

# **Jersey Township, Licking County**

Board of Trustees

Regular Meeting Minutes

September 3, 2025 - 7:30 p.m.

## Attendees:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Marko Jesenko, Fiscal Officer

## 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 moved to add a G(8) immediately following the G(3) under item 13 Executive Session and approve the agenda. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

## **Public Hearing**

Trustee Wetzel moved to open the public hearing for PJP Holdings LLC for the Text and Map Amendment and Final Development Plan to rezone from Rural Residential (RR) District to Planned Unit Development (PUD) for 10874 Worthington Road at 7:34 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 provided a presentation. The site plan shows two proposed buildings for the manufacturing of plastic materials. The manufacturing of plastic materials is the only permitted use for the PUD. Any additional uses would have to come back to the township through the rezoning process. There are two proposed access points along Worthington Road. The developer has added additional landscaping versus what was presented to the Zoning Commission. The proposed building height is 45 feet to the top of the parapet. The Zoning Commission recommended the Board of Trustees deny the proposed rezoning and Final Development Plan. Ms. Mattei provided a memo to the Trustees prior to this public hearing regarding the Zoning Commission's concerns. The Zoning Commission did not provide a reason for denial in the motion but one concern was that the proposed use did not align with the neighborhood commercial uses in the Worthington Corridor Overlay District. The overlay is one option for the area if the development meets that criteria, it is not the only option for the corridor. The proposed use complies with the comprehensive plan. The applicant intends to address cross access when adjacent parcels develop, and the text will be updated to address this request. The requirement for multi-use paths or sidewalks has been addressed. The site will be serviced by public water and by onsite sewer systems until such time as central sewer services are available. Text was added to address the requirement to connect to sewer within twelve months of the

service being available. The proposed PUD Text and Development Plan was reviewed. The proposed building height was a concern of the Zoning Commission. The applicant agreed to reduce the maximum building height from fifty-five feet to forty-eight feet to the top of the parapet wall, but the Zoning Commission still had concerns. This is only a three-foot difference from the requirement in the overlay district. The Zoning Commission had concerns with the proposed fence height and the applicant agreed to reduce the maximum fence height from fifteen feet to six feet. A fence detail has not been submitted, and the applicant is not proposing any fencing at this time. The landscaping and buffering concerns discussed during the Zoning Commission public hearing have been addressed with additional landscaping along Worthington Road. The Zoning Commission noted the number of spaces between parking bays exceeded the requirements in the zoning text and this concern has been addressed. The number of employees on the largest shift needs to be indicated on the development plan and this has been addressed. The lighting along the adjacent lot lines will not exceed 1.0 footcandles and has been addressed. The applicant has updated the sign regulations and still needs to better define measuring the height to the top of the sign.

The Licking County Planning Commission had a few comments but overall felt the use complied with the Comprehensive Plan and recommended approval. The New Albany Planning Staff per the requirements of the Corporative Economic Development Agreement (CEDA) made recommendations regarding the street scape. The applicant is providing additional landscaping.

Trustee Pieper inquired about cross access and Ms. Mattei explained it is required to provide access between adjacent properties. This is usually more important in retail uses. The applicant has safety and security concerns connection to those properties at this time.

Trustee Wetzel discussed setbacks. Ms. Mattie confirmed the building is ninety feet from centerline on Worthington Road and thirty feet from the row of S.R. 161. The setbacks are one hundred and twenty feet on the west and east side of the property.

There is no fence being proposed on the property at this time but if needed in the future the applicant agreed to the modification of six foot height.

Ms. Mattei explained the multi-use path can be in the road row if there is a maintenance agreement. The Licking County Engineer will require the maintenance agreement.

Brian Quackenbush with EMH&T confirmed there will be on-site septic holding tanks that will be buried, until the sewer is available from Licking Regional Water District. The EPA will have to approve. The tanks will be pumped out.

