

# Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

June 3, 2024 - 7:30 p.m.

## Attendees:

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

## Staff Present:

Rob Platte, Administrator  
Laura Brown, Administrative Assistant

## 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 confirming that Trustees Fry, Wetzel, and Pieper were in attendance.

Trustee Wetzel moved to approve the agenda as amended. Trustee Fry seconded the motion. Discussion: Robert Platte requested Planning Services be added under New Business as Item G. The motion was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes of the May 6, 2024, Regular Meeting and asked if there were any requested changes. With no changes being requested, Trustee Fry moved to dispense with the reading of the minutes and approve the minutes 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. There were no public comments.

## **Fiscal Officer Report**

Rob Platte provided the current fund balances. The checks were signed outside of the meeting. Trustee Wetzel moved to approve the Finance Report 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 department reports.

## **Administrator's Report**

Mr. Platte shared the water tower on Hatch Road is coming along, and the water district is also working through the alignment of the water line that will loop back up from Morse and Summit Roads. It will likely be bid out this summer with construction in the Spring of 2025. The second phase notice has been sent out. There will be no force to hook-up or foot frontage assessment to the residents.

The developer for the Fair Lady property has reached out to Jersey Township. The City of Pataskala denied the rezoning request and the property owner is interested in detaching the property from the city and merging it into Jersey Township in order to work with the township.

## **Zoning Report**

Mr. Platte stated that Mr. Witney would be out for a while, so staff will assume the daily zoning duties.

Mr. Platte discussed the mobile home removal status at Mink and Morse Roads.

Trustee Wetzel moved to appoint F/O Jesenko as Assistant Zoning Inspector per Ohio Revised Code §519.16. Trustee Pieper seconded the motion with no further discussion, the motion was approved via unanimous roll call vote.

## **Fire District Report**

Trustee Wetzel had nothing to report.

There was no Unfinished Business.

Trustee Wetzel introduced New Business.

## **Receive Rezoning Application and Set Hearing Date for Matthew Martin**

Trustee Wetzel moved to receive the rezoning application recommendation from the Zoning Commission and to set June 17, 2024 at 7:30 p.m., for the public hearing date. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

## **Jersey Township Revitalization District Application**

The township has received an application for another Revitalization District. Mr. Platte gave an overview of the application and associated map. He also reviewed the process for the approval of the RD and the submission of the ballot issue.

**Resolution 24-06-03-01:** Trustee Wetzel moved Resolution 24-06-03-01 to accept an application to designate property as a Revitalization District within the unincorporated area of Jersey Township, Licking County, Ohio, and to order the publication of notice of the application, pursuant to O.R.C. §4301.81 as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

## **Joint Economic Development District (JEDD) Creation**

A Joint Economic Development District (JEDD) has been proposed for twelve parcels along Duncan Plains and Green Chapel Roads. This has been initiated between the property owners and Jersey Township only. The JEDD is partnering with the City of Heath and Union Township. This will be on the Trustee agenda for June 17, 2024, to set the public hearing.

## **Road and Bridge Levy**

The Trustees and F/O Jesenko discussed the Road and Bridge Levy that expires in 2024 and the options available to the township. Mr. Platte explained that the trustees would need to request certifications from the Auditor's office should they wish to put a ballot issue on in November.

**Resolution 24-06-03-02:** Trustee Wetzel moved Resolution 24-06-03-02 to determining that it is necessary to levy a tax outside the ten-mill limitation for the purpose of general construction, reconstruction, resurfacing and repair of streets, roads and bridges in Jersey Township and requesting the Licking County Auditor to certify the amounts described in Ohio Revised Code

§5705.03(B)(2) as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. This resolution is for a levy of 1 mill.

**Resolution 24-06-03-03:** Trustee Wetzel moved Resolution 24-06-03-03 determining that it is necessary to levy a tax outside the ten-mill limitation for the purpose of general construction, reconstruction, resurfacing and repair of streets, roads and bridges in Jersey Township and requesting the Licking County Auditor to certify the amounts described in Ohio Revised Code §5705.03(B)(2) as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. This resolution is for a levy of 1.5 mill.

**Resolution 24-06-03-04:** Trustee Wetzel moved Resolution 24-06-03-04 determining that it is necessary to levy a tax outside the ten-mill limitation for the purpose of general construction, reconstruction, resurfacing and repair of streets, roads and bridges in Jersey Township and requesting the Licking County Auditor to certify the amounts described in Ohio Revised Code §5705.03(B)(2) as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. This resolution is for a levy of 2 mill.

### **TIRC Appointments**

Mr. Platte stated that the City of New Albany as requested the township identify its Tax Incentive Review Council appointments so that the TIRC can be convened, likely in July.

**Resolution 24-06-03-05:** Trustee Wetzel moved Resolution 24-06-03-05 to appoint two persons to serve on the City of New Albany Tax Incentive Review Council as presented to appoint Trustee Dan Wetzel and Administrator Rob Platte with Laura Brown serving as the alternate for both positions. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **Work in the Road Right-of-way Permit**

Mr. Platte stated that staff had been working on a revised permit application and process.

Trustee Pieper moved approve the road right-of-way permit as presented. Trustee Fry seconded the motion. Discussion: The reference to the resolution number in the instructions will be removed. The motion was approved via unanimous roll call vote.

### **Planning Services**

Mr. Platte stated that the 12 parcels at the NE corner of the township would need rezoned and that a PUD is the best way to handle it. Mr. Platte had sought a cost proposal from Crossroads Community Planning and requested the trustees approve the services contract with the understanding that the costs be repaid to the township through future Development Agreements as the parcels develop.

**Resolution 24-06-03-06:** Trustee Wetzel moved Resolution 24-06-03-06 to consult for planning services with Crossroads Community Planning for PUD zoning assistance as detailed in the attached in Exhibit A.

Trustee Wetzel asked for any Public Comments. The Road Levy was discussed regarding the timing of placing the issue on the ballot and educating the voters. It was reported that a property

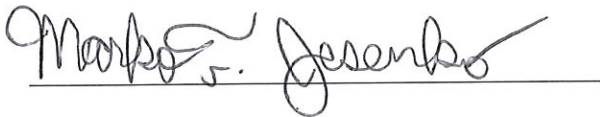
on Caswell Road has high grass. The culvert replacement on Caswell Road will be bid out in late July with paving in September of 2024.

Trustee Wetzel asked for Trustee Comments or Announcements. There were no additional comments.

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 8:58 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer

  
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Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

