

ALLEN TOWNSHIP BOARD OF TRUSTEES

November 7, 2022

Minutes

Call to Order

Trustee Rausch, Chairman called the regular meeting of the Allen Township Trustees to order on November, 7 2022.

Pledge of Allegiance

Trustee Rausch began the meeting with the Pledge of Allegiance.

Roll Call:	Jack Rausch	Township Trustee
	Don McCreary	Township Trustee
	Ricky Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief (called in)
	Tom Paplaczky	Making the Right Move (SBS Advisors)
	Deputy Phelan	Sheriff
	Jason Orcena	Union County Health Department

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of October 17 & 24, 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.

It was noted that there was a nice community turn out for the Trunk or Treat with about 36 cars.

Tom Paplaczky from, Making the Right Move (SBS Advisors) attended to discuss the health insurance options and rates. The Trustees will review the information provided and meet on November 21st, 2022 at 3:00 P.M. to make a final decision.

The fiscal officer, Lori LaCella shared the Union County Comprehensive Plan Survey and social media flyers provided by the LUC.

The Trustees reviewed the modified solar recommendation (see attached for a detailed list). Trustee Rausch made the motion to accept the modified recommendation from the zoning board, seconded by Trustee McCreary.

PUBLIC FORUM

Jason Orcena of the Union County Health Department attended to inquire if there were any health department related issues from the Trustees. The trustees did not have anything for the Health Department.

ZONING BUSINESS

Received numerous zoning questions throughout the month.

Mr. Streng received a call from Paul Clapsaddle who is doing work for Rodney Drumm. Mr. Drumm is wanting to reconfigure the lots he owns in Pottersburg to enable him to comply with zoning requirements. There are two alleys in Pottersburg, and one of them, Bennett St. was abandoned in 2010. It does not appear that William St. has yet been abandoned and wanted to establish conversation regarding the possibility of abandoning this alley. Mr. Streng believes both alleys are within land Rodney owns. Bennett street runs through the center of the church on Main St. Mr. Streng is questioning the ownership of the alley and who will own it after it is abandoned. Mr. Streng has submitted to the trustees and Thayne Gray a plot plan which appears to be the original plot layout for Pottersburg showing all of the original plats, streets and alleys. Mr. Streng highlighted the alleys and street which should be considered for abandonment. Mr. Streng also submitted a recent aerial photo which shows three additional alleys leading to residences, two of which are leading to properties within Pottersburg, and one across Honda Parkway (directly beyond Allen Center Road) leading to Brown property). Mr. Streng suggested that all three of these alleys also be abandoned. Thayne Gray has indicated to us that he would take the lead in abandoning these alleys. Mr. Streng has not heard what progress has been made with this endeavor.

Mr. Streng received inquiries to a company named Carmax who wants to a business on 2 parcels of B3 zoned property on the north side of Northwest Parkway, just East of Poling Rd. the business is a form of a car auction and they want to place 3 adjoined office trailers next to each other, and secure them with tie down straps that are used for mobile homes. Mr. Streng informed them that this is not permitted in the township and that permanent foundations are required for modular structures. Carmax stated their engineers would be in contact to inquire how they could make their trailers conform to our zoning. Nothing new on this issue.

Mr. Streng noted a transportation company wanting to build a transportation terminal on land on Northwest Parkway zoned M1. A transportation terminal belongs in M2, but is a conditional use for M1. The building he is wanting to construct fits the description of a truck tractor repair facility which belong in B3 zoning. Mr. Streng informed them to file paperwork to have a conditional use hearing by our BZA, but they resist stating that their facility is the same as neighboring Virginia Transport and Cassen's. Mr. Streng could find paperwork for a conditional use hearing for either company, therefore he is holding firm with them that they will need to have a BZA hearing for a conditional use to enable them to build their facility. They have emailed to me their form for a BZA conditional use but I have not yet received their supporting paperwork.

Ramsey's Pizza has contacted Mr. Streng regarding a new 3' X 7' illuminated sign they plan to erect at their business, replacing their current sign. The sign will be LED with approximately 7000 F.C., being a very bright sign. Ramsey's Pizza failed to obtain BZA approval for their current sign, Mr. Streng did issue them a zoning certificate following a discussion. Mr. Streng has advised them that they will be required to have a conditional use from the BZA for their new sign, and have walked them through this process.

Mr. Streng noted a letter was sent to John Paul regarding a property he owns at 17100 Allen Center Rd. He does not reside at this address but is using it to park junked, or unlicensed vehicles. The letter was sent on August 15, 2022 and informed him that he had 30 days to respond and as of this date there has been no reply. He will be sent another letter, informing him of the next step and after another 30 days will result in the township turning it over to the Union County Prosecutor's office. There has been no further communication with them.

Mr. Streng attended the October Zoning Board meeting. Zoning discussed items such as raising the height of an accessory building from 20' to 30', including in the swimming pool resolution that pools not be constructed on the flag pole of a flag lot, and that they have a fence around them. There will not be a zoning board meeting in November or December.

SHERIFF REPORT

Sheriff Deputy had nothing to report. The trustees noted the increase of speed on the back country roads. The Sheriff noted and there will be increased patrol in those areas.

ROAD BUSINESS

Road Superintendent, Nick Johnson noted he had no new business.

FIRE & EMERGENCY SERVICES

Chief Steve Brose attended the meeting via phone conference due to being out of town on vacation. Chief Steve Brose shared in the discussion with Tom Paplaczky in regards to the health insurance.

CORRESPONDENCE/OTHER MISCELLANEOUS

November 16, 2022 at 5:00 there is a special Community and Business Leaders Impact event: Housing at Union Rural Electric offices.

EXECUTIVE SESSION

Trustee Rausch made the motion to move into an executive session for personnel actions and compensation and was seconded by Trustee McCreary. Upon a roll call vote, all in favor., Trustee Rausch called the executive session to order.

Trustee Rausch moved that the executive session be adjourned, seconded by Trustee McCreary and upon a roll call vote, all being in favor of motion carried.

Trustee Rausch called the regular meeting back to order.

After returning to regular session, Trustee Rausch presented a motion to approve the pay increase for non-fire employees effective the first pay of 2023, which was seconded by Trustee Kingham. Upon roll call: Rausch, yea; McCreary, yea; Kingham, yea

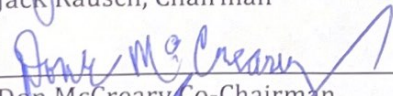
Trustee Rausch presented a motion to approve board members meeting pay effective the first pay of 2023, which was seconded by Trustee Kingham. Upon roll call: Rausch, yea; McCreary, yea; Kingham, yea

Trustee Rausch moved to adjourn the meeting, which was seconded by Trustee McCreary. Upon roll call: Rausch, yea; McCreary, yea; Kingham, yea. Upon a roll call vote, all being in favor, the meeting was adjourned.

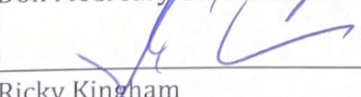
Roll Call vote: Trustee Rausch, yea. Trustee McCreary, yea. Trustee Kingham, yea.



Jack Rausch, Chairman



Don McCreary, Co-Chairman



Ricky Kingham