

# Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

September 4, 2024 - 7:30 p.m.

## Attendees:

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

## Staff Present:

Bud Witney, Zoning Inspector  
Rob Platte, Administrator  
Laura Brown, Administrative Assistant

## 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, Pieper, and Fry were in attendance.

Mr. Platte requested the Board add consideration of the resolution for Hope Timber Development Plan to the agenda. Trustee Wetzel moved to approve the agenda as amended. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

## **Public Hearing for the Final Development Plan for Hope Timber Pallett & Recycling.**

Trustee Wetzel moved to open the public hearing at 7:32 p.m. The motion was seconded by Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Holly Mattei with Crossroads Community Planning provided an overview of the Final Development Plan. The proposed use is for wood container and pallet manufacturing on 32.948 acres. Three divergences have been requested for minimum lot width, reduction in parking, and to eliminate the multi-use path. The items that need to be addressed are as follows: When water and sewer become available in the future for them to connect language needs added about abandoning the existing systems and the Fire Department letter is required and has not been included. The following have been addressed: gross floor area has been noted on the plan, the access easement is shown on page six of the Development Plan, the stormwater plan will be submitted and reviewed during the Licking County Planning Commission process, and the fences to be removed and remain have been added to the plans. The recommendation was to approve the requested divergences as follows: To reduce the minimum lot width because it is an existing lot; to reduce the required parking spaces from twelve to six because the current use with only have five employees on the largest shift and there is ample space for additional parking in the future; and to remove the multi-use path because the applicant agrees to install the multi-use path within six months of one of the adjacent parcels developing. This allows for the existing vegetation to buffer current residents until this area develops in the future.

The Zoning Commission recommends conditionally approving the Development Plan.

The recommendation is to approve the Development Plan/Text with the following conditions: The owner will connect to public water and sanitary sewers and abandon/remove any on-site water and sewer systems within twelve months unless such time is extended by the Township Trustees.

Tom Harvey with Hope Timber Companies, Luke Baus Architect with Project Construction Company, and Brian Wood Project Manager with ADR & Associates Ltd were present to answer questions for the applicant.

The project complies with the buffering requirements. The driveway will provide access to both properties and will have a recorded easement. The split rail fence in the rear of the property will be removed for the driveway expansion. The parking space requirement is for twelve spaces and the applicant will only have five employees parking at one given time.

The Trustees discussed with neighboring property owners if there are any issues with dust from the driveway currently. The property owner to the west of the driveway did not have any issues with dust but the property owner directly west of the buildings does. The parking area for the employees and trucks will be paved. The driveway will be gravel and it was discussed during the Preliminary Meeting. A divergence for the gravel driveway will be needed. Mr. Harvey explained at their Newark location they provide brine for dust when needed. The brine is being applied every two weeks because of how dry it is. Asphalt grindings do not seem to work because of the weight of the semitrucks. Additional buffering using trees along this side of the property was discussed and language will be added requiring the trees.

### **Public Comments**

Matthew Maynard of 10935 Beaver Road discussed the capacity and width of Beaver Road. Trustee Fry agrees with the sixteen-foot width and feels it will handle the weight. In the future, when the roads are paved, they will need to be made wider within the road right-of-way.

Nancy Holmquist of 11118 Beaver Road verified that the roads will be paved with asphalt in the future.

Jim Swartz 10989 Beaver Road discussed the driveway approach and recommended it be wide enough for semi-trucks. It was confirmed that the driveway will double in width. The primary access for the church located behind Mr. Swartz was discussed and it was approved using Jersey Mill Road not Beaver Road.

Mrs. Mattei provided a recap of items needing addressed as follows: Water and Sewer being abandoned, parking spot if the number of employees increases, shared driveway easement, gravel driveway divergence, and installing trees to buffer for dust.

Trustee Pieper moved to close the public hearing at 8:11 p.m. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Mr. Platte discussed the Resolution and the reference to Exhibit A. Mrs. Mattei will provide an updated Exhibit A with all the recommendations approved this evening.

**Resolution 24-09-04-01:** Trustee Wetzel moved “Resolution approving the Development Plan submitted by Hope Timber Pallet and Recycling for the property located at 11062 Beaver Road, pursuant to Section 14.05 of the Jersey Township Zoning Resolution in its amended and final form” as attached hereto as “Exhibit A”. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes of the August 5, 2024, Regular 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 roll call vote on the motion was as follows: Pieper, yes; Fry, yes; and Wetzel, abstain. Motion passed.

Trustee Wetzel asked for any Public Comments. No public comments were provided.

### **Fiscal Officer Report**

Fiscal Officer Jesenko provided the current fund balances and reviewed the checks that need signed. Trustee Wetzel moved to approve the Finance Report as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. The Trustees also signed two cemetery deeds.

