

# Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

March 4, 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 are scheduled for this evening, with the public notice identifying a 7:30 p.m. start time.

Trustee Pieper 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, and zoning application Z-23-25 for temporary residences. 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 7:32 p.m. Trustee Wetzel asked Mr. Witney to give an update on the applications. Mr. Witney reviewed text amendment applications Z-23-23 and Z-23-25 and answered questions. He provided the LCPC staff report and Zoning Commission recommendation. Trustee Wetzel asked for a review of text amendment Z-23-24 for solar. Trustee Pieper expressed concern for setbacks of solar units, and also whether or not they could be located in front yards. He stated that there may be cases where the front yard is the ideal location due to home location on parcel, or other limiting factors. Mr. Platte offered to work with staff to clean up the language for solar units if the Board would like to table the item until the April meeting to allow for time to do so. Trustee Wetzel moved to table Z-23-24 (Solar) to the April 1, 2024 meeting at 7:30 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time was 8:11 p.m.

Mr. Platte introduced guest speaker Steve Cuckler, Taft Law. Mr. Cuckler shared that he represents a developer purchasing the Fair Lady land at Morse and Summit Roads. Approximately 200 acres is located in the City of Pataskala, and the other +/-20 acres is in the township. Mr. Cuckler shared the proposed development plan for the city portion and would like to see the township portion be developed in a manner that is harmonious to the proposed

development in the Pataskala portion. Trustee Wetzel asked about the status of the rezoning application at the city. Mr. Cuckler shared that they continue to work through that process but are hopeful for resolution soon. Trustee Wetzel shared that he is aware that the proposed uses for the city portion are in line with the city's Comp Plan, and feels that commercial/retail outparcel uses on the Jersey portion would make sense. The trustees asked Mr. Platte to work with Mr. Cuckler and Anne Evans (the land owner) on a development plan for that area.

Mr. Platte stated that he had forgot to mention in the earlier rezoning discussions that the applicant for the map amendment previously tabled at the February 5 and ultimately heard February 26, had notified the township of his desire to withdraw the application. Trustee Wetzel moved to accept the application for rezoning submitted by Matt Martin as withdrawn. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes of the February 5, 2024 Regular Meeting and the February 26, 2024 Special Meeting and asked if there were any requested changes. With no changes being requested, Trustee Pieper moved to dispense of the reading of the minutes and approve the minutes as presented. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via the following vote: Wetzel-YES; Pieper-YES; Fry-ABSTAIN.

Trustee Wetzel asked for Public Comments. Concerns of truck traffic along Mink Road and also along Green Chapel from US62 to Clover Valley were expressed.

Trustee Wetzel asked for the Fiscal Officer items. Fiscal Officer Jesenko provided the current fund balances and reviewed the checks that need signed. Trustee Pieper moved to approve the Finance Report as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The trustees also signed one cemetery deed.

Trustee Wetzel asked for department reports. Mr. Platte stated that the Road Department had reported the need to replace a culvert on Miller Road east of Mink Road. The culvert is too deep for the staff to perform the work in-house, therefore a cost estimate was sought from Spenco Excavating. Trustee Fry stated that he is aware of the culvert and the need to replace it. Trustee Fry moved to approve the culvert replacement by Spenco Excavating at a cost not to exceed \$15,000.00. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte reminded the Board of the solar eclipse on April 8. There has been discussion of increased traffic in the area, and schools have closed for the day. Mr. Platte shared that the recycling containers would be removed on or before April 5. Information on residential recycling is on the township's website. The township newsletter is being sent out via mail, and future editions will be sent digitally via email. Mr. Platte stated that the Board had previously declared some items as obsolete and authorized disposal via public auction. The township's old brush chipper is also ready to be listed for auction. Trustee Pieper moved Resolution #24-03-04-01, a Resolution Disposing Of Township Property By Internet Auction. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that the township was in its final year of ARPA funds use, and the needed equipment had been purchased for the Road Department. Mr. Platte stated that there is still money earmarked for cemetery driveway paving, but that there is funding available that could be used for planning purposes and office supply/equipment purchases. Trustee Wetzel moved Resolution #24-03-04-02, a Resolution Authorizing An

Expenditure From The American Rescue Plan Funds Under The Township's Standard Allowance. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte shared that he had posted for a Part-Time Administrative Assistant position, as previously directed by the Board. He had received inquiries and planned to discuss with the Board in Executive Session. Mr. Witney stated that he is working with the property owners of the abandoned trailer home at Mink and Morse Roads, and also the automobile complaint about the property on Mink Road. Trustee Wetzel shared that we should be receiving a signed contract from Monroe Township soon.

Trustee Wetzel introduced Unfinished Business. Trustee Wetzel moved Resolution #24-03-04-03, a Resolution To Adopt With Modifications The Recommendation Of The Jersey Township Zoning Commission Regarding An Amendment. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel moved Resolution #24-03-04-04, a Resolution To Adopt With Modifications The Recommendation Of The Jersey Township Zoning Commission Regarding An Amendment. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel opened the stone bids that had been received. After reviewing the bids, the trustees determined that Redway Trucking provided the lowest cost for the materials most used by the township. Trustee Wetzel moved to approve Redway Trucking as the township's stone materials provider for 2024. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced New Business. Mr. Platte stated the first two agenda items had already been addressed but that he wanted to share that the County Commissioners are considering putting an electric and gas aggregation question on the November ballot that would be specific to the townships where the previous ballot question would have been successful. The alternative is for the township to create its own aggregation program, but that residents would benefit more from the buying power of a county-wide program. The trustees expressed support for the county option as opposed to a township led option.

Trustee Wetzel asked for any Public Comments. No comments were provided.

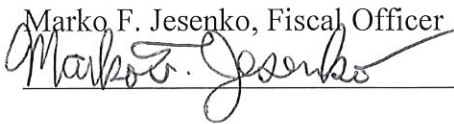
Trustee Wetzel moved to enter into Executive Session pursuant to Ohio Revised Code 121.22 (G)(1), and pursuant to Ohio Revised Code 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial 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 9:41 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 11:06 p.m.

Trustee Wetzel asked for Trustee Comments. Trustee Wetzel stated that the Board was able to interview Laura Brown for the Administrative Assistant position. Laura offers nearly 20 years of township experience and Trustee Wetzel feels she would be a great fit for the township to help with zoning and administration support. Trustees Fry and Pieper agreed. Trustee Wetzel moved


Resolution #24-03-04-05, a Resolution To Employ Laura Brown As An Administrative Assistant. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel moved to adjourn the meeting. Trustee Fry seconded the motion and the voice vote on the motion was unanimous. The meeting was adjourned at 11:08 p.m.


Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer  
  
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Attest:

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