

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**September 13, 2021**

**Minutes**

**Call to Order**

Trustee Rausch, as Co-Chairman called the regular meeting of the Allen Township Trustees to order on September 13, 2021, at 7:00 p.m.

**Pledge of Allegiance**

Trustee Rausch began the meeting with the Pledge of Allegiance.

|                   |              |                         |
|-------------------|--------------|-------------------------|
| <b>Roll Call:</b> | Don McCreary | Township Trustee        |
|                   | Jack Rausch  | Township Trustee        |
|                   | Lori LaCella | Township Fiscal Officer |
|                   | Nick Johnson | Road Superintendent     |
|                   | Bill Streng  | Zoning Inspector        |

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of August 2, 2021, and the said minutes were approved as read.

The Fiscal Officer provided each member of the Board with a list of recent receipts and pending expenditures for review. There was a motion by Trustee Rausch and a second by Trustee McCreary, and upon certification by the Fiscal Officer that appropriate funds were available, the pending expenditures were approved. The Fiscal Officer also provided the most recent payroll reports for the Board's review. The board reviewed the previous month's bank reconciliation and verified the sequence of the checks.

After much discussion, the Allen Township Trustees have amended the zoning fee schedule to state: Once a permit has been submitted and the fees have been paid, unless fault of Allen Township, there will not be a refund of fees paid.

Trustee Rausch and Trustee Kingham had a company do an acoustical analysis of the township hall to test the sound. The sound is two times more than it should be, and it is very difficult to hear anyone speaking. Trustee Rausch made a motion to have sound panels installed for a cost of \$9857.00. Trustee Rausch moved to accept the quote for a second by Trustee McCreary to approve the McCreary, yea, Rausch, yea.

Trustee Kingham left a letter in his absence that was drafted to a resident on Buck Run Rd. in response to the speed limit concern. The letter was reviewed and approved as written to be sent to the resident.

Trustees reviewed township meeting public forum ground rules. The rules will be discussed and reviewed further and discussed at the next meeting.

Trunk or Treat will be held on October 27, 2021 for 5:45 trunks in place and start at 6:00 pm. Decided to have hot dogs pre wrapped, chips and bottled water for safety of covid.

**Resolution 2021.8**

Trustee Rausch made the motion to accept the amounts and rates as determined by the budget commission and authorizing the necessary tax levies and certifying them to the county auditor. Trustee Rausch moved to accept the amounts and rates and there was a second by Trustee McCreary to approve. McCreary, yea, Rausch, yea. All were in favor, resolution passed.

## **PUBLIC FORUM**

None.

## **ZONING BUSINESS**

Received numerous zoning questions throughout the month.

Mr. Steng noticed a car without registration on N. Darby Coe Rd., and has asked the resident to place it in a building, also noted a few trucks on Holycross Epps, that will be discussed with a neighbor.

Mr. Steng received a call from a resident wishing to have a dog grooming business in her home. After discussions, it has been deemed eligible to be a Home Occupation.

Mr. Steng received a call from a resident wanting to possibly raise hogs on either a 1+ acre or 2+ acre parcel of land in Pottersburg. The resident can do that under the ORC.

Mr. Steng has been in contact numerous times with a resident wishing to purchase the home at 18744 Allen Center Road in Pottersburg. The issue with the home is that even the rear of the home is only 36' from the 50' required setback, and the front is just a few feet from the R/W. The home is grandfathered into our current zoning but she wants to build an in-law suite onto the home. The addition will be at the rear of the existing home, 50' from the R/W, connected by an enclosed breezeway type of room. The concern is that the breezeway would be built within the 50' setback, Bill Steng was told by Thayne Gray that since the addition was at the rear of the home it was not impeding into the setback and making a non-conforming building more non conforming.

Mr. Steng received a complaint from a resident living on Buck Allen Drive relative to the utility company placing 3 electric poles in front of her home. She was told that the township has no enforcement on where utility company's place their poles, as long as they were in the normal R/W area, in which they were. She said that they are the only poles on Buck Allen.

Mr. Steng received a call from a landowner at 19855 Bear Swamp Rd., who has already paid for and received a zoning certificate to build a new home. He has decided that with the cost of building materials that he was no longer going to build the house and was wondering if he could get any of his \$300.00 returned to him. Mr. Steng requested guidance from Thayne Gray and he said that it's up to the trustees to establish a policy on returns for fees paid. This does not happen often, but Mr. Steng suggests that we have a policy that states if the township spends the time to issue a permit for any purpose, the fee is not returned for any reason except an issue-driven by the township.

Mr. Steng noted there was a BZA hearing on August 24 to hear cases involving Bob McCreary who requested a conditional use for flag lot on West Darby Rd. and also one from KG Agri Pro requesting a Conditional Use to construct a 30,000 SF warehouse on a non-conforming lot on Johnson Rd. Both requests were granted.

Mr. Steng met with Brad Bodenmiller and Aaron Smith at the LUC office to discuss the Crabtree property on Northwest Parkway. There is a 16-acre parcel for sale with road frontage at two locations, one a 166' section, and the other a 310' section. The county will not grant road frontage for the 166' section. Mr. Steng has had two calls from individuals wishing to purchase the 16-acre tract and split it into as many as 4 parcels for homes for various members of the same family.

It was explained the township requirements for setbacks and road frontage. Mr. Streng also discussed with the LUC folks the issue of the township's definition of an irregular lot.

See attached report for more detail.

#### **SHERIFF REPORT**

Not in attendance.

#### **ROAD BUSINESS**

Road Superintendent, Nick Johnson, noted he received a quote from John Rausch in regards to the sealing of the asphalt of the parking lot. The quote for sealing was \$4870.00, Nick has recommended waiting until after the winter and review in the spring. The trustees agreed to wait until Spring and review at that time.

Road Superintendent, Nick Johnson noted the dump truck is being repaired at Rush Truck in Lima. At this time there is not a firm price on repairs. The estimate is between \$6300-\$6700. Trustee Rausch moved to accept the dump truck repair for the estimated amount of \$6700 for a second by Trustee McCreary to approve the estimate. McCreary, yea, Rausch, yea.

Road Superintendent, Nick Johnson noted rear of the cabin door was rotted and has been replaced.

Road Superintendent, Nick Johnson noted completed the required department of agricultural pesticides, educational classes.

Road Superintendent, Nick Johnson noted the township grounds have been treated to prevent armyworms.

Road Superintendent, Nick Johnson noted the corner of Buck Run and Rt. 245 brush was removed for better visibility by the county engineer's office.

Road Superintendent, Nick Johnson noted the crack in the drywall above the doors in the community room has been looked at by the Drywall medic. Drywall medic will repair the crack; however, it is believed this is structural and will return.

#### **FIRE & EMERGENCY SERVICES**

Chief Steve Brose was not in attendance due to illness.

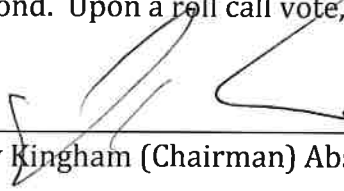
#### **CORRESPONDENCE/OTHER MISCELLANEOUS**

None

#### **EXECUTIVE SESSION**

None

There being no further business, Trustee Rausch moved to adjourn the meeting, Trustee McCreary offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



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Ricky Kingham (Chairman) Absent due to illness

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Jack Rausch -Co-Chairman



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Don McCreary