Trustee Pieper inquired on why the Zoning Commission recommended denying the rezoning request. Ms. Mattei could only reference the comments that were provided during the hearing because no reasons were stated in the motion. Ms. Mattei feels the applicant has addressed every concern that was raised other than cross access and does not feel the use is out of line with the Comprehensive Plan. Trustee Fry discussed New Albany, spot zoning, manufacturing, and the IE District. Ms. Mattei feels the inner part of this area makes sense for the larger buildings with the retail at the interchanges. Trustee Fry questioned whether the manufacturing uses should be in the IE District. Ms. Mattei understands that the IE District allows for a broad amount of uses with this request being for one type of use.

Mr. Platte confirmed there will not be any outdoor storage or uses and the loading docks are located between the buildings. The cross access requirements were discussed.

Ms. Mattei explained there is only one permitted use being the design, development, and manufacturing of plastic packaging components along with related uses and activities such as warehousing, distribution, and offices. The property is in the Worthington Corridor Overlay District (WCOD) which can still be pulled down.

Brian Quackenbush discussed the existing wetlands on the property, and they have already submitted a permit to the Army Corps of Engineers.

Mr. Platte confirmed there is water on the property. The EPA is supportive of the on-site septic and the developer must hook-up within twelve months after sewer becomes available.

Aaron Underhill with Underhill & Hodge LLC provided a presentation. This will be the seventh location for Axiom in this area. This location anticipates having 125 full-time employees with the initial annual pay of \$52,000 per year which equates to \$6.5 million of annual payroll. The project will be included in the NCA. Mr. Underhill feels this use is appropriate located along the highway and complies with the Comprehensive Plan. The Axiom buildings are quality and have the feeling of an office building and several slides were provided of the proposed building and current buildings. The modifications to the original Landscaping Plan that was submitted were reviewed. An updated Landscape Plan was submitted with this plan having eighty-tree trees plus a mound along Worthington Road. A slide comparing the proposed Axiom Worthington Road PUD to the Jersey 1820 PUD which meet or exceed those standards. This PUD does not have residential uses at the adjacent properties.

Trustee Pieper inquired about the construction timeline. Chad Moorehead with Axiom Packaging explained the construction would start as soon as the permits are obtained. Kurt Beres who is the architect for the project, feels the drawings should be completed by the beginning of October and construction started the beginning of the year and finished by the end of 2026.

### **Public Comments**

John Jones of 11354 Reussner Road inquired about how many parking spaces the facility will have. Brian Quackenbush stated there will be 188 parking spaces. The developer will work with the fire district regarding emergency access and turn around areas. This will be addressed during the final engineering phase with the fire department. Mr. Jones inquired about the lighting on the property. Mr. Quackenbush confirmed the lighting has been addressed and the lighting engineer reduced the lighting down to be lower than 1.0 footcandle.

Mr. Platte clarified the trees have been increased along with additional mounding along Worthington Road. There will be a two-to-three-foot mound and the trees will be located on and around the mound.

The property will not be gated; it will be open. The hours of operation will be 24 hours a day.

Joel Fraley of 1926 Patterson Road inquired on noise and odors from the property. Chad Moorehead explained there will be exhaust fans running for ventilation. There is no burning of plastic and there is no real smell to this process. This is similar to the other locations in the area.

Scott Axel of 232 Glenn Drive inquired on truck traffic and if there will be any truck traffic between existing locations.

Chad Moorehead explained the plan is to have the resin delivered and manufactured then shipped directly out. The Trucks should only be going out and not between locations.

Trustee Wetzel confirmed the bottles are being manufactured by different companies. Chad Moorehead explained Axium came to this area for the LBrands company and now the supply bottles to different companies like Johnson and Johnson. The bottles are not filled here; they just make the bottles.

