

## APPLICATION FOR ZONING CERTIFICATE

Application No. PS-01-2025

Date \_\_\_\_\_

Jersey Township, Licking County to the Board of Township Trustees.

The Undersigned hereby applies for a Zoning Certificate for the following use, to be issued on the basis of the Representations contained herein, all of which applicant swears to be true.

1) Location of the Property 11062 Beaver Road NW2) Name of the Land Owner 11062 Beaver LLC (c/o Tom Harvey)3) Occupant Unoccupied

4) Proposed use: Residence ( ) ; Number of families ( ) ; Garage ( ) Accessory Building(x); Sign Board ( ) ;  
Size 37,059 S.F. (TOTAL) ; New ( ) ; Remodeling ( ) ; Business ( ) ; Manufacturing (x);

Kind 29,512 S.F. (EXISTING)  
4,117 S.F. (REMOVAL)  
11,644 S.F. (ADDITION)

5) Is this application for a "Temporary Visitors" Certificate? (yes) (no)6) Is this application for a "Temporary Residence" permit? (yes) (no)

7) Sketch a lot, showing existing buildings and proposed construction or use for which this application is made. (See Reverse Side). Fill in all directions and indicate which direction is North with an arrow.

A. Main Road Frontage 250 ft.B. Set back from side of right of way 1,425 ft.C. Side yard Clearance 383 (W) side \_\_\_\_\_ ft.525 (E) side \_\_\_\_\_ ft.D. Rear Yard Clearance 682 ft.E. Depth of lot from right of way 2,252 ft.F. Dimensions of building Width 95.33 ft.Depth 126.33 ft.G. Highest point of building above established grade 126.33 ft.H. Width and length of driveway 25.25 ft.I. Off street parking space 528 sq.ft.8) Buildings Use: Manufacturing (NAICS 321920 - wood container & pallet manufacturing)number of stories 1 Basement N/A sq.ft.Usable floor space designed for use as living quarters exclusive of basements, porches, garages, breezeways, terraces, attics, or partial stories. First floor 11,644 sq.ft.; Second floor N/A sq.ft.Garage N/A sq.ft ; Off street parking space 528 sq.ft.

9) Have you a "Sewage Disposal Permit" from the Licking County Health Department? (yes) (no) (UNCHANGED)

10) Will you have your own private well or water supply? (yes) (no) (UNCHANGED)

11) Cost Valuation \$ 829,000

12) Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Thomas Harvey

County Permits Required:

Licking County Health Department

Sewer Permit # \_\_\_\_\_

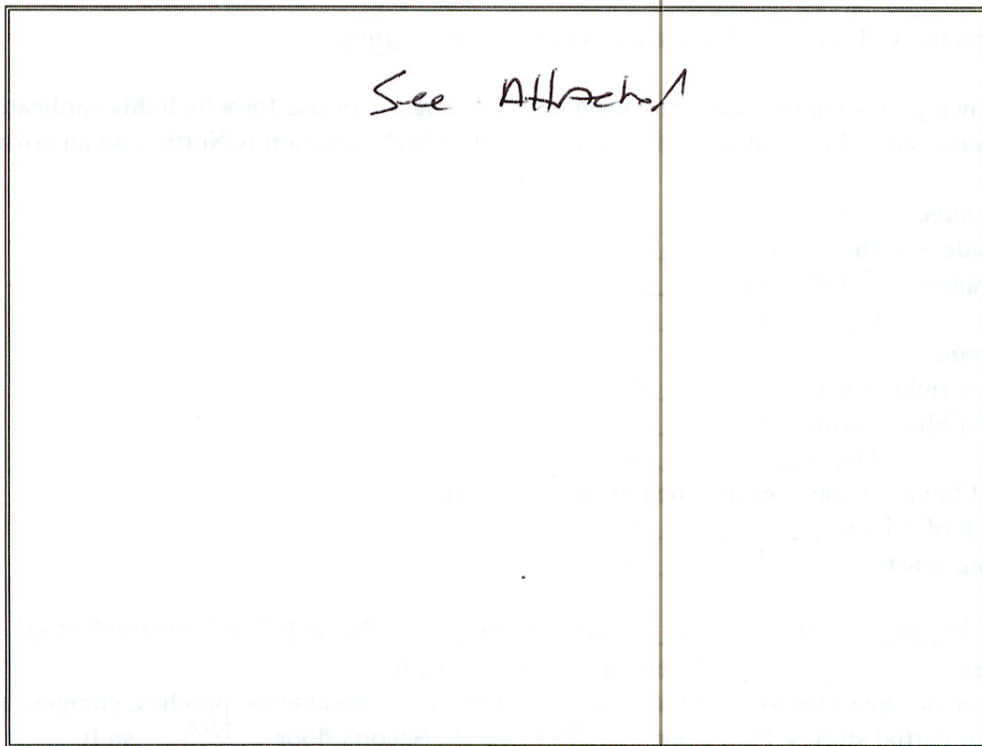
Well Permit # \_\_\_\_\_

NOTE: This permit expires 18 months after date of application. NOT TRANSFERABLE

Inspector GTG Litch

(Approved) or (Denied) on 2/18/2025

This property ( is, is not ) in an identified Flood Plain.



