

Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

May 5, 2025 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Marko Jesenko, Fiscal Officer (Arrived at 8:45 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 7:32 p.m. and led the Pledge of Allegiance.

Mr. Platte called the roll confirming that Trustees Wetzel, Fry, and Pieper were in attendance.

Trustee Wetzel requested excluding the Executive Session. Trustee Wetzel moved to approve the agenda excluding item fourteen. 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.

Socrates South, Will-Power Ohio LLC for property owner Kiran Basireddy. For five parcels at the SE corner Morse Road and Mink Street from Rural Residential to Planned Unit Development - Text and Zoning Map Amendment with Final Development Plan. Trustee Wetzel moved to open the public hearing at 7:34 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

Trustee Wetzel explained that public comments will be limited to two minutes each and are to be addressed to the Board of Trustees. The Trustees will address any questions or comments with the applicant. Those wishing to speak please give your name and address for the record.

The meeting was turned over to Holly Mattei with Crossroads Community Planning who is representing the applicant. Ms. Mattei provided an overview of the text and zoning map amendment. Tara Meek, Supervisor of Environmental Permitting, and Steve Hall, Manager of Permitting, with Williams Company were present to answer questions.

Ms. Mattei reviewed the proposed Zoning Development Text. This is an ORC 519.021(B) rezoning. The applicant is requesting that the text and the Final Development Plan both be approved simultaneously this evening. The property to be rezoned is located at the Southeast corner of Mink Street and Morse Road. The applicant has removed one parcel from the original request, leaving four parcels remaining containing +/- 46.88 acres. The applicant is proposing a laydown yard consisting of the following two permitted uses: Utility Contractor Equipment and

Material Storage and Utility Contractor Office Space. As part of the process, The Williams Company has been working with the township and the township's CIC to have the Creamery Property that is located on Morse Road to be deeded over to the CIC. The township Comprehensive Plan calls for a Historic Jersey Plan to be completed for this area. The township recently adopted the Historic Jersey Plan which calls for the restoration of the Creamery site. This development complies with the Comprehensive Plan. The Minimum Lot Size requested is two (2) acres to account for the parcel where the Creamery Building is located. The PUD will require a minimum of twenty-five percent (25%) to be retained as open space. The applicant will provide a buffer existing of a mound with tall grass. The mound is typically eight (8) feet in height but could vary in areas. The Zoning Commission requested that tall grass be required on top of the mound. Language was added that the right-of-way and the mound shall be mowed and maintained. The 100-year flood hazard area will not be removed. There is a ten (10) foot tall fence behind the mound to enclose and protect the site. There will be lighting and the Zoning Commission recommended language that the lighting be equipped with motion detection technology. There will be a maximum of one sign per entrance. There are on-site water and septic systems, and the applicant will also have portable restrooms, which will all comply with the Licking County Health Department and Ohio EPA as applicable. The stormwater will be in compliance with Licking County. The site will have one full access point along Morse Road and one along Mink Street. The site will be restored to the original site condition to the extent practical at the end of the use.

In Section 14.09.E.04 on page five of the Zoning Development Text there is language removing the Final Development Plan within five (5) years of the Development Plan approval unless an extension is granted by the Board of Trustees. If the zoning is granted, zoning runs with the land. Ms. Mattei discussed agreements between The Williams Company and the township which are not part of the rezoning regarding the Creamery property and rezoning the property when the development plan expires. There is language requiring the property to be placed in a Joint Economic Development District and be a part of a New Community Authority which are both required in the CEDA Agreement with the City of New Albany.

As part of the CEDA Agreement the City of New Albany Staff reviewed the text recommended the location of the fence be located behind the mound and language has been added to address this comment. The Licking County Planning Commission and Staff both recommended conditional approvals. The Jersey Township Zoning Commission recommended approval with the changes mentioned this evening.

Trustee Pieper discussed rezoning the property back when the laydown yard use is finished. Mr. Platte explained that Ms. Mattei is representing the applicant this evening. The township will be working with legal counsel to create a Development Agreement that will capture the items outside of Zoning. It is illegal to revert the zoning back. The township can rezone it to a new PUD at the time of expiration in the Development Agreement. This can be done on the heels of the rezoning or concurrent with the rezoning.

Ms. Mattei explained the Comprehensive Plan calls for the Historic Preservation Plan and the Creamer property helps to implement a portion of that plan. Mr. Platte explained the laydown yard is a temporary use and a new PUD could implement the Historic Preservation Plan.

