

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 814-224-3338 FORM NO. 10148

Held

February 6, 2023

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The Jerome Township Board of Trustees met in special session on February 6, 2023, at 7:00 p.m. for the purpose of participating in a joint meeting with the Jerome Township Zoning Commission. Board Chairman Wezlynn Davis called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Inspector/Coordinator), Jennifer Huber (Brosius, Johnson & Griggs), members of the public, and the following Zoning Commission members:

- Aaron Grabovich
- Tracey Guerin
- David Morris
- Bill Neumeyer
- Josh Yoder

Wezlynn Davis indicated the meeting would be a discussion format and would begin by focusing on the Board of Trustees' 2023 initiatives.

Board of Trustees' 2023 Initiatives

Economic Development

Wezlynn Davis provided an overview of the Joint Economic Development Agreement (JEDD) entered by the Township with the City of Marysville. She stated the JEDD applies to new businesses developed in the Township that need water and sewer services from the City of Marysville. The JEDD provides for income and payroll taxes of these businesses to be administered by the JEDD Board. Taxes collected are shared between the JEDD Board, the Township, the City of Marysville and to cover administrative costs. She added the JEDD Board consists of a representative of the City of Marysville, a representative of the Township, the Union County Engineer, a representative of business owners of the area and a representative employee of the area. It was also stated that a JEDD only applies to commercial property not residential.

Ms. Davis indicated there are other economic development tools being utilized within the Township including Tax Increment Financing (TIF) arrangements. It was stated that unlike a JEDD, a TIF does not create additional tax but rather redistributes property taxes for development infrastructure costs. It was discussed there are school TIFs and non-school TIFs with the goal to not have the schools incur a tax decrease because of the TIF. The question was raised as to who manages the TIF. The response was that it depends on the TIF itself with some TIFs being managed by the developer (as in the case of Jerome Grande) and some being managed by the Township.

The final tool which was mentioned was tax abatements.

Township Administrator

The Trustees discussed the need for a Township Administrator that was past due, and they are conducting interviews currently.

ARPA Funds

The Board indicated the need to discuss and decide on a use of the Coronavirus Local Fiscal Recovery funding the Township received. The question of what the moneys could be used for was raised. The moneys may be used for most items that support the Township's operations. Items briefly discussed included road equipment and Township Hall expansion.

Comprehensive Plan Update and Zoning Commission Role

The Trustees noted the two consultants, MKSK and MS Consultants had conducted presentations for the Board and the selection is on the agenda for the February 7 meeting. It was noted the project is estimated to take one year and the specifics of the project will be based on guidance from the consultant. The group discussed the need to get community participation.

Effects and Outcomes of Consent Decrees

Jennifer Huber reviewed the consent decrees entered by the Board of Trustees in response to legal filings by landowners and developers. Discussion centered around the fact the legal filings were not based on any action taken by the Zoning Commission or the Board of Trustees but rather were in opposition to the referendums which were filed by residents of the Township. The takeaway was that these decrees do not have any bearing on future requests for rezoning and only effect the properties identified in the decree.

Zoning Resolution – Remaining Technical Issues

Eric Snowden presented the group with a listing of zoning resolution issues he felt needed to be addressed which included the following:

- Front yard setbacks (particularly in some planned developments)
- Roadway classifications (terminology inconsistencies with the Union County Engineer)
- Signs (banners) to include a permitting process and prohibited sign types
- Exterior lighting
- Temporary uses such as food trucks
- Landscaping and buffering standards

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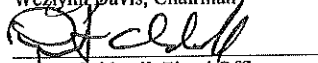
The group discussed each of these items and also listened to the potential of implementing a certificate of zoning compliance process. The Board discussed the need to prioritize these and any other existing issues with the zoning resolution. Mr. Snowden stated that in his opinion the items set forth are the most needed items to be addressed and, in the order, presented.

Megan Sloat wished to recognize the work that has been done on the zoning resolution.

The group also discussed zoning compliance noting that currently it is complaint driven verses being actively monitored by Township staff.

At 8:54 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adjourn. The motion carried.


Wezlynn Davis, Chairman


Robert Caldwell, Fiscal Officer