Sketch See No. 7

**BOARD OF TRUSTEES**  
**JERSEY TOWNSHIP, LICKING COUNTY, OHIO**

**RESOLUTION No. 24-09-04-01**

**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**

The Board of Trustees of Jersey Township, Licking County, Ohio met in a regular meeting on September 4, 2024 at 1481 Mink Street, Pataskala, Ohio 43062, with the following members present:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Trustee Wetzel moved the following:

**WHEREAS**, on July 29, 2024, the Hope Timber Pallet and Recycling submitted a zoning application to apply Section 14.05 (subarea IE-Innovation Employment) of the Jersey Township Zoning Resolution to the property located at 11062 Beaver Road (PID #036-110304-00.001); and

**WHEREAS**, the Jersey Township Zoning Commission held a Work Session on August 28, 2024 (the “Work Session”) to review the application and make a recommendation to the Board of Trustees (the “Board”); and

**WHEREAS**, the recommendation of the Zoning Commission, dated August 28, 2024, reflects changes made during the Work Session and has now been submitted to the Board for its review and consideration.

---

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF JERSEY TOWNSHIP, LICKING COUNTY, OHIO, THAT THE FOLLOWING RESOLUTION BE AND IT HEREBY IS ADOPTED:**

---

**Section 1.** The Board approves the Final Development Plan, in its amended and final form as attached hereto as “Exhibit A”, submitted by Hope Timber Pallet and Recycling to apply Section 14.05 (subarea IE-Innovation Employment) of the Jersey Township Zoning Resolution to the property located at 11062 Beaver Road (PID #036-110304-00.001);

**Section 2.** The Board further directs the Zoning Inspector, Township Administrator, and/or Fiscal Officer to take all necessary actions in order to reflect the approval of Exhibit A.

**Section 3.** It is found and determined that all formal actions of this Board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board, and any of its committees, that resulted in such formal action were in meetings open to the public, in accordance with all legal requirements including Ohio Revised Code §121.22.

**Section 4.** This Resolution shall take effect at the earliest time provided by law.

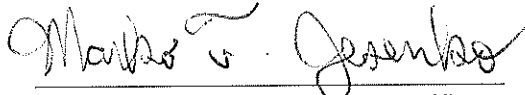
**BOARD OF TRUSTEES**  
**JERSEY TOWNSHIP, LICKING COUNTY, OHIO**

Trustee Pieper seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

YEAS: Fry; Wetzel; Pieper

NAY:

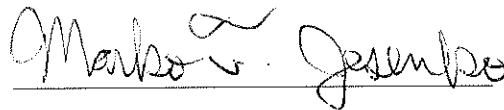
The motion carried and the Resolution was adopted.

Attest:   
Marko F. Jesenko, Fiscal Officer

**CERTIFICATE**

State of Ohio, Licking County

I, the undersigned Fiscal Officer of Jersey Township, Licking County, Ohio, hereby certify that the foregoing Resolution Number 24-09-04-01 is a true and complete copy of the Resolution adopted by a majority of the full membership of the Board of Trustees of Jersey Township at its regular meeting held on September 4, 2024 as was recorded in the official proceedings of the Board.



