

Jersey Township, Licking County

Board of Trustees Special Meeting Minutes June 17, 2024 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman
Jeff Fry, Vice-Chairman
Ben Pieper, Trustee
Marko F. Jesenko, Fiscal Officer

Staff Present:

Rob Platte, Administrator
Laura Brown, Administrative Assistant
Holly Mattei, Crossroads Community Planning

Visitors:

Matt Martin – PUD Applicant
Members of the Public (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 confirming that Trustees Fry, Wetzel, and Pieper were in attendance.

With this being a special meeting, Mr. Platte requested the first public comments related to any township business be removed (item #7). Trustee Wetzel moved to approve the agenda as amended. Trustee Pieper seconded the motion. With no further discussion, the motion was approved via unanimous roll call vote.

Public Hearing for the rezoning application submitted by Matt Martin to rezone 1.69 acres at 9897 Jersey Mill Road from Rural Residential to Planned Unit Development.

Trustee Wetzel moved to open the public hearing at 7:32 p.m. The motion was seconded by Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte provided an overview of the application and recommendations by both the Licking County Planning Commission and the Jersey Township Zoning Commission. The Licking County Planning Commission staff and board provided a non-binding recommendation of denial. The basis for the denial was the associated map amendment and the concept of using the Ohio Revised Code §510.021(B) PUD option is supported by the LCPC staff and board, however, the zoning text amendment needed to be developed further. The LCPC Board does not have major concerns with the proposed map amendment as the proposed GB-1 district land uses would be in conformance with the effective Jersey Township Comprehensive Plan. The Zoning Commission recommended approval with the following modifications: Limiting signs to one wall sign for the building with a maximum size of ½ square foot per one linear foot of building; maximum building height of forty-five foot, a flat roof is prohibited, a minimum roof pitch of 4/12; the use of Commercial Residential is prohibited; remove the language referencing spaces for Commercial Residential Parking; modifying the definitions of “contractor and storage facilities” to add auto detailing, machine shop, auto repair, real estate/property maintenance, gym/fitness

center, tiny home construction, and retail; and requiring the addition of street trees under Landscaping and Screening.

Holly Mattei reviewed the contents of the text document. The revised text, Exhibit D, was provided to the Board of Trustees prior to the public hearing for review.

The applicant, Matt Martin, provided a power point presentation. Mr. Martin requested the following modifications to the Zoning Commission's recommendation: Allow commercial residential uses, remove the setback from the centerline, allow chain link fencing, add one parking space per residential unit, add up to three (3) signs visible from the 161 freeway, reduce the monument sign setback to match the other setbacks, allow a small sign above each of the unit doors, remove Preliminary Development Plan from the text, remove the word rooftop because the mechanical equipment will be ground mounted, allow for additional time for the development due to uncertainty of water and sewer lines, and to permit additional uses as shown. The site plan in the presentation showed flex/office use on the west side of the property with commercial residential use on the east side of the property. The Zoning Commission and Board of Trustees will approve a Final Development Plan after the map and text amendment are approved. Mr. Martin is proposing eight (8) units per acres with no more than twelve (12) to fourteen (14) units.

Ms. Mattei recommends more architectural requirements if commercial residential were to be a]lpermitted, and stated she feels that 1.69 acres is too small for commercial residential. The CPO zoning has more architectural standards because of the commercial residential use.

Trustee Wetzel confirmed all the uses are inside with no outside storage permitted. The Trustees reviewed the requests for one sign on the west side of the building and two on the south side facing the freeway with Mr. Martin

Trustee Wetzel addressed questions from the public. The questions and discussions from the public were regarding Jersey Township being a nice area and how this development will look, the additional traffic, and what uses the applicant is requesting. The property does not have water and sewer and it will be approximately three years before it is available. The requested signage was discussed.

Zoning Commission Chair Karen Kitts stated the Zoning Commission voted unanimously to remove the commercial residential. Ms. Kitts feels the requested signage is too large. The applicant has modified the request from storage garage to include the residential commercial.

Mr. Platte stated the Future Land Use Map calls for commercial in this area of the township.

Zoning Commission member Adam Wheeler explained at least half of the members did not want commercial residential. Mr. Wheeler was open to looking into it. When the Zoning Commission voted to approve or deny the rezoning the vote was unanimous to recommend approval with the modifications.

Trustee Wetzel moved to close the public hearing at 8:52 p.m. The motion was seconded by Trustee Pieper and with no further discussion, the motion was approved via unanimous roll call vote.

