

ALLEN TOWNSHIP BOARD OF TRUSTEES

February 7, 2022

Minutes

Call to Order

Trustee McCreary, as Co-Chairman called the regular meeting of the Allen Township Trustees to order on February 7, 2022, at 7:00 p.m.

Pledge of Allegiance

Trustee McCreary began the meeting with the Pledge of Allegiance.

Roll Call:	Jack Rausch	Township Trustee (Absent)
	Don McCreary	Township Trustee
	Ricky Kingham	Township Trustee
	Lori LaCella	Fiscal Officer (Absent)
	Nick Johnson	Road Superintendent
	Bill Streng	Zoning Inspector
	Steve Brose	Fire Chief
	Allison Hamilton	Admin. Assistant
	Deputy Phelan	Sheriff's Department
	Charlotte Blumenschein	Zoning Commission
	Ken Reiff	Zoning Commission

FINANCES & ADMINISTRATION

Administrator Assistant, Allison Hamilton read the minutes of January 19, 2022, said minutes were approved as read.

Administrator Assistant, Allison Hamilton attended the meeting for the Fiscal Officer, Lori LaCella due to a family emergency she was unable to attend. Allison Hamilton provided each member of the Board with a list of recent receipts and pending expenditures for review. Said receipts and expenditures were approved as provided. The Board was provided the most recent payroll reports for review.

After further discussion with Andrew See, it was verified he resides in Allen Township.

The Resolution 2022.3 - Appointment of Zoning Officers

Zoning Board Appointments

Charlotte Blumenschein	term expires 12/31/2022
Eric Pancallo	term expires 12/31/2023
Louis Meyer	term expires 12/31/2024
Ken Reiff	term expires 12/31/2025
Andrew See	term expires 12/31/2026

PUBLIC FORUM

None.

ZONING BUSINESS

Received numerous zoning questions throughout the month.

Tours through the township confirmed a camper trailer being used as a residence. A letter was sent to the landowner. The landowner was the person who called me on January 24 to complain that his stepson was living in the camper that is owned by his soon-to-be ex-wife. The caller owns the land on which it's parked and he wants the camper and the stepson off his property. He heard from his attorney that it may not be zoning compliant and referred him to me.

Mr. Streng has been in conversation with a homeowner in the M2 district who would like to build an addition to his home. The ATZR states that it is prohibited. There is no property in any of our M1 and M2 districts that meets the setback or land size requirements of their district. Mr. Streng is suggesting that the trustees consider that this land is re-zoned back to U1.

Mr. Streng met with the zoning board on January 20 to discuss rezoning several M2 parcels back to U1. They all felt that we should send the affected landowners a letter as to our intent and it was felt that Thayne Gray should author the letter. Mr. Streng contacted Thayne and sent the letter the next day and the letter was sent to zoning board members Charlotte Blumenschein and Ken Reiff. It's Mr. Streng's understanding the board will have further discussion at their next meeting.

Mr. Streng also discussed the issue of the phone call from a realtor who may have a client wishing to purchase property on Johnson Rd. which is zoned M2. The client has an interest in building a truck driving school, however, no place in the ATZR addresses which zoning district a truck driving school may locate. Mr. Streng discussed this with LUC, the prosecutor, and then the zoning board at their January 20 meeting. The board stated that they would address this at their next meeting in February. Mr. Streng called the realtor, Mike Stanley, of HER realtors on January 21 to update him on the status of his call. Mr. Reiff advised he researched Franklin County's zoning on similar businesses. He advised the schools seem to be in B-2 or M2 in Franklin County. The surrounding townships did not address this specific of business.

Mr. Streng advised he had been contacted by the Health Department regarding the Seymour property and their concerns with any oil spillage from old equipment that has been moved and the septic. They were looking for the person/persons who were cleaning up the property.

The Zoning Commission continues to review the Allen Township Comprehensive Plan. The Zoning Commission will discuss potentially changing the M-2 properties to U-1 as part of the Comprehensive Plan; the Allen Township Board of Trustees were not opposed to the proposed changes.

See attached report for more detail.

SHERIFF REPORT

Deputy Phelan did not have anything to report. Trustee Kingham asked what the numbers represent on the reports for area checks. Deputy Phelan advised this is the number of times the Sheriff's Deputies have "checked" areas of the Township by driving or patrolling. This number does not represent being dispatched. The areas in the Township may be identified as Allen Center Road, Hunters' Run, Buck Allen, etc. It seems the Deputies are logging checks on an average of 80 times per month.

ROAD BUSINESS

The Board discussed the snow and ice build-up on sections of West Darby Road and they have helped the Road Department clean the area up as best as they can.

FIRE & EMERGENCY SERVICES

Fire Chief, Steve Brose provided the Trustees with a draft of guidelines for new construction. This will assist with new or existing businesses with fire code requirements. The Fire Department is part of the County permit and plan review.

There was a discussion of the upcoming Fire Levy. A drafted script for a video was presented to the Board for review. Fire Chief Brose, advised the service for the video was donated.

Fire Chief, Steve Brose will continue to work with Trustee Kingham in the fine-tuning of the script. He wants to ensure the voters have factual information available to make an educated vote. There will be Town Hall meetings to allow residents to learn more information on the Fire Department and the levy.

It was discussed that the Township cannot utilize other funds, such as Gas, Motor Vehicle License funds for the operation of the Fire Department. Only funds strictly designated for the Fire Department can be used for the operations of the Fire Department.

Chief Brose advised the Board that Safety Training has been completed.

CORRESPONDENCE/OTHER MISCELLANEOUS

The Board received invitations for the Commissioner’s meeting as it relates to the Solar Farm proposal and for an upcoming meeting with the Union County Township Association.


EXECUTIVE SESSION

None


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



Jack Rausch, Chairman (Absent)



Don McCreary Co-Chairman



Ricky Kingham