Marko F. Jesenko

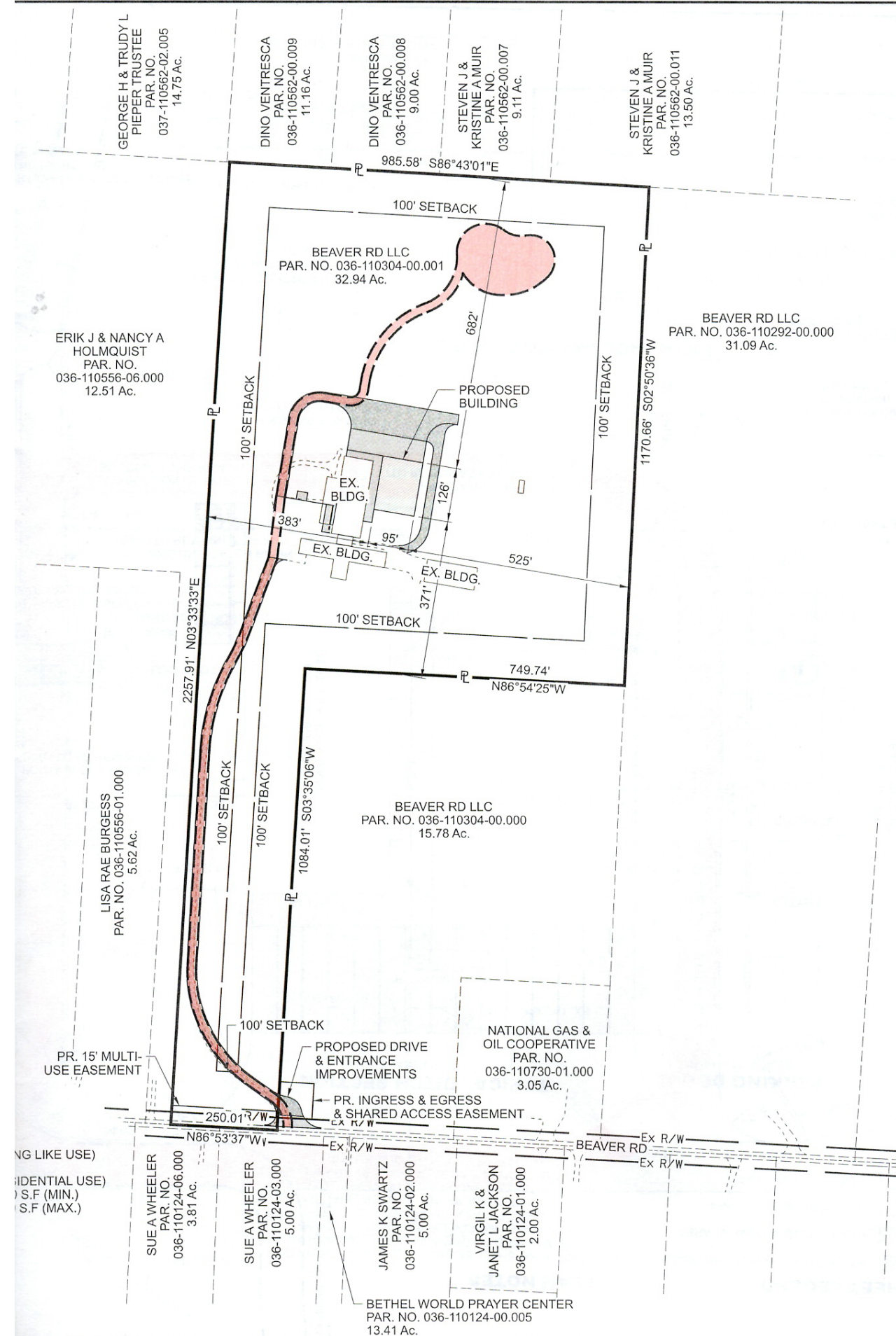
Jersey Township Fiscal Officer





**ADR**  
An Employee Owned Company  
88 West Church Street  
Newark, OH 43055  
(740) 345-1921 (ph)  
[www.adrinnovation.com](http://www.adrinnovation.com)

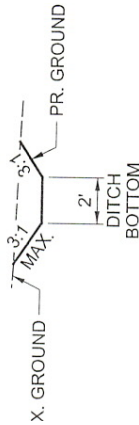
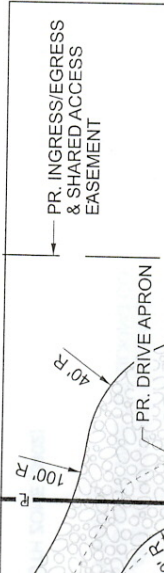
DESIGNER	
AJM/MWE	
REVIEWER	
BCK 11/21/24	
PROJECT ID	
24-024	
SHEET	TOTAL
2	13





NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE OR RESTRICT VISION BETWEEN A HEIGHT OF TWO AND ONE HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE CENTER LINE GRADES OF THE INTERSECTING ROAD & DRIVEWAY. EXISTING VEGETATION IN THIS AREA SHALL BE MANICURED OR REMOVED TO MEET THIS REQUIREMENT.

NOT TO SCALE

ACE  
IDA $1" = 30'-0"$ 

SURVEY INFORMATION

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC. IN AUGUST, 2024.

FOR MORE INFORMATION CONTACT:  
SMART SERVICES, INC.  
88 WEST CHURCH STREET  
NEWARK, OH 43055  
(740) 345-4700

NOTE: THIS IS NOT A BOUNDARY SURVEY PURSUANT TO O.A.C.4735-37. PROPERTY LINES ARE BEST FIT ONTO FOUND PINS PER DEED. R/W BEAVER ROAD LISTED AS 60' WIDE PER LICKING CO. ENG. GIS. ROAD RECORD MAP. NO RESEARCH DONE TO VERIFY WIDTH.

DATE OF FIELD SURVEY: 8/26,27,28/2024  
COORDINATE SYSTEM: OHIO STATE PLANE, SOUTH ZONE (3402)  
GRID COORDINATES  
HORIZONTAL REFERENCE DATUM: NAD83 (2011)  
ELLIPSOID: GRS80  
VERTICAL REFERENCE DATUM: NAVD88  
GEOID MODEL: GEOID18  
UNITS: US SURVEY FEET (SFT)  
ORIGINAL SURVEY SUBDIVISION: LOT 9, T-2, R-15  
LOCATION: UNITED STATES MILITARY LANDS  
JERSEY TOWNSHIP, LICKING COUNTY

UTILITIES

OUPS NOTIFICATION RESPONSES: A423201799-00A (MARKINGS)  
B423200761-00B (PLANS)

UTILITIES IDENTIFIED: LREP = THE ENERGY COOP (LICKING RURAL)  
NGOP = THE ENERGY COOP (NATIONAL GAS)  
ORPP = MARATHON PIPE LINE - HEATH  
WCOP = CHARTER COMM. (SPECTRUM/TIME WARNER CABLE)

NGOP, ORPP - HEATH RESPONDED WITH PLANS.

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF THE SURVEYED AREA.

CONTROL POINTS

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
CNPT #1	761146.340	1913220.514	1227.75	5/8" REBAR W/ RED CAP TRAVERSE CAP

ZONING INFORMATION

EXISTING ZONING "RR-3" - RURAL RESIDENTIAL  
"WCOD" - WORTHINGTON CORRIDOR OVERLAY DISTRICT  
SUBAREA "IE" - INNOVATION EMPLOYMENT)  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: MANUFACTURING  
(NAICS 321920 - WOOD CONTAINER & PALLET MANUFACTURING)

SITE INFORMATION

ADDRESS: 11062 BEAVER RD  
AUDITORS PAR. NO.: 036-110304-00.001  
SITE AREA: 32.948 Ac. (TOTAL)  
LOT AREA: 31.491 Ac.  
R/W: 0.457 Ac.  
GROSS FLOOR AREA: 37,059 S.F. (TOTAL)  
EXISTING: 29,512 S.F.  
REMOVED: 4,117 S.F.  
PROPOSED: 11,644 S.F.

