#### **SQUARE FOOTAGE OF RESIDENTIAL UNITS:**

Dwelling Units shall have a minimum floor area of 1,400 square feet (***Floor Area of a Residential Building:*** *The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and*

*the exterior areas of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.)* A minimum of 95% of residential units shall have basements.

#### **OPEN SPACE, RESIDENTIAL OWNERS' ASSOCIATION:**

Prior to the sale of any residential dwelling in a phase of a residential Subdivision in the PMUD, the Natural Open Space and Common Open Space located in the same phase of the Lot/unit sale shall be conveyed to Etna Township. Covenants shall be placed on the Open Space that restrict the Natural Open Space to a continuation of its natural condition and Common Open Space to the uses specified in the Final Development Plan. The Homeowner's Association shall provide for maintenance of the Common Open Space in a manner which insures its continuing use for its intended purpose. Membership in the Homeowners' Association or such other similar organization shall, by deed restriction, be mandatory for any Lot/unit owner within the residential Subdivision. All owners will have access to Common Open Space in the Subdivision of which they are a part either by adjacency, sidewalks or walking trails.

#### **USE OF RESIDENTIAL DWELLING AS A MODEL UNIT:**

Model units, defined as residential units used as sales offices by builders/developers to display the builder/developer's product, are permitted subject to the following restrictions:

1. Lighting: All exterior lighting must be fully shielded down-lighting, so that no lighting shall be cast onto adjoining residential units that is not otherwise permitted in this text. Off street parking areas must be illuminated. All exterior lighting, except for security lighting, shall be extinguished at the closing time of the model home.
2. Parking: Each model unit shall provide two (2) off street parking spaces in close proximity to the model unit to be used by the public. A driveway serving the model unit may be used for two (2) parking spaces.
3. Screening: Landscaping for a model unit shall be approved by the Township and installed prior to the use of a model unit.
4. Model Unit Sign: Etna Township may approve one (1) model unit sign provided the following conditions are met:
  - a) The sign shall not exceed sixteen (16) square feet per side with thirty-two (32) square feet maximum total display area;
  - b) The overall height of the sign shall be no more than four (4) feet above grade;
  - c) The model unit sign shall be located in the model unit's yard area;
  - d) The model unit sign must be removed when the model unit is discontinued as a sales office;
  - e) Permits shall be required for model units.

#### **STREET TREES REQUIRED:**

Along all public streets, planting shall be in compliance with the Etna Street Tree Policy standards.

#### **STREET LIGHTING REQUIRED IN RESIDENTIAL SUBDIVISIONS/CONDOMINIUMS:**

All Lots in a Subdivision abutting a public street shall require a post light that is uniform in the Subdivision and must be of white light, maximum height of six (6) feet, and placed no less than 15 feet from the Lot frontage and three (3) feet from the sidewalk. Street lighting shall be as detailed on the attached, Holophane Street Light Exhibit.



**PEDESTRIAN CIRCULATION SYSTEM REQUIRED FOR RESIDENTIAL USES:**

A pedestrian circulation system will be designed/constructed to provide a bike and walking path interior to each residential Subdivision and shall provide connections to contiguous residential and/or commercial use areas in the PMUD with a minimum width of 5' surfaced with asphalt or such other hard surface. The location of the pedestrian circulation system shall be as approved in the Final Development Plan.

**EXTERIOR DESIGN STANDARDS/REQUIREMENTS FOR ALL RESIDENTIAL USES:**

The exterior design of structures in each residential Subdivision shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other architectures in the community. The exterior of all residential and accessory structures shall be finished with one or more of the following materials: brick, stone (or fabricated stone finish products), stucco, wood, hardiplank siding (or similar product) and high grade vinyl siding. Vinyl products can be used for soffit purposes and such other exterior finishes. At least fifty percent (50%) of the total dwellings shall have natural front finishing.

**BUFFERING:**

Buffering shall be required as provided in Article 16 of the Resolution, with the exception of the southern perimeter where it is adjacent to Cumberland Trails residences. The Applicant shall deed restrict and prohibit the construction of any structure in the landscape buffer delineated on the Illustrative Plan.

The landscape buffer shall be maintained by the homeowner association.

The perimeter shall have a minimum landscape buffer of 45 feet adjacent to Lots 25 through 27 and a minimum landscape buffer of 60 feet adjacent to Lots 28 through 33. The landscape buffer include a three (3) to five (5) foot landscaped earthen mound as delineated on the Illustrative Plan. The landscape buffer shall have a split rail fence along the entire length of the perimeter and all lots which are adjacent to the adjacent subdivision and maintained by the Homeowner's Association. The fence shall cover at least eighty percent (80%) of each lot. The remaining 20% shall be used for access if maintenance is necessary. Buffering shall be required as provided in Article 16 of the Resolution, unless otherwise committed within this section. No multi-use path or sidewalk shall be permitted within the buffer zone to the south.

