Jersey Township, Licking County

Board of Trustees
Regular Meeting Minutes
May 4, 2026 - 7:30 p.m.

Attendees:
Dan Wetzel, Chairman
Jeff Fry, Vice-Chairman
Ben Pieper, Trustee
Marko Jesenko, Fiscal Officer

Staff Present:
Bud Witney, Zoning Inspector
Laura Brown, Administrative Assistant
Rob Platte, Administrator

Visitors:
See Sign-In Sheet

Trustee Wetzel called the meeting to order at 7:31 p.m. and led the Pledge of Allegiance. Mr. Platte called the roll and it was confirmed that Trustees Wetzel and Fry were in attendance. Mr. Pieper arrived at 7:32 p.m.

Trustee Wetzel moved to approve the agenda as amended. Trustee Fry seconded the motion. Discussion: Bryce Ramsey with the Licking County Prosecutor's Office was added under New Business to discuss advertising to bid the road projects and a (G)(2) Executive Session. With no further discussion, the motion to amend and adopt the agenda was approved via unanimous roll call vote.

Bryce Ramsey with the Licking County Prosecutor's Office provided staffing updates and answered questions from the Trustees.

Consideration of the Final Development Plan for Jersey Mill 1 – Matt Martin for 9897 Jersey Mill Road. Trustee Wetzel moved to open the public hearing at 7:38 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte reviewed the Final Development Plan. Mr. Witney presented the Zoning Commission recommended approval accepting the request to modify the caliper of the trees to 1.5 inch and the metal material surrounding the trash areas. The Zoning Commission also address concerns with the maximum foot candle requirement in the lighting plan. Mr. Martin was attended via Zoom. The parking area will be asphalt. Trustee Wetzel address conflicts between the two sets of drawings which Mr. Martin will address. The items in Crossroads Community Plannings letter were discussed.

Public Comments
Larry Hickman questioned how zoning regulations would be enforced. Mr. Ramsey with the Licking County Prosecutor's office explained the Zoning Violation process.

Trustee Wetzel moved to close the public hearing at 8:07 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte reviewed the items which Mr. Martin needed to address. One of the plans was stamped by a Professional Engineer and one was not. The items from the report from Crossroads Community Planning. These items will need addressed prior to the issuance of the Zoning Permit.

Resolution 26-05-04-01: Trustee Wetzel moved "Resolution to approve the Jersey Mill Storage Final Development Plan" with Section 1 to reading as follows: The Board hereby Approves the Final Development Plan for the Jersey Mill Storage, in its current form and dated as May 4, 2026 and attached hereto as Exhibit A, including the adjustment to each of Section 14.08.D.04 Landscaping and Screening regarding tree caliper approved at 1.5 inch caliper and Section 14.08.D.05 Trash Areas approved for the metal materials, fully sealed Civil Engineering Plans by a Professional Engineer as required in Section 14.08E03.33. of the PUD, final determination of the HVAC types (Section 14.08.D.04 Applicant needs to provided information for the ground mounted mechanical equipment showing landscape or other screening), letters from LCPC and the Fire Department prior to Zoning Permit as required by Section 14.08.E.03.17., and all light fixtures that are not cut-off be removed from the lighting package and Lighting Fixtures per PUD 14.08.D.08 and 14.08.E.03.27. prior to issuance of the Zoning Permit. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes from the April 6, 2026, Regular Meeting and asked if there were any requested changes. With no changes being requested, Trustee Wetzel moved to dispense with the reading of the minutes and approve the minutes as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for Public Comments –
The house at Beaver and Burnside Roads has been removed. The Trustees were asked how the residents would be protected from the future development on Beaver Road and a sound wall was discussed but nothing definite has been determined. The traffic study on Caswell and Miller Road was discussed. The Licking County Engineer's Office has performed the study and the Township has not received anything back from the study.

Fiscal Officer Jesenko provided the Finance Report. Trustee Wetzel moved to approve the Finance Report as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. There were no Cemetery Deeds.

Trustee Wetzel asked for department reports.

Administrator's Report –
The ERAC appeal of the Pet Run sewer plant permit that had been filed by the "AG" group (formerly "JAG") was dismissed by the ERAC Board due in large part to lack of standing. Mr. Platte met with the new Northridge Schools Superintendent, Brian Blum to discuss general development items. NBBJ has started the planning process in accordance with the New Albany CEDA. Mr. Platte reported that surplus items were listed on GovDeals.com. The Gateway CIC has renewed the Homestead Exemption tax program grant for calendar year 2026. Mr. Platte is continuing to work on the legislative items that the Board inquired about.

Zoning Report - Mr. Witney provided an update on zoning permits issued in the township.

Fire District Reports - There was nothing to report from West Licking Joint Fire District this week. Mr. Platte met with Monroe Township Fire Department to discuss tax abatements. Monroe Township Fire District will be requested to attend the next meeting.

Trustee Wetzel introduced Unfinished Business – No Unfinished Business was provided.

Trustee Wetzel introduced New Business.
O.D.O.T. Township Safety Sign Grant

Trustee Wetzel moved authorize staff to submit the O.D.O.T. Township Safety Sign Grant. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Amend Employee Policy – Standard Workweek
Resolution 26-05-04-02: Trustee Wetzel moved "Resolution to Amend the Employee Policy Manual" to amend Article IV. Section 1 to reflect the Summer Hours as beginning on the first Monday of the month of May effective May 4, 2026. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Advertise for Bids for Road Projects
Resolution 26-05-04-03: Trustee Wetzel moved "Resolution Authorizing Township Administrator and Fiscal Officer to Advertise for Bids for the Road Project Involving Caswell Road, Hatch Road, Meadow Road, and Sycamore Lane" as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for any Public Comments.

Trustee Wetzel asked for Trustee Comments.

Executive Session
Trustee Wetzel moved to enter into Executive Session pursuant to Ohio Revised Code 121.22 (G)(1) to consider an employment item and (G)(2) to consider the potential purchase or sale of property. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time going into Executive Session was 9:01 p.m. Invited into the executive session were Trustees Fry, Wetzel and Pieper, Fiscal Officer Jesenko, Mr. Platte, Mr. Freese, and Mr. Arnett were invited into the (G)(1) and Trustees Fry, Wetzel and Pieper, Fiscal Officer Jesenko, and Mr. Platte were invited into the (G)(2).

Trustee Wetzel moved to come out of Executive Session and return to regular session. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time out of Executive Session was 9:50 p.m.

Trustee Wetzel moved to adjourn the meeting. Trustee Pieper seconded the motion and the voice vote on the motion was 3-0. The meeting was adjourned at 9:50 p.m.

Respectfully Submitted:
Marko F. Jesenko, Fiscal Officer

Marko F. Jesenko

Attest:
Dan Wetzel, Chairperson Dan Wetzel
Jeff Fry, Vice-Chairperson Jeff Fry
Ben Pieper, Trustee Ben Pieper