DEVELOPMENT STANDARDS

MINIMUM TRACT SIZE: 5.0 AC.  
BUILDING HEIGHT: 60' MAXIMUM  
LOT WIDTH: 1/3 OF LOT DEPTH (SEE "DIVERGENCE FROM STANDARDS" BELOW)  
LOT COVERAGE: 80% MAXIMUM  
BUILDING SETBACKS: 100' FRONT\* (FROM LOCAL STREET R/W)  
MULTI-USE PATH EASEMENT: 15' WIDE (FOR FUTURE USE)

FLOOD INFORMATION

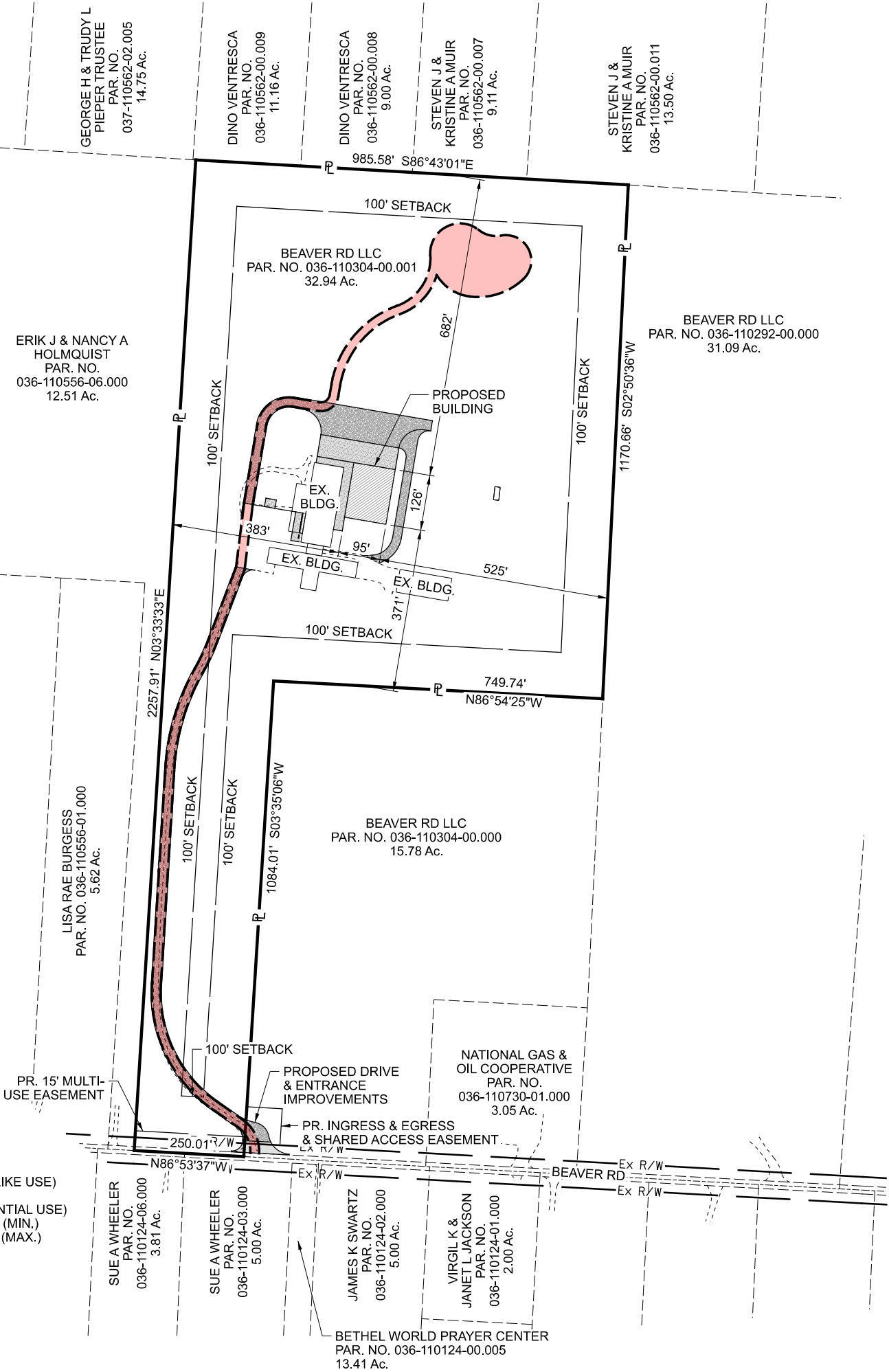
THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP NO. 39089C0280J, DATED JULY 31, 2024.

SHEET LEGEND

= ACCESS EASEMENT AREA

PARKING / LOADING SPACES

PARKING SETBACK: 40' FRONT  
5' SIDE (WHEN ABUTTING LIKE USE)  
100' SIDE  
(WHEN ABUTTING RESIDENTIAL USE)  
2.0 SPACES PER 1,000 S.F (MIN.)  
2.5 SPACES PER 1,000 S.F (MAX.)  
PARKING SPACES REQUIRED: 5 SPACES  
PARKING SPACES PROVIDED: 1 SPACE  
LOADING SPACES REQUIRED: 16 SPACES  
LOADING SPACES PROVIDED: 16 SPACES



SCHEMATIC PLAN







DESIGNER	AJM/MWE
REVIEWER	BCK 11/21/24
PROJECT ID	24-024
SHEET	TOTAL
2	13



## 24-024 HOPE TIMBER - CONSTRUCTION PLAN

MODEL: Sheet PAPERSIZE: 17x11 (in.) DATE: 2/5/2025 TIME: 11:23:02 AM USER: bwood  
P:\ADR\2024\24-024 PAPC - Hope Timber\400-Engineering\Roadway\Sheets\24-024 PAPC - Hope Timber GP0001.dgn

## SHEET LEGEND

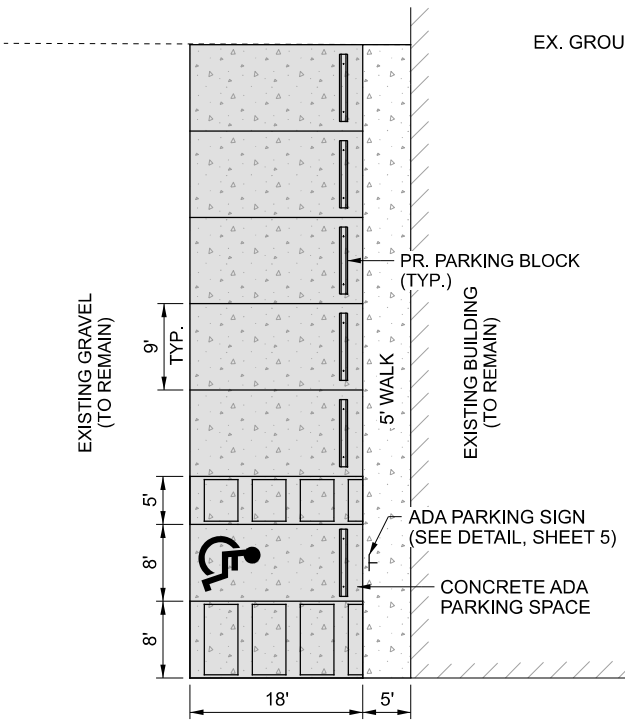
-  = LIGHT DUTY ASPHALT PAVEMENT AREA  
 = CONCRETE PAVEMENT AREA  
 = CONCRETE WALK AREA  
 = GRAVEL DRIVE AREA

## PLAN NOTES

- A) NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE OR RESTRICT VISION BETWEEN A HEIGHT OF TWO AND ONE HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE CENTER LINE GRADES OF THE INTERSECTING ROAD & DRIVEWAY. EXISTING VEGETATION IN THIS AREA SHALL BE MANICURED OR REMOVED TO MEET THIS REQUIREMENT.

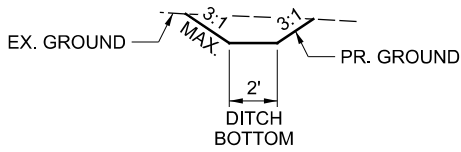
## PARKING DETAIL

SCALE: 1" = 10'-0"



