

Jersey Township, Licking County

Board of Trustees
Regular Meeting Minutes
July 6, 2026 - 7:30 p.m.

Attendees:

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

Staff Present:

Laura Brown, Administrative Assistant
Rob Platte, Administrator

Visitors:

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 and it was confirmed that Trustees Fry, Pieper, and Wetzel were in attendance.

Public Hearing –

Trustee Wetzel opened the public hearing for the Final Development Plan for Jersey 1820 LTD for the parcels 082-106920-00.006 and 082-106920-00.001 located at the southwest corner of Worthington and Putnam Roads at 7:33 p.m. The motion was seconded by Trustee Pieper and with no further discussion, the motion was approved via unanimous roll call vote. The applicant/property owner was not present.

Mr. Platte provided an overview of the Jersey 1820 Planned Unit Development and introduced Holly Mattei with Crossroads Community Planning. Ms. Mattei provided a Staff Report that compared the Planned Unit Development District text to the Final Development Plan that was submitted. The Zoning Commission recommended approval if the missing items from the Staff Report are provided or corrected. The Staff Report highlighted in yellow all the items still needing to be addressed.

Public Comments – Several residents adjacent to the property were in attendance. The availability of water and sewer was discussed. The emergency access road is secured by a chain attached to posts to block access but does not seem to be always locked. Ms. Mattei will look at Phase 1 and verify what was required. Landscaping and buffering requirements were also discussed. Ms. Mattei will discuss with Bud Witney the status of compliance with Phase 1.

Trustee Wetzel moved to continue the public hearing for the Final Development Plan for Jersey 1820 to August 3, 2026 at 7:30 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Time out of the public hearing was 7:46 p.m.

Trustee Wetzel introduced the minutes from the June 1, 2026, 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.

Trustee Wetzel asked for Public Comments –

Larry Hickman discussed the restoration of his property from the work completed by the water department. Mr. Platte will follow up on this issue.

Gus Smithhisler on Burnside Road discussed several items as follows: The hole from the house that was demolished on Burnside Drive; the road damage on Beaver Road has not been fixed by the contractor; and notifications for the meetings held by the Ohio Public Utilities Commission regarding the Neo Power Generation Facility. Mr. Platte explained the Ohio Power Siting Board must notify the township and adjacent Property Owner's, which the township was notified. There is information on the township's website also. There was discussion on the Trustees providing comments to the Ohio Power Siting Board. There was discussion about sending a letter requesting buffering. Mr. Platte will draft a letter for the trustees to consider. Discussion regarding the noise from Data Centers was held and what could be done to benefit the township regarding the noise. The township does not have a noise ordinance. The financial benefits to the township were discussed.

Mat Maynard on Beaver Road discussed issues with traffic on Mink Street and safety when turning from Beaver Road to Mink Street. Mr. Maynard has reached out to the Licking County Sheriff's Office and the City of New Albany and does not seem to be getting any help with directing traffic.

Fiscal Officer Jesenko provided the Finance Report. 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. There were three Cemetery Deeds.

Trustee Wetzel asked for department reports.

Administrator's Report – Mr. Platte discussed employee time off as it relates to holidays. He also shared that the old Blacksmith Shop has been demolished and the site cleared. He met with the County Engineer's office regarding storm pipe issues along Morse Road in front of Jersey Cemetery.

Zoning Report – Mr. Platte reported there were four demolition permits, two accessory structure permits, one pool permit, and Axium's structure permit.

Fire District Reports – Monroe Township Fire District thanked the Board of Trustees for supporting the levy. Mr. Platte met with West Licking Joint Fire District regarding annexation agreements.

Trustee Wetzel introduced Unfinished Business – No Unfinished Business was provided.

Trustee Wetzel introduced New Business –
Road Resurfacing Bid Opening and Award

Mr. Platte opened the bids at 8:38 p.m. Option #1 is to resurface Hatch Road with 2" of asphalt concrete surface course. Option #2 is to resurface Hatch Road with 2" of asphalt concrete surface course and mill and resurface Sycamore Road with 2" of asphalt concrete surface course.

The township received bids as follows:

The Shelly Company – Option #1 \$106,799.60 and Option #2 \$67,981.25 for a total of \$174,780.85.

Strawser Paving – Option #1 \$126,378.00 and Option #2 \$66,921.00 for a total of \$193,299.00.

Brecks Paving – Option #1 \$143,905.86 and Option #2 \$70,174.73 for a total of \$214,080.59.

Resolution 26-07-06-01: Trustee Wetzel moved "Resolution to Award the 2026 Road Resurfacing in Jersey Township, Licking County Ohio to The Shelly Company for Option #2" subject to final legal review and approval. Trustee Fry 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 public comments were provided.

Trustee Wetzel asked for Trustee Comments.

The Trustees discussed a request for the Licking County Sheriff's Speed trailer to be placed on Miller Road. The Trustees will locate a property to place the trailer on and then contact the Sheriff's Office. The township received a complaint on a property that needs to be mowed at the intersection of Mink and Morse Roads. Trustee Wetzel reached out to the City of New Albany regarding road improvements and sidewalks at the intersection of Beech Road and Jug Street Road. Trustee Wetzel and Mr. Platte attended the Licking County Forward community workshop regarding an integrated comprehensive plan for Licking County. The Trustees discussed concerns with conflict between the Jersey Township Comprehensive Plan and a county-wide one. The Trustees agreed that Jersey Township does not need to be included in the county-wide plan.

Executive Session

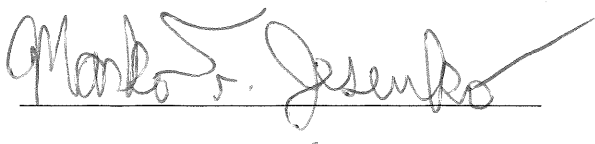
Trustee Wetzel moved to enter into Executive Session pursuant to Ohio Revised Code 121.22 (G)(2) to consider the potential purchase or sale of property and (G)(3) for conferences with an attorney regarding pending litigation; Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time going into Executive Session was 9:08 p.m. Invited into the executive session were Trustees Fry, Pieper, and Wetzel, Fiscal Officer Jesenko, and Mr. Platte. Included via telephone was Attorney Matt Teetor.

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 11:12 p.m.

Trustee Pieper moved to authorize the Township Administrator to work with legal counsel to negotiate and finalize a Purchase Agreement with the Licking Heights Local School District to purchase the old elementary school site at 12201 Morse Road for amount not to exceed five hundred thousand dollars. Trustee Fry seconded the motion and the voice vote on the motion was 3-0.

Trustee Pieper 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 11:13 p.m.

Respectfully Submitted:
Marko F. Jesenko, Fiscal Officer



Attest:
Dan Wetzel, Chairperson _____

Jeff Fry, Vice-Chairperson 

Ben Pieper, Trustee 