

# Jersey Township, Licking County

Board of Trustees  
Special Meeting Minutes  
July 23, 2025 - 7:30 p.m.

## Attendees:

Dan Wetzel, Chairman  
Jeff Fry, Vice-Chairman  
Ben Pieper, Trustee (arrived at 8:28 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 7:00 p.m. and led the Pledge of Allegiance. Mr. Platte called the roll confirming that Trustees Wetzel, and Fry were in attendance. Trustee Pieper arrived during the meeting at 8:28 p.m.

Trustee Wetzel 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.

## **Nuisance Hearing - 12831 Morse Road**

Trustee Wetzel moved to open the Nuisance Hearing at 7:01 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

This property is 12831 Morse Road located at the corner of Morse Road and Mink Street and was previously known as the Smith Farm. Mr. Platte provided an aerial picture from August of 2022 of the property along with pictures that were taken on July 20, 2025. The house trailer on the property has been demolished. There is a pile of debris on the property. Mr. Platte provided an overview of O.R.C. §505.87(A) and §505.87(B). Mr. Platte has spoken with one of the property owners regarding the conditions. There has been activity on the property to clean up the nuisance conditions. The Staff recommends the Board of Trustees declare the property a nuisance.

Anita Fowler and Melissa Fowler, the daughters of the tenant who rents from the property owner, provided information on their mother's situation and steps that have been taken to clean up the property. Mr. Platte explained that the cost to order a contractor to clean the property up will be assessed to the tax duplicate on the property, the property owner is responsible. Anita Fowler explained they are trying to mow with a push mower and will need get someone to mow with a bush hog.

Trustee Wetzel moved to close the Nuisance Hearing at 7:13 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

**Resolution 25-07-23-01:** Trustee Wetzel moved "Resolution Declaring Nuisance Conditions exist at the property located at 12831 Morse Road, and ordering the abatement, control, or removal of the nuisance conditions" as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Once the notice is

given, the property owner has seven (7) days from the date of mailing to remove the nuisance conditions.

### **JEDD Public Hearings**

Worthington Road Joint Economic Development District (JEDD) Agreement

Morse Road Joint Economic Development District (JEDD) Agreement

N.E. Mink Road Joint Economic Development District (JEDD) Agreement

Trustee Wetzel moved to open the public hearing for all three Joint Economic Development Districts at 7:15 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte explained the maps for the JEDD's have been revised and because of the process of notifying the municipalities the hearing will need to be continued.

Trustee Wetzel moved to continue all three JEDD public hearings to September 11, 2025, at 7:30 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **Public Hearings**

#### **Article 14.05 Worthington Corridor Overlay District (WCOD) – Zoning Map Amendment only, Innovation Employment (IE) Sub-Area**

Trustee Wetzel moved to open the public hearing for Article 14.05 Worthington Corridor Overlay District Zoning Map Amendment only at 7:19 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Holly Mattei with Crossroads Community Planning introduced Kelsey Miller who is a planner with Crossroads Community Planning and who previously helped with these overlays. Ms. Mattei provided a presentation of the proposed map amendment. Ms. Mattei reviewed the area on the map that will be expanded going north along Mink Street to Jug Street. The Licking County Planning Commission's conditions were that the township clearly document as part of the motion by the Zoning Commission and resolution by the Board of Trustees reasons for extending the IE District and varying from the adopted Comprehensive Plan and the Future Land Use Map; and that the township consider adjusting the Comprehensive Plan and Future Land Use Map for consistency, and Ms. Mattei agrees with this recommendation. New Albany, pursuant to the CEDA, provided a review and did not have any comments that require any modifications.

The Zoning Commission recommends disapproval of the expansion of the WCOD, because the Commission does not see significant differences between the existing Mink Street Overlay District and the proposed WCOD expansion. Without distinct characteristics to justify the change, the Zoning Commission cannot identify a need to expand the WCOD.

Ms. Mattei provided a side-by-side comparison of the two overlay districts and there are a few minor differences in height and setbacks along with approximately eight different uses that would be in addition to what is permitted under the Mink Street Overlay. The eight uses are not significantly different in use types with the exception of advance manufacturing use. Advanced Manufacturing is defined as the use of innovative technologies to improve products or processes. These technologies include control systems, custom manufacturing, high precision technologies, sustainability technologies, high performance computing and advanced robotics. Ms. Mattei's knowledge of Advanced Manufacturing uses is they are typically clean industrial uses that have a minimal impact on the surrounding area, and this will allow the township to focus on similar

uses that are found in the New Albany Tech District as well as support industries and surrounding businesses in this area.

### **Public Comments**

Gus Smithhisler of 2227 Burnside Road attended the Zoning Commission's public hearing and has concerns with approving overlay districts over an overlay district over an overlay district, there were five properties that were different from what is in the Mink Street Overlay. Mr. Smithhisler questioned the motivation behind this overlay and why is it being done when there are not many differences between the two overlay districts. Mr. Smithhisler does not feel the overlays are the end for a property owner because they can come to the township; the overlay is there to make it easier for companies.

Jim Walker of 2323 Burnside Road discussed Advanced Manufacturing and feels it is out of line with an Innovation Park, manufacturing has trucks, loading docks, and noise.

Trustee Wetzel explained the goal was to keep the east side in conjunction with the west side of Mink Street. Mr. Wetzel is not sure that Advanced Manufacturing will create additional truck traffic than regular manufacturing. Advanced Manufacturing is more like chip manufacturing, data centers, robotics, which would not create a ton of truck traffic.

John Jones of 11354 Reussner Road inquired about the changes in the setbacks and building heights. Ms. Mattei explained the IE allows for a sixty-foot building height and sixty-foot setback. This extension in the overlay district to IE will be in addition to the overlay already on the property.

Alyson Kaufman of 2141 Burnside Road had questions on the different areas on the map and the effect on her property. Ms. Mattei explained what uses are in each of the areas of the map and the process of developing within these areas. The way the overlays work was explained.

Trustee Wetzel moved to close the public hearing at 7:34 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

**Resolution 25-07-23-02:** Trustee Wetzel moved "Resolution to adopt an amendment to the Jersey Township Zoning Map to amend the "IE" subarea of the Worthington Corridor Overlay District". Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

The Zoning Commission's recommendation to deny the request was further discussed. Mr. Platte explained the expansion of the "IE" subarea up to Jug Street is by-in-large under one ownership. It is better to develop the entire site under one zoning district. This extension will permit an additional eight uses. This action was initiated by the township. Mr. Platte was not able to attend the Zoning Commission public hearing to explain the background to the request. This map amendment would allow the site to be developed under one single overlay district and one master-planned Development Plan, as opposed to multiple.

### **Article 14.10 Jersey Northeast Overlay District (NEOD) – Text and Zoning Map Amendment**

Mr. Platte explained that this area is in a JEDD and Revitalization District.

Trustee Wetzel moved to open the public hearing for Article 14.10 Jersey Northeast Overlay District at 7:40 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Ms. Mattei provided a presentation of the proposed amendment. The map showed the proposed overlay along Duncan Plains Road and Caswell Road down to Miller Road.

There are two land use areas with the Mixed-Use (MU) area of approximately 124 acres and the Estate Residential (ER) area being approximately 150 acres. Ms. Mattei reviewed the subareas and what is allowed. The Mixed-Use area accommodates a variety of housing types, local businesses, and encourages walkability to reduce dependence on automobiles and increase economic growth. The Estate Residential serves as a buffer between the large lot residential uses and the newly developed land and will only permit seventy-five lots in this area but the houses are permitted to be clustered. There is a No Build Zone and Tree Preservation Area on the south side along Miller Road.

The Licking County Planning Commission recommendation for approval with conditions was reviewed. The Comprehensive Plan and Future Land Use Map will need to be adjusted to establish a more clear framework for making future zoning decisions, be consistent with the format and sequencing with other overlays, the “Non-Developable Lands” section be added to the overlay district language to maintain consistency with the Comprehensive Plan, the design standards remain consistent with the NEOD intent throughout the revisions and that the map is finalized and clearly reference in all public materials, and public notices and outreach be completed per O.R.C. §519.12 timeline and that the proposed resolution is reviewed by legal counsel prior to adoption. Ms. Mattei agrees with all of these conditions and will make the necessary revisions. The LCPC Staff made other comments in the Staff Report that were in orange text that Ms. Mattei reviewed and the recommended clarifications will be made. The landscaping requirements will remain in the overlay text and will be the regulations that will apply.

