

Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

February 5, 2024 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Marko F. Jesenko, Fiscal Officer

Staff Present:

Bud Witney, Zoning Inspector

Rob Platte, Administrator

Visitors:

See Sign-In Sheet

Trustee Wetzel called the meeting to order at 7:30 p.m., and led the Pledge of Allegiance. Mr. Platte called the roll and it was confirmed that Trustees Wetzel, Pieper and Fry were in attendance.

Trustee Pieper moved to approve the agenda as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel stated that the public hearing for three Zoning Resolution text amendments and a Zoning Resolution map amendment is scheduled for this evening, with the public notice identifying a 7:30 p.m. start time.

Trustee Wetzel moved to open the hearings for: zoning application Z-23-23 to update the zoning text related to references to the Comprehensive Plan, zoning application Z-23-24 for solar facilities, zoning application Z-23-25 for temporary residences, and map amendment ZC-44-2023/Z-23-27. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time of the hearing opening was 7:31 p.m. Trustee Wetzel asked Mr. Witney to give an overview of the applications. Mr. Witney stated that the Zoning Commission had been working on text amendments to address the inconsistencies in the references to the township's Comprehensive Plan due to the adoption of the update Comprehensive Plan in May 2023. Items such as page number and map references were now inconsistent. Mr. Witney also shared that the Zoning Commission had been working on Temporary Residence, and Solar facility regulations. He stated that the solar regulations were related to residential use, and not production for the grid. Trustee Pieper asked if residents would be required to obtain a zoning permit if they wished to add solar panels to their home. Mr. Witney will verify that and get back to the board. Mr. Witney reviewed the map amendment request submitted for the property located at 9897 Jersey Mill Road. The request seeks a rezoning to the GB1 district, with the applicant indicated he would like to use the property for contractor storage. Trustee Wetzel asked about the lot size being about 1.7 acres and the required minimum lot size for the GB1 district is 2 acres. Mr. Witney stated that if approved, the applicant would then need to seek a variance or variances through the BZA. Trustee Pieper

stated that he didn't feel that made sense, and asked if there is a better way for the rezoning to proceed. Trustee Wetzel stated that he would like to discuss the application with the township's legal counsel before proceeding. Trustees Pieper and Fry stated that they had not had enough time to review all of the materials for the rezonings, and asked if the hearings could be tabled. Mr. Platte stated that the Board could table the hearings until the March 4, 2024 meeting to allow time for additional research and review. Trustee Wetzel moved to table all of the hearings until the March 4, 2024 at 7:30 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time was 8:27 p.m.

Trustee Wetzel moved to return to the regular meeting. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time was 8:28 p.m.

Trustee Wetzel introduced the minutes from the January 3, 2024 Organizational Meeting and the January 3, 2024 Regular Meeting and asked if there were any requested changes. With no changes being requested, Trustee Fry moved to dispense of the reading of the minutes and approve the minutes as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for Public Comments. Derek Myers inquired about the property along Mink Road near his home that was littered with junk cars. He believes they are operating a car repair business out of the building in the rear. He also stated that the old Smith farm has an empty junk mobile home that should be removed. He believes that there is a one-year grace period or grandfather clause by law, but that that time should be expired by now. Danny Houser inquired about the formerly discussed battery storage facility along Jug Street. Bob Carr agreed with Mr. Myers regarding the junk mobile home. Christy Meade stated she is with the West Licking Historical Society and they would like to partner with Jersey to preserve old Jersey. She shared about America 250 coming in 2026. She feels Jersey is a historical gem.

Trustee Wetzel asked for the Fiscal Officer items. Fiscal Officer Jesenko provided the current fund balances and reviewed the checks that need signed. 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.

Trustee Wetzel asked for department reports. Mr. Platte stated that the Board of Elections had finalized the ballot language for the Revitalization District. He said that the OPWC committee would be meeting on the 8th, and the list of funded projects should be finalized at that time. Mr. Platte shared that he was following up with the three other townships in the proposed Four Corners area and would update the trustees at the next meeting. The township was also notified that the water lines will likely go under SR161 at Burnside Road, so there may be inquiries from residents as surveying takes place along the roads. Mr. Witney said that he was working on a water run-off complaint related to the LeVeck project. He had issued a permit for a sign at PBJ Connections on Jug Street. He is also working on the trailer home and cars issues discussed earlier. Trustee Wetzel gave an updated on the building projects that WLJFD has underway, as well as, the Monroe Fire contract is being finalized. Mr. Platte is meeting with Monroe Fire and New Albany on February 6 to discuss funding.

Trustee Wetzel introduced Unfinished Business. Mr. Platte stated there was none.

Trustee Wetzel introduced New Business. Mr. Platte stated that the first New Business item on the agenda was no longer needed due to the hearings being tabled. Trustee Wetzel stated that he had discussed zoning workload demands with Mr. Witney, as well as general staffing needs with Mr. Platte. Mr. Witney stated that his time per week is limited mostly due to his full-time job, and that the increase in development activity in the township so far plus what is coming will cause him to not be able to keep up. Mr. Platte stated that he did not feel that a full-time employee was needed at this time, but that a part-time employee is warranted due to zoning related staffing demands, as well as, administrative support related to new revenue generating programs and grant programs. He wanted to make sure the trustees agreed with the need. The Board indicated there is a need that continues to grow, and that we should make sure we position the township for success ahead of demand. Trustee Wetzel stated there is also a serious need for records retention work. Jersey has an large backlog of boxes that need categorized, scanned/digitized, and filed. Mr. Platte stated that he had followed up with Rumpke regarding the residential recycling service addition. As stated at the previous Board meeting, Mr. Platte had received a proposal from Rumpke detailing a contract amendment to add residential recycling at an additional cost of \$6.00 per month with a cart. The service is optional, whereas residents are not required to use it. Trustee Wetzel moved to approve Resolution #24-02-05-01 a Resolution to Approve A Contract Amendment With Rumpke of Ohio, Inc. to Include Residential Recycling. 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. One comment was offered thanking the township for offering the recycling as voluntary only.


Trustee Wetzel moved to enter into Executive Session pursuant to Ohio Revised Code 121.22 (G)(1), and pursuant to Ohio Revised Code 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, and declare the information is directly related to a request for economic development assistance that is to be provided or administered under Chapter 715 and/or Sections 5709.73 – 5709.75 of the Ohio Revised Code, and declare that the project involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time going into Executive Session was 9:54 p.m. 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 10:34 p.m.

Trustee Wetzel asked for Trustee Comments. Trustee Wetzel stated that as discussed earlier, there is a need for additional part-time staff for zoning and administrative support. Mr. Platte has prepared a Position Description for the Board to consider and the Board reviewed it. Trustee Wetzel moved to approve Resolution #24-02-05-02 a Resolution to Adopt An Employee Position Description. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel asked Mr. Platte to proceed with publishing notice of the available position and schedule interviews when/if applications are received.

Trustee Pieper moved to adjourn the meeting. Trustee Fry seconded the motion and the voice vote on the motion was unanimous. The meeting was adjourned at 10:45 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee



