

ALLEN TOWNSHIP BOARD OF TRUSTEES

December 5, 2022

Minutes

Call to Order

Trustee Rausch, Chairman called the regular meeting of the Allen Township Trustees to order on December 5, 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
	Charlotte Blumenschein	Zoning
	Ken Reiff	Zoning
	Andrew See	Resident
	Leland Walker	Zoning
	Deputy Phelan	Sheriff

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of November 21 and 30th 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.

The Fiscal Officer presented the temporary appropriation Resolution to fund the township until a permanent appropriation is created March 2023. After review and discussion, Trustee McCreary moved to adopt the temporary appropriation, Trustee Rausch seconded, upon a roll call, all were in favor, resolution passed. See the attached resolution.

Received a quote from Ohio's Top Hat Cleaning to clean the township monthly for \$245.00 a month. The Township Trustee's agreed this would be a conflict of interest since the company is owned by a fire fighter. The Trustee's do not feel monthly is necessary and agreed to quarterly, and will do further research for a company.

PUBLIC FORUM

None

ZONING BUSINESS

Received numerous zoning questions throughout the month.

Mr. Streng received a call from Paul Clapsaddle and he is doing some work for Rodney Drumm. Rodney is trying to reconfigure lots he owns in Pottersburg to enable him comply with our 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 Mr. Streng was wanting to establish some conversation regarding the possibility of abandoning this alley also. Mr. Streng believe that both alleys are within land Rodney owns. Bennett St. runs through the center of the church on Main St. Mr. Streng have a question regarding ownership of the alley, likely the township, and who will own it after it is abandoned. Mr. Streng submitted to the trustees and Thayne Gray a plot plan which appears to be the original plot layout for Pottersburg showing all 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. Chris Clapsaddle, of the Union County Engineer's Office has done some research, however in an email on December 1 Thayne stated that he would meet with Chris to establish what was still required, and that he would help us with the process of abandoning the streets and alleys in Pottersburg.

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. They failed to obtain BZA approval for their current sign, however Mr. Streng did issue them a zoning certificate following a discussion with Steve Ramsey in our office. 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. The BZA met on November 28 and approved the new sign. Ramsey's will have two signs on the mounts that will total 53 SF, and a part of the variance was to allow them to be 3 SF over the limit for a sign, which is 50 SF. Ramsey is to contact me to obtain his zoning permit. There are also two signs mounted on the front of the roof which did not have BZA approval. It has been agreed to issue him Zoning Certificates for these two signs.

Mr. Streng have had contact from an individual who wants to place a truck trailer / storage unit facility on the property we rezoned to B3 a few years ago at the site across Northwest Parkway from John Rausch's home. They felt that since there are currently truck trailers parked there that there would be no issue. Mr. Streng informed them that the current business is properly zoned for its use, and Mr. Streng also informed them that the site would be required to be rezoned to comply with their requirements, however Mr. Streng had no further communication with them. Mr. Streng has not heard from this individual however he has been in contact with two other parties who are looking at this parcel very closely. One of the parties intends to build a small 5,012 SF warehouse to house a snack food distribution business, and the other some type of used car business, however he would not provide further details. Mr. Streng informed him that if he wished to obtain a zoning certificate, Mr. Streng would need details.

Mr. Streng observed a new accessory building on a property at 18744 Allen Center Road that exceeds 200 SF but was placed there without a zoning certificate. Mr. Streng informed the property owner, Tonia Chapman that she would be required to obtain one and we will be meeting to accomplish that requirement.

There is a small box trailer parked in a front yard at 23050 Northwest Parkway advertising a business, Wolfe Innovations, that belongs to the homeowner. Mr. Streng is still awaiting final word from Thayne Gray, but he will likely be receiving a letter from us stating that he has an illegal sign exceeding 6 SF in his yard. He previously had a bill board there that was placed by a former owner that Mr. Streng advised to remove. He did remove it but replaced it with the trailer. The sign is bolted onto the trailer, not painted

on which could have a bearing regarding how the trailer could be used, meaning that either he is just parking the trailer there, or clearly using it as a sign.

Mr. Streng have heard from the Liberty Township Zoning Inspector that there is discussion relative to constructing a solar farm on Johnson Rd. The 62-acre parcel is owned by Ceres Farms LLC, who also owns 400 adjoining acres in Liberty Township. The energy company, ENGIE North America of Houston, TX apparently bought a lease for the farm in 2017 to build a solar farm. Thayne Gray is on board and stating that they cannot build it. ENGIE will be at the Liberty Township Trustee's meeting on December 5 to address their plans, and Terry will advise Mr. Streng relative to the outcome of the meeting.

Mr. Streng has been in contact with a realtor or representative of a company wishing to locate a property on Northwest Parkway on land zoned B3 in the area of Complete Auto Auction. The representative has been very secretive in providing information but the business appears to be a sort of middleman for an automotive auction company. They want to place a modular or office trailer on the property for use as their office. Mr. Streng informed him that he will need more information on the type of business, exact location, and type of building they want to place or erect before he can help him. Mr. Streng explained to him the requirements of building in B3. The ATZR is not clear on the meaning of a permanent foundation therefore it is difficult to clarify to someone placing a trailer (which is clearly not permitted, or a modular building on a site in the township.

