

ALLEN TOWNSHIP BOARD OF TRUSTEES

February 6, 2023

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on February 6, 2023.

Pledge of Allegiance

Trustee Kingham began the meeting with the Pledge of Allegiance.

Roll Call:	Don McCreary	Township Trustee
	Ricky Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Deputy Phelan	Sheriff
	Drew Gerhan	Resident
	Ken Reiff	Zoning
	Charlotte Blumenschein	Zoning
	Timothy Wolfe	Resident, owner of Wolfe Innovations
	Drew See	Resident

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of January 6, 2023 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 Kingham 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 served a copy of the list on January 25, 2023 by personally serving Kenneth Reiff, Jr on January 25, 2023 at Allen Township at 5:00 P.M.

The fiscal officer swore in Kenneth Reiff, Jr. as Trustee I, "Kenneth Reiff, do solemnly swear that I will support the Constitution of the United States and the Constitution of Ohio, and will faithfully and impartially discharge and perform all of the duty's incumbent upon me as Township Trustee in Allen Township, Union County, Ohio, according to the best of my ability and understanding. This I do as I shall answer unto God."

PUBLIC FORUM

Resident Drew Gerhan asked about the zoning of his property at SR 287. Trustee Reiff noted they went through the process a few years ago with zoning changes. Trustee Reiff explained the zoning commission can go through the Change to U1 Mr. Streng told Drew to get with him for the paperwork necessary to make this change.

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. Mr. Streng has no news regarding this project as of January 5, 2023. Chris Clapsaddle, of the Union County Engineer Office is preparing a description of the vacated areas and is going to put together another drawing for an exhibit together using the original plot of Pottersburg. Thayne Gray, of the prosecutor office will be working with him.

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 received a check for fees on 1/9 but they will not be meeting with us until the week of January 16 to obtain their zoning certificate. Mr. Streng has called him to go over the paperwork. He never appeared to obtain the certificate but it has been ascertained that the property is not properly zoned for this installation. The property is zoned B1, and Dave Cook, who has the real estate listing for this and the adjacent property, also zoned B1 is going to submit paperwork to request the property be rezoned M1, which will make the property much more marketable, and enable the company to construct their small distribution facility.

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. Wolfe Innovations did remove the sign 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. A violation letter was sent to Mr. Wolfe on December 28 to advise him of this violation relative to Article VIII of the ATZR. Mr. Steng

sent a letter to Thayne Gray requesting information from him relative to how to proceed with the next step, but has not heard back from him.

The owner, Timothy Wolfe attend the meeting to discuss the sign. When he purchased the home, the former owner had a sign, so he had a sign made. Mr. Wolfe took the sign down and put it on the trailer. Mr. Streng said the sign is illegal on the trailer because of the size. The rule is that you can have a sign that is 2X3, 6 sq. ft. and no rule on lights, advertising your private business.

Mr. Streng has 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. No updates as of January 5, 2023. No updates as of February 5, 2023.

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. 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 was 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 me that they were likely over a month away from submitting their drawings and request to me.

Mr. Streng observed a metal accessory building which had been transported to 17100 Allen Center Road. The building exceeds 200 SF and a letter was sent to Mr. Pauk on December 28 advising him that he would need to obtain a Zoning Certificate, and due to his property being non-conforming he may be required to obtain a variance for the building. Extensive communication with Thayne Gray confirmed that he does not need a variance because he meets all required setbacks, but a Zoning Certificate is required. Mr. Pauk sent us his check for \$100.00 but has not yet obtained a zoning certificate. They are scheduled to meet at 5 PM on February 7.

Mr. Streng received a call from an individual who is interested in developing a 40-acre parcel in Allen Township. He did not provide me with a location. He wanted to know the setback requirements, etc. He also wanted to know the requirements for the road construction to access the homes and Mr. Streng referred him to the Union County Engineer's Office. Mr. Streng met with him on January 9th and the parcel is owned by Back 50 LLC and lies between SR 245 and Collins Rd. he will be required to purchase an additional parcel on SR 245 in order to have a location to build an access road. In order to have a location to build an access road he was advised to meet with the Union County Engineers Office to ascertain that he will be permitted to have a road in the proposed location. Mr. Streng has not had further contact with the land planner.