**SETBACKS AND YARDS FOR RESIDENTIAL LOTS:****"Lots" are fee simple Lots**

1. Garage structures shall be setback a minimum of 25' from the front Lot/Property line and principal structures shall be setback a minimum of 30' from the front Lot/Property line.
2. Each Lot/Property shall have minimum side yards of 5' from one side and 10' from the opposite side.
3. Each Lot shall have a minimum width of 65' at the structure setback line. Except, nine lots on the south-east corner of the development shall have a minimum width of 70' at the structure setback line, as shown on the Illustrative Plan.

4. Each Lot/Property shall have a minimum rear yard setback of 20' from the rear Lot line.
5. Lots shall be sized to accommodate the requirements above and shall be a minimum of 7,800 square feet.
6. The number of Lots shall not exceed the Maximum Residential density.

**HEIGHT FOR RESIDENTIAL & RESIDENTIAL ACCESSORY STRUCTURES:**

No structure shall exceed thirty-five (35) feet in height. (As defined in the Resolution: ***Building, Height:*** *The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip or gambrel roofs.*) Chimneys shall be excluded from the maximum height.

**PARKING REGULATIONS FOR RESIDENTIAL USES:**

There shall be no parking on the hydrant side of the streets within the subdivision.

**UTILITIES SERVING THE RESIDENTIAL USE AREAS:**

Centralized water and sanitary sewer services are available and shall be extended/constructed in each Residential use area of the PMUD as required by Southwest Licking Community Water Sewer District, its successors and assigns. All fire and emergency provisions required by West Licking Joint Fire District shall be provided in each developed area. All local service lines for electric, cable, internet or any other utility service provided shall be buried underground. High voltage overhead electric transmission lines are not considered local service lines for the purpose of this text. The Developer shall provide signage which prohibits construction traffic.

**EMERGENCY ACCESS DRIVE:**

A 25-foot emergency access drive shall be provided between Lot 31 and Lot 32 and as far west as possible, as shown on the Illustrative Plan. The emergency access drive shall be constructed of grass pavers. The emergency access drive shall not permit any vehicular traffic or parking and shall have break-away bollards which shall be maintained by the Homeowner's Association. No construction traffic shall be permitted through this emergency access. The emergency access drive shall be located as far west as possible on the reserve parcel, subject to approval of the appropriate Licking County governmental agencies.

**COMMERCIAL USE AREAS**

**PERMITTED USES & CONDITIONAL USES:**

The Permitted and Conditional Uses are delineated in the following Articles of the Etna Township Zoning Resolution

**A. Article 9, Section 905 Professional-Research-Office District Permitted Uses:**

1. Accessory uses and structures.
2. Agriculture uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code
3. **Finance and Insurance**
  - a) NAICS Code 521110 Monetary Authorities - Central Bank
  - b) NAICS Code 522110 Commercial Banking

- c) NAICS Code 522120 Savings Institutions
- d) NAICS Code 522130 Credit Unions
- e) NAICS Code 522190 Other Depository Credit Intermediation
- f) NAICS Code 522210 Credit Card Issuing
- g) NAICS Code 522220 Sales Financing
- h) NAICS Code 522291 Consumer Lending
- i) NAICS Code 522292 Real Estate Credit
- j) NAICS Code 522293 International Trade Financing
- k) NAICS Code 522294 Secondary Market Financing
- l) NAICS Code 522298 All Other Nondepository Credit Intermediation
- m) NAICS Code 522310 Mortgage and Nonmortgage Loan Brokers
- n) NAICS Code 522320 Financial Transactions Processing, Reserve, and Clearinghouse Activities
- o) NAICS Code 522390 Other Activities Related to Credit Intermediation
- p) NAICS Code 523110 Investment Banking and Securities Dealing
- q) NAICS Code 523120 Securities Brokerage
- r) NAICS Code 523130 Commodity Contracts Dealing
- s) NAICS Code 523140 Commodity Contracts Brokerage
- t) NAICS Code 523210 Securities and Commodity Exchanges
- u) NAICS Code 523920 Portfolio Management
- v) NAICS Code 523930 Investment Advice
- w) NAICS Code 523991 Trust, Fiduciary, and Custody Activities
- x) NAICS Code 523999 Miscellaneous Financial Investment Activities
- y) NAICS Code 524113 Direct Life Insurance Carriers
- z) NAICS Code 524114 Direct Health and Medical Insurance Carriers
- aa) NAICS Code 524126 Direct Property and Casualty Insurance Carriers
- bb) NAICS Code 524127 Direct Title Insurance Carriers
- cc) NAICS Code 524128 Other Direct Insurance (except Life, Health, and Medical) Carriers
- dd) NAICS Code 524130 Reinsurance Carriers
- ee) NAICS Code 524210 Insurance Agencies and Brokerages
- ff) NAICS Code 524291 Claims Adjusting
- gg) NAICS Code 524292 Third Party Administration of Insurance and Pension Funds
- hh) NAICS Code 524298 All Other Insurance Related Activities
- ii) NAICS Code 525110 Pension Funds
- jj) NAICS Code 525120 Health and Welfare Funds
- kk) NAICS Code 525190 Other Insurance Funds
- ll) NAICS Code 525910 Open-End Investment Funds
- mm) NAICS Code 525920 Trusts, Estates, and Agency Accounts
- nn) NAICS Code 525990 Other Financial Vehicles

