

Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

November 6, 2023 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Staff Present:

Bud Witney, Zoning Inspector

Rob Platte, Administrator

Consultants:

Holly Mattei, Crossroads Community Planning

Visitors:

See Sign-In Sheet

Trustee Wetzel called the meeting to order at 7:30 p.m., and then 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 introduced the public hearing for the Mink Corridor Overlay District. Trustee Pieper moved to open the hearing. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time of opening was 7:31 p.m. Trustee Wetzel asked Holly Mattei, Crossroads Community Planning to review the process and the proposed text. Ms. Mattei shared that a working committee had met a number of times to create a beginning document for the township to work from. The committee had recommended the boundaries of the overlay area, following the school district boundaries, and also the sub-area uses. The draft is similar to the WCOD approved last year. Ms. Mattei reviewed a PowerPoint presentation and discussed the changes made to the text as it went through the review processes at the Licking County Planning Commission and the township Zoning Commission. The current draft also includes additional feedback from residents and staff related to uses and minimum tract size. Trustee Wetzel thanked Ms. Mattei and opened the hearing to public comment. Jeremy Osterhout inquired about the minimum tract size in sub-area A. Ms. Mattei explained the intent was to attract development that is more master-planned. Gus Smithhisler shared the discussions that took place at the committee meeting, as he was a part of that group. Carol Marr asked for process clarification to utilize the overlay. Roy Myers asked for clarification of the Miller Road property split. Ms. Mattei shared that it was due to the school district areas and the committee wanting to keep this overlay related to Mink Road. Sharon Cox and John Jones both individually inquired about the development and landscaping at the Putnam Road development. Trustee Wetzel asked if the Zoning Inspector had any additional comments. Mr. Witney stated that he did not. Trustee Wetzel asked for any additional trustee comments. No additional comments were provided. Trustee Wetzel moved to close the public hearing.

Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time of hearing closing was 7:59 p.m.

Trustee Wetzel introduced the minutes from the October 2, 2023 Regular Meeting, the October 10, 2023 Special Meeting, and the November 3, 2023 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 Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

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

Trustee Wetzel asked for the Fiscal Officer items. Mr. Platte shared that the Fiscal Officer was unable to attend the meeting, but had asked him to submit the report. Mr. Platte stated that there were no checks to sign, and then reviewed the fund balances. Trustee Wetzel 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. Mr. Platte stated that the Fiscal Officer had received the rates from the Budget Commission, and that the Fiscal Officer was requesting the Board approve a resolution to approve the rates and authorize the necessary levies. Trustee Wetzel moved to approve Resolution No. 23-11-06-01, Resolution Accepting The Amounts And Rates As Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor (ORC 5705.34-5705.35). Trustee Fry 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 gave an overview of the Ohio Public Works Commission grant funding application submitted by the township on November 3, 2023. The scope of the project involves culvert replacements on Caswell and Burnside Roads, ahead of the repaving project that the township was awarded grant funding for in the last OPWC round. Mr. Witney provided the following zoning updates: Lot Splits for 4500 Beech Road to do adjoining lots transfer for adding .351 acres to 1.636 acre parcel on Green Chapel Rd; a rezoning request for a 1.7 acre parcel on Jersey Mill to GB1; a garage addition at 12335 Morse Road; a clean up issue at 11564 Jug Street; a request for "No Construction Traffic" signs in Cole Estates due to construction traffic traveling back to check out LeVeck Construction project; and a Charging Station going in at Harrison/Worthington Roads Shell Station that he is waiting on setback information for. The Zoning Commission is working on the following: updates to sections in book to be in line with new Comprehensive Plan; adding a new section 16.38 for Temporary Residence Types with the language from Licking Township code; adding a new section in book for Solar 16.37; review of Short Term Rentals and Accessory Dwellings based on information received from OTA Zoning Inspectors Seminar. He also mentioned the 35 acre lot on Morse Rd that hauled in fill dirt and that County Soil and Water is concerned about work done in and around stream area and asked for contact information, in which he did provide. Trustee Wetzel gave an update on the West Licking Joint Fire District station project at Columbia and Refugee Roads in Etna Township, as well as, an update on the Taylor Road station project in the City of Reynoldsburg. He shared that the Fire District is having issues with the City related to continuous inspection fees as the project progresses, which will drive up project costs. He questions why there are additional fees when the Fire District already paid fees up front. He is looking into the issue. He stated that he had no update from Monroe Fire to share. Trustee Wetzel asked if there was any unfinished business for the Board to consider. Mr. Platte stated there was none.

Trustee Wetzel asked for New Business. Mr. Platte has prepared a resolution related to the MCOB rezoning should the Board wish to adopt it. Trustee Wetzel moved Resolution No. 23-11-06-02, Resolution To Adopt With Modifications The Recommendation Of The Jersey Township Zoning Commission Regarding An Amendment To The Jersey Township Zoning Resolution And Zoning Map, And To Create The Related Mink Corridor Overlay District, Also Known As The "MCOB". Trustee Fry seconded the motion and with no further discussion, the motion was approved via the following roll call vote: Wetzel – YES; Fry – Yes; Pieper – ABSTAIN. Mr. Platte provided an update to the previous Board discussions related to the creation of a Revitalization District pursuant to ORC 4301.81. Mr. Platte stated that the township had received an application and related fee. The application includes an area map that follows the major corridors of the township. Mr. Platte stated that by-and-large, the RD would be located where the township expects future commercial/retail development that would need liquor permits, especially hotels and restaurants. Mr. Platte reminded the Board that the RD does not circumvent the township's zoning, and that the application is by property owner. The application must be published in the newspaper and Mr. Platte will have it added to the township's website. If the trustees ultimately approve the application, then a local liquor option would be submitted to the Board of Elections for the March Primary Election. Trustee Wetzel moved to approve Resolution No. 23-11-06-03, Resolution To Accept An Application To Designate Property As A Revitalization District Within The Unincorporated Area Of Jersey Township, Licking County, Ohio, And To Order The Publication Of Notice Of The Application, Pursuant To O.R.C. §4301.81. 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. Larry Hickman shared that a bump in Worthington Road near Patterson Road had been created when the water line was bored under. Trustee Wetzel asked Mr. Platte to inquire with the water district.

Trustee Wetzel asked for Trustee Comments. Trustee Wetzel stated that as a follow up to the recent overlay zonings, and in furtherance of the township's service agreement with the Southwest Licking Community Water and Sewer District, he had worked with the township's legal counsel to draft a letter and he would like the Board to approve him to send a letter to the District requesting additional service extensions be initiated. Trustee Wetzel moved to approve the submission of a service extension request letter to SWLCWSD. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel moved to enter into Executive Session 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 Section 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 Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time into Executive Session was 8:44 p.m. Trustee Wetzel moved to leave Executive Session and return to the regular meeting. 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 9:22 p.m.

Trustee Wetzel moved to adjourn the meeting. Trustee Pieper seconded the motion and the voice vote on the motion was unanimous. The meeting was adjourned at 9:23 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