

## Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

December 4, 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

Legal Counsel: Pete Griggs

### 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 minutes from the November 6, 2023 Regular Meeting and asked if there were any requested changes. With no changes being requested, Trustee Wetzel 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 reviewed the checks that need signed and reviewed the fund balances. 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. Mr. Platte stated there was no Cemetery items to consider.

Trustee Wetzel asked for department reports. Mr. Platte stated that the township has been having issues with illegal dumping at the recycling bins in the parking lot. He is discussing options with the county recycling program director. He also shared that the electric and natural gas aggregation issues had failed county-wide in the unincorporated areas as a whole, but that they would have passed in Jersey Township. The Board asked Mr. Platte to look into aggregation for the township and report back. Mr. Platte stated ODOT is looking at the Mink Road corridor for us Rapid Transit due to the Intel development to the north and Etna and Pataskala to the south. Mr. Platte will also be putting together a township newsletter for Q1 2024. Mr. Platte reviewed the OTA Winter Conference dates and asked the Board to authorize staff and committee member

attendance. Trustee Fry moved to authorize the payment of registration fees for staff and committee members. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that Jim Julian was no longer able to continue serving on the Zoning Commission. Trustee Pieper moved to appoint Adam Wheeler to the vacant seat. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Witney shared that he has issued a permit at 216 Sycamore Drive for an accessory structure. He shared that the gas station on Worthington Road was making site improvements related to electric vehicles. He is also still working on the vehicle complaints at 1584 Mink Road, and the Zoning Commission will be having some map and text amendments coming to the Board in the near future.

Trustee Wetzel introduced Unfinished Business. Mr. Platte stated that the Board had previously discussed the Revitalization District application at multiple previous meetings and that the notice publications and other required steps are complete. The Board can now approve or deny the application, and if approved, the Board can submit the local liquor option to the voters for the March 19, 2024 Primary. Mr. Platte stated that no changes had been made to the map, and that the main corridors of the township were included. The Board thanked Mr. Platte for his work on this item and stated that they believe this would be another great tool to help the township attract commercial and retail uses, especially restaurants and hotels, along the township more major corridors. Trustee Wetzel moved Resolution No. 23-12-04-01, Resolution To Approve And Designate A Revitalization District Within The Unincorporated Area Of Jersey Township, Licking County, Ohio, 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 Moved Resolution No. 23-12-04-02, Resolution To Submit To The Electors Of Unincorporated Area Of Jersey Township, Licking County, Ohio, The Question Of Approving A Local Liquor Option For A Community Facility, The Jersey Township Revitalization District, Located In The Unincorporated Area Of Jersey Township, Licking County, Ohio. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that he would file the necessary paperwork with the Board of Elections before the December 20 deadline.

Trustee Wetzel introduced New Business. Mr. Platte shared that the township had received quotes for health insurance renewal and that an increase of +/-12% was quoted for continuing with United Health. Prices from Aetna were also received, but the terms would not be the same as what the township currently has. Trustee Wetzel moved to continue with United Health through Waypoint Benefit Solutions. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that the township has been made aware of a proposed development at the southwest corner of Morse and Summit Roads. About 200 acres is in the City of Pataskala and about 20 acres is in the township. The township piece is at the intersection of Morse and Summit Roads, making it a likely place for commercial/retail development that could support any development the city approves on the 200 acres, as well as, the surrounding area. Mr. Platte has been in contact with the city, the landowner, and the developer. Mr. Platte asked Crossroads Community Planning for a proposal to assist in the rezoning of the 20 acres to a Planned Unit Development. He stated that if the landowner would be interested in covering the cost of the rezoning, the township could be proactive in positioning the 20 acres for development that could be supported by the community and the surrounding development. Trustee Wetzel moved Resolution No. 23-12-04-

03, Resolution To Contract For Consulting Services (S&M PUD). Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

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

Trustee Wetzel asked for Trustee Comments. Trustee Wetzel stated that the township is aware that MORPC and OEPA is looking at adjusting the water and sewer service areas in western Licking County, and he feels that a letter should be sent to MORPC to make sure they are aware of the township's partnership with and commitments to Southwest Licking Community Water and Sewer District. He asked the Board to authorize him to work with legal counsel to draft and send a letter stating such. Trustee Wetzel moved to approve a letter be drafted and sent. Trustee Pieper 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 8:40 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 9:43 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 9:45 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer

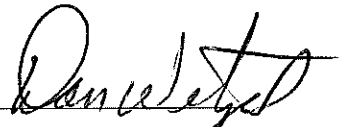
  
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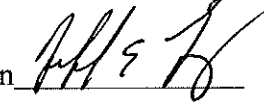
Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

  
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