#### **4. Professional, Scientific, and Technical Services**

- a) NAICS Code 541110 Offices of Lawyers
- b) NAICS Code 541120 Offices of Notaries
- c) NAICS Code 541191 Title Abstract and Settlement Offices
- d) NAICS Code 541199 All Other Legal Services
- e) NAICS Code 541211 Offices of Certified Public Accountants
- f) NAICS Code 541213 Tax Preparation Services
- g) NAICS Code 541214 Payroll Services
- h) NAICS Code 541219 Other Accounting Services
- i) NAICS Code 541310 Architectural Services



- j) NAICS Code 541320 Landscape Architectural Services
- k) NAICS Code 541330 Engineering Services
- l) NAICS Code 541340 Drafting Services
- m) NAICS Code 541350 Building Inspection Services
- n) NAICS Code 541360 Geophysical Surveying and Mapping Services
- o) NAICS Code 541370 Surveying and Mapping (except Geophysical) Services
- p) NAICS Code 541410 Interior Design Services
- q) NAICS Code 541420 Industrial Design Services
- r) NAICS Code 541430 Graphic Design Services
- s) NAICS Code 541490 Other Specialized Design Services
- t) NAICS Code 541511 Custom Computer Programming Services
- u) NAICS Code 541512 Computer Systems Design Services
- v) NAICS Code 541513 Computer Facilities Management Services
- w) NAICS Code 541519 Other Computer Related Services
- x) NAICS Code 541611 Administrative Management and General Management Consulting Services
- y) NAICS Code 541612 Human Resources and Executive Search Consulting Services
- z) NAICS Code 541613 Marketing Consulting Services
- aa) NAICS Code 541614 Process, Physical Distribution, and Logistics Consulting Services
- bb) NAICS Code 541618 Other Management Consulting Services
- cc) NAICS Code 541620 Environmental Consulting Services
- dd) NAICS Code 541690 Other Scientific and Technical Consulting Services
- ee) NAICS Code 541810 Advertising Agencies
- ff) NAICS Code 541820 Public Relations Agencies
- gg) NAICS Code 541830 Media Buying Agencies
- hh) NAICS Code 541840 Media Representatives
- ii) NAICS Code 541850 Outdoor Advertising
- jj) NAICS Code 541860 Direct Mail Advertising
- kk) NAICS Code 541870 Advertising Material Distribution Services
- ll) NAICS Code 541890 Other Services Related to Advertising
- mm) NAICS Code 541910 Marketing Research and Public Opinion Polling
- nn) NAICS Code 541921 Photography Studios, Portrait
- oo) NAICS Code 541922 Commercial Photography
- pp) NAICS Code 541930 Translation and Interpretation Services

#### **5. Management of Companies and Enterprises**

- a) NAICS Code 551111 Offices of Bank Holding Companies
- b) NAICS Code 551112 Offices of Other Holding Companies
- c) NAICS Code 551114 Corporate, Subsidiary, and Regional Managing Offices

#### **6. Administrative and Support and Waste Management and Remediation Services**

- a) NAICS Code 561110 Office Administrative Services
- b) NAICS Code 561210 Facilities Support Services
- c) NAICS Code 561311 Employment Placement Agencies
- d) NAICS Code 561312 Executive Search Services
- e) NAICS Code 561320 Temporary Help Services
- f) NAICS Code 561330 Professional Employer Organizations
- g) NAICS Code 561410 Document Preparation Services
- h) NAICS Code 561421 Telephone Answering Services
- i) NAICS Code 561422 Telemarketing Bureaus

