

Jersey Township, Licking County

Board of Trustees

Special Meeting Minutes

September 11, 2025 - 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 confirming that Trustees Wetzel, Fry, and Pieper were in attendance.

Trustee Pieper 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.

Consideration of Text and Zoning Map Amendment and Final Development Plan

PJP Holdings LLC to rezone from Rural Residential (RR) District to Planned Unit Development (PUD) for 10874 Worthington Road.

Mr. Platte shared that the public hearing was held and closed on September 3, 2025. This is for the Axium development on Worthington Road. The O.R.C. requires a decision be rendered within twenty days of closing the public hearing. The Trustees have before them the all the documents from the Zoning Commission along with a clean copy this evening. The Trustees have two actions this evening, the rezoning of the text and map amendment along with the approval of the Final Development Plan. The applicant was present to answer any questions.

Aaron Underhill, with Underhill and Hodge, LLC, representing Axium reviewed the updated line-of-sight drawings and additional screening that has been added. Chad Moorehead, Facility Project Manager for Axium, explained the parapet wall will hide the mechanical units.

Aaron Underhill discussed the school district and fire department pilots in lieu of taxes.

Ven Bhindwallam, Financial Controller for Axium, discussed growing their business and the locations that Axium has in the City of New Albany. Axium wants to be a good business for Jersey Township.

Trustee Wetzel discussed providing businesses that generate tax revenue for the residents along with helping the school districts and fire departments. Ven Bhindwallam verified Axium is working with both the school district and fire departments. Mr. Platte is aware of a draft compensation agreement with the school district along with the Commissioner's agreement.

The Zoning action will need to happen first and then the next step is compensation agreements. The documents that have been modified will have updated dates. The line of site drawings are usually for residential uses and not with commercial uses on adjacent properties.

Trustee Wetzel asked for Public Comments.

John Jones of 11354 Reussner Road asked when the construction would begin. The applicant's goal is to have the permit submitted by September 23, 2025 and the construction will start after completion of the permitting process.

The Trustees discussed the original plans for the future of Jersey Township and future development. The Comprehensive Plan was completed knowing it would need to be modified as needed with development coming. Flex office space looks similar to what Axiom is proposing. The revenue that will be generated from Axiom will help the tax burdens on residents. Having businesses with employees will bring the retail and restaurants.

Resolution 25-09-11-01: Trustee Wetzel moved "Resolution to amend the Jersey Township Zoning Resolution and map to include the Axiom Worthington Road PUD (Section 14.12) and to approve the related Final Development Plan" as Exhibit A and dated September 11, 2025 as presented. Trustee Pieper seconded the motion. The roll call was as follows: Pieper, yes; Wetzel, yes; and Fry, no; passed 2-1.

JEDD Public Hearings

Worthington Road Joint Economic Development District (JEDD) Agreement

Trustee Wetzel moved to open the public hearing for the Worthington Road Joint Economic Development District (JEDD) Agreement at 8:02 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte reviewed changes that he and Mr. Stefanov had discussed and reviewed with the attorneys. Mr. Platte also shared final map updates. Trustee Wetzel moved to close the public hearing at 8:15 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Resolution 25-09-11-02: Trustee Wetzel moved "A Resolution providing for approval of the Jersey-New Albany Joint Economic Development District No. 1 contract in its present form" as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Morse Road Joint Economic Development District (JEDD) Agreement

Trustee Wetzel moved to open the public hearing for the Morse Road Joint Economic Development District (JEDD) Agreement at 8:17 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte reviewed changes that he and Mr. Stefanov had discussed and reviewed with the attorneys. Mr. Platte also shared final map updates. Trustee Wetzel moved to close the public hearing at 8:23 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Resolution 25-09-11-03: Trustee Wetzel moved "A Resolution providing for approval of the Jersey-New Albany Joint Economic Development District No. 3 contract in its present form" as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

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

Trustee Wetzel moved to open the public hearing for the N.E. Mink Road Joint Economic Development District (JEDD) Agreement at 8:24 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte reviewed changes that he and Mr. Stefanov had discussed and reviewed with the attorneys. Mr. Platte also shared final map updates. Trustee Wetzel moved to close the public hearing at 8:31 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Resolution 25-09-11-04: Trustee Wetzel moved “A Resolution providing for approval of the Jersey-New Albany Joint Economic Development District No. 2 contract in its present form” as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Public Comments and Trustee Comments/Announcements - No comments were provided. Trustee Wetzel asked for any Public Comments.

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)(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, or to negotiations with other political subdivisions respecting requests for economic development assistance, and declare that the Executive Session includes the provisions of Chapter 715, section 5709.73 to 5709.75 of the ORC, and/or Chapter 349, and that the Executive Session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the 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 8:33 p.m. Invited into the executive session were Trustees Wetzel, Fry and Pieper along with Township Administrator Platte and Fiscal Officer Jesenko.

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 8:56 p.m.

Consideration of an Incentives Agreement

Resolution 25-09-11-05: Trustee Wetzel moved “Resolution to approve a Community Reinvestment Area Agreement pursuant to Licking County Commissioners’ Resolution #119-304B” as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Opposition to the Alexandria/St. Albans Merger

The Board of Trustees of Jersey Township is well aware of the desire by some residents to the east of Jersey to merge a small village and a rural township. As firm believers in the township form of government, it is clear to us that the current board of trustees in St Albans Township has done little to nothing to help its township, and has allowed fear and misinformation to spur the

creation of perceived “threats” identified by the Merger Commission. The Board believes government entities should be working together and collaborate, as opposed to forcing existing township residents into a municipal form of government with automatic tax increases and big government control. The Board is adamantly opposed to the merger of St Albans Township and the Village Alexandria.

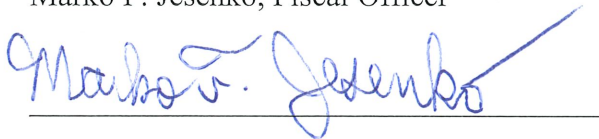
Trustee Wetzel moved to oppose the ballot question at the November 4, 2025 General Election considering a merger between the Village of Alexandria and St Albans Township. Trustee Pieper seconded the motion and the vote on the motion was unanimous to approve the motion.

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 9:00 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson_____

Jeff Fry, Vice-Chairperson_____

Ben Pieper, Trustee_____