

Jersey Township, Licking County

Board of Trustees
Regular Meeting Minutes
April 7, 2025 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman
Ben Pieper, Trustee
Marko Jesenko, Fiscal Officer (Arrived at 9:15 p.m.)

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 7:34 p.m. and led the Pledge of Allegiance. Mr. Platte called the roll confirming that Trustees Wetzel and Pieper were in attendance. Trustee Fry was excused.

Mr. Platte requested to add under item 12 New Business to add item b. Annexation Agreement. Trustee Wetzel moved to approve the agenda as amended. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Public Hearing – 7:30 p.m. Article 14.02 Mixed Use Development Overlay District – Text and Zoning Map Amendment. This hearing had been previously recessed on December 2, 2024.

Trustee Wetzel moved to open the public hearing at 7:35 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

The meeting was turned over to Holly Mattei with Crossroads Community Planning to provide an overview of the amendment. The proposal is to repeal and replace Article 14.02 Mixed Use Office Overlay District (MUOD) with Article 14.02 Mixed Use Development Overlay District (MUDOD). Ms. Mattei has updated the text to provide the recommended modifications from the Jersey Township Zoning Commission. Per the CEDA with the City of New Albany, the city has reviewed the text and provided recommendations. Ms. Mattei will fix a typo on Page one, Section 14.02.B. The Preliminary Development Plan Approval Period was modified per the recommendation of the Licking County Planning Commission, Jersey Township Zoning Commission, and City of New Albany. On Page 6 under Condition of Approval regarding Joint Economic Development District were discussed. Trustee Wetzel inquired about hotel excise tax to generate income. Mr. Platte shared that it is already required by the township and does not need added into this document. Regarding NCA's those are created by developers. In Section 14.02.D the Allowable Uses represent the character of the area. The Developer will provide a detailed list of uses that are being requested. In Section 14.02.E Prohibited Uses list the uses that are not permitted. In Section 14.02.F Development Standards regarding Open Space were discussed. The Licking County Planning Commission recommended defining open space. The

Zoning Commission recommended that no wetlands or other bodies of water be part of the calculations for the required minimum ten percent. Ms. Mattei explained that when designed to blend seamlessly with the landscape using soft edges and so forth this could be a benefit to the community. This was modified. The Density of twelve dwelling units per gross acre is consistent with the current overlay districts. The Parking and Circulation requirements are defined during the Development Text approval. Under the Pedestrian Amenities the Local and Collector Roads were defined.

The Trustees had previously recessed the Public Hearing on December 2, 2024 because of the requirements in the CEDA to have the City of New Albany provide an opinion similar to the Licking County Planning Commission, and today's hearing was a continuation of that same hearing.

The Map Amendment was reviewed. The additions to the current map were made to clean up the islands in the northern section of the township created by annexation. By and large, the map is similar to the current, and no properties were removed.

Mr. Platte shared that this area does not include Old Jersey. There are some areas of the township that will have dual overlay districts available. The Overlay Districts provide a negotiation tool for the township to tailor what the township wants.

Public Comments

Danny Howser of 100 Hidden Hills Drive served on the Zoning Commission when this overlay district was added to the Zoning Resolution and explained how the twelve dwelling units per acre were adopted. The cluster housing with higher density has more green space.

Matt Hutchins of 13429 Morse Road has concerns with the twelve units per acre. The density is in compliance with the Comprehensive Plan.

Richard Spencer of 13413 Morse Road inquired on the map showing the property on Harrison Road. Mr. Platte explained this property does not have utilities planned at this time. The current plan for water and sewer being run to service the Jersey Baptist Church will start at Summit Road and then run along Morse Road and then loop back.

Trustee Wetzel and Ms. Mattei discussed what type of housing being a mix of single family with multifamily which is consistent with the other overlay districts.

The fifteen copy submission requirement was explained and this requirement is consistent with the other overlay districts.

Ms. Mattei explained this PUD is a two-step process with a Preliminary and Final Development Plan requirement. This is a legislative process.

Trustee Wetzel moved to close the public hearing. Trustee Pieper seconded the motion and the voice vote on the motion was unanimous. The public hearing was closed at 8:24 p.m.