- j) NAICS Code 561431 Private Mail Centers
- k) NAICS Code 561439 Other Business Service Centers (including Copy Shops)
- l) NAICS Code 561440 Collection Agencies
- m) NAICS Code 561450 Credit Bureaus
- n) NAICS Code 561492 Court Reporting and Stenotype Services
- o) NAICS Code 561510 Travel Agencies
- p) NAICS Code 561520 Tour Operators
- q) NAICS Code 561591 Convention and Visitors Bureaus
- r) NAICS Code 561599 All Other Travel Arrangement and Reservation Services
- s) NAICS Code 561611 Investigation Services
- t) NAICS Code 561621 Security Systems Services (except Locksmiths)
- u) NAICS Code 561622 Locksmiths
- v) NAICS Code 561720 Janitorial Services
- w) NAICS Code 561740 Carpet and Upholstery Cleaning Services
- x) NAICS Code 561910 Packaging and Labeling Services

## **7. Educational Services**

- a) NAICS Code 611110 Elementary and Secondary Schools
- b) NAICS Code 611210 Junior Colleges
- c) NAICS Code 611310 Colleges, Universities, and Professional Schools
- d) NAICS Code 611410 Business and Secretarial Schools
- e) NAICS Code 611420 Computer Training
- f) NAICS Code 611430 Professional and Management Development Training
- g) NAICS Code 611511 Cosmetology and Barber Schools
- h) NAICS Code 611512 Flight Training
- i) NAICS Code 611513 Apprenticeship Training
- j) NAICS Code 611519 Other Technical and Trade Schools
- k) NAICS Code 611610 Fine Arts Schools
- l) NAICS Code 611620 Sports and Recreation Instruction
- m) NAICS Code 611630 Language Schools
- n) NAICS Code 611691 Exam Preparation and Tutoring
- o) NAICS Code 611692 Automobile Driving Schools
- p) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
- q) NAICS Code 611710 Educational Support Services

## **8. Health Care and Social Assistance**

- a) NAICS Code 621111 Offices of Physicians (except Mental Health Specialists)
- b) NAICS Code 621112 Offices of Physicians, Mental Health Specialists
- c) NAICS Code 621210 Offices of Dentists
- d) NAICS Code 621310 Offices of Chiropractors
- e) NAICS Code 621320 Offices of Optometrists
- f) NAICS Code 621330 Offices of Mental Health Practitioners (except Physicians)
- g) NAICS Code 621340 Offices of Physical, Occupational and Speech Therapists, and Audiologists
- h) NAICS Code 621391 Offices of Podiatrists
- i) NAICS Code 621399 Offices of All Other Miscellaneous Health Practitioners
- j) NAICS Code 621420 Outpatient Mental Health and Substance Abuse Centers
- k) NAICS Code 621491 HMO Medical Centers
- l) NAICS Code 621512 Diagnostic Imaging Centers
- m) NAICS Code 621610 Home Health Care Services
- n) NAICS Code 624110 Child and Youth Services

- o) NAICS Code 624120 Services for the Elderly and Persons with Disabilities
- p) NAICS Code 624210 Community Food Services
- q) NAICS Code 624310 Vocational Rehabilitation Services
- r) NAICS Code 624410 Child Day Care Services

#### **9. Administration**

- a) NAICS Code 921110 Executive Offices
- b) NAICS Code 921120 Legislative Bodies
- c) NAICS Code 921130 Public Finance Activities
- d) NAICS Code 921140 Executive and Legislative Offices, Combined
- e) NAICS Code 921150 American Indian and Alaska Native Tribal Governments
- f) NAICS Code 921190 Other General Government Support
- g) NAICS Code 922110 Courts
- h) NAICS Code 922120 Police Protection
- i) NAICS Code 922130 Legal Counsel and Prosecution
- j) NAICS Code 922150 Parole Offices and Probation Offices
- k) NAICS Code 922160 Fire Protection
- l) NAICS Code 922190 Other Justice, Public Order, and Safety Activities
- m) NAICS Code 923110 Administration of Education Programs
- n) NAICS Code 923120 Administration of Public Health Programs
- o) NAICS Code 923130 Administration of Human Resource Programs  
(except Education, Public Health, and Veterans' Affairs Programs)
- p) NAICS Code 923140 Administration of Veterans' Affairs
- q) NAICS Code 924110 Administration of Air and Water Resource and Solid  
Waste  
Management Programs
- r) NAICS Code 924120 Administration of Conservation Programs
- s) NAICS Code 925110 Administration of Housing Programs
- t) NAICS Code 925120 Administration of Urban Planning and Community and  
Rural Development
- u) NAICS Code 926110 Administration of General Economic Programs
- v) NAICS Code 926120 Regulation and Administration of Transportation  
Programs
- w) NAICS Code 926130 Regulation and Administration of Communications,  
Electric, Gas, and  
Other Utilities
- x) NAICS Code 926140 Regulation of Agricultural Marketing and Commodities
- y) NAICS Code 926150 Regulation, Licensing, and Inspection of Miscellaneous  
Commercial  
Sectors
- z) NAICS Code 927110 Space Research and Technology
- aa) NAICS Code 928110 National Security
- bb) NAICS Code 928120 International Affairs

