

ALLEN TOWNSHIP BOARD OF TRUSTEES

July 8, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on July 8, 2024.

Pledge of Allegiance

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

Roll Call:	Ken Reiff	Township Chairman
	Rick Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Charlott Blumenschein	Zoning
	Don McCreary	Resident

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of June 3, 2024 said minutes were approved as read. Trustee Reiff 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.

Fiscal officer noted an insurance broker will attend the August meeting to review their services.

The trustees will be holding a public hearing on August 5th, 2024 in regards to the rezoning of the parcel located between St. Rt. 287 and US 33 with frontage on St. Rt. 287 in Allen Township. The executive committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on June 13, 2024 and reviewed a zoning parcel amendment-initiated by Seeking Land, LLC to rezone 3.84+/- acres from Professional Services District (B-1) to heavy retail/wholesale district (B-3).

The LUC Executive Committee moved a motion to accept the recommendation for DENIAL for the Allen township Zoning Parcel Amendment.

It was noted from Trustee Reiff that he cancelled the safety deposit box with Huntington Bank. There has not been a key found and we are paying the fee to have the box drilled.

Elected Officials and all public employees are now required to take fraud reporting training. The Fiscal Officer will keep a spreadsheet of the certificates issued by the auditor of state. This training must be completed by September 28, 2024. New employees must complete within 30 days of hiring.

Trustee Kingham provided an update on the cemetery cleanup. The trustees with three members of the Union County Sheriff's office met at the two township cemeteries at 3 AM on July 3. The Sheriff's office was there with their heat seeking drone to attempt to locate grave monuments under the surface of the ground.

PUBLIC FORUM

It was noted the sweeper for clean up in the community room needs replaced, the trustees agreed to purchase a new sweeper to not exceed \$300.00.

ZONING BUSINESS

Trustee Kingham noted that Jason Van Atton would be replacing Greg Gerten on the zoning board.

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. This month Mr. Streng had an inquiry from a different person seeking the same information as the previous parties. The person did not identify himself and was asking about zoning.

A letter was sent to residents at 16260 Allen Center Rd. about a dumpster rental business they have started. The letter stated that unless they could house all the dumpsters inside to qualify for a Home Occupation, or they would need to apply for a conditional use via a hearing by the BZA. In the letter they were given 30 days to contact us to discuss their options, and invited them to attend tonight's trustee meeting. If they do not attend Thayne Gray has advised to send them a letter. If the trustees agree Mr. Streng would prefer to send them another letter urging them to contact me to settle this issue, or they will receive a letter from the Union County Prosecutor Office, who will then address the issue with the dumpster rental business. The trustees agreed to send a letter. As of this report Mr. Streng has had no response from the owner.

Additional letters, responding to complaints from neighbors have been sent to a property owner at 24288 Darby Pottersburg Rd. regarding a sign business he is operating, with a sign at the front of the property.

A letter to a resident at 20210 Coleman Brake Rd. for a complaint about unlicensed vehicles, trash, and other junk. Mr. Streng received a call from this resident requesting a copy of the complaint that he wants for his attorney however Mr. Streng informed him that it was a phone call from a neighbor. The vehicles and junk are not visible from the highway, however when viewed on Google Earth the place literally looks like a junk yard.

Mr. Streng met with a realtor and a businessman who were inquiring about property with frontages on both Smokey Rd. and Northwest Parkway. The businessman is interested in building a sports complex on Smokey Rd. The property is zoned M1 and not conducive to a sports facility, which will include a large hoop style structure along with indoor and outdoor sports. Mr. Streng informed them that the sports complex may be subject to a conditional use via the consideration of being a public service facility or a public use, which are both "conditional uses" for M1. He also asked if the same parcel could be granted two separate conditional uses and Mr. Streng asked Thayne Gray and he indicated that it may be possible. Mr. Streng has not had further communication from this individual.

