

Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

December 2, 2024 - 7:30 p.m.

Attendees:

Dan Wetzel, Chairman

Ben Pieper, Trustee

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 7:30 p.m. and led the Pledge of Allegiance. Mr. Platte called the roll confirming that Trustees Wetzel and Pieper were in attendance. Trustee Fry was excused.

Trustee Wetzel moved to approve the agenda as presented. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

Public Hearings – 7:30 p.m.

Article 14.02 Mixed Use Development Overlay District – Text and Zoning Map Amendment

Trustee Wetzel moved to open the public hearing at 7:31 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

The meeting was turned over to Holly Mattei with Crossroads Community Planning to provide an overview of the amendment. The proposal is to repeal and replace Article 14.02 Mixed Use Office Overlay District (MUOD) with Article 14.02 Mixed Use Development Overlay District (MUDOD). The Comprehensive Plan recommends updating the current planned district to operate as an overlay district which this proposal is in alignment with. The additions to the current Mixed Use Office District are to add the area on the east side of Mink Street to SR161, the area south of SR161 to Worthington Road, and the area south of Lucille Lynd Road. This is shown in blue on the Licking County Planning Commission Exhibit B Area Map. This is a two-step process consisting of the Preliminary Development Plan and the Final Development Plan. Both Preliminary and Final Development Plan require the recommendation of the Zoning Commission and final approval by the Board of Trustees. The approvals are administrative actions and appealable under Chapter 2506 of the Ohio Revised Code.

The Licking County Planning Commission Staff Report recommended conditional approval. The Licking County Planning Commission Board voted to make a non-binding recommendation of Conditional Approval.

Mrs. Mattei provided responses regarding the conditional approval from the Licking County Planning Commission Board. The O.R.C. 519.021(C) specifically calls out administrative reviews that are subject to appeal under ORC 2506. ORC does not support discretionary reviews, so this modification is not recommended. Establishing a time frame for the Preliminary Development Plan (PDP) when it covers only a portion of the PDP was discussed. The Zoning Commission recommends three years for completing all phases. Mrs. Mattei will work with Mr. Platte to provide a tiered system for approval. Defining common open space was discussed with the Zoning Commission recommending that open space not include stormwater basins. Mrs. Mattei will work with Mr. Platte to provide language for decorative ponds. Identifying the specific pedestrian amenities was discussed with the Zoning Commission recommending the collector roads have multi-use paths on both sides of the road and the local roads have multi-use paths on one side of the road with a sidewalk on the other side. Mrs. Mattei will work with Mr. Platte to provide language to address multi-use paths and sidewalks. Under Compliance with Existing Development Standards the Zoning Commission agreed with the recommendation to have language added to clarify which entities development standards were being referenced.

Mr. Platte suggested the text amendment be reviewed by legal counsel after the recommendations are completed by Mrs. Mattei and himself.

Trustee Wetzel moved to recess the public hearing at 7:48 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote. The public hearing will be advertised in the newspaper, an email will be sent to the list serve, and placed on the website.

Article 16 Section 16.39 Accessory Dwelling Units (New) – Text Amendment

Trustee Wetzel moved to open the public hearing at 7:48 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

Mr. Witney reviewed the proposed text amendment. Mr. Witney attended a seminar through the Ohio Township Association on Accessory Dwelling Units in October of 2023. Accessory Dwelling Units are sometimes referred to as mother-in-law suites. This text has been reviewed by the Prosecutor's office. The recommendation is for the Accessory Dwelling Units to be permitted in the R-1, RR, and RR-3 zoned areas. This type of housing could be used to accommodate a family member or caretaker. The property owner would be required to live in one of the structures. This text amendment would allow for one additional dwelling unit on a parcel. One of the dwellings could be a rental use. The current Zoning Resolution does not permit Accessory Dwelling Units and to add a mother-in-law suite it would have to be attached to the principal dwelling.

Public Comments

Danny Howser verified that a family member could live in the tiny home, but it could also be a rental house. Mr. Witney confirmed that it could be used as a rental home.

Larry Hickman inquired about enforcement if the Zoning Inspector is not permitted on the property. Mr. Witney agreed that part of the concern is enforcement and verifying that the property owner was residing in one of the dwellings.

Trustee Pieper inquired about Commercial Zoned property. Mr. Witney explained this text amendment is recommended for R-1, RR, and RR-3. The only option with the Board of Zoning Appeals is to apply for a Use Variance.

Don Weiland verified that all the houses in R-1, RR, and RR-3 could have a tiny house which would be 90% of the residents in Jersey Township. Mr. Witney confirmed they could if they meet all the zoning requirements in those districts.

John Jones requested the text amendment be provided for the residents to review. Trustee Wetzel read the proposed text amendment. The text would require the property owner to hook up to water and sewer when available. Ken Piper does not want to drink chlorine and would not choose to hook up to water.

Mr. Platte reviewed three main concerns: Lot splits and minimum lot standards increasing the density on one lot, additional traffic, and how the township would enforce the regulations. Mr. Platte suggested the text amendment be reviewed by legal counsel.

Trustee Pieper discussed the township supporting the text to allow residents to help their families but would like to find a better way to do this. Mr. Witney suggested starting out by permitting them in the RR-3 District.

Trustee Wetzel moved to recess the public hearing at 8:22 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote. The public hearing will be advertised in the newspaper, an email will be sent to the list serve, and placed on the website.

Article 16 Section 16.40 Short-Term Rental (New) – Text Amendment

Trustee Wetzel moved to open the public hearing at 8:24 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote.

Mr. Witney reviewed the proposed text amendment. Mr. Witney attended a seminar through the Ohio Township Association on Short-term Rentals in October of 2023. Senate Bill No. 299 has been introduced and is “In Senate Committee” regarding Short-Term Rentals and requiring Real Estate Licenses to be issued in an electronic format. The proposed bill would allow local governments to require the registration of a short-term rental property or regulate a short-term rental property for the purposes of protecting the public health, safety, and welfare. The text amendment has been reviewed by the Prosecutor’s Office.

Public Comments

Ken Pieper confirmed that this does not apply to a long-term rental. Mr. Witney explained this is for short-term rentals which are for stays of up to thirty days. The concern with this type of rental is weekend uses for parties.

Neal Wengatz inquired about who will enforce the rules.

Larry Hickman discussed New Albany and Jersey Township having rules that overlap.

Danny Howser inquired if they could rent them for twenty-nine days and then vacate for a day and rent for another twenty-nine days. Mr. Witney explained that renting over thirty days would not be affected by this text amendment.

Don Weiland discussed properties in Jersey Township already doing this.

Trustee Wetzel discussed an Airbnb on Jug Street. The concern is how to protect the residents in Jersey Township. The township does not have a noise ordinance. The Trustees discussed how the township will be able to enforce this. The Trustees appreciate the work the Zoning Commission has done on the text amendments.

Adam Wheeler explained that the Zoning Commission used a model from another entity and already took a lot of regulations out to get to this proposed text amendment.

Mr. Platte discussed the pending legislation and suggested the text amendment be reviewed by legal counsel.

Trustee Wetzel moved to recess the public hearing at 8:48 p.m. Trustee Pieper seconded the motion. The motion was approved via unanimous roll call vote. The public hearing will be advertised in the newspaper, an email will be sent to the list serve, and placed on the website.

Trustee Wetzel introduced the minutes of the November 4, 2024, 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 approval of 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

Mr. Platte provided the current fund balances. Trustee Pieper moved to approve the Finance Report as presented. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. There was no cemetery business to consider. The ARPA Fund allocation will be completed during the end of the year meeting.

Administrator's Report

Mr. Platte reported on two proposed JEDD's coming in January. The board appointments will be discussed during the end of the year meeting along with the budget for 2025.

Zoning Report

The violations and zoning permits issued in the township were discussed.

Fire District Report

Trustee Wetzel had no business to discuss.

Trustee Wetzel introduced Unfinished Business.

Trustee Pieper discussed radio communication for the township to have the ability to communicate during an emergency. Ken Pieper provided an estimated cost for the radios.

The township will provide a cement pad. The height of the tower was discussed and a thirty-six foot tower would work for this type of use.

Trustee Wetzel moved to authorize up to \$2,500 dollars for the radio communications per the quote. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced New Business.

The Zoning Public Hearing Resolutions were not needed because all three were recessed.

The Jersey Historic Preservation Draft Plan was presented for the Board of Trustees to review. The plan will be presented in January or February for board approval.

Employee Health Savings Account Options. Mr. Platte discussed the current HRA and the information regarding the HSA option.

Resolution 24-12-02-01: Trustee Wetzel moved "Resolution Authorizing Employer Funded Health Saving Accounts for Full Time Employees" as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

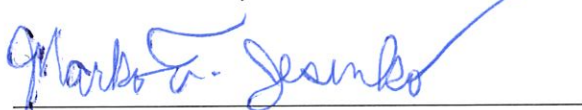
Trustee Wetzel asked for any Public Comments. There were no public comments.

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

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 9:10 p.m.

Respectfully Submitted:

Marko F. Jesenko, Fiscal Officer



Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

