

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**June 5, 2023**

**Minutes**

**Call to Order**

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on June 5, 2023.

**Pledge of Allegiance**

Trustee Kingham began the meeting with the Pledge of Allegiance.

<b>Roll Call:</b>	Rick Kingham	Township Trustee
	Don McCreary	Township Trustee
	Ken Reiff	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Nick Johnson	Road Superintendent
	Charlotte Blumenschein	Zoning
	Aaron Smith	LUC
	Heather Mershon	Resident
	Andrew See	Resident
	Greg Gerhan	Resident
	Toni Hottermann	Resident

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of May 1, 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.

Fiscal Officer, Lori LaCella, shared a township resident requested a handicap swing. After further discussion we will gather further information on what the options are.

Fiscal Officer, Lori LaCella will contact the vendor for tents, chairs, table, bounce house and food truck for community day September 16<sup>th</sup>.

**PUBLIC FORUM**

Aaron Smith from LUC/Zoning attend to share they would be working with the zoning commission in regards to discuss zoning regulation changes.

**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

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. No further contact since April 30, 2023. Mr. Streng received an email from Paul Clapsaddle with an attachment for a proposed lot split on the frontage of this property. The landowner wants to do a 3.1 acre split from his 9.852 property with each property having the required 150' road frontage. Mr. Streng saw no issues with the proposal but chose to have it reviewed by both the LUC and Thayne Gray, who also saw no issues.

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 would like the Trustee board to consider this rezoning. Trustee McCreary made the motion to make the zoning change with a second motion from Trustee Kingham. Roll call vote: Trustee McCreary, yea. Trustee Reiff, yea. Trustee Kingham, yea.

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. The BZA hearing is scheduled for May 22 at 7PM. The sign was approved by a unanimous vote of the BZA board.

A BZA hearing is scheduled for June 5, 2023 for an individual wanting to erect a pole barn on his grandparent's home on Westlake Lee Rd. to use as a repair shop for Honda's and Acura's. This was approved by a unanimous vote for Westlake Lee Rd.

Charlotte Blumenschein presented the information from the zoning commission public hearing on May 18<sup>th</sup>, 2023. The purpose of the hearing was to approve changes and additions to varies sections of the Allen township zoning resolution including: Signs and advertising structures, private swimming pools, yard and garage sales, storage facilities, vocational schools, wedding venues, and conference centers, etc. The motion to approve the changes was passed.

There will be a public hearing on June 20<sup>th</sup> at 7:00 P.M.

## **SHERIFF REPORT**

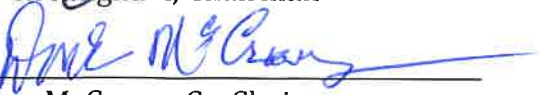
Sheriff not in attendance.

## **ROAD BUSINESS**

Road Superintendent, Nick Johnson, noted there is an erosion issue on West Darby Rd. Working with county engineer on how to fix.

Road Superintendent, Nick Johnson noted the roof will be fixed by Monarch by at no cost. It was noted that Monarch stated there have been issues with the type of roof installed and there may be an insurance claim we can file for the replacement.

  
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Rick Kingham, Chairman

  
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Don McCreary Co-Chairman

  
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Kenneth Reiff