

Union Township Trustees  
Special Meeting ~ Zoning Draft Review  
March 23, 2026

The Union Township Trustees met on March 23, 2026, at 6:00 pm for a special meeting. The Fiscal Officer Karen Nethers Roll Call showed the following trustees: Jeff Sharps, Roger Start and John Slater. Administrator Paula Greene was present. Also attending Holly Mattei and Ben Harder of Crossroads Community Planning. Guests: Jennifer & Ronny Kurkowski, Karen Garbe, Charles Watts, Charlie Prince, Mike Clum and Jordon Labocki.

Trustee Sharps opened the meeting stating the purpose of the hearing was to review and discuss the revised Union Township Zoning Resolution and no other business would be discussed.

Ben Harter of Crossroads Community Planning provided an overview of the work sessions held with Paula and the Zoning Commission, as well as discussions conducted with the Prosecutor and the Licking Planning Commission over the past two years.

Purpose of revising the zoning resolution was to make so the resolution aligns with the Comprehensive Plan and stays consistent with the Ohio Revised Code. Consideration was taken to preserve the agricultural and farm areas of the township while providing for growth.

Zoning Commission member Jennifer Kurkowski stated that the Commission diligently strived to serve the Township's interests and to maintain rural areas within its boundaries.

Mr. Start found a clerical error in the PUD section and asked that the open space requirement be returned to 50%. Mr. Harder agreed the correction would be made.

Mr. Sharps opened the hearing to questions:

Mr. Prince raised several points: he believes ADUs should incorporate mobile housing; opposes allowing Data Centers; feels property owners were not given adequate notice about potential cell towers in the area; criticizes both the wording of the preamble and the limited time available to offer feedback on proposed changes.

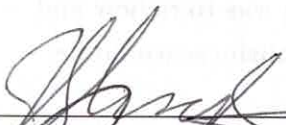
Mrs. Mattei addressed Mr. Princes concerns. Regarding cell towers, the new zoning code reflects the Ohio Revised Code for notifications of a new cell tower and cannot be modified further. The resolution needs to allow for a location for data centers however, they can be required to be conditionally permitted. Mrs. Mattei explained content could be included to conditionally allow data centers in the Transition District. This would provide standards for Data Centers in Section 16.13 of the General Development Standards including an updated definition to reflect the growing interest of Data Centers. The Trustees agree this language should be added to the resolution.

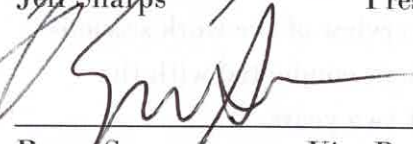
With no additional questions, the board proceeded to discussion. They aimed to add conditional use language for data centers and adjust the PUD open space percentage. Mrs. Mattei said she could supply the document to the Trustees within a few days, so they could

be included in the continued hearing. Once received, the information will also be posted on the website.

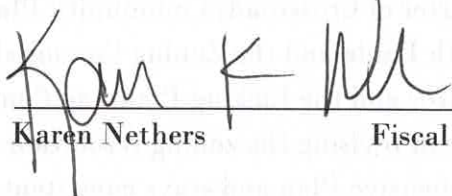
Motion – Mr. Slater moved to continue the hearing to April 6 at 6:30pm at which time changes discussed could be submitted in writing and added to the zoning draft. Mr. Start second. Motion carried.

Mr. Slater motioned and Mr. Start seconded to adjourn at 5:58pm.

  
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Jeff Sharps                      President

  
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Roger Start                      Vice President

*absent*  
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John Slater                      Trustee

  
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Karen Nethers                      Fiscal Officer

MPW Zoning permit – MPW plans to expand a building at the National Road location.


**Economic Development-**

Trustee Start, Paula Greene and Holly Mattei will meet with a developer to discuss building options in April.

**Public Comments** – none

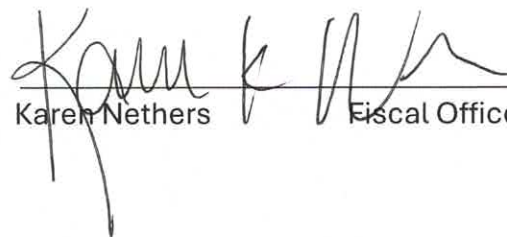
**Trustees** – Mr. Start will attend the Licking County Parks meeting to present the proposal for a land donation to the Trustees and to determine whether the parks are interested in accepting the donation.

There being no further business, Mr. Slater motioned to adjourn the meeting. Mr. Sharps seconded. Motion carried. Meeting adjourned at 8:13pm. The next meeting of the Union Township Trustees will be Monday, April 6, 2026.

  
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Jeff Sharps                      President

*absent*  
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John Slater                      Trustee

  
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Roger Start                      Vice President

  
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Karen Nethers                      Fiscal Officer

