

Jersey Township, Licking County

Board of Trustees

Regular Meeting Minutes

February 6, 2023 - 7:30 p.m.

Attendees:

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

Staff Present:

Bud Witney, Zoning Inspector
Rob Platte, Administrator
Holy Mattei, Crossroads Community Planning

Visitors:

Robert LeVeck – PUD Applicant
Connie Klema – Attorney For PUD Applicant
See Sign-In Sheet On File

Trustee Wetzel called the meeting to order at 7:30 p.m., and then led the Pledge of Allegiance. Mr. Platte called the roll and it was confirmed that Trustees Wetzel, Fry, and Pieper were in attendance.

Trustee Fry moved to approve the agenda without any changes. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced Special Guests Jenny Wells, County Prosecutor and Carolyn Carnes, Assistant County Prosecutor. Ms. Wells answered questions and shared about the changes that are coming to her office, including the addition of staff, and Ms. Carnes shared that she is now the township's point of contact in the Civil Division office. The trustees thanked them for attending and answering questions.

Trustee Wetzel introduced the continuation of the hearing held on January 10, 2023 for the Jersey 1820 PUD. Trustee Pieper moved to re-open the hearing at 7:37 p.m. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Ms. Mattei stated that the applicant had submitted an updated text document and plan, and she gave an update on items remaining from the January 10, 2023 meeting. She stated that the water and sewer utilities had been addressed in that the site would be permitted to allow the first building built to utilize on-site sewer but that all buildings must use public water sources. Ms. Mattei had, along with township staff, reviewed the Permitted Uses and made some changes to remove additional uses and bring the plan more in line with what the trustees had expressed interest in seeing. The Fire/EMS access had been addressed through a letter (email) from the WLJFD. The Lighting Plan had been revised to limit the lighting to the property lines of the site itself. Landscaping had also been addressed and a Line-of-Sight drawing had been provided by the Applicant. Ms. Klema thanked the board, staff, consultants, and residents for working with her and Mr. LeVeck on the plan. Mr. Platte stated that previously text documents and plans had

been submitted throughout the process, but the final version being considered by the Board is being denoted as Exhibit 3. Trustee Wetzel asked for public comments. Questions regarding lighting, grasses, architectural design, building height, emergency access, and utilities were asked and answered. Trustee Wetzel asked for any additional questions or comments from the Board. Trustee Pieper stated that he was happy that the approval requires public water use and that private sewer is only being approved for the first building built. The Board discussed the importance of buffering, lighting, and the reduction in stormwater runoff. Trustee Fry moved to close the hearing at 8:01 p.m. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee asked for discussion on the PUD rezoning request and consideration of a resolution to approve or disapprove the application. The trustees thanked the applicant for addressing the concerns of the township throughout the process, as well as, thanked Ms. Mattei for her work on this application. Trustee Wetzel moved Resolution No. 23-02-06-01 Resolution To Adopt With Modifications The Recommendation Of The Jersey Township Zoning Commission An Amendment To The Jersey Township Zoning Resolution And Map And To Create The Related Jersey 1820 PUD Pursuant To ORC 519.021(B). Trustee Fry seconded the motion. Mr. Platte clarified that the final text and plan are noted as Exhibit 3 and dated as of February 6, 2023. Hearing no other discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel introduced the minutes from the January 4, 2023 Organizational and January 4, 2023 Regular Meetings and asked if there were any requested changes. With no changes being requested, Trustee Wetzel moved to dispense of 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 Public Comments. No comments were offered.

Trustee Wetzel asked for the Finance Report. Fiscal Officer Jesenko reviewed the current fund balances and read the checks aloud. 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. Fiscal Officer Jesenko presented the 2023 budget and requested the trustees entertain a resolution to approve the 2023 Permanent Appropriations. Trustee Wetzel moved Resolution No. 23-02-06-02, a Resolution to Adopt Permanent Appropriations for fiscal year 2023. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for reports. Mr. Platte shared that the OPWC grant application that was submitted for Round 37 funding needed to be amended based on a reduction on scope. The reduction was due to the removal of Miller Road from the funding request as this is being considered by the TID group as part of its projects. Mr. Platte shared that the township's local contribution would remain the same but the grant request would reduce to \$600,000.00 and the loan request would reduce to \$67,711.00, with an overall revised project cost of \$810,372.00. Mr. Platte requested a motion from the Board to amend the application. Trustee Wetzel moved to amend the OPWC application as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that he intends on bringing a revised Employee Policy to the Board for the March meeting, but asked the Board to further clarify its position via motion as to how Compensatory Time would be

