

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**April 1, 2024**

**Minutes**

**Call to Order**

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on April 1, 2024.

**Pledge of Allegiance**

Trustee Reiff, Chairman began the meeting with the Pledge of Allegiance.

<b>Roll Call:</b>	Ken Reiff	Township Chairman
	Greg Gerten	Township Vice Chairman
	Rick Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Anthony Bernard	Resident
	Justin Story	Union County Engineer
	Casey Rausch	Union County Engineer
	Don McCreary	Resident
	Dain Bruns	Resident

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of March 4, 2024 said minutes were approved as read. Trustee Gerten made the motion to accept the minutes are read with a second from Trustee Kingham.

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 Kingham and a second by Trustee Reiff, 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 noted there was a change to final appropriations and that we are not moving the fire chief salary to fire budget from EMS until 2025.

Justin Story from the Union County Engineer department attended to present the estimates for the following road repairs.

**Resolution 2024-7**

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for Boord Rd chip seal for \$16494.82. There was a motion by Trustee Gerten and a second by Trustee Kingham to proceed with the chip seal for Boord Rd.

**Resolution 2024-8**

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for Durapatch for all Township Roads for \$11942.12. There was a motion by Trustee Gerten and a second by Trustee Kingham to proceed with the Allen Township.

**Resolution 2024-9**

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for PottersburgRd/Darby Pottersburg Dead end, Hunters Run, Benton Rd. Benton Road/Allen township, Clark

Dawson rd. chip seal for \$67624.25. There was a motion by Trustee Kingham and a second by Trustee Gerten to proceed with the Allen Township chip seal of the roads listed.

### **Resolution 2024-10**

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for Holycross Epps Rd. and Hunters Run for ditching dipping for \$11556.15. There was a motion by Trustee Kingham and a second by Trustee Gerten to proceed with the ditch dipping for \$11556.15 for Holycross Epps Rd and Hunters Run.

### **PUBLIC FORUM**

Anthony Bernard attended the meeting to introduce himself to the Trustees. Mr. Bernard has done the township spraying and presented the invoice for \$1500.00. Trustee Kingham made the motion to accept the \$1500.00 for spraying with a second from Trustee Gerten.

### **ZONING BUSINES**

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 Complete Auto Auction. 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). The business is CarMax and Mr. Streng were contacted by a modular building company relative to what is required to set their office building on site. Their engineer contacted Mr. Streng last week with questions of how to best build a privacy structure around their dumpster. Mr. Streng asked him how this project was proceeding and he told him that they were likely over a month away from submitting their drawings and request to him. This past week Mr. Streng provided them with information relative to the ATZR sign requirements. A zoning certificate for the building was issued on 5/3/23. Mr. Streng heard from a woman on 8/3/23 from a sign company regarding obtaining a permit for three signs to be installed on the site and she was informed that all 3 signs would be required to be approved by the Board of Zoning Appeals. She is going to complete the required paperwork and get back with him to file the papers for the BZA hearing. The BZA hearing will be at 6:00 September 11<sup>th</sup>. They were issued zoning certificates for both signs that evening. Nothing new.

Mr. Streng received information from a consultant relative to an unknown party planning to construct a facility on a site immediately southwest of the Trillium Compressed Natural Gas (CNG) station on SR 739. This site will be like the CNG station however it will be an electric vehicle charging station initially planned to have 20 charging stations. They had many questions of which Mr. Streng provided answers however many of the questions require additional information from them to enable me to answer all their questions. Mr. Streng informed them that the first thing they should do is to obtain confirmation from the state that they can be granted an access drive. The land is currently owned by Honda. Mr. Streng have been in contact with two parties relative to this project, neither of whom appears to know the other. Mr. Streng have sent to both answers to all the many questions presented to us but have heard nothing further from either of them.

Received a phone call from an individual wanting information to utilizing land on Stokes Rd. or S.R. 287 to store semi-trailers and possibly erect a truck repair facility. One parcel he is considering is zoned M1 and the other is zoned B1. To do what he is proposing requires B3 zoning. Mr. Streng advised him of options including applying for the land to be rezoned, or to apply to the BZA for a Conditional Use as was done on property directly across the road from his proposed sites. He is wanting to purchase 5 acres on one of the sites for his business. Nothing new