#### **B. Article 9, Section 905 Professional-Research-Office District Conditionally Permitted Uses:**

After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

##### **1. Professional, Scientific, and Technical Services**

- a) NAICS Code 541940 Veterinary Services

##### **2. Health Care and Social Assistance**

- a) NAICS Code 621410 Family Planning Center

**C. Article 9, Section 906 Local Business District Permitted Uses:**

1. Accessory uses and structures.
2. Agriculture uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code

**3. Finance and Insurance**

- a) NAICS Code 522110 Commercial banking
- b) NAICS Code 522120 Savings Institutions
- c) NAICS Code 522130 Credit Unions
- d) NAICS Code 522310 Mortgage and Nonmortgage Loan Brokers
- e) NAICS Code 524210 Insurance Agencies and brokerages

**4. Real Estate and Rental and Leasing**

- a) NAICS Code 531120 Lessors of nonresidential buildings (except miniwarehouses) Banquet Facility

**5. Educational Services**

- a) NAICS Code 611110 Elementary and Secondary Schools
- b) NAICS Code 611210 Junior Colleges
- c) NAICS Code 611310 Colleges, Universities, and Professional Schools
- d) NAICS Code 611410 Business and Secretarial Schools
- e) NAICS Code 611420 Computer Training
- f) NAICS Code 611430 Professional and Management Development Training
- g) NAICS Code 611511 Cosmetology and Barber Schools
- h) NAICS Code 611512 Flight Training
- i) NAICS Code 611513 Apprenticeship Training
- j) NAICS Code 611519 Other Technical and Trade Schools
- k) NAICS Code 611610 Fine Arts Schools
- l) NAICS Code 611620 Sports and Recreation Instruction
- m) NAICS Code 611630 Language Schools
- n) NAICS Code 611691 Exam Preparation and Tutoring
- o) NAICS Code 611692 Automobile Driving Schools
- p) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
- q) NAICS Code 611710 Educational Support Services

**6. Arts, Entertainment, and Recreation**

- a) NAICS Code 712190 Nature Parks and other similar institutions.

**7. Accommodation and Food Services**

- a) NAICS Code 722511 Full-Service Restaurants.
- b) NAICS Code 722513 Limited-Service Restaurants.

**8. Other Services (Except Public Administration)**

- a) NAICS Code 811192 Car washes
- b) NAICS Code 811430 Footwear and leather goods repair
- c) NAICS Code 812111 Barber Shops
- d) NAICS Code 812112 Beauty salons
- e) NAICS Code 812113 Nail salons
- f) NAICS Code 812210 Funeral homes and funeral services
- g) NAICS Code 812220 Cemeteries and Crematories
- h) NAICS Code 812320 Drycleaning and laundry services (Except coin-operated)
- i) NAICS Code 812910 Pet Care (except Veterinary) Services (Excluding outdoor kenneling and boarding.)
- j) NAICS Code 813110 Religious Organizations



- k) NAICS Code 813410 Civic and Social Organizations
- 9. Professional, Scientific, and Technical Services**
  - a) NAICS Code 541940 Veterinary Services

**D. Article 9, Section 906 Local Business District Conditionally Permitted Uses:**

After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

**1. Arts, Entertainment, and Recreation**

- a) NAICS Code 713940 Fitness and Recreational Sports Centers

**E. Accessory uses to Section 905 and 906** (As defined in the Resolution: **Accessory Use or Structure:** *A use or structure on the same Lot with, and of a nature customarily incidental and subordinate to the principal use or structure.*)

COMMERCIAL LOT OWNERS: Any Open Space associated with development of a commercial Lot(s) shall be owned by the owner(s) of the commercial Lot(s). The owners shall provide for maintenance of the Open Space in a manner that insures its continuing use for its intended purpose. The Final Development Plan for each commercial Lot will delineate Open Space areas and ownership requirements.

It is the intent of this PMUD that all Common Open Space and Natural Open Space that is part of a commercial development in the PMUD shall ultimately be owned and maintained by the owners of the Commercial Lots of which it is part.