Mr. Streng met with a resident from 20300 St. Rt. 245 regarding his request for a letter from me stating that the township had no issues with his request to the county to combine 2 adjacent parcels he owns into one parcel. Mr. Streng sent the email to Chris Clapsaddle at the Engineer office.

A zoning board hearing was held on 6/27 to discuss a request to rezone 3.83 acres of land at 25564 St. Rt. 287 from B1 to B3. No owners' representatives were present to answer questions. After discussion it was decided that the property should be dealt with via a Conditional Use when and if a use for the land was determined. The request was unanimously declined.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Superintendent, Nick Johnson was not in attendance, but provided a report as follows:

Road Superintendent, Nick Johnson noted the 2nd mowing has been started.

Road Superintendent, Nick Johnson noted ditch cleaning on Holycross Epps Rd. has been completed.

Road Superintendent, Nick Johnson noted row mower has been repaired.

Road Superintendent, Nick Johnson noted cemetery rehab is going well. Several more stones have been repaired.

Road Superintendent, Nick Johnson noted several lights have been replaced in the community building that were not part of the original LED conversion. One unit has a bad ballast. Trustees requested Nick to get an estimate from Eubanks and Les Starr.

Upcoming work plan:

Complete 2nd Row mowing.

Fix blocked culvert Smokey rd.

Clean ditch Smokey rd.

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted the crews completed monthly safety trainings.

Chief Steve Brose noted the Honda and MEI walk throughs are complete.

Chief Steve Brose noted enrolled 2 full time firefighter in BlueCard command course. \$385 each.

Chief Steve Brose noted all MARCS radios are in service and meet all July 1, 2025 requirements.

Chief Steve Brose noted the E601 iPad would not charge or turn on, replaced with new \$452.48. New iPad will go to M601, plan to purchase a new one for M602 next billing cycle.

Chief Steve Brose purchased a new accountability system. Used on large incidents to account for the location of each member on the scene. \$660.45

Chief Steve Brose noted will need 6 new fire helmets Fire Safety quote is \$442.00 each. Online is \$460 each.

Chief Steve Brose noted will need 2 nozzles: quote is \$2,090.00 quote attached. Trustee Reiff made the motion to accept the \$2090.00 cost with a second from Trustee Kingham.

Chief Steve Brose is working with Hogan Tire on tires for the station truck, have a plan to run tread to 4/32 then Firestone will assist with replacement cost.

Chief Steve Brose noted the shift: 8 hours per week available for fire inspectors to complete inspection activity. This will allow inspectors to complete necessary shift work without having to leave for inspector activities. Capt. Hawkins will be in charge of scheduling.

Annual BMV check was completed, unremarkable.

CORRESPONDENCE/OTHER MISCELLANEOUS

Union Soil and Water Conservation district board invited Allen township to the 79th annual election and banquet on Wednesday August 7th, 2024 at Der Dutchman. An election for one supervisor will be held before the meal at 5:45 P.M. The banquet begins at 6:30 p.m. followed by a presentation at 7:30 featuring Emily Mullen of the Mullen Dairy and Creamery.


Tickets are \$20.00 per adult, to purchase contact Sherry at 937/642-5871 ext. 2221 or email smaisenbacher@unioncountyohio.gov.

Tyler Ottersbach, Ohio Department of Transportation contacted the fiscal officer to request information on township meetings. He would like to do a presentation 15 minutes, regarding resources and trainings that LTAP can provide. Trustees would like Road Superintendent to review the information and follow up with Tyler to see if this is beneficial to the township.

EXECUTIVE SESSION

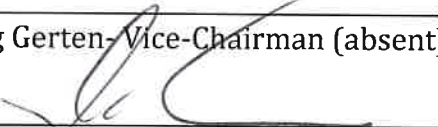
None

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



Ken Reiff, Chairman

Greg Gerten, Vice-Chairman (absent)



Rick Kingham, Trustee