The Trustees discussed the signs and the requests by the applicant, Matt Martin. The text will be modified to reflect up to two (2) wall signs on the south side of the building. Text will be added to allow one (1) wall sign on the west side of the building. The applicant requested under Section 14.08.B.01 regarding the drive/parking setbacks to remove the setback from the center line and require a minimum of 10' measured from the road right-of-way. Language will be added to require five (5) street trees per lineal foot. The parcel number and address will be added to the first page. The chain link fence that O.D.O.T. has along SR161 is permitted but chain link fences in this PUD are prohibited. Language will be added to require connection to water and sewer when available. Regarding the request for a longer commencement period the Trustees agreed to the modification of two (2) years to start and five (5) years to complete. The definitions will remain as written. The reference to rooftop mechanicals was discussed. Because of the pitched roof the mechanicals will be located on the ground.

Trustee Wetzel introduced the minutes of the June 3, 2024, 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 motion was approved via unanimous roll call vote.

Consideration of Resolution to Approve the PUD Rezoning Submitted by Matt Martin

Resolution 24-06-17-01: Trustee Wetzel moved Resolution 24-06-17-01 to adopt with modifications the recommendation of the Jersey Township Zoning Commission regarding an amendment to the Jersey Township Zoning Resolution and Map to rezone parcel #036-110538-00.006 attached hereto as Exhibit A. Trustee Pieper seconded the motion. Discussion: Exhibit A includes Exhibits A, B, C, D, and E referenced in the resolution. Exhibit E is the final text as modified during this meeting. The motion was approved via unanimous roll call vote.

Joint Economic Development District (JEDD) – Set hearing date

The JEDD is proposed for twelve parcels along Duncan Plains and Green Chapel Roads. This has been initiated between the property owners and Jersey Township. The JEDD partnership structure includes the City of Heath and Union Township.

Resolution 24-06-17-02: Trustee Wetzel moved Resolution 24-06-17-02 providing for acceptance of the Jersey Heath Union Joint Economic Development District No. 1 Contract in its present form and for a public hearing on the contract on July 26, 2024, at 8:00 a.m. as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Employee Life Insurance Coverage

Mr. Platte stated that Life Insurance coverage is not made available to part-time employees via the Employee Policy Manual, but the Board has the discretion to vary from the manual if it so chooses. Mr. Platte stated that coverage was made for one part-time employee through the hiring process, and he feels that for the minimal cost that would be incurred by the township, the Board could consider offering coverage to the two remaining part-time employees. Trustee Pieper moved to approve Employee Life Insurance coverage to Bud Witney and Kathy Wetzel at an annual cost of \$101.52. Trustee Fry seconded the motion. Discussion: The individual cost is \$50.76 dollars a year. This motion will not modify the Employee Manual. The roll call on the motion was as follows: Pieper, yes; Fry, yes; and Wetzel, abstained;

Road and Bridge Levy

The Trustees discussed the current Road and Bridge Levy that will expire at the end of 2024, and the options available to the township. The current levy cost per \$100,000 homeowner market value is \$48.50 a year, and it generates \$559,013 per year for the Road and Bridge fund. Mr. Platte stated that due to the township's fiscal responsibility in recent years and aggressive pursuit of other non-property tax funding sources, a reduction in the levy would save the residents money and still allow the Road and Bridge department to operate. Trustee Wetzel stated that it has been the Board's longtime intent and commitment to reduce, or eliminate, township property taxes altogether as the township sees new development that will generate new revenue for the township. He believes the Road and Bridge levy can be eliminated altogether in the not-to-distant future, but for now, a reduction will be needed in order to maintain current service levels. Trustee Wetzel and Mr. Platte reviewed a renewal and reduction scenario that would generate approximately half of the current revenue, but that the scenario would need verified with the County Auditor.

Resolution 24-06-17-03: Trustee Pieper moved Resolution 24-06-17-03, determining that it is necessary to levy a tax outside the ten-mill limitation for the purpose of general construction, reconstruction, resurfacing and repair of streets, roads and bridges in Jersey Township and requesting the Licking County Auditor to certify the amounts described in Ohio Revised Code §5705.03(B)(2) as presented. Trustee Fry seconded the motion. Discussion: This resolution is for the renewal levy of the current 3 mill levy with a decrease of 1.5 mills. This constitutes a 1.5 mill levy.

The motion was approved via unanimous roll call vote.

Trustee Wetzel asked for any Public Comments. The public felt the rezoning request this evening was handled well.

Trustee Wetzel asked for Trustee Comments or Announcements. Trustee Wetzel received a noise complaint regarding construction at 3:00 a.m. from the Intel and Amazon sites. He has reached out to the City of New Albany to share the complaint.

Trustee Wetzel moved to adjourn the meeting. Trustee Fry seconded the motion, and the voice vote on the motion was 3-0. The meeting was adjourned at 9:40 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