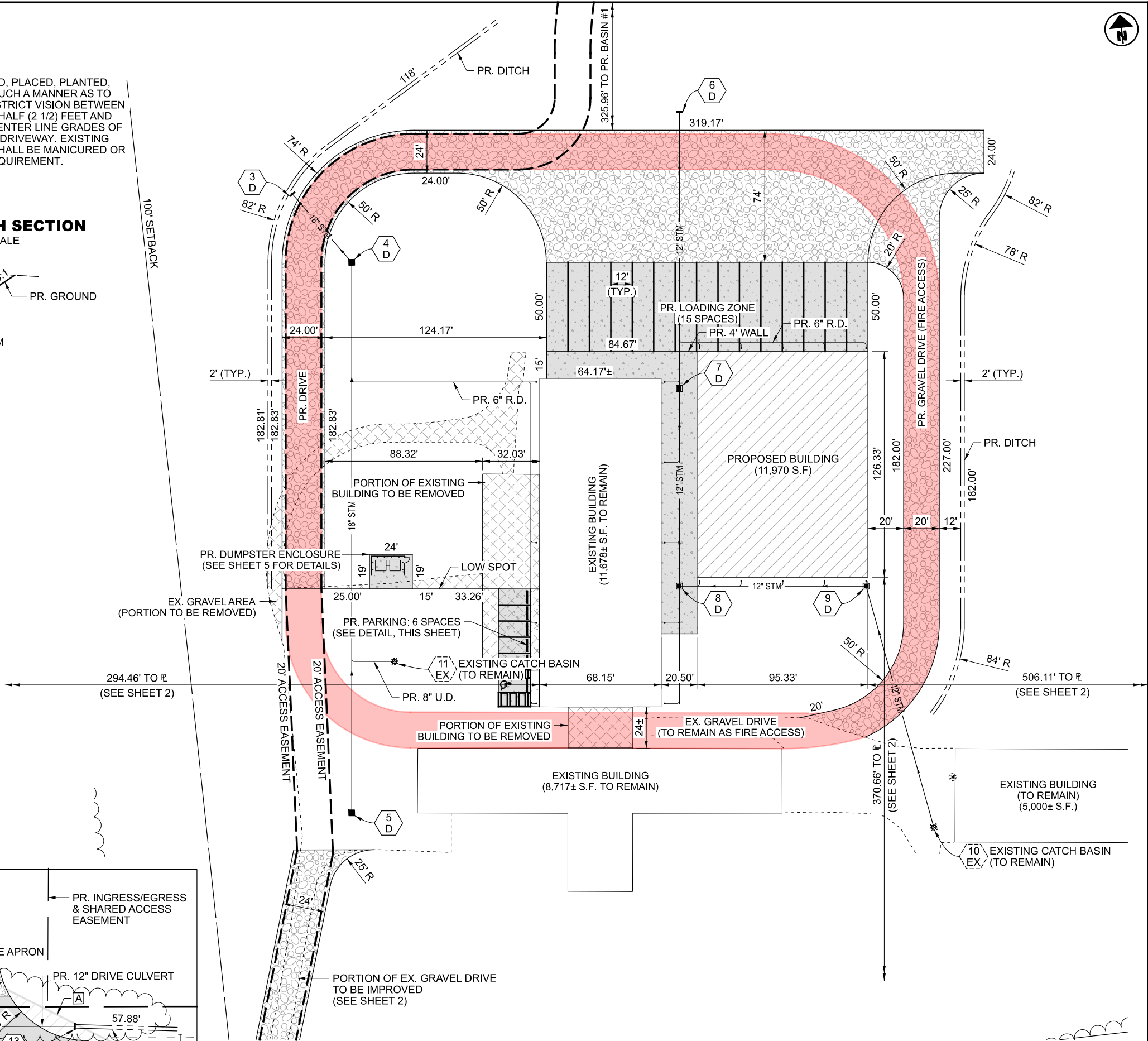
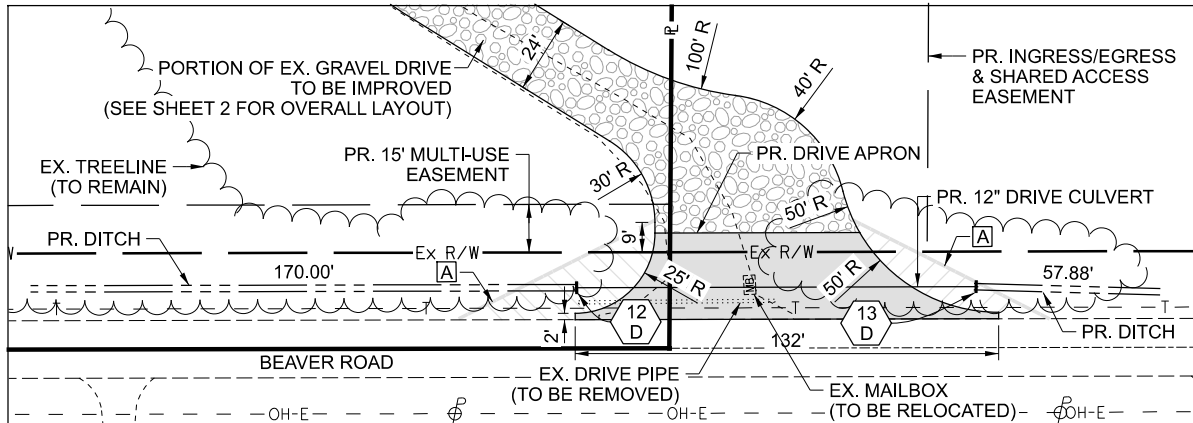
## TYPICAL DITCH SECTION

NOT TO SCALE



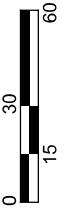
## ENTRANCE IMPROVEMENTS

SCALE: 1" = 30'-0"



# SITE PLAN

HORIZONTAL  
SCALE IN FEET



88 West Church Street  
Newark, OH 43055  
(740) 345-1921 (ph)  
[www.adrinnovation.com](http://www.adrinnovation.com)

DESIGNER

AJM/MWE

REVIEWER

BCK 11/21/24

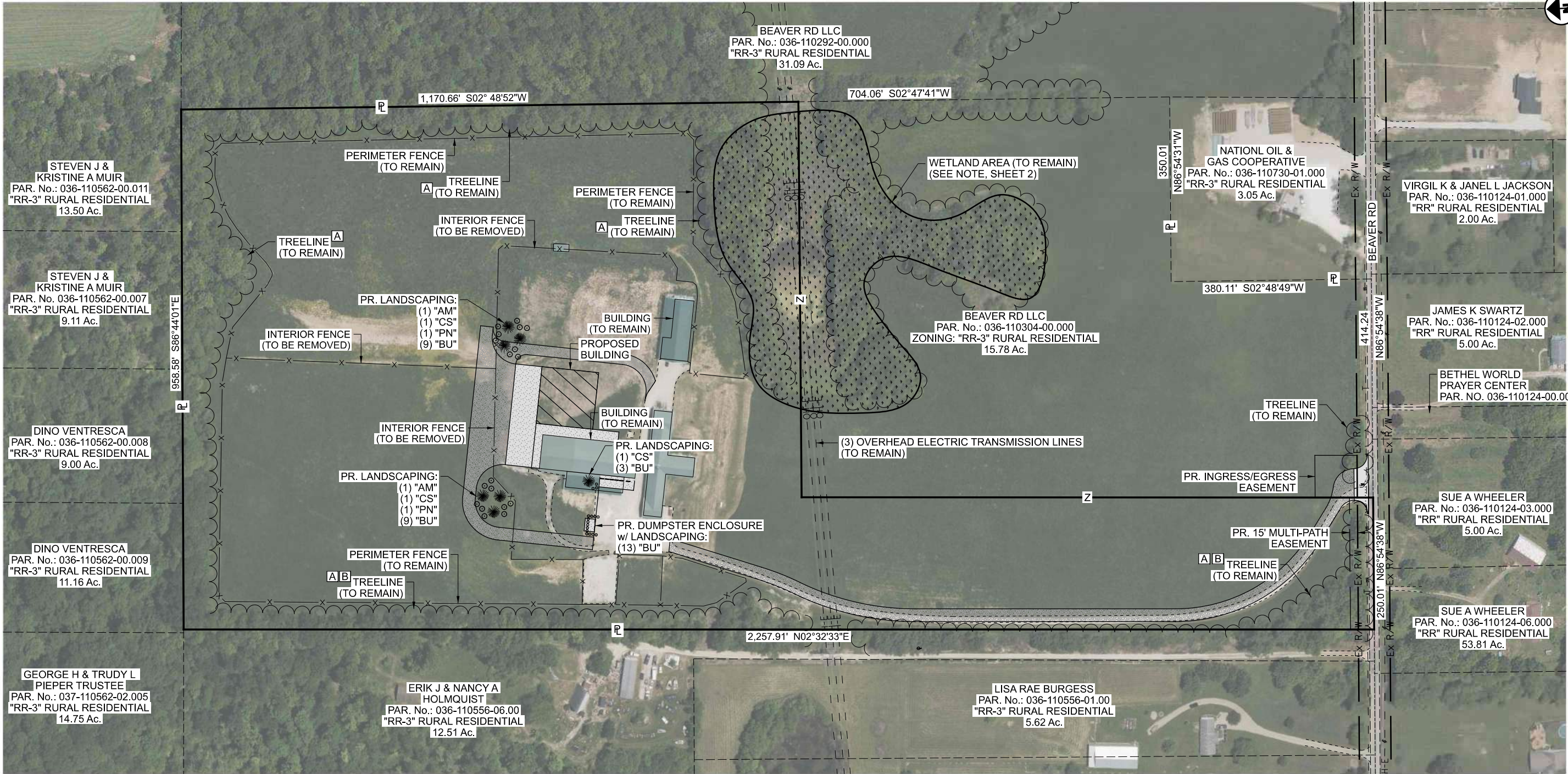
PROJECT ID

24-024

SHEET	TOTAL
1	1

10 | 13





LANDSCAPING PLAN



EXISTING TREELINE / WOODED AREAS:

- A** CLEARING OF TREES AND/OR VEGETATION SHALL BE KEPT TO A MINIMUM. MASS CLEARING SHALL NOT BE PERMITTED WITHIN 40' OF THE PARCEL BOUNDARY TO MAINTAIN BUFFERING/SCREENING TO PROTECT NEIGHBORING PROPERTIES FROM NEGATIVE IMPACTS.
- B** THE DEVELOPER SHALL INFILL TREELINE ALONG THE WESTERN PROPERTY LINE WITH CONIFEROUS TREES TO THE APPROVAL OF THE TOWNSHIP ZINING INSPECTOR.
- C** WHERE CLEARING OCCURS AND ELIMINATES THE NATURAL BUFFER, THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION A 6' TALL LANDSCAPING MOUND WITH VEGETATION (36" MINIMUM) INSTALLED ON TOP OF MOUND. VEGETATION MAY BE TREES, SHRUBS, OR PRAIRIE GRASS.

LANDSCAPING NOTES

ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

SHRUBS AND HEDGES SHALL BE 2' MINIMUM HEIGHT.

PLANTING SCHEDULE

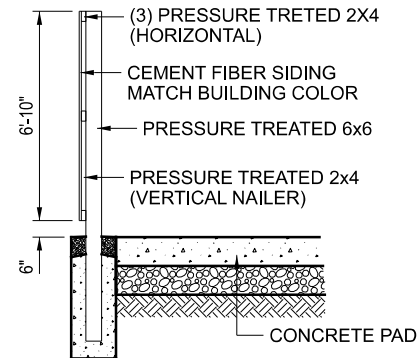
LANDSCAPING TREES

ID	QTY.	SIZE	COMMON (BOTANICAL) NAME
"AM"	2	3" CAL.	ACER MAPLE (ACER PALMATUM)
"CS"	3	5'-6" HT.	COLORADO SPRUCE (PICEA PUNGENS)
"PN"	2	3" CAL.	PRUNUS NEWPORT (PRUNUS CERASIFERA)
"BU"	34	36" HT.	BUXUS (BUXUS SEMPERVIRENS)

LANDSCAPING VEGETATION

ID	QTY.	SIZE	COMMON (BOTANICAL) NAME
"LV"	TBD	3 GAL.	INDIANGRASS (SORGHASTRUM NUTANS) KARL FOERSTER REED GRASS (CALAMAGROSTIS x ACUTIFLORA)

DUMPSTER ENCLOSURE DETAIL



DUMPSTER SHALL BE SCREENED ON ALL SIDES.

