

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**March 7, 2022**

**Minutes**

**Call to Order**

Trustee Rausch, as Chairman called the regular meeting of the Allen Township Trustees to order on March 7, 2022 at 7:00 p.m.

**Pledge of Allegiance**

Trustee Rausch began the meeting with the Pledge of Allegiance.

<b>Roll Call:</b>	Jack Rausch	Township Trustee
	Don McCreary	Township Trustee
	Ricky Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief
	Bill Streng	Zoning Inspector
	Charlotte Blumenschein	Zoning Commission
	Ken Reiff	Zoning Commission
	Deputy Phelan	Sheriff's Department
	Paige Landon	Township Landscaping/A Women's Touch
	Tracy Richardson	State Representative
	Chris Richardson	

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of February 7, 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.

The fiscal officer presented the board with the final appropriations. After review and discussion Trustee, Rausch moved, seconded by Trustee McCreary that the final appropriations be approved. Upon roll call, all being in favor, the appropriations were approved.

According to Union County Prosecutor, zoning board member Andrew See is currently not a resident in Allen Township, he owns property, however, is not residing in a home in the Township. Trustee Rausch will follow up with Mr. See.

## **PUBLIC FORUM**

State Representative, Tracy Richardson attended the meeting to provide an update on what is new in the House of Representatives. There are many issues currently being reviewed such as the constitutional carry (your right to bear arms), recreation marijuana, medical marijuana, and the human trafficking awareness bill (Ohio is number 5 in Ohio for reported cases).

State Representative, Richardson asked if the township had any concerns and the township trustees discussed the loss of revenue for Allen township through the TPP funds, and our current need for a levy because of this loss.

## **ZONING BUSINESS**

Received numerous zoning questions throughout the month.

Tours through the township revealed an illegal sign at 23050 Northwest Parkway for a business called Wolfe Innovation Heating and Cooling. Mr. Streng contacted the owner and informed them of the violation and he agreed to take it down. It is on the property to advertise a business he owns in Columbus. He told Mr. Streng that he placed it where a sign had previously been and he was informed him that the sign was in violation due to the fact that no one had applied for a Conditional Use Permit approved by the Allen Township BZA.

Mr. Streng received a call from a realtor earlier in the month regarding a client wanting information about the Crabtree property across the road from 23050 Northwest Parkway. The client is interested in purchasing the property for the purpose of building a Wedding Venue. He was told that the property would require rezoning, likely from U1 to B2. Mr. Streng will need to confirm this with the zoning board to ascertain that they are in agreement. He asked what would be required for the rezoning and was informed of the process, but it was suggested that he contact Mr. Streng to meet to discuss further.

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 the letter was sent to zoning board members Blumenschein and Reiff. It is Mr. Streng's understanding the board will have further discussion at their next meeting. Mr. Streng left the meeting prior to any discussion the board may have had.

Mr. Streng also discussed with the zoning board the issue of a phone call from a realtor who may have a client wishing to purchase property on Johnson Rd. which is zoned M2. The client has interest in building a truck driving school, however there is no place in the ATZR which addresses which zoning district a truck driving school may be located. 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. In the January 20 meeting the board agreed that a truck driving school should be a permitted use in M2. Mr. Streng contacted the realtor and informed him of the zoning board's decision but told him that he would be contacted after the trustees meet on March 7 to officially approve the board's decision. The realtor has informed Mr. Streng that his client may be interested in two of the parcels that are currently for sale on Johnson Rd., depending on the amount of space they will require for their school. He had originally stated that the client may be building a truck terminal, however they only want to have enough space to build a facility to house their trucks. They are considering purchasing either parcel number 030004010-0000, 030004008-0000, or both.

During the January 20 zoning board meeting Mr. Streng discussed with them an issue relative to the ATZR Official Schedule of District Regulations stating that the maximum height of an accessory build is 20'. In the past month Mr. Streng has had two township residents wanting to build an accessory building exceeding the 20' limit. The first has plans to build a very attractive accessory building that has a 30' height to the ridge. The other met on 3/2 with plans to build an accessory building with a 23' ridge height to house his two motor homes. Mr. Streng suggest that the maximum height be 30' instead of the current 20'. The person wanting to build the building for his motor homes is wanting to start as soon as possible because he is going to obtain a home equity loan, and wanting to start soon because of the possibility of rising interest rates. FYI The maximum height of a home is 35'.

Mr. Streng also received a call from an individual inquiring about the 3+ acre parcel at the end of Allen Center Road, across from Darby Pottersburg Rd. It lies immediately to the right of the exit ramp from Rt. 33 onto Darby Pottersburg Rd. He stated that the Auditor's map listed the property as U1 however our zoning map lists it as M2. Mr. Streng informed him that he could not construct a home on a property zoned M2. This is a property that should likely be included in the rezoning proposal now being considered for numerous township properties.

Zoning Board, Charlotte Blumenschein noted the zoning board meeting is on March 17, 2022 and there will be a discussion on the zoning of M2's. There have been letters sent to residences in those affected areas.

There was a discussion on political signs in the township zoning and Charlotte Blumenschein clarified the meaning.

See attached report for more detail.

#### **SHERIFF REPORT**

Deputy Phelan did not have anything to report.

#### **ROAD BUSINESS**

Road Superintendent, Nick Johnson presented the estimate for A Women's Touch Lawn Care & Landscaping for \$20,460.00. There was a motion by Trustee McCreary which received a second motion by Trustee Rausch to approve the motion to contract with A Women's Touch Lawn Care & Landscaping for \$20,460.00.

Road Superintendent, Nick Johnson provided an update on the Township Stimulus application, in which were not selected for funding.

Road Superintendent, Nick Johnson noted Hilliard Lawn & Garden Equipment noted our mower will not be available until May. There was a motion by Trustee McCreary which received a second motion by Trustee Rausch to approve the motion to upgrade the mower for \$3749.00 with the intent to keep it for five years.

Road Superintendent, Nick Johnson discussed the plan for sealing the park path and for the parking lot.

Road Superintendent, Nick Johnson noted they have started the cemetery cleanup.

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

Fire Chief, Steve Brose provided 602 was down with a leak and it is being looked at for other issues.

There was a discussion of the upcoming Fire Levy. A drafted script for a video was presented at the meeting for review. Fire Chief Brose, advised the service for the video was donated. The videographer was contacted to lower the music in some areas, and rearrange some still shots and to edit the echo.

Fire Chief, Steve Brose attended a lunch meeting with Tom Paplaczylc to learn more on the self-insured plans.

Fire Chief, Steve Brose has lost three part time staff. Marysville did a survey of fire employees, and the results showed that Allen Township is a few dollars an hour less in pay.

Fire Chief, Steve Brose and the Board of Trustees discussed the township options for new septic systems.

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

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

The Union County Engineer's Office Annual Meeting is Saturday, March 19, 2022 from 8:30 a.m. - 12:00 p.m. at the Union County Services Center, 940 London Ave.

#### **EXECUTIVE SESSION**

Trustee Rausch made the motion to move into an executive session for personal 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 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 the regular session, there being no further business, Trustee Rausch moved to adjourn the meeting, Trustee McCreary offered a second. Upon a roll call vote, all were in favor, the meeting was adjourned.

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

  
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Jack Rausch, Chairman

  
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Don McCreary Co-Chairman

  
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Ricky Kingham