**COMMERCIAL BUILDING & IMPROVEMENT FACADES:**

All commercial buildings located next to SR310 (those buildings that are the first buildings west and east of SR310 along its corridor) shall have a façade that faces SR310. All other commercial buildings shall have facades that face the location of the pedestrian's main access/entry thereto.

**COMMERCIAL SERVICE STRUCTURES & SCREENING**

No utilities, dumpsters, mechanicals or other service structures may be placed in front of the building façade unless existing prior to construction or required by applicable regulations. Service structures shall be screened. Service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site. Service structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Roof top mechanical units must be screened to the full height of the unit.

No commercial service structure shall be erected or enlarged to exceed two and one-half (2 ½) stories or thirty-five (35) feet unless otherwise approved in a Final Development Plan.

**SCREENING OF SERVICE STRUCTURES:**

A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure but shall not be required to exceed 12 feet in height. Whenever a service structure is

located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s) and meet the height and opacity requirements within four years. No interior landscaping shall be required within an area screened for service structures. Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis. Section 1006 of the zoning resolution shall be controlling.

**PARKING FOR COMMERCIAL USES:**

Parking shall not dominate commercial development as viewed from SR310 unless permitted otherwise in accordance with the approved Final Development Plan. Shared parking is permitted. Parking shall not be allowed on the hydrant side of the street. At the time of construction of any improvement, off-street parking shall be provided with adequate provisions for ingress and egress.

**BUILDING DESIGN, SCALE & ACCESS:**

Buildings shall have a neighborhood design, being human in scale, permitting and promoting pedestrian walking access by means of improved sidewalks and paths that connect to residential subdivisions. A network of concrete sidewalks shall provide access to commercial buildings. All sidewalks providing access to commercial buildings shall have or be connected to a sidewalk that has at least one access point to a paved walking/biking trail that extends to other paved walking/biking trails in the PMUD. In addition to sidewalks, a pedestrian circulation system will be designed/constructed to provide a bike and walking path interior to the PMUD and shall provide connections to contiguous circulation systems with a minimum width of 5' surfaced with asphalt or such other hard surface as approved in a Final Development Plan.

Each building shall be related to other buildings with respect to connections, building placement, landscaping, screening, and green space. Store windows and entries will face and be served by the pedestrian access-ways. All buildings shall be finished with one or more of the following materials: brick, stone (or fabricated stone finish products), stucco, wood, hardiplank siding (or similar product). Vinyl siding is not permitted but vinyl products can be used for soffit purposes and such other exterior finishes.

**HEIGHT LIMIT:** No commercial building shall be erected or enlarged to exceed two and one-half (2 ½) stories or thirty-five (35) feet unless otherwise approved in a Final Development Plan.

**LOT AREA, WIDTH & DEPTH:** Every commercial Lot shall have minimum width of one hundred (100) feet and minimum Lot area of not less than one-half (.5) acre (21,780 square feet) exclusive of public road right of way and shall be in addition to any easement of record unless otherwise approved in the Final Development Plan.

**FRONT YARD:** There shall be a front yard of not less than twelve (12) feet in depth.

SIDE YARD: There shall be side yards of not less than twelve (12) feet on each side.

REAR YARD: There shall be a rear yard of not less than twelve (12) feet in depth.

**STREET LIGHTING:**

All access-ways that provide connection from a public access to and from each commercial building or building cluster shall require lighting that is uniform in the PMUD commercially developed areas and must be of white light, maximum height of twenty (20) feet, placed in equal lineal distances along the street or access-way with fully shielded downward cast lighting. Street lighting shall be as detailed on the attached, Holophane Street Light Exhibit.

**STREET TREES:**

Plantings shall follow the Etna Township Street Tree Policy standards.

**BUFFERING:**

Buffering shall be required as provided in Article 16 of the Resolution, see attached, and as stated on Page 5 herein unless otherwise approved in a Final Development Plan.

**SIGNAGE:**

Commercial signage shall be uniform in design in the PMUD and as regulated in Article 12 of the Resolution, see attached.

**LANDSCAPING:**

All improved spaces that are not used for parking, access, or structures shall be landscaped in accordance with a landscape plan showing the caliper, height, numbers, name and placement of all material, and shall be approved as part of the Final Development Plan. In the event that Etna Township has adopted regulations governing landscaping in its Resolution, then said landscape plan shall be in accordance therewith.