DESIGN AGENCY



DESIGNER

MRS

REVIEWER

BJW 08-29-24

PROJECT ID

24-024

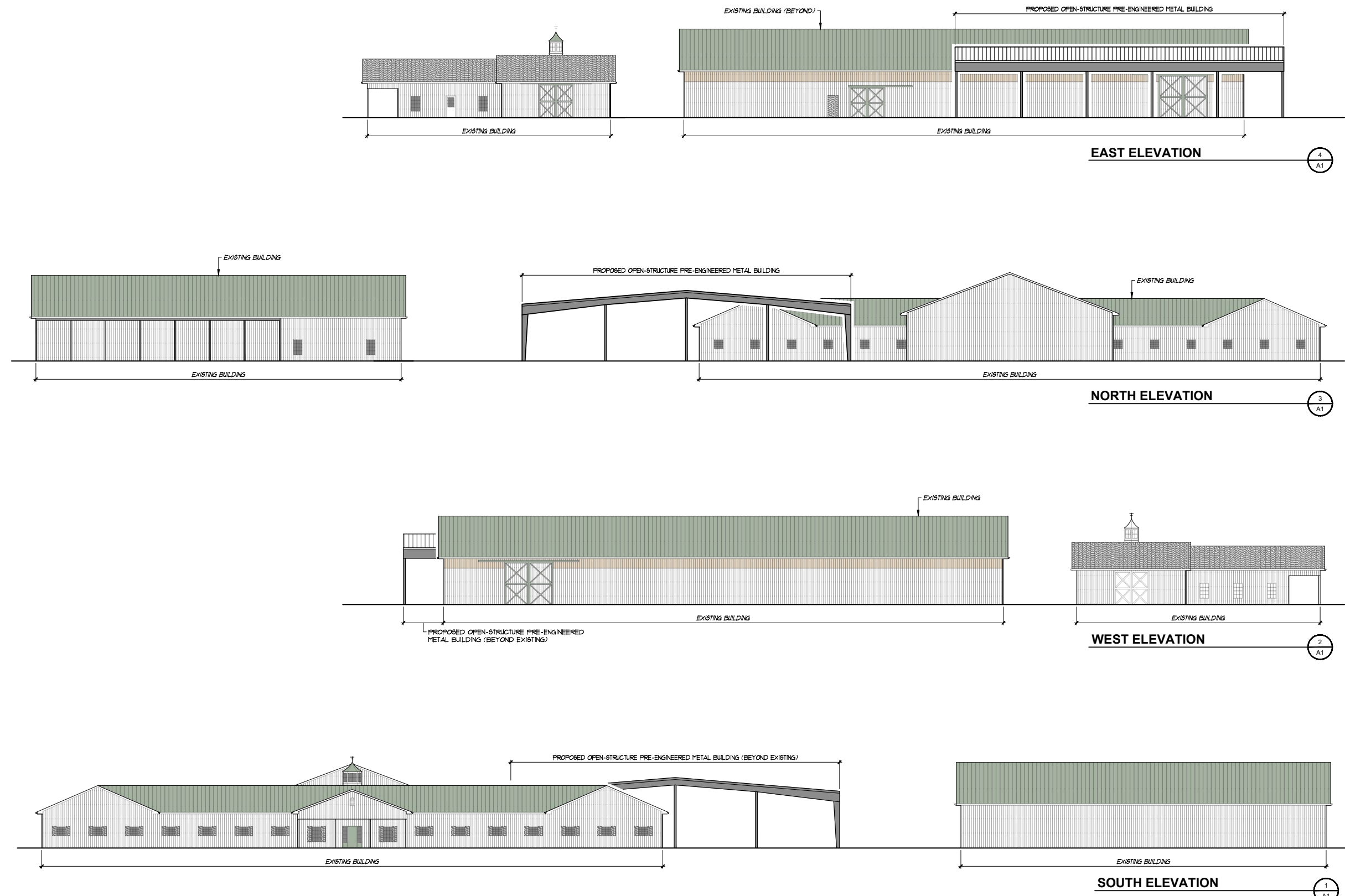
SHEET

6

TOTAL

8





No.	REVISION DESCRIPTION	DATE	BY

VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. COST OF CORRECTIONS REQUIRED, AS A RESULT OF FAILURE TO NOTIFY THE ARCHITECT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT PER THE MANUFACTURER'S SPECIFICATIONS, AND PER STATE AND LOCAL CODES.

**NEW FACILITY**  
**HOPE TIMBER PALLET & RECYCLING**  
11062 Beaver Road NW, Johnstown, Ohio 43031

**PROJECT  
ARCHITECTURE LTD.**  
Programming, Planning, Architectural Solutions

DRAWN: TJS  
 CHECKED: LB  
 DATE: 7/26/2024  
 JOB # 2024-008  
 SHEET A3.1

# DEVELOPMENT PLAN



Tom Harvey  
11062 Beaver Road NW  
Johnstown, OH 43031

Re: Septic system and private water system for 11062 Beaver Road NW Johnstown, OH 43031

Mr. Harvey,

Regarding the address stated above, the Licking County Health Department has no issues with a change in use for the building located on the property with an existing well & septic system. The email correspondence between our office and you have stated that a maximum of 8 employees will be utilizing the building Monday – Friday. This equals an estimated usage of 160 gallons per day. The existing septic system was designed for a 3-bedroom home at 360 gallons per day. You have stated the building will have no public access. If any further changes are made, please notify our office.

If no alterations are made to either system (change in system components, additional buildings, new foundation), no permit will be needed from our office. We would request that a septic system inspection be performed and any servicing done to the system be reported to our office to ensure the septic system is in good working condition.

Please let us know if you have any other questions or concerns.

Thank you,  
*Scott Morris*  
Scott Morris, REHS  
Licking County Health Department  
Environmental Health Director  
[smorris@lickingcohealth.org](mailto:smorris@lickingcohealth.org)  
740-349-6504