Resolution 25-04-07-01: Trustee Wetzel moved “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 Mixed Use Development Overlay District, also known as the “MUDOD” as presented in final form dated April 7, 2025, as “Exhibit A””. 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 March 3, 2025, 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 Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for Public Comments. Concerns with the park and ride use on Morse Road was discussed. Zoning Inspector Witney stated that he has issued violation letters. Mr. Platte is addressing the property at the NE corner of Mink Street and Morse Road. Questions regarding development in the area and land for sale were answered. The availability of water and sewer along Morse Road was discussed.

Trustee Wetzel asked for the Finance Report. Township Administrator Rob Platte provided the current fund balances, as requested previously by the Fiscal Officer. The township received the current fire levy revenue. 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. The Trustees signed one cemetery deed.

Trustee Wetzel asked for department reports.

Mr. Platte stated that he and Trustee Wetzel would be meeting with the LH Schools soon to discuss the future of the current elementary school, given that LH has purchased 40 acres next to the elementary. Mr. Platte will be scheduling a follow-up meeting with the residents of Cole Estates, probably in May, to further explore water service extensions. Mr. Platte shared that the water tower along SR161 has been erected and should be in service mid-summer. Mr. Platte stated that HB315 is now in effect. Mr. Platte shared that Mrs. Mattei had wrapped up steering committee meetings regarding the new PUDs in the NE corner of the township, and the NW corner of the SR310/SR161 interchange. Both school districts’ superintendents participated and the committee had made recommendations to move forward. Mr. Platte shared an email exchange between the Village of Granville and the Licking Regional Water District in which Granville was indicating a desire to control development in Jersey Township.

Mr. Witney provided updates on zoning matters in the township.

Mr. Platte reported that Monroe Township Fire District will likely seek to have a levy on the November ballot. The Fire Department will be holding an informational meeting at the Jersey Townhall on April 27, 2025.

Trustee Wetzel provided two handouts to the public regarding the West Licking Joint Fire District regarding taxes. The District will have a levy on the ballot in May.

Trustee Wetzel introduced Unfinished Business.

JEDD – Schedule Hearings for May

Mr. Platte discussed the JEDD hearings and recommended holding all three on May 19, 2025, at 7:30 p.m. The City of New Albany will hold them on May 20, 2025.

Trustee Wetzel moved to hold the JEDD hearings on May 19, 2025 at 7:30 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Road Projects

Mr. Platte reviewed the Road Projects that will need to be put out for bid. The bids will be opened during the Trustees regular meeting on May 5, 2025.

Trustee Wetzel moved to advertise for public bids for the road projects. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Pieper moved to authorize the procurement of materials for the road projects prior to the awarding of contractor bids as necessary. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced New Business.

Retain Legal Counsel – Teetor Westfall

Resolution 25-04-07-02: Trustee Pieper moved “Resolution to retain Teetor Westfall Law Firm for legal representation services”, with the Engagement Agreement as Exhibit A as presented. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Annexation Agreement

Mr. Platte shared that the city of New Albany had requested the execution of two annexation agreements related to properties along the western portion of Worthington Road and Beech Road. Mr. Platte stated that these parcels are not in the “CEDA” area.

Resolution 25-04-07-03: Trustee Wetzel moved “Resolution to enter into an Annexation Agreement with the City of New Albany” with Exhibit A and Exhibit B as presented. Trustee Pieper seconded the motion. Discussion: Annexation Agreement 1 with Exhibit A and Annexation Agreement 2 with Exhibit B. With no further discussion, the motion was approved via unanimous roll call vote.

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

Trustee Wetzel moved to enter into Executive Session pursuant to Ohio Revised Code 121.22 (G)(1) to consider the employment of a public employee. 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 9:30 p.m. Invited into the executive session were Trustees Wetzel and Pieper, Fiscal Officer Jesenko, and Mr. Platte.

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 9:47 p.m.

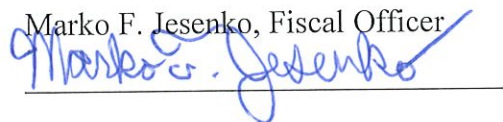
Resolution 25-04-07-04: Trustee Wetzel moved "Resolution to Employ Laura Brown as a full-time Administrative Assistant" as presented with the Employment Status Change as Exhibit A. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

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

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 9:49 p.m.

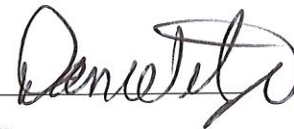
Respectfully Submitted:

Marko F. Iesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson



Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