**UTILITIES:**

Centralized water and sanitary sewer service are available and shall be extended/constructed in the PMUD as required by Southwest Licking Community Water Sewer District, its successors and assigns. All fire and emergency provisions required by West Licking Joint Fire District shall be provided in each development area of the PMUD. All local service lines for electric, cable, internet or any other utility service provided shall be buried underground. High voltage overhead electric transmission lines are not considered local service lines for the purpose of this text.

**LIMITATION ON PERMITS:**

In order to maintain a reasonable control on the pace of the development, there shall be a limitation on the number of zoning permits issued by the Township for new residential homes to be built on the property on a yearly basis. Commencing in the calendar year after the year in which the zoning map amendment is approved by the Township Trustees, the maximum number of permits issued for new homes within the Property shall not exceed 35 zoning permits per year, provided that, any unused permits from previous years may be carried over to the following year(s) such that the 35 permit limit may be exceeded in those following or successive years, but only to the extent permits from prior years had been less than 35. Notwithstanding the foregoing, in no event shall the number issued in any one calendar year exceed 44 total permits.



## RECORD OF ACTION

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055

Monday, September 22, 2025 • 7:00 p.m.

### CASE 5: SDP-24-4 – CUMBERLAND ESTATES – HAZELTON-ETNA ROAD, ETNA

Parcel(s): 010-016872-00.000 and 010-016866-00.000  
Regulation: Licking County Subdivision Regulations  
Articles: Section 302.4: Preliminary Plan  
Description: A request to review and approve a Preliminary Plan consisting of 112 single-family residential lots, 1 commercial lot and 15.14 acres of open space on a ±57-acre parcel.  
Township: Etna  
Applicant: Colts Run Development, LLC. and T&R Properties, c/o Ron Sabatino, 3895 Stoneridge Lane, Dublin, OH 43017; represented by Thomas Warner and Sean Quinlan, Advanced Civil Design, 781 Science Boulevard, Suite 100, Gahanna, OH 43230.  
LCPC Planner: Angela Farley, Development and Design Manager

**The Licking County Planning Commission took the following action at this meeting:**

#### MOTION:

Vice Chair Badger, seconded by Mr. Bishop, made a motion to approve a Preliminary Plan consisting of 112 single-family residential lots, 1 commercial lot and 15.14 acres of open space on a ±57-acre parcel with the following six conditions:

- 1) That a revised H&H study must be reviewed and approved by the Licking County Engineer in conjunction with the construction/civil plan review process;
- 2) That the applicant addresses any issues with the township regarding the selection of materials for construction of the emergency access;
- 3) That final details of required landscape buffers are provided as part of the construction plan review process;
- 4) That any final detailed comments regarding public improvements, access management or stormwater management as provided by the County Engineer and any final technical adjustments to the Preliminary Plan are incorporated as part of the construction/civil plan review, subject to staff approval;
- 5) That should more detailed design result in significant modifications to the approved Preliminary Plan layout, that all plans are brought back to the Commission for review; and
- 6) That all zoning issues between the applicant and township are resolved in writing prior to submission for construction document review.

#### VOTE:

Chair Black	Yes
Vice Chair Badger	Yes
Commissioner Black	Yes
Commissioner Bubb	Excused
Commissioner Flowers	Yes

#### STATUS:

The Preliminary Plan was approved (10-0) by the Commission. The applicant should resolve zoning issues prior to submitting for civil engineering/construction document review.



Ms. Amick	Yes
Mr. Bishop	Yes
Mr. Dicks	Yes
Mr. Holloway	Yes
Mr. Lang	Yes
Mr. Robertson	Yes