The New Albany review pursuant to the CEDA was reviewed and requested imagery and/or a full description of what is good versus bad development looks like was discussed. The imagery for the target areas already exists and the undesirable communities will not be added to the text. The Zoning Commission requested the language regarding elevators be added. The other recommendations would not apply to this overlay district.

The Zoning Commission recommends approval with the following conditions: Remove all “Large” uses from the MU Subarea to avoid large plots of land and parking lots in pedestrian oriented areas; referencing the township’s food truck regulations in the use table; replacing Hotel/Motel with Boutique Hotel with a definition of this use; removing High, Technical, and Post Secondary Schools from the MU subarea to avoid large parking lots and pedestrian oriented uses. Ms. Mattei explained the overlay was reviewed twice by a sub-committee (stakeholders) that included the schools, and the school districts are expecting these uses in the overlay; reduce the setback from a Local Road from thirty (30) feet to twenty-five (25) feet in the MU subarea to make it more pedestrian friendly; reduce the maximum building height from sixty (60) feet to forty-five (45) feet to feel more like a smalltown walkable area; add footnotes to the setback table to allow a front porch, patio, or stoop to be allowed to encroach on the front setback for residential uses to encourage neighborly interaction that contribute to the smalltown rural character; add a 70/30 percent commercial to residential density requirement to ensure there is an appropriate mix of uses; remove the Noise requirements; update the definition of Single Family Patio Home; add definition for Boutique Hotel; and address the comments for the Licking County Planning Commission and New Albany CEDA recommendations.

The stakeholders included the Northridge Schools, Johnstown Monroe Schools, Adam Wheeler from the Zoning Commission, the Licking Regional Water District, Zoning Inspector Bud Witney, and Township Administrator Rob Platte.

### **Public Comments**

Neal Wengatz of 9951 Miller Road inquired on the No-Build Zone south of Miller Road. Ms. Mattei explained that utilities and roads can cross over the No Build Zone. This will be determined during the Development Plan approval. An Emergency Access could be permitted in this area. The Tree Preservation Area was also discussed.

Larry Hickman of 11660 Worthington Road asked if the No Build Zone could count as greenspace and it counts for greenspace.

Gus Smithhisler of 2227 Burnside Road stated Jersey township is roughly seventeen thousand acres, currently seven thousand is under New Albany's jurisdiction, Jersey township already has three thousand acres under existing overlays for commercial development and does not see the need for additional overlay districts. There have been only three major developments. Mr. Smithhisler does not care for this overlay, and where we are going as a township.

Trustee Wetzel discussed the No Build Zone area along Miller Road. Ms. Mattei read the No Build Zone definition to provide a better understanding of what is permitted in this area. Emergency Access was discussed.

Mr. Platte discussed the four-corners project previously proposed and the adjacent Townships have commercial in their Comprehensive Plans. Mr. Platte recommended the Trustees leave the schools in the permitted uses and referenced the Brownfield Case and zoning exemptions for schools. If the township leaves the schools in the permitted uses it allows the township more room to collaboratively work with the schools.

Gus Smithhisler discussed schools being in the permitted uses and the intent of the overlay districts for bringing in tax money which schools do not do. Mr. Smithhisler feels all of the overlay districts being created will require additional staff.

Ms. Mattei discussed the Post Secondary schools being in mixed use developments and recommends these be permitted. The Trustees discussed permitting schools like Columbus State.

Alyson Kaufman of 2141 Burnside Road discussed the Tree Preservation area and Estate Residential Areas allowing houses to be nestled in the wooded areas. Ms. Kaufman feels all the overlays are taking away from the charm of this area.

Adam Wheeler of 9842 Miller Road explained that Estate Residential requires a minimum of thirty-five hundred (3,500) square feet of living area, so this is a pretty large house that is required.

Jim Walker of 2323 Burnside Road inquired about the requirements for green space within the entire township. Ms. Mattei explained all the overlay districts require open space requirements with this overlay requiring twenty percent (20%).

Trustee Wetzel discussed the future development in this area and what will be coming. The Trustees discussed trying to protect the township and what happens when you do nothing. The annexation threats for the remaining township are also a concern. The Trustees are trying to bring in development to generate revenue that can help the residents.

Trustee Pieper arrived at 8:28 p.m.