Trustee Pieper asked how much traffic would be generated from the laydown yard. Tara Meeks explained this is a secondary laydown yard so there will not be as much traffic generated from

this site. There is another primary laydown yard closer to the generation site in New Albany. Steve Hall explained cable and electrical equipment would be stored at this location and will not be an all-day, everyday type of laydown yard. The hours of operation are not addressed in the text.

Trustee Wetzel asked how long they estimate needing this laydown yard and if they really need five years. Mr. Hall expects approximately thirty (30) months for active construction and then tapering down. Mr. Hall does not know for sure what The Williams Company will want to do with the property after the construction is completed and anticipates it will be sold.

Mr. Hall explained the property will be restored after the laydown yard use is completed. The topsoil will be scrapped. The rock will be offered to the township for their use. The ponds will be drained and restored if needed. The restoration is addressed in the Development Text.

The ponds are required by the State and Licking County. The Trustees discussed them being dry ponds, so the ponds do not attract mosquitoes.

Steve Hall confirmed they have just started to work with the Fire Department and the laydown yard will comply with the requirements of the Fire Department.

The buffering is shown on page five (5) of the Final Development plan.

Mr. Hall anticipates a Manager and Forman on the site daily along with staff to unload when needed. The laydown yard will be gated. The average will be approximately ten employees on site daily. The salary of the employees is just starting through the Union bid process.

Public Comments

Karen Kitts of 440 Mink Street SW serves as the Chair of the Zoning Commission. It was not referenced as a secondary laydown yard, and they already had a primary lot during the public hearing with the Zoning Commission. The hours during the public hearing were 7:00 a.m. to 3:00 p.m. and now they do not have any hours. They are asking for a five (5) year development plan and Ms. Kitts felt they agreed to a three (3) year development plan. Ms. Kitts feels if this was stated during the Zoning Commission Public Hearing it might not have been approved.

Ms. Mattei stated that Ms. Meeks did state this is a secondary laydown yard to the primary. It was discussed that in the Zoning Commission Public Hearing the laydown yards were referenced as to serve the South Generation site on Morse Road and one to serve the North Generation site. Mr. Hall explained the different laydown yards. Trustee Wetzel attended the informational meeting for the public and explained the process and what will be stored at the laydown yard. Mr. Hall feels a good visual would be similar to an AEP laydown yard.

Ms. Mattei confirmed that it was discussed that the hours would be 7:00 a.m. to 3:00 p.m. but it is not reflected in the text or a recommended condition. Ms. Kitts stated that was what the Zoning Commission were led to believe the working hours would be. Gary Darst of 2711 Mink Street SW agrees with Ms. Kitts that was what they told them. Mr. Hall confirmed that was what was discussed, and stuff does come up. The hours were determined by the Licking County Engineer's Office request to not travel during peak hours. Mr. Hall confirmed a draft has been submitted to the Licking County Engineer in a Road Use Agreement. They want to avoid school

bus hours and rush hour. The employees could be on-site to have the loads ready but would not move anything during those hours.

Karen Kitts confirmed the letter from the Zoning Commission recommended the Development Text be modified to three (3) years from five (5). The recommendations by the Zoning Commission were discussed. The other items were addressed.

The hours of operations were discussed. The hours are not enforced by the Zoning Inspector. The Road Use Agreement would be approved by the Licking County Engineer's office.

Chuck Smith of 2729 Mink Street SW inquired on the location of the ponds. The property does not have on-site water. Mr. Smith explained it is located on the property across the street. Mr. Hall explained the laydown yard does not need water. The water drainage was discussed.

Trent Thorson of 3614 Headleys Mill Road discussed the agreements will be outside of the zoning text, traffic backing up, roads, AEP laydown Yard on Etna Parkway, and improvements to the intersection such as roundabouts. Mr. Thorson inquired about the JEDD requirement. Mr. Thorson does not support the rezoning request.

Mr. Platte explained the JEDD and NCA requirements and participation for all new developments. A way to fund infrastructure improvements can be done through a JEDD. These items are addressed with a Development Agreement. The Williams Company did not seek a tax abatement.

Barry Accountius of 459 Mink Street SW serves on the Board of Zoning Appeals. Mr. Accountius has lived around here all of his life and New Albany is here. This is a Rural Residential Zone and feels this is creating an island that is not good for the township. The traffic on Mink Road has buses, school buses, dump trucks, and semi-trucks. This is not the right location for a laydown yard and discussed other locations for one. Mr. Accountius hopes the Trustees vote this down and does not see any advantages for the residents.

Karen Kitts inquired about the Development Plan being approved this evening. Mr. Platte explained the process for a Type B rezoning.