**CERTIFICATION:**



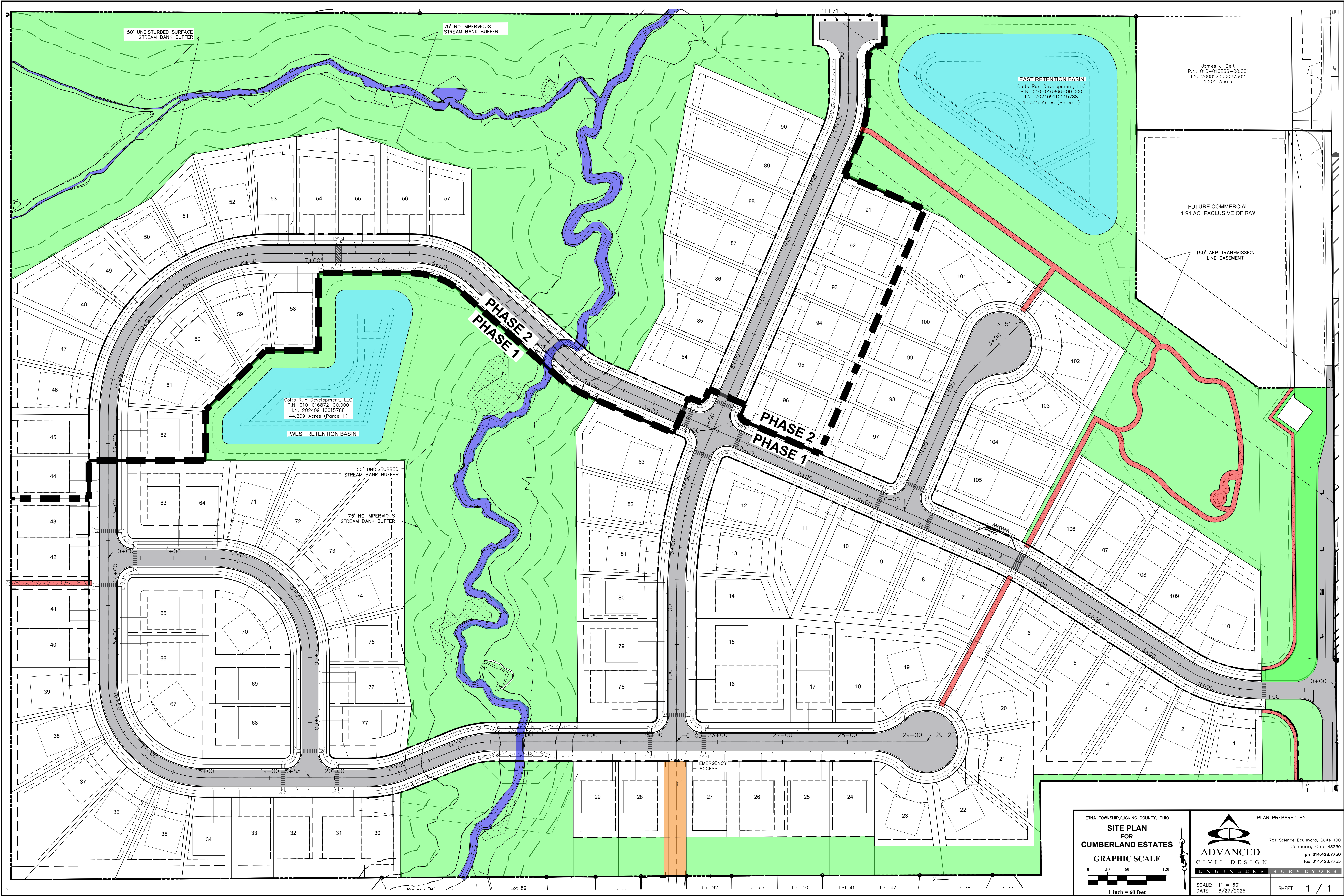
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Carson Combs, Planning Director  
September 23, 2025

[END OF RECORD]



Z:\24-0018-1044\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0018-1044\_PDP\_SITE\_OVERALL\_Graphic for LPC.dwg 24X36 Aug 27, 2025 - 3:02:01pm squilion



ETNA TOWNSHIP/LICKING COUNTY, OHIO		PLAN PREPARED BY:	
<b>SITE PLAN FOR CUMBERBUND ESTATES</b>			
<b>GRAPHIC SCALE</b>		781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
0 30 60 120 1 inch = 60 feet		SCALE: 1" = 60' DATE: 8/27/2025	
		SHEET 1 / 1	





## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 10: ADM-25-5 – LCPC SUBDIVISION & DEVT REGULATIONS [PUBLIC HEARING]

Regulations: Licking County Subdivision Regulations

Articles: Creation of a new LCPC Subdivision & Development Regulations  
Repeal of the Licking County Subdivision Improvement Regulations  
Repeal of the Licking County Subdivision Regulations  
Establishment of the LCPC Construction Design Manual

Description: A request to review and adopt the *LCPC Subdivision & Development Regulations*, to repeal the existing *Licking County Subdivision Regulations* and the *Licking County Subdivision Improvement Regulations*, and to incorporate applicable provisions and establish the *LCPC Construction Design Manual*.

Applicant: Licking County Planning Commission [c/o Kevin Black, Chair], 20 S. Second Street, Newark, OH 43055.

LCPC Planner: Carson Combs, Planning Director

### Update:

Staff is continuing to work on refinements to the proposed Subdivision Regulations in order to adequately incorporate necessary changes to the construction inspection and enforcement processes. Staff respectfully requests that the proposed regulations are postponed until ready to bring forward for the public hearing.

[END OF REPORT]



**LCPC**

# Commission Resolutions

JANUARY 26, 2026