Mr. Streng attended January zoning board meeting. It was a very well run meeting and they reviewed and revised all of the issues that had previously been

SHERIFF REPORT

Sheriff Deputy had nothing to report.

ROAD BUSINESS

Road Superintendent, Nick Johnson, noted both trucks went in for inspection. The dump truck was good. The Ford truck 2 new calipers for of \$788.09 at Spain's Service Center. Trustee McCreary made the motion to accept the payment of \$788.09 and Trustee Kingham seconded the motion.

The tentative date for spring clean-up is April 22, 2023.

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted TEMS Medics needs all new equipment, helmet, communication system, ballistic protection. Quotes are average of \$4540.47 per person. There are 3 companies that he is working with. Trustee McCreary made the motion to accept the max of \$10,000 with a second from Trustee Kingham.

Chief Steve Brose noted in the process of making changes to our billing process. Benefits will be decreasing the idle time for calls to be billed.

Chief Steve Brose is still getting quotes for blacktop.

Chief Steve Brose noted we have 16 SCBA (airpacks) Northwest Fire District would like to trade 12 of Leesburg Twp's air packs for 12 of our old air packs to make them the same operation as Raymond's air packs.

Chief Steve Brose noted he would like to offer our old air pack equipment to Tolles JVS for their training department. They may be interested in trading air packs for training hours for our members. In the event Tolles is not interested we would sell to Govdeals.

Chief Steve Brose noted the Govdeals list to sell:

16 air packs, 21 masks, and 30 bottles

RIT pack, 1 mask, 1 bottle

MSA evolution 5000 thermal imagers

Whalen mini edge lightbar

2 sterns cold water suites

MSA Orion multigas detector

MSA Altair multigas detector

5 collapsible road warning triangles

2 landing zone lights

MSA Passport personal alarm

Received grant of \$4000 from State Fire marshal. There is a need to purchase 2 mobile radios with grant funds. The funds do not cover the full expense. The total is \$5939.00 and the cost after the grant funds will be \$1900.00 with 4000 covered by grant funds. Trustee McCreary made the motion to accept the \$1900 with a second from Trustee Kingham to approve the \$1900.00

Chief Steve Brose noted the full-time positions have been filled, however, that leaves the Fire Department low on part time. There is a plan in place to cover those part time positions with the captain and a part time. Looking for creative ways to cover the shift without raising costs.

Chief Steve Brose noted the crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

The Union County Engineers Office Annual Township meeting is Saturday, February 18, 2023 at 8:30 A.M. - 12:00 P.M. at the Union County Services Center, 940 London Avenue.

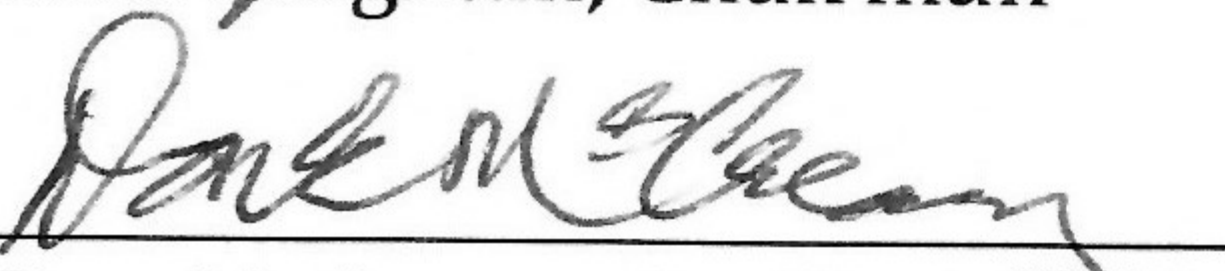
EXECUTIVE SESSION

None

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



Rick Kingham, Chairman



Don McCreary Co-Chairman



Kenneth Reiff