Gus Smithhisler of 2227 Burnside Rd NW is confused with the Development Agreement and Final Development Plan and the approval process.

Ms. Mattei explained the Development Text and Final Development Plan is what was presented this evening, and the Development Agreement has not been presented this evening.

Mr. Platte recommended referring to the document as an Economic Development Agreement to help with the confusion. This document has not been finalized to participate in the JEDD, NCA, and other items that are not Zoning items. The timing of what to approve first was discussed.

Gus Smithhisler has concerns that the applicant will not sign the Economic Development Agreement after the zoning has been approved. Mr. Platte explained that it is in the Development Text that a JEDD and NCA is required but the specifics are addressed in the Economic Development Agreement. Mr. Platte explained the rezoning process.

The Board of Trustees will approve the Economic Development Agreement by resolution during a Board of Trustees meeting. It does not require a public hearing.

Karen Kitts recommends the rezoning be denied because they miss led everything along the way.

Tom Kent 1877 Mink Street SW inquired why the applicant chose this property and he feels this is a bad location because of traffic and access to the property. Mr. Hall explained the property was for sale and is located one mile from the generation site.

Steve Hall explained the only item that was not written into the agreement was the three (3) years. Mr. Hall anticipates a thirty (30) month construction window and could be done sooner. The five (5) years is to provide a cushion. Ms. Mattei explained that the applicant did not agree with this recommendation, it was the Zoning Commission's recommendation.

Trustee Wetzel moved to close the public hearing. Trustee Fry seconded the motion and the voice vote on the motion was unanimous. The public hearing was closed at 8:53 p.m.

Trustee Wetzel requested time to address some legal questions prior to voting on the rezoning request. Mr. Platte would like to meet with the applicant on the Economic Development Agreement. The Trustees have twenty days to render a decision.

Trustee Wetzel introduced the minutes from the April 7, 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 Fry seconded the motion and with no further discussion the roll call vote on the motion was as follows: Pieper, yes; Fry, abstain; and Wetzel, yes. Motion passed. Trustee Wetzel introduced the minutes from the April 15, 2025, Special 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 roll call vote on the motion was as follows: Pieper, yes; Fry, abstain; and Wetzel, yes. Motion passed. Trustee Wetzel introduced the minutes from the April 22, 2025, Special 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. No public comments were provided.

Trustee Wetzel asked for the Finance Report. Fiscal Officer Jesenko provided the current 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.

Trustee Wetzel asked for department reports.

Mr. Platte stated the JEDD hearings are scheduled for May 19, 2025 at 7:30 p.m. Mr. Platte and Trustee Wetzel met with the LH Schools soon to discuss tax abatements and the future use of the old elementary school site.

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

Mr. Platte reported that Monroe Township Fire Department held an informational meeting at the Jersey Townhall and requested the use of the building to hold more in the future. Trustee Wetzel stated West Licking Joint Fire District will have an issue on the ballot tomorrow.

Trustee Wetzel introduced Unfinished Business.

2025 Paving and Culvert Replacement Project bid openings have been rescheduled for May 19, 2025 at 7:00 p.m. The bids were revised to order the culverts so the project can be completed when school is out for the summer. The TID regarding Duncan Plains was discussed.

Mr. Platte discussed the violation at the NE corner of Morse Road and Mink Street. The nuisance process will be started for this property.

Trustee Wetzel introduced New Business.

Cemetery Fees

Resolution 25-05-05-01: Trustee Wetzel moved resolution to amend the current Cemetery Fee Schedule to include the \$3,500 dollar fee for disinterment as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

The Cemetery Policy was presented to the Board of Trustees to review and provide feedback to Mr. Platte.

Items for Disposal by Auction

Resolution 25-05-05-02: Trustee Wetzel moved resolution disposing of township property by internet auction for one 1999 International dump truck with one nine-foot road broom/sweeper, one ten foot Gledhill snowplow, and one Henderson salt auger and spreader as well as miscellaneous truck tires as presented. Trustee Fry seconded the motion. Discussion: They will be sold in two separate lots. With no further discussion, the motion was approved via unanimous roll call vote.

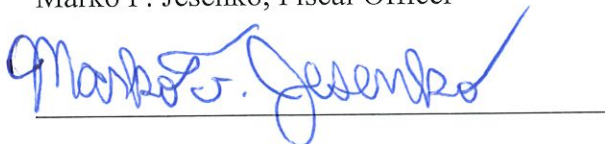
Trustee Wetzel asked for any Public Comments. No public comments were provided.

Trustee Wetzel 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 9:22 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

