

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**June 6, 2022**

**Minutes**

**Call to Order**

Trustee Rausch, as Chairman called the regular meeting of the Allen Township Trustees to order on June 6, 2022.

**Pledge of Allegiance**

Trustee Rausch began the meeting with the Pledge of Allegiance.

<b>Roll Call:</b>	Jack Rausch	Township Trustee
	Don McCreary	Township Trustee
	Ricky Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief
	Bill Streng	Zoning Inspector
	Charlotte Blumenschein	Zoning Commission
	Ken Reiff	Zoning
	Sean Phelon	Assigned Sheriff Deputy
	Lorri Culp	Solar

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of May 2, 2022, 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.

Community Day is on September 17<sup>th</sup>, 2022. There has been a discussion on having a food truck. Chief Steve Brose is getting a price quote.

Fiscal Officer, Lori LaCella will reserve the tents, chairs, tables and contact balloon, and face painting.

**PUBLIC FORUM**

Lorri Culp, resident, attended to ask questions about the future of solar panels in Allen Township. There was a in depth discussion and it was noted there is a meeting for the Zoning Commission to hear the presentation from the LUC on June 16<sup>th</sup> at their regular meeting.

**ZONING BUSINESS**

Received numerous zoning questions throughout the month.

There was a Zoning Board hearing on May 24 at 7 PM to discuss and vote on the rezoning of 10 parcels of land currently zoned M1 to U1. There was little discussion and the rezoning was approved unanimously.

There is no fee schedule for PUDs in the Allen Township Zoning Fee Schedule. Mr. Streng has spoken to the Zoning Administrator for Marysville and the Assistant. Zoning Inspector for Jerome township and they have sent copies of their fee schedules, which Mr. Streng forwarded on to the

Trustees. Mr. Streng noted will need to establish fees for the PUD process as soon as possible. None has been established at this point. Mr. Streng has heard nothing from the realtor who inquired about the PUD possibility on Johnson Rd. since the single phone call from him earlier. Mr. Streng has called to inquire about the M1 properties being considered for rezoning, and Mr. Streng informed him that the two parcels he has discussed with me were not among those being rezoned.

Mr. Streng suggested \$1500 for PUD's plus \$50 an acre. Applicant covers all legal fees, planning fees and unforeseen costs. Trustee made the motion to add the fees for PUDs for \$1500 plus \$50 an acre and the applicant covers all legal, planning fees and unforeseen costs; Trustee Kingham seconded the motion to accept the fee schedule.

Mr. Streng received a call from Peak Propane in Bellefontaine, and they plan to place an 30,000 gallon propane tank at Ohio Ready Mix, on Northwest Parkway. It will be used to keep sand from freezing in winter, and for Peak to use for bulk sales in this area. Mr. Streng alerted Chief Brose and will include him and Dave on all data Mr. Streng receives. There has been a lot of communication with Thayne Gray with guidance since there is nothing in the zoning book for propane tanks. It will probably be handled with BZA.

Have received several requests from residents wanting to know if Allen Township had a requirement for the distance between a driveway and a property line. Mr. Streng advised them that we do not and driveway location is the responsibility of the Union County Engineer's Office.

Rodney Drumm old house at the far north end of Allen Center Road, which is now owned by Carla Chapman will have a new home built behind the existing, with the new addition being from the road right of way, and connected by an enclosed breezeway. Mr. Streng consulted Thayne Gray numerous times before Carla purchased the property to assure its legality, since we only allow one home on 2 acres with of road frontage. Mr. Streng stated that as long as the buildings are connected by the breezeway it will constitute one building. Currently the entire existing house sits within of the road right of way. See attached report for more detail.

Charlotte Blumenschein noted there was a hearing on May 24, 2022 at 7:00 P.M. for the purpose of changing the zoning district of ten nonconforming parcels from the M-2 heavy manufacturing district to the U-1 Rural district. The motion to approve the recommendation from the zoning commission was passed.

The Trustees will hold a special meeting on June 27, 2022 at 7:00 P.M. for the purpose of changing the zoning district of the ten, nonconforming parcels from M-2 Heavy Manufacturing District to U-1 Rural District as recommended by the Allen Township Zoning Commission.

Charlotte Blumenschein discussed the solar panels, and noted the Zoning Commission is meeting on June 16 at their regularly scheduled meeting, and they will be discussing solar and wind energy. Allen Township is currently in the process of gathering more data and information as it relates to solar and wind energy. Aaron Smith from LUC will attend to discuss the solar and wind energy. Under the recently passed Senate Bill (SB) 52, Allen Township will request to the Union County Commissioners that Allen Township be designated as a restricted area for any further economically, significant wind arms, large wind farms and/or large solar facilities as described in SB 52.

Resident Lorri Culp noted she has heard the LUC presentation and noted local counties have engaged outside legal expertise for assistance on proper language for resolutions and restrictions. There was a in depth discussion on solar panels and how to handle restrictions.

Trustee Jack Rausch noted Allen Township Trustees would need to add a temporary alternate for zoning for Andrew See. Charlotte Blumenschein said it is being discussed.

Ken Reiff noted Highland Real Estate group applied to annex several hundred acres off Rt. 33 ramp to rt. 245. There are 9 properties total. The first reading for the annex approved the resolution to provide police, fire water and sewage to property. Currently the Kroger building is the furthest city utilities go. That would put city water and sewage on Rt. 245.

#### **SHERIFF REPORT**

Sheriff Deputy had nothing to report.

Trustee Rick Kingham noted on Holycross Epps there have been drivers with excessive speed, and asked to patrol.

#### **ROAD BUSINESS**

Road Superintendent, Nick Johnson noted Holycross bridge repair is completed.

Road Superintendent, Nick Johnson noted the cemetery has been cleaned up and the flags have been hung. Nick Johnson noted there was a drainage call in for James Watkins, but there is nothing that can be done from the township side.

The plans have been set for repair for sink hole on Poling rd.

Road Superintendent, Nick Johnson noted we received table and chairs from a donation to loan.

Trustee Kingham noted he has the sign for cemetery.

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

Chief, Steve Brose noted our well pump, control box, and pressure switch were replaced on May 20, 2022.

Chief Steve Brose noted the well water has been tested by UCHD and has been found to be bacteriologically satisfactory. A copy of the report is on file.

Chief Steve Brose noted medic 601 is at Horton for paint repair.

Chief Steve Brose noted our part time schedule is struggling due to lack of members and summer. We have no applications on file. We sent job postings to Journal Tribune, Bellefontaine Examiner, Daily Digital, and Indeed.com.

Chief Steve Brose recommends moving the part time hourly wage to that of a first-year full time member. The wage would remain at step A for part time members increasing only with any annual increases for the department.

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

The Union County Farm Bureau Policy Development breakfast meeting will be June 14<sup>th</sup>, 2022 8:00 A.M. at the Heritage Cooperative.

**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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Jack Rausch, Chairman



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Don McCreary Co-Chairman



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Ricky Kingham