Ms. Mattei explained how the two land use areas were determined which create the mixed used area along both sides of Duncan Plains Road. The Estate Residential Area is what seems to be what property owners are requesting.

Mr. Platte will reach out to the other townships in the four corners area to work together on developing this area.

The Trustees discussed the Zoning Commission's recommendation, and which permitted uses were removed. The Trustees discussed allowing the schools in the permitted uses. The underlining Zoning may permit the schools in this area.

Trustee Wetzel moved to close the public hearing at 8:47 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

**Resolution 25-07-23-03:** 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 Planned Unit Development Overlay District, known as the Northeast Overlay District or "NEOD" in its final form dated July 23, 2025 and as attached hereto as "Exhibit A". Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The Trustees modifications were to allow schools in the Mixed-Use area and added it to the Estate Residential.

#### **Article 14.11 Northwest Interchange Overlay District (NWIOD) – Text and Zoning Map Amendment**

Trustee Wetzel moved to open the public hearing at 8:50 p.m. 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 this overlay at the intersection of SR161 and SR310. Some of these areas are in the JEDD. The Neighborhood Mixed Use area is to buffer between commercial and existing residential. There is proposed commercial on the east side of SR310 in St. Albans township.

Holly Mattei with Crossroads Community Planning provided a presentation of the proposed amendment. The proposed Overlay District is in alignment with the Jersey Township Comprehensive Plan and does call for commercial uses. The proposed Land Use Areas are Highway-Oriented Mixed Use (HMU) and Neighborhood Mixed-Use (NMU). The proposed uses and lot – setback standards were reviewed.

The Licking County Planning Commission comments were reviewed. The staff comments regarding the Landscaping requirements were discussed and the requirements will remain in the text for the Overlay District. Ms. Mattei agrees with all the other comments from the Licking County Planning Commission.

The Zoning Commission recommends approval with the following conditions: To add to the map a 150-foot No Build Zoning on each side of the FEMA floodplain (ravine), a 100-foot No Build Zone at the end of the cul-de-sac that stubs into the NMU subarea and include language that allows for roads to extend at the right angles in the No-Build Zone, include the wood area around the ravine in a Tree Preservation Area; remove the noise requirements; reduce the maximum building height in the HMU from 80 feet to 60 feet; remove the typo in Section 14.11.G.; add the



word “Privacy” in front of the word fence in Section 14.11.H.9.b (iii) (2) in the NMU subarea; address the typo in Section 14.11.H.9.C.; include all the Licking County Planning Commission and New Albany CEDA recommendations.

### **Public Comments**

Gus Smithhisler of 2227 Burnside Road discussed the removal of Commercial Residential. It was a part of the Zoning Commission’s recommendation to remove the Commercial Residential in the Use Table (Table 1).

The Commercial Residential use was discussed and will be removed from the Neighborhood Mixed Use Area and remain in the Highway-Oriented Mixed-Use Area.

The Trustees discussed the proposed overlay and whether it is too large of an area. The Trustees will remove four parcels in the Northwest corner in the Neighborhood Mixed-Use area with the Northeast corner remaining. The map can be revised in the future for development.

Alyson Kaufman of 2141 Burnside Road discussed the No Build Zone. There is a buffer requirement in the Zoning Text to protect residential.

Trustee Wetzel moved to close the public hearing at 9:15 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

**Resolution 25-07-23-04:** 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 Planned Unit Development Overlay District, known as the Northwest Interchange Overlay District or “NWIOD” in its final form dated July 23, 2025 and as attached hereto as “Exhibit A”. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The Trustees removed four parcels in the Northwest corner in the Neighborhood Mixed-Use area with the Northeast corner remaining.

### **Public Comments**

Trustee Wetzel asked for any Public Comments.

Gus Smithhisler of 2227 Burnside Road discussed the current Overlay Districts and text be added to the website.


Jim Walker of 2323 Burnside Road inquired about the New Albany input on the Overlay Districts. This was explained as being part of the CEDA Agreement between Jersey Township and the City of New Albany.

**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

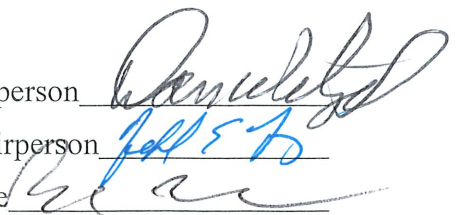
  
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Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

  
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