Jersey Township, Licking County

Board of Trustees
Special Meeting Minutes
October 19, 2026 - 7:30 p.m.

Attendees:
Dan Wetzel, President
Jeff Fry, Vice-President
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 7:31 p.m. and led the Pledge of Allegiance. Mr. Platte called the roll and it was confirmed that Trustees Fry, Wetzel, and Pieper were in attendance.

Trustee Pieper moved to approve the agenda. Trustee Fry seconded the motion. With no further discussion, the motion to adopt the agenda was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes from the October 5, 2026, Regular Meeting and the October 9, 2026 Special Meeting and asked if there were any requested changes. With no changes being requested, Trustee Pieper 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 3-0 via roll call vote.

Trustee Wetzel asked for Public Comments – No public comments at this time.

Public Hearing – Zoning Map Amendment – Section 14.05 Worthington Corridor Overlay District (WCOD) Subarea Innovation Employment (IE)

Trustee Wetzel recused himself from the Public Hearing.

Trustee Fry moved to open the public hearing at 7:33 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved 2-0 via roll call vote.

Mr. Platte provided the background for the map amendment; this is only for the map and not for any text. Per the Cooperative Economic Development Agreement (CEDA) the City of New Albany provided feedback. The Licking County Planning Commission rendered a non-binding recommendation. The Zoning Commission held a hearing on September 30, 2026. Crossroads Community Planning reviewed the map amendment and is present to answer any questions. Ms. Mattei with Crossroads Community Planning provided an overview. When the Future Land Use Map was adopted, the township knew it was a working document that would need to be modified with future development. The map amendment was initiated at the request of a petition that was submitted by property owners along Jug Street Road and Burnside Road.

Trustee Fry discussed the Hidden Hills development along Burnside Road and how this map amendment could affect these property owners. Ms. Mattei discussed the roadway boundaries along with the Buffering and Land Use requirements along roadways.

Mr. Platte explained Jersey Township is currently working with NBBJ and Crossroads Community Planning on the vision for the township which should be completed in first quarter of 2027. The township will need to update the Future Land Use Map to reflect the plan. The water is available in this area with sewer being four to five years out. The area along Jug Street Rd that was left out of the map amendment creating what has been referred to as the "Island" was done by recommendation of the township legal counsel. Mr. Platte does not feel this area would development as a Data Center but could see the other permitted uses in the IE being a good fit for this part of Jersey Township.

Ms. Mattei explained the overlay in this area would have been amended in the future, but the residents submitted the petition first.

Public Comments
Gus Smithhisler of Burnside Road requested the Zoning Commission recommendation be read. Mr. Smithhisler does not feel this is the way overlays are supposed to work, the developer should request the rezoning. There is a cemetery at the corner of Jug Street and Burnside Road that is included in this amendment. The gap in the middle along Jug Street between Mink and Burnside was discussed.

Kathy Wetzel of Jug Street Road recommended waiting until water and sewer was available in this area and the properties could be worth more money at that time.

Ms. Mattei feels developers look five years out. The IE overlay offers a variety of uses.

Mr. Platte read the Zoning Commission letter regarding the recommendation to deny the map amendment. The reasons where the Future Land Use Map that was adopted in 2023 shows this area as residential, the creation of the "island", the impact to Hidden Hills subdivision, and the series of wetlands and streams. The Licking County Planning Commission provided a non-binding disapproval recommendation. The Comprehensive Plan and Future Land Use Map should be updated, road improvements from future development, the properties left out of the overlay districts, traffic, and wetlands were discussed in the Staff Report.

Dan Disbennett of Mink Street inquired how the overlay district worked.

Trustee Fry moved to close the public hearing at 7:54 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved 2-0 via roll call vote.

Resolution 2026-10-19-01: Trustee Fry moved "Resolution to Amend the Jersey Township Zoning Map to Expand the Innovation Employment Subarea of the Worthington Corridor Overlay" attached hereto as Exhibit A dated October 15, 2026. Trustee Pieper seconded the motion and with no further discussion the roll call was as follows: Fry, no; Pieper yes; motion failed.

Trustee Wetzel returned to the meeting.

Trustee Wetzel introduced Unfinished Business –
Resolution to Approve a Purchase Agreement with the Board of Education of the Licking Heights Local School District, to authorize the execution of related documents, and to authorize related expenses.

Resolution 2026-10-19-02: Trustee Wetzel moved "Resolution to approve a purchase agreement with the Board of Education of the Licking Heights Local School District, to Authorize the Execution of Related Documents, and to Authorize Related Expenses" to purchase property located at 12201 Morse Road consisting of approximately 5.77 acres and incur expenses up to $75,000 dollars. Trustee Pieper seconded the motion and with no further discussion, the motion was approved 3-0 via roll call vote.

Trustee Wetzel introduced New Business
Resolution to enter into an Annexation Agreement with the City of New Albany

Resolution 2026-10-19-03: Trustee Wetzel moved "Resolution to Enter into an Annexation Agreement with the City of New Albany" as attached hereto as Exhibit A for +/- 1.00 acres. Trustee Fry seconded the motion and with no further discussion, the motion was approved 3-0 via roll call vote.

Resolution to amend the 2026 Permanent Appropriations
Resolution 2026-10-19-04: Trustee Wetzel moved "Resolution to Amend the 2026 Permanent Appropriations" as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved 3-0 via roll call vote.

Resolution to Recommend a Community Reinvestment Area Agreement
Resolution 2026-10-19-05: Trustee Wetzel moved "Resolution to approve a Community Reinvestment Area Agreement Pursuant to Licking County Commissioners' Resolution #119-304B" as attached hereto as Exhibit A and subject to final legal review. Trustee Fry seconded the motion and with no further discussion, the motion was approved 3-0 via roll call vote.

Consideration of Pavement Improvements to Burnside and Caswell Roads
Mr. Platte explained the striping was not previously on these roads. The centerline is off which has created issues with the residents traveling these roads. One of the solutions would be to tar and chip these roads to cover the lines and seal the road. This would need to wait until spring because of the colder temperatures. Mr. Platte will request a cost estimate.

Trustee Wetzel asked for any Public Comments –
Gus Smithhisler of Burnside Road commented that chip and seal works well. Mr. Smithhisler feels the contractor should be responsible for the expenditure for the berm work along Burnside Road.

Trustee Wetzel asked for Trustee Comments – Nothing at this time.

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 8:20 p.m.

Respectfully Submitted:
Marko F. Jesenko, Fiscal Officer

Marko F. Jesenko

Attest:
Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee