

ALLEN TOWNSHIP BOARD OF TRUSTEES

April 3, 2023

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on April 3, 2023.

Pledge of Allegiance

Trustee Kingham began the meeting with the Pledge of Allegiance.

Roll Call:	Rick Kingham	Township Trustee
	Don McCreary	Township Trustee
	Ken Reiff	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Drew Gerhan	Resident
	Charlotte Blumenschein	Zoning
	Alex Wargo	Union County Sheriff Department

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of March 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.

Resolution 2023.7 for the 2023 Equipment, Labor and Material Rates

Time to time the township is unable to perform the necessary maintenance and repair of the township's roads with its own forces, and whereas the times the township may wish to utilize the forces of the Union County Engineer to perform the necessary maintenance and repair. The Union County Engineer is authorized to undertake maintenance and repair work of the township roads as follows: Sign Repair, Sign Removal, Sign installation and Emergency Signing. There was a motion by Trustee McCreary which received a second motion by Trustee Kingham to approve the motion to accept the resolution of maintenance and repair of roads.

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

PUBLIC FORUM

None.

ZONING BUSINESS

Mr. Streng received a call from Paul Clapsaddle that is doing some work for Rodney Drumm. Mr. Drumm is wanting 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 believes 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 Mr. Thayne Gray stated that he would meet with Chris Clapsaddle to establish what was still required, and that he would help 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. Mr. Thayne Gray, of the prosecutor office will be working with him. No new updates.

Mr. Streng has had contact from an individual who wants to place a truck trailer/storage unit facility on the property that was 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. The property was owned by Ryan Piper who used the property for the same purpose. It is Mr. Streng's understanding that the contact has purchased the property.

Mr. Streng was contacted by another individual regarding the property adjacent the Piper property in regards to building a small 5,012 warehouse to house a snack food distribution business. The property is owned by Lewco and is currently zoned B1. Mr. Streng informed him that if he wished to obtain a zoning certificate, Mr. Streng would need additional details. The zoning board met on March 10 and unanimously approved rezoning the entire 25-acre property owned by Lewco from B1 to M1. This will still need approval from board of Trustees.

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. No updates as of March 4th. No updates as of April 3, 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 were 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.

No updates as of April 3.

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. No updates as of April 3.

Mr. Streng has been in contact with a young lady who is Rodney Drumm's granddaughter and she is wanting to convert the church Rodney owns in Pottersburg into a residence. Mr. Streng had planned to help her to obtain information on this property but have been unable to contact her.

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. The last conversation with Thayne Gray he wanted this was left with Mr. Eubank's attorney of how he may want to pursue.

Mr. Streng received plot plans from two individuals requesting to do parcel splits, one at 22730 Northwest Parkway and one at the end of Smokey Rd. To alleviate any confusion on defining an irregular lot. Mr. Streng referred both these to LUC for their input. The ATZR states that an irregular lot is one that does not conform to the Official Schedule of District Regulations. LUC agreed and confirmed that the lot splits would conform. The exception being the parcel on Smokey Rd. The parcel consists of 53 acres and the split would be 33 acres and 20 acres. There is with the required 150' of road frontage which the surveyor was planning to include M1 property which in front of the property. Mr. Streng informed the individual that they would be required to request a zoning change on this 3-acre parcel from M1 to U1, or request a BZA hearing for a flag lot because does not have the same required road frontage.

Mr. Streng received a request from Da Nite Sign for the installation of a sign at Area Electric on Smokey Rd. They are replacing an existing sign with one approximately the same size but with a time/temperature sign beneath the new sign. They are also requesting that the new sign receive a height variance since the new sign is 5' higher than the 15' maximum height requirement dictated in the ATZR. Mr. Streng received his paperwork for a review from the BZA, as required per the ATZR.

Charlotte Blumenschein noted the executive committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on March 9, 2023, and reviewed a proposed zoning amendment, initiated by the zoning commission to rezone 25.217 acres from Professional Service District (B-1) to Light manufacturing District (M-1). The lot is located at the southeast corner of Northwest Pkwy and Honda Pkwy. It lies between U.S. 33 and Northwest Pkwy, east of Honda Pkwy.

The LUC Executive Committee accepted the zoning recommendation and recommended APPROVAL of the proposed zoning parcel amendment.

Allen Township Zoning Commission held a public hearing on March 13th, 2023. There was a motion to approve the application for zoning change from B-1 to M-1 of the Lewco Properties which was presented at the Trustee meeting April 3rd. The Township Trustee Hearing will be on May 1st, 2023 at 6:00 PM. With regular Trustee meeting at 7:00 P.M.

SHERIFF REPORT

Sheriff Deputy had nothing to report.

ROAD BUSINESS

Road Superintendent, Nick Johnson, was not in attendance.

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted the septic project quote of \$32,464.00 which includes permits. The township is ready to move forward on these plans. Trustee McCreary made the motion to accept the septic project of \$32,464.00 with a second motion from Trustee Reiff. This will be taken from the ARP funds.

Chief Steve Brose noted the front apron quotes received (Include tear out) \$30,429.00 (2023) Joe Fifield \$33,693.87 (2022 noted price increase for 2023) Goodwin Services \$35,904.60 (2022 noted price increase for 2023) Alexander Concrete. After further discussion there was a motion by Trustee Kingham to accept the quote from Joe Fifield for \$30,429.00 with a second motion from Trustee Reiff.

Chief Steve Brose received quotes from Big Sandy's, Tangers, Dreamseat, American Firehouse Furniture, Big Lots, and Fire Station Furniture. Suggest ARP fund use:

Recommend: Dreamseat quote \$5,705.75 (6 leather chairs) with warranty.

Recommend: 4 mattresses purchase from Big Lots \$1,600.00

After further discussion there was a motion by Trustee McCreary to accept the quote for \$5,705.75 for 6 chairs from Dreamseat with a second motion from Trustee Kingham,

There was a motion by Trustee Kingham to accept the quote from Big Lots for \$1600 with a second motion from Trustee McCreary.

Chief Steve Brose noted our billing company and the report company are still working on the auto export.

Chief Steve Brose noted the rescues' thermal imaging camera is out of service. Replacement is \$5,232.99. Replacement comes as a package with 4 crew small imagers and 1 main large imager. \$1,780.17 less than closest quote for 1 main imager. Trustee McCreary made the motion to replace the thermal imaging camera for \$5,232.99 with a second by Trustee Kingham.

Chief Steve Brose noted the crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

None

EXECUTIVE SESSION


Trustee Kingham made the motion to move into an executive session for personal discussion and was seconded by Trustee McCreary. Upon a roll call vote, all in favor, Kingham called the executive session to order.

Trustee Kingham moved that the executive session be adjourned, seconded by McCreary and upon a roll call vote, all being in favor of motion carried.

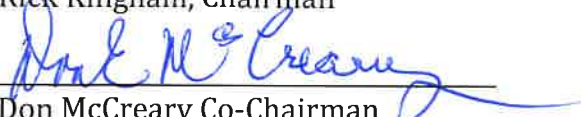
Trustee Kingham called the regular meeting back to order.

After returning to the regular session, there being no further business, Trustee Kingham 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 Reiff, yea. Trustee Kingham, yea.



Riek Kingham, Chairman



Don McCreary Co-Chairman



Kenneth Reiff