calculated for hourly employees. Trustee Wetzel moved to set the Compensatory Time earning rate at 1.5 hours for every 1.0 hours of overtime worked. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte shared that the Zoning Commission and Board of Zoning Appeals training with attorney Pete Griggs was scheduled for February 8, 2023. Mr. Witney shared that Premier Storage intends on modifying its building layout, but after Mr. Witney discussed the change with Brad Mercer at LCPC, Mr. Witney stated that approval from the township was not needed. He also reported that the fence panels along Worthington Road had been repaired. Mr. Witney asked the Board to approve the purchase of a digital camera for township use, especially zoning violations. Trustee Pieper moved to approve the purchase of a camera with the cost not to exceed \$1,000.00. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked if there was any Unfinished Business for the board to consider. Mr. Platte stated that a vacancy on the CIC board for the business seat still remained. He had spoke recently to Bob Pickard of Interior Supply (located in the former Thayer Power building). Mr. Pickard is willing to serve on the CIC board. Trustee Fry moved to appoint Bob Pickard to the Gateway CIC board as the business seat. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte reported that only one bid had been received for the Materials Supplier Bid, and that the bid was from Redskin Trucking. The trustees reviewed the bid and discussed the need to move forward for the purchase of materials. Trustee Wetzel moved to approve the Materials Supplier Bid submitted by Redskin Trucking as received. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked if there was any New Business for the board to consider. Mr. Platte introduced an Annexation Agreement with the City of New Albany. He stated that this was the two remaining parcels adjacent to the area near Harrison Road and Jug Street previously approved via Resolution No. 22-07-14-02. Trustee Wetzel moved to approve Resolution No. 23-02-06-03, a Resolution To Enter Into An Annexation Agreement With The City Of New Albany as presented. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte shared the revised/updated Position Descriptions for the Road Superintendent, Road Laborer, Township Administrator, and Zoning Administrator positions as requested by the Board. Trustee Wetzel moved to approve Resolution No. 23-02-06-04, a Resolution To Adopt Employee Position Descriptions as presented. Trustee Fry seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte shared that the township would soon be needing to fill a vacancy in the Road Department and asked for the Board's approval to post the Road Department Laborer position and seek applicants. Trustee Pieper moved to authorize Mr. Platte and/or Fiscal Officer Jesenko to post for the position and schedule interviews. Trustee Wetzel seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Mr. Platte stated that the Road Department was in need of purchasing a mini-excavator and trailer, mostly for the department's uses in the cemeteries and along roadside ditches. He explained that the township had not yet used any of its ARPA designation and that it could use the federal funds for both purchases. Mr. Platte stated that an initial resolution would need to be approved for the use of the funds, prior to the approval of any purchase(s). Mr. Platte further explained that the Road Superintendent had received a quote for the mini-excavator, but that a quote for the trailer was still being sought. The expected cost of the trailer is estimated to be less than \$15,000.00

Trustee Wetzel moved to approve Resolution No. 23-02-06-05, a Resolution Authorizing The Election of The Standard Allowance Pursuant To The American Rescue Plan Act. Trustee Pieper seconded the motion and with no further discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel moved to approve Resolution No. 23-02-06-06, a Resolution Authorizing An Expenditure From The American Rescue Plan Funds Under the Township's Standard Allowance. Trustee Pieper seconded the motion. Mr. Platte further explained that this was for the purchase of a Cat 305 Mini-Excavator. Hearing no other discussion, the motion was approved via unanimous roll call vote. Trustee Wetzel moved to approve Resolution No. 23-02-06-07, a Resolution Authorizing An Expenditure From The American Rescue Plan Funds Under the Township's Standard Allowance. Trustee Pieper seconded the motion. Mr. Platte further explained that this was for the purchase of a heavy equipment trailer. Hearing no other discussion, the motion was approved via unanimous roll call vote.

Trustee Wetzel asked for additional Public Comments or Trustee Comments. No further comments were provided.

Trustee Wetzel moved to adjourn the meeting. Trustee Fry seconded the motion and the voice vote on the motion was unanimous. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted:



Marko F. Jesenko, Fiscal Officer

Attest:

Dan Wetzel, Chairperson

Jeff Fry, Vice-Chairperson

Ben Pieper, Trustee

