

ALLEN TOWNSHIP BOARD OF TRUSTEES

March 6, 2023

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on March 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
	Ken Reiff	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Deputy Anstin	Sheriff
	Drew Gerhan	Resident
	Greg Gerten	Resident
	Charlotte Blumenschein	Zoning
	Dain Bruns	Resident

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of February 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 presented the board with the final appropriations. After review and discussion Trustee, Kingman moved, seconded by Trustee McCreary that the final appropriations be approved. Upon roll call, all being in favor, the appropriations were approved.

PUBLIC FORUM

None.

ZONING BUSINESS

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

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. No updates as of March 4th.

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. This past week Mr. Streng provided them with information relative to the ATZR sign requirements.

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 6. The zoning certificate was issued on February 9th.

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 40 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 had been in contact with a young lady who is Rodney Drumm's granddaughter and she is wanting to convert the church Rodney owns into a residence. Mr. Streng is obtaining information from her. Trustee McCreary noted he has spoken with Rodney and she has decided to not pursue this.

Mr. Streng had been in contact with an attorney and a realtor regarding the Greenbaum parcel at the end of Allen Center Rd. across from Darby Pottersburg Rd. Rob Eubanks would like to install a storage rental facility on this parcel. Mr. Streng explained to them that this parcel was recently rezoned from M2 to U1 because it did not meet the setback requirements for M2. The storage rental facility would be a fit for M1, but he would not meet the setbacks required for M1 unless a variance was approved by the BZA. Mr. Streng advises the attorney to consult with Thayne Gray on how to best attempt this.

There is a zoning board meeting on Monday, March 13, 2023 at 7:00 P.M.

Trustee McCreary made a motion to appoint Greg Gerten for zoning board to replace Ken Reiff with a second from Trustee Kingham.

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Trustee McCreary made a motion to appoint Greg Gerten for zoning board to replace Ken Reiff with a second from Trustee Kingham.

Trustee McCreary made a motion to appoint Drew Gerhan as zoning board alternate with a second motion from Trustee Kingham.

SHERIFF REPORT

Sheriff Deputy had nothing to report.

Resident noted that there are cars at 4:15 on road SR 287 passing the school bus during drop off.

ROAD BUSINESS

Road Superintendent, Nick Johnson, noted they has not had to plow much snow.

Road Superintendent, Nick Johnson, noted he had purchased 300 ton of gravel in fall of 2021 and has used all of that gravel. There is a need for more gravel to complete the roads. Nick Johnson requested to purchase 300 ton of gravel for an estimated total of \$5160. Trustee Kingham made the motion to purchase the 300 tons of gravel from Shelley Co. with a second from Trustee McCreary.

Road Superintendent Nick Johnson, presented a quote from A Woman's Touch Lawn Care for Spring landscaping for the monthly maintenance and mulching of the building for a total of \$15786.00. Trustee McCreary made the motion to accept the \$15786.00 for A Woman's Touch Lawn Care with a second motion from Trustee Reiff.

Road Superintendent, Nick Johnson, presented a quote from Quality Lawn Treatments for the spraying of road guard rails, gravel lots around township and fire department for \$1500.00. Trustee McCreary made the motion to purchase Quality Lawn Treatments for \$1500 with a second from Trustee Reiff.

Resolution 2023-5

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for culvert replacement for Poling Rd for a total of \$15828.14 There was a motion by Trustee McCreary and a second by Trustee Kingham to proceed with the culvert replacement.

Resolution 2023-6

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for culvert replacement for West Darby Road for a total of \$6767.74. There was a motion by Trustee McCreary and a second by Trustee Kingham to proceed with the culvert replacement.

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

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted the front apron quotes were received (Include tear out) for \$30,429.00 from Joe Fifield (2023) \$33,693.87 from Anderson (2022 noted price increase for 2023) \$35,904.60 from Goodwin (2022 noted price increase for 2023). Use ARP funds.

Chief Steve Brose presented the quotes on replacing day room chairs with an easy to disinfect covering. Also replace up to 4 beds. Chief Steve Brose suggested for the ARP fund use. (2022 ending balance was \$261,560.18)

Chief Steve Brose noted the Automated EMS report exports. One time setup fee is \$1,000 then \$0.35 per transport thereafter. This is the automated export of our calls, we currently do this manually for 10 hours a week. Trustee made the motion to move forward and Trustee Kingham seconded the motion for the Automated EMS report exports.

Chief Steve Brose would like to add the option of Deferred Comp IRA for members. There is not a cost to the township. We currently do the standard 401K.

Chief Steve Brose noted the SAFER grant (Staffing for Adequate Fire and Emergency Response) (FEMA) Deadline to submit 3/17/2023, 100% funding for 36 months for personnel. The grant pays the salary for 36 months, after the 36 months, there is no commitment for the township.

Chief Steve Brose would like to apply 2-3 positions replacing the scheduled part time shifts.

Chief Steve Brose noted currently have 2 pallets of out-of-date turnout gear. Would like to offer to members for home use or to make wallets etc. Any left overs then donated to a Jim Newland (Chief of Ridgeway) for donation to other Countries.

Chief Steve Brose noted the crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

The annual meeting of the District Advisory Council scheduled for Tuesday, March 7, 2023 at the Union County Services Building, Conference Room B, 940 London Avenue, Marysville, Ohio. Lunch will be provided in the large conference room at approximately 11:30 a.m. This meeting will last approximately 60 to 80 minutes.

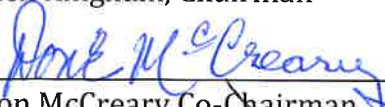
EXECUTIVE SESSION

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