Charlotte Blumenschein noted she received an email regarding Ramsey sign and the number of Lumen's. Charlotte stated zoning would need to do some research on these signs. Nick Johnson noted reviewing the requirements in the Ohio Manual of Uniform Traffic control that devices shall be capable of at least 50 percent dimming for night time operation.

Charlotte Blumenschein noted she would like to have a joint meeting with the zoning appeal board annually and the Trustees agreed.

SHERIFF REPORT

Sheriff Deputy had nothing to report.

ROAD BUSINESS

Road Superintendent, Nick Johnson noted the trucks would be having their annual inspection.

Road Superintendent, Nick Johnson noted the snow plows are ready for winter.

Road Superintendent, Nick Johnson will be working with the Union County Engineer for tile replacement on Poling Rd.

FIRE & EMERGENCY SERVICES

Chief Steve Brose has not received a response from the septic contractor.

Chief Steve Brose presented the front apron concrete quotes provided for replacement.

Chief Steve Brose noted the tanker needs all new water level gauges. The quote is \$3248.29. Trustee Kingham

Chief Steve Brose noted the crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

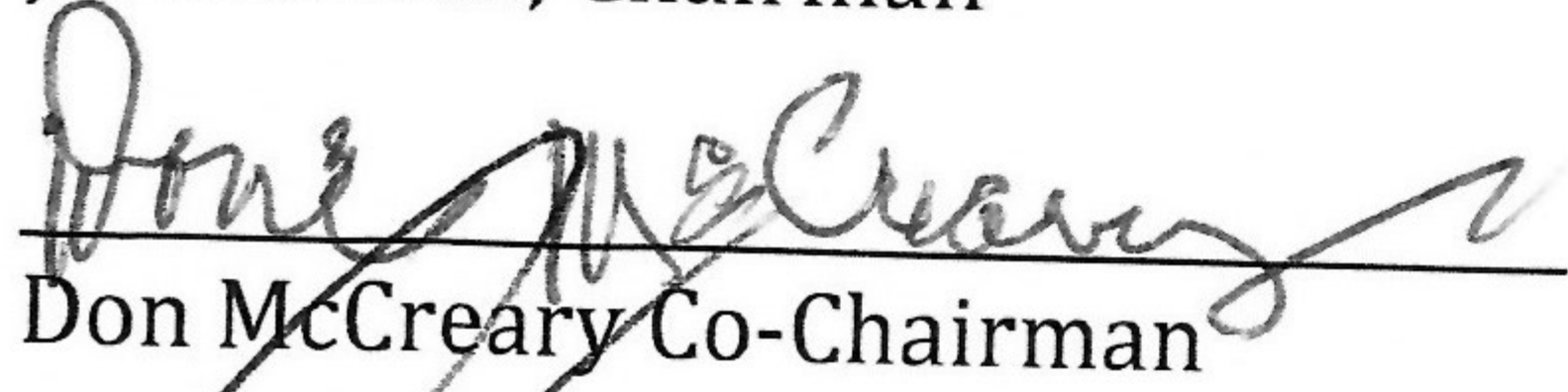
None

EXECUTIVE SESSION

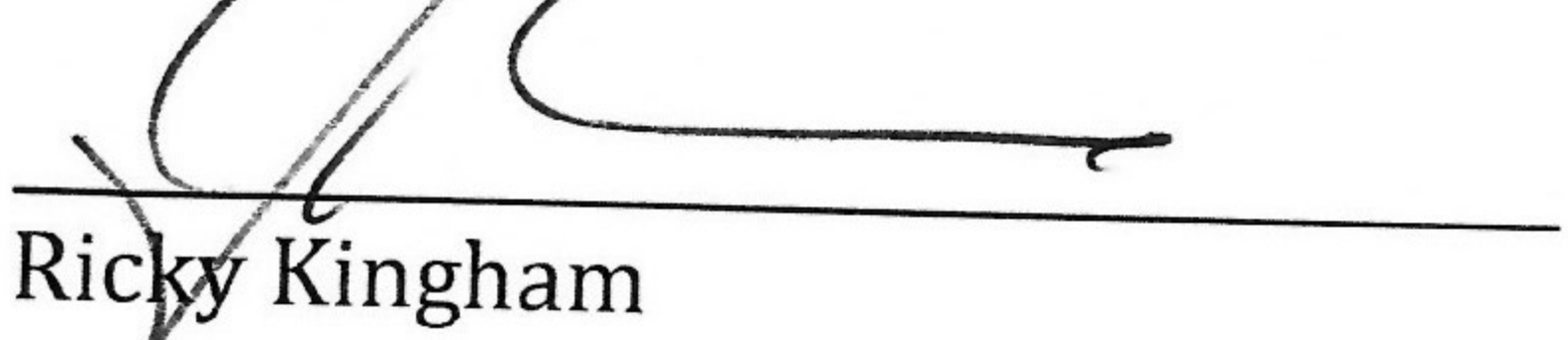
None

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.

Jack Rausch, Chairman



Don McCreary Co-Chairman



Ricky Kingham