**Resolution 24-09-04-02:** 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 (ORC5705.34-5705.35)” 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 department reports.

### **Zoning Report**

Mr. Witney discussed the violations and zoning permits issued in the township. Licking County Planning Commission had a Pre-Construction meeting for Coughlin Kia of Pataskala today.

### **Administrator’s Report**

Mr. Platte discussed the likelihood of additional JEDD creation in the near future as the township works to position property for commercial development along the main corridors. He also reviewed the two ballot issues and confirmed that the ballot language was approved by the County BOE and Ohio SOS office. The Historic Preservation Committee will be wrapping up outreach meetings in the next month or two, and a draft plan is expected to be submitted to the trustees sometime in mid-November. Mr. Platte gave an update regarding the Caswell and Burnside culvert and paving projects. He has been informed by the consultant that the plans are now complete and ROW acquisition will begin shortly. Construction is likely during the summer of 2025 to minimize school bus route interference. Mr. Platte and Mr. Wetzel recently joined a virtual meeting with the consultant that ODOT is using to look at north/south truck routes from Intel to IR70. Mr. Wetzel made it extremely clear to the consultant that Jersey Township strongly opposes Mink Street being considered a viable option, as it appears is the case right now. Trustee Wetzel moved to permit the Chairman to work with legal counsel to draft a letter to the interested parties expressing the township strong opposition. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte asked the Board to clarify the motion made at the Special Trustees Meeting on July 26, 2024, that increased the hours for the Fiscal Assistant to up to 30 hours per week goes back to February 1, 2024, to cover the addition hours for the audit. The Board verified the

hours increase was approved to begin February 1, 2024. The Licking County Commissioners have requested to use the township building for an outreach meeting on October 3<sup>rd</sup> at 7:30 p.m. Mr. Platte indicated he will also attend, in the event township specific questions are asked. The Mixed-Use Office District (MUOD) overlay needs to be updated to reflect annexed properties into New Albany and to comply with the Comprehensive Plan recommendation. Mr. Platte asked the Board for its permission to work with Mrs. Mattei on the amendment, the Board agreed. Mr. Platte gave an update on the water tower project and shared that there was a formal request for service on the west side of Mink Street near Jug Street. Mr. Platte will reiterate the request to SWLCWSD. Mr. Platte shared that the township and the City of New Albany had been working on a Cooperative Economic Development Agreement (CEDA), and the entities are ready to hold the public hearing to adopt the CEDA. The hearing has been set for October 15, 2024 at 6:30 in city council chambers. Trustee Pieper moved to publish notice of the CEDA hearing in the newspaper. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

### **Fire District Report**

Trustee Wetzel reported Monroe Township Fire Department hired a fulltime Battalion Chief. West Licking Fire District will have a 4 mill levy on the ballot in November and Trustee Wetzel was the only board member to vote no on placing the levy on the ballot. West Licking Joint Fire District's new station should be completed by the end of September 2024 and is a couple hundred thousand dollars under budget. There was a delay because of the water tap.

Trustee Wetzel introduced Unfinished Business. There were no items to discuss.

Trustee Wetzel introduced New Business.

Mr. Platte discussed the need for mobile document shredding services as the township moves forward with records purging and disposal. Trustee Pieper moved to authorize up to \$600.00 for on-site document disposal. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

**Resolution 24-09-04-03:** Mr. Platte shared the SWLCWSD supplemental plan and resolution supporting the amended petition. Mr. Platte shared that the township's legal counsel had reviewed the documents and recommended approval. Trustee Wetzel moved "Resolution Authorizing An Application To The Southwest Licking Community Water And Sewer District For Inclusion Of Certain Territory Located Within Jersey Township Into The Southwest Licking Community Water And Sewer District, And Approval Of The Filing Of A Petition To Amend" 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. The public discussed which side of Beaver Road the water lines will be installed on north of SR161. Mr. Platte believes the design will be completed by the end of the year with the installation beginning the end of 2026 or first part of 2027 for phase one. The cost of tap fees was discussed. The residents will get to decide whether they wish to hook up or not.

Trustee Wetzel asked for Trustee Comments or Announcements.

Trustee Wetzel received a call regarding electric lines on Miller Road and Bermuda Drive. He also discussed the interview with ABC Channel 6 regarding the Revitalization District.

Trustee Wetzel expressed concerns with quality of work product from the Licking County Planning and Development Department staff and subsequent staff recommendations to the Licking County Planning Commission. He asked Mr. Platte to monitor the situation as this could be a detriment to Jersey Township as development projects are reviewed.

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 9:19 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer

Marko F. Jesenko

Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

Dan Wetzel  
Jeff Fry  
Ben Pieper