

ALLEN TOWNSHIP BOARD OF TRUSTEES

September 11, 2023

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on September 11, 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
	Nick Johnson	Road Superintendent
	Bill Streng	Zoning
	Charlotte Blumenschein	Zoning
	Deputy Phelm	Union County Sheriff

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of August 7, 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.

Trustee Kingham requested information for a comprehensive plan and grant funds available for these plans.

Resolution 2023-10

Accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary levies and certifying them to the County Auditor. There was a motion by Trustee Kingham to accept the Schedule A summary, seconded by Trustee McCreary, all were in favor, the resolution passed.

PUBLIC FORUM

Trustee Kingham noted that on June 5th, 2027 is the 200-year celebration for Allen Township and would like to form a planning committee.

ZONING BUSINESS

Mr. Streng has not heard any new information from the Union County Engineer office or the Union County Commissioner regarding the abandonment of many of the alleys and streets in Pottersburg. Mr. Streng contacted the Commissions Office and they advised him that they had no paperwork from anyone. Mr. Streng then contacted Chris Clapsaddle of the Union County Engineers Office and he is going to investigate.

request was not approved. It is being requested that the trustees initiate rezoning of this parcel to U1. This was approved by Trustees on 8/22 and Mr. Streng has informed the parties involved that the process will be complete on 9/22.

Mr. Streng received a complaint from a neighbor regarding the Stokes property on SR 245. She stated that people were living in a camper and dumping human waste onto the ground. Mr. Streng contacted Holly Raste from the Union County Health Dept. and she visited the site to investigate. The health department saw no evidence of them living in a camper or dumping human waste, however one of the Sheriff's deputies who accompanied her woke up someone who was asleep in a truck. The health department cited them for illegal burning of garbage and excessive scrap tires. Mr. Streng sent the owner a letter regarding unlicensed vehicles on the property. The owner, Vicky Stokes contacted Mr. Streng three weeks ago to update him on her progress in cleaning the property up. Vicky Stokes had made some progress and Mr. Streng told her to call again in two weeks. Vicky Stokes called on 8/3 to inform Mr. Streng that she had corrected all the requirements of the Health Dept., and had disposed of 5 junk cars to date and is looking for ways to dispose of a trailer, camper, and other cars still on site. Vicky Stokes appears to be attempting to clean up the site and Mr. Streng told her to call again in mid-August to advise him on her progress. The resident has made some progress in clearing the property there are still several cars on site. The trustees agree that another letter should be sent and then sent to prosecutor.

Mr. Streng received a call from the neighbor of an abandoned, dilapidated property at 17100 Allen Center Rd., just South of the church. The complaint was that the basement is full of water and this is causing a rat population on her property. The neighbor is rightfully concerned about neighborhood children wandering onto the property and into the basement. The neighbor also stated that during the recent storms wind has blown roofing onto her adjacent property. Since there are no zoning issues, Mr. Streng contacted Holly Rast at the Union County Health Department for her to investigate. Mr. Streng also contacted Chief Brose to ascertain whether any safety hazards were present. The UCHD and Chief Brose will investigate the matter.

Mr. Streng received a notice from LUC advising that the county has approved \$500K to remove dilapidated homes and buildings in the county and they have until September 15 to file the required paperwork to be considered. Mr. Streng sent this information to 3 property owners in the township who met the criteria and sent to them the information. Only one property owner contacted Mr. Streng and it was the owner of the property at 17100 Allen Center Rd. The trustees have signed a letter confirming that the township agrees that this resident should be considered for demolition.

Charlotte Blumenschein noted there was a hearing on August 22nd for the rezoning of Jennifer Tu Property. There was not any residence in attendance. The zoning board revisions and updates are recommended for the Trustees. The trustees will meet on at 6:00 P.M. for the approval of revisions and updates to the zoning text that bans solar energy systems less than 50 megawatts in Allen Township and to the solar related definitions in the zoning resolutions.

Residents have been contacted in regards to changing the zoning from M1 to B3 for residents on Honda Parkway and 287. There has only been one response.

Resolution 2023-10 Cadence Solar Energy project – Union County Commissioners Letter

Allen Township as well as Union County as a whole has met the public need for renewable energy. It is now our townships and counties responsibility to preserve our local ecosystems and viability of our communities by requesting that our township and county no longer be subjected to further economically Significant wind farms, and/or large solar facilities as described In SB 52, designate the remaining land not impacted by Large Scale Solar or Wind Farms in Union County a restricted area under SB 52. See attached for detail.

Resolution 2023-10 Allen Township, Union County

This letter serves as a request to your office that under Senate Bill (SB) 52, Allen Township in Union County, Ohio, request that the Union County Commissioners place a formal ban throughout Union County as a restricted County for any further economically significant wind farms, large wind farms and/or large solar facilities as described in SB 52. On October 11, 2021 your office was given the authority and power to execute our request. We want developers to know now that we are not interested in any additional projects in our township or county as we feel strongly that our residents agree with this. As evidenced by the last public hearing held by the county commissioners where an overwhelming majority of present residents expressed that they would like a ban to be instituted in Union County for further renewable energy development.

As well as 8 townships submitted back in April/May of 2022 asking the commissioners to enforce a county wide ban for further renewable energy development. We would like for you to please reference our townships resolution that was submitted on June 2022. We believe it is our duty and is beneficial to be proactive in responding to further solar facility development now rather than following your currently outlined process to take each project case by case. We have watched as connecting counties have been proactive in protecting their residences from further significant impact of large-scale renewable energy development by enforcing the same ban for their county that we continue to request for Union County. We have spent the last three years hearing our residents thoughts and opinions on large scale solar in our area. Currently, over 1,000 acres of our townships most valuable resource is being utilized for large scale solar development. We have spent close to a year dealing with the hardships of this massive construction project throughout our township and have experienced firsthand the false promises and significant risk associated with these large-scale renewable energy companies. The current outlined process in place by the commissioners has not been a deterrent for large scale renewable energy companies as current and new companies continue to pursue land leases in our township as well as the townships who submitted resolutions starting in June of 2022. This is now opening the townships as well as the county up for potential unnecessary legal recourse as these developers are being given the opportunity to do a significant amount of work in pursuit of potential projects before even being presented