MEETING AGENDA

Licking County Planning Commission

20 South Second Street, Newark, Ohio 43055
Meeting Room A (Basement Level)

Monday, November 23, 2026 • 6:00 p.m.

1. **Pledge of Allegiance**
2. **Roll Call | Seating of Alternates**
3. **Executive Session**
   For personnel matters or pending litigation, as provided for by Ohio Revised Code Section 121.22.
4. **Approval of Minutes** – October 26, 2026
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. **Old Business**
9. **Consent Agenda**
   Final Consent Agenda to be determined at the commencement of the public meeting.
10. **New Business (Quasi-Judicial Hearings for Variances & Subdivision Applications)**

CASE 1: V-26-36 (Floodplain) – COLTS RUN DEVELOPMENT, LLC. – HAZELTON-ETNA ROAD, ETNA

Parcel(s):	010-016872-00.000 & 010-016866-00.000
Regulation:	Flood Damage Prevention Regulations for Licking County, Ohio
Articles:	Section 4.9 (A): Assurance of Flood Carrying Capacity – Development in Floodways
Description:	A request for a variance to allow for an increase in the base flood elevation (BFE) of the floodway up to 2.15 feet.
Township:	Etna
Applicant:	Colts Run Development, LLC., 3895 Stoneridge Lane, Dublin, OH 43017 (c/o Sean Quinlan, Advanced Civil Design, 781 Science Blvd. Gahanna, OH 43230)
LCPC Planner:	Jay Fisher, Assistant Planning Manager

CASE 2: V-26-38 – SWICK PROPERTY – PURITY ROAD, ST. LOUISVILLE

Parcel(s):	008-014436-00.000
Regulation:	Access Management Regulations for Licking County, Ohio
Articles:	Section 8.10; Table 14: Driveway Spacing Requirements
Description:	A request for a variance to allow for the creation of a new access location which fails to meet driveway-to-driveway spacing as part of a proposed lot split
Township:	Eden
Applicant:	Robert Swick, 10299 Purity Road, St. Louisville, OH 43071
LCPC Planner:	Noah Campbell, Planner

CASE 3: V-26-39 – MEAD LANE, LLC. – CRISTLAND HILL ROAD, HEBRON

Parcel(s): 041-120072-00.000
Regulation: Subdivision Regulations for Licking County, Ohio
Articles: Section 503; Table 14: Driveway Spacing Requirements
Description: A variance request to allow for the creation of an access location as part of a proposed lot split, which fails to meet driveway to driveway spacing; and the creation of a second access location to be utilized as a separate shared easement of access for two (2) lots as part of the proposed lot split which fails to meet driveway to driveway spacing.
Township: Licking
Applicant: Kyle Mapel, 503 Lexington Avenue, Unit A, Thornville, OH 43076
LCPC Planner: Noah Campbell, Planner

CASE 4: PP-26-6 – PROJECT MINK – MINK STREET, JOHNSTOWN

Parcel(s): 037-111516-00.002; 036-110532-00.000; 037-110526-00.004; 037-110526-00.001; 037-110526-00.003; 037-110526-00.002; 037-112002-00.000; 037-111996-00.000; 037-112368-00.000; 037-112254-00.000; 037-111786-00.000; 037-112608-00.000; 037-112602-00.000; 037-112722-00.000; 037-112362-00.000; 037-111642-00.000; 037-111804-00.000; 037-110526-01.000; and 037-110526-00.000
Regulation: Licking County Subdivision Regulations
Articles: Section 302.4: Preliminary Plan
Description: A request to approve a preliminary plan for a ±620,000-square foot data center facility and associated uses on ±199.8 acres.
Township: Jersey
Applicant: Sidecat, LLC., 2532 Mink Street NW, Johnstown, OH 43031; represented by Jared Sandberg, ARUP, 35 E. Wacker Drive, Suite 1800, Chicago, IL 60601
LCPC Planner: Carson Combs, Planning Director

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

CASE 5: Z-26-26 – UNION TWP ZONING RESOLUTION – MAP AMENDMENT

Regulation: Union Township Zoning Resolution
Articles: Section 7.07: Submission to County Planning Commission, Section 11.01: Agriculture District (AG), and Section 11.02: Preservation Residential District (PR)
Description: A request for a non-binding recommendation for a proposed map amendment to rezone ±73.7 acres from Agriculture District (AG) to Preservation Residential District (PR) on the *Union Township Zoning Map.*
Township: Union
Applicant: Union Township Zoning Commission (c/o Paula Greene, Zoning Inspector), PO Box 1208, Hebron, OH 43025
LCPC Planner: Jay Fisher, Assistant Planning Manager

CASE 6: Z-26-27 – WASHINGTON TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: Washington Township Zoning Resolution
Articles: Section 6.5: Submission to County Planning Commission, Article 2: Definitions, Article 16: Light Manufacturing, and the addition of Article 20: Small Solar Energy Facilities (under 50 MW)
Description: A request for a non-binding recommendation for proposed text amendments to various sections of the *Washington Township Zoning Resolution.*
Township: Washington
Applicant: Washington Township Zoning Commission (c/o Justin Doup, Zoning Inspector), 10905 Mt. Vernon Road, Utica, OH 43080
LCPC Planner: Angela Farley, Principal Planner

CASE 8: Z-26-28 – JERSEY TWP ZONING RESOLUTION – MAP + TEXT AMENDMENT

Regulation: Jersey Township Zoning Resolution
Articles: Section 5.06: Submission to County Planning Commission, Section 14.05: Worthington Road Corridor Overlay District (WCOD), Section 14.06: Mink Street Corridor Overlay District (MCOD)
Description: A request for a non-binding recommendation for a proposed map amendment to rezone ±12.3 acres to extend the Mink Street Overlay District – Commercial-Professional Office (CPO) subarea on the *Jersey Township Zoning Map.* As well as a proposed text amendment to Section 14.05 (F, 1) to include "Enclosed Vehicle and Recreational Equipment Storage" as a permitted use in the Worthington Road Corridor Overlay – Innovation -Employment (IE) subarea only within the *Jersey Township Zoning Resolution*.
Township: Jersey
Applicant: Jersey Township Zoning Commission (c/o Bud Witney, Zoning Inspector), 1480 Mink Street, Pataskala, OH 43062
LCPC Planner: Brad Mercer, Planning Manager

12. New Business (Resolutions)

RESOLUTION 2026-010 – MEMORANDUM OF UNDERSTANDING

In the Matter of Adopting an Updated Memorandum of Understanding with the Licking County Soil and Water Conservation District to recognize and authorize coordination and cooperation with the Licking County Planning Commission (LCPC).

RESOLUTION 2026-017 – EMPLOYEE EVALUATION

In the Matter of Authorizing the Establishment of an Employee Evaluation System for Licking County Planning and Development and the Licking County Area Transportation Study (LCATS).

RESOLUTION 2026-018 – ALLOCATION OF INTEREST INCOME

In the Matter of Requesting the Allocation of Interest Income Earned on the Licking County Area Transportation Study (LCATS) Fund 6169.

RESOLUTION 2026-019 – SIDEWALK AGREEMENT (SMOKE CREEK)

In the Matter of Authorizing the LCPC Chair to Enter into an Agreement with T&R Holding Company to Guarantee the Installation and Future Maintenance of Sidewalk for Smoke Creek Phases 1 and 2A (Parcel #010-018102-00.000).

13. Director's Updates / Discussion Items

14. Adjournment

[END OF AGENDA]