Trustee Wetzel discussed the overlay district that was adopted by the township a few years ago to get ahead of the future development. The township was trying to prepare this portion of the township for more retail type uses and community uses. Satisfying the residents is Trustee Wetzel's main priority while bringing in Economic Development to relieve tax burdens along with creating jobs. Holly Mattei explained the CPO zoning, which is the overlay for this area, does allow for flex office-laboratory research development, flex office-small warehouses. The big difference between the CPO and the IE overlay is the actual manufacturing use but the flex office-laboratory research is pretty close to it in character. The big difference is the height of the building which the applicant has reduced significantly to a three foot difference. The building will not look that much different. This use will not generate as much traffic. There are still areas of the township for retail uses to develop. Ms. Mattie feels this will blend with the area and there are opportunity for the retail uses at the interchanges. Kelsey Miller with Crossroads Community Planning feels the retail follows the rooftops and the opportunity for the economic benefits from this development might not come. Trustee Pieper verified this property has twenty-three acres and what type of retail would go in there. Ms. Mattie feels a small strip center, maybe medical offices. It could still be office uses and medical office which would not look that much different but would generate more traffic. Aaron Underhill feels overlays provide developers opportunity if they can meet the baseline zoning and uses but should not provide the ability for case-by-case requests, individual uses. This PUD request specifically shows what the township will get by approving the rezoning.

The Trustees discussed the IE overlay north of 161 and what the residents want for this area. The developer has not started the tax abatement process to determine where the schools and fire department stand. Bringing in tax revenues for Jersey Township and tax abatements were discussed with the schools and fire departments needing to be included. The type of uses for the residents were discussed. The manufacturing uses being mixed in with retail uses was discussed and whether they mix them in other communities. Ms. Mattei feels this is a new concept in communities to mixing the uses.

Joel Kegler of 44 Sheppard Drive discussed the previous companies being approved in the past. Axium is a company that is in this area, and the township knows what they will get with this company.

Ron Kovacs of 216 Sycamore Lane discussed LeVeck and inquired on what uses will be there. Trustee Wetzel explained it will have office flex space and warehouses to the rear of the property with retail type uses in the front.

Fiscal Officer Marko Jesenko discussed the possible referendum regarding property tax and property tax being most of the income generated for the township. The township needs revenue generating developments to help the township residents. Trustee Wetzel discussed the Road and Bridge Levy expires and has not been renewed. The Trustees discussed the pros and cons approving this development and trying to keep the Rural Character of Jersey Township. Jersey Township having these two corridors going through it makes it harder to keep the rural character. The Trustees discussed landscaping and buffering requirements along the corridor to maintain a rural character.

Terry Helmak of 194 Sycamore Lane discussed all the growth effecting the fire departments and Ems runs keeping up with safety for the residents. Aaron Underhill explained that with NCA's the developer can pay its own way and be used to help with fire departments.

Brian Quackenbush discussed the building being designed to sit lower than 161 and the existing trees will buffer the property. Kurt Beres verified the building will drop lower and visibility from 161 will not appear as high because of the slope of the land.

Don Weiland of 3911 Caswell Road visioned the retail along Worthington Road and was a walkable development as discussed. The two parcels were rezoned years ago and changed the entire layout of Worthington Road. The retail will probably be located on the corners and will want to be visible to the public. This type of development in the middle section will probably be fine.

Danny Howser of 100 Hidden Hills Drive inquired if the township has had any interest in retail. The township will need available water and sewer to bring in the retail.

John Jones verified this property is approximately two miles from Mink Street and SR310. This development will produce some income for the township.

Kurt Beres explained that Axium is already in this area with this development being buildings 7 and 8.

Trustee Wetzel moved to close the public hearing at 9:06 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

The Trustees will render a decision within the next twenty days. The Trustees have a Special Meeting scheduled for September 11, 2025, at this time for a different issue.

Trustee Wetzel introduced the minutes from the July 7, 2025, Regular Meeting, July 23, 2025 Special Meeting, and August 4, 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 the minutes from the July 7, 2025 and July 23, 2025 as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel moved to approve the minutes from the August 4, 2025 meeting. Trustee Pieper seconded the motion and with no further discussion the roll call was as follows: Fry, yes; Wetzel, abstain; and Pieper, yes; motion passed.

Trustee Wetzel asked for Public Comments.

Charles Aitken of 2539 Condit Drive attended the O.D.O.T. open house and discussed closing off Condit Drive. The township will send out a letter to the residents on Condit Drive. The Trustees discussed the traffic on Mink Street which is not a township road.

Trustee Wetzel asked for the Finance Report. Mr. Jesenko provided the current fund balances. One cemetery deed was signed. **Resolution 25-09-03-01:** Trustee Wetzel moved "Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor" as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The Finance Report was presented.

Trustee Wetzel asked for department reports.

### **Administrator's Report**

Mr. Platte discussed the O.D.O.T. open house, Burnside Water Plans, and the tentative October 6, 2025 date to fill the water tower.

Trustee Wetzel moved to approve the quote from SpenCo Excavating Incorporated for \$11,500 dollars for the culvert replacement on Caswell Road as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel moved to approve the quote from Fibretech Services LLC for \$695.50 to strip and wax the floors as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte discussed Facebook posts he had been made aware of that claimed the township has sold the township building, and that the information was false. Mr. Platte stated that on the heels of the Mink Road JEDD creation, the township will likely look to create one last overlay zoning district along that historic Morse Road corridor.

### **Zoning Report**

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

### **Fire Districts Reports**

Mr. Platte did not have any items to discuss for the Monroe Township Fire District. Trustee Wetzel reported the business was as usual for the West Licking Joint Fire District.

Trustee Wetzel introduced Unfinished Business.

### **Cole Estates Waterline Project**

**Resolution 25-09-03-02:** Trustee Wetzel moved “Resolution authorizing Board Present Dan Wetzel and/or Township Administrator Rob Platte to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required” for Cole Estates Water Line and Paving Project as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **Rumpke Extension**

**Resolution 25-09-03-03:** Trustee Wetzel moved “Resolution to approve contract extension with Rumpke of Ohio, Incorporated” with proposed annual increases of 7%, 3%, and 3% for calendar years 2026, 2027, and 2028 respectively as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **New Business**

Trustee Wetzel introduced New Business. He discussed the disaster that a merger of St Albans Township and Alexandria would bring, and asked Mr. Platte to investigate what if anything the township could do to oppose the merger.

### **Planning Firm RFQ**

Mr. Platte explained the CEDA agreement with New Albany includes a provision of hiring a planning firm to further detail development plans of the CERDA area. Mr. Platte stated that a RFQ needs to be issued to seek qualified firms.



**Resolution 25-09-03-04:** Trustee Wetzel moved “Resolution to authorize a request for qualifications for planning services” as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **Gateway CIC Services Agreement**

Mr. Platte stated that legal counsel had recommended a basic services agreement be adopted by the township and CIC as they were working closely together and sometimes sharing resources as appropriate.

**Resolution 25-0-03-05:** Trustee Wetzel moved “Resolution to approve a service agreement” with the Gateway CIC 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 any Public Comments.

Scott Axel of 232 Glenn Drive praised the Board of Trustees.

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

### **Executive Session**

Trustee Wetzel moved to enter into Executive Session – Pursuant to ORC 121.22 (G)(3) for conferences with an attorney regarding pending litigation; and pursuant to ORC 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, and declare the information is directly related to a request for economic development assistance that is to be provided or administered under Chapter 715, and/or Sections 5709.73-5709.75, and/or Section 701.07 of the Ohio Revised Code, and declare that the project involves public infrastructure improvements or the extension of utility services that are related to an economic development project. 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 10:10 p.m. Invited into the executive session were Trustees Wetzel, Fry and Pieper along with Township Administrator Platte and Fiscal Officer Jesenko. Attorney Matthew Teetor joined the Executive Session via telephone.

Trustee Wetzel moved to come out of Executive Session and return to regular session. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The time out of Executive Session was 11:15 p.m.

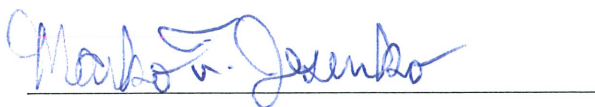
**Public Comments and Trustee Comments/Announcements** - No comments were provided.

### **Adjournment**

Trustee Wetzel moved to adjourn the meeting. Trustee Pieper seconded the motion and the voice vote on the motion was 3-0. The meeting was adjourned at 11:15 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