Mr. Streng has been working with Captain Dave Hawkins of the ATFD relative to issues he has with his inability to review commercial and industrial building and site plans prior to construction. The issue which creates a "hole" in the plan review process develops because of the process which is now being used, and has been for many years. The process for reviewing plans starts with the Zoning Inspector (ZI) reviewing the plans submitted and either approving or disapproving them. The Zoning Inspector's review is to assure that the plans submitted comply to the Allen Township Zoning Resolution (ATZR). The applicant then conveys the plans that have been approved by the ZI to the Union County Building Dept. for their review. The Building Dept. then reviews the plans to assure they comply to the Union County and State Building Code. Following the approval by the building dept. the applicant is free to begin construction. Nowhere in this process is the Fire Code Official allocated time to review the plans to assure they comply to the requirements of the Ohio Fire Code. The items inspected by both the township and the county are entirely different than that of the Ohio Fire Code, resulting in a serious "hole" relative to assuring that commercial and industrial building plans comply to the site and building requirements of the Ohio Fire Code. Mr. Streng is working with Dave, Thayne Gray, and LUC to assure there is a system to allow the Fire Code Official time to review these plans. Thayne has suggested the Ohio Fire Code requirements be incorporated within the ATZR, however the requirements of the Fire Code Official and the ZI are not compatible. Mr. Streng is proposing is that the applicant for an industrial or commercial facility submit their plans to the ZI. The ZI will hand carry the plans to the Fire Code Official, allowing a few (yet to be determined) days for his review, the Fire Code Official would return the plans to the ZI who would then review the plans, and that would be followed by the ZI contacting the applicant to pick up his approved/disapproved plans. There would be an additional line on the Zoning Certificate for the Fire Code Official to sign. These ideas will be discussed in an upcoming meeting with LUC. The goal is to allow review by the Fire Code Official, yet be independent from the ATZR.

Mr. Streng attended the Zoning Board meeting on March 21.

#### **SHERIFF REPORT**

Sheriff not in attendance.

#### **ROAD BUSINESS**

Road Superintendent, Nick Johnson was not in attendance.

Received a new quote from A women's touch for \$14,889.00 which was approved to not exceed in the March meeting.

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

Chief Steve Brose, noted there is a septic leak.

Chief Steve Brose, noted vehicles will be placed beside the FD on the blacktop for extrication training first week of April.

Chief Steve Brose, noted the new MARCS radios have been order, they are in and being programmed.

Chief Steve Brose noted M601 has a coolant and a refrigerant leak. Chapman will be looking at it.

Chief Steve Brose has filed for the drop off and disposal of all AFFF foam. The FD will only be using class A foam on fire involving wood materials. Class A does not contain harmful chemicals.

Chief Steve Brose noted the ATRD sent 2 members to the affected area the night of March 14, and 2 members the day of March 15. I have filled the appropriate wage reports to Indian Lake EMS, they then will file with FEMA for reimbursement.

The following preparations for the 2024 Solar Eclipse are in place:

Member leave restriction placed on April 7, 8, and 9.

Staffed at our 6 maximums all three days.

John Deere Gator use has been donated from Koenig in Urbana to access hard to reach emergencies.

Heritage will fill all fuel and propane tanks the first week of April.

Generators have been serviced and are ready for use.

All department High Band radios have new batteries and are ready for use in the event of MARCS outage.

The Allen Twp. maintenance channel is ready for use to communicate with Allen Road Maintenance if needed.

Zane Twp. Has blocked out their community building for the FD in case of need.

Emergency contact packets will be placed on each apparatus. Containing County and Twp. Officials within Logan, Union, Allen, and Zane.

Honda plants will be releasing 1st shift at 1:30pm, 2nd shift will start at 5:00pm April 8.

We anticipate heavy traffic in the area.

Crews completed monthly safety trainings.

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

None.

#### **EXECUTIVE SESSION**

Trustee Reiff made the motion to move into an executive session for personal discussion and was seconded by Trustee Gerten. Upon a roll call vote, all in favor, Reiff called the executive session to order.

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

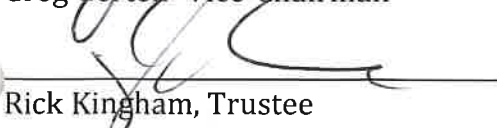
Trustee Reiff called the regular meeting back to order.

After returning to the regular session, there being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Gerten offered a second. Upon a roll call vote, all were in favor, the meeting was adjourned. Roll call vote: Trustee Reiff, yea. Trustee Kingham, yea. Trustee Gerten, yea.

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



Ken Reiff, Chairman

  
Greg Gerten - Vice-Chairman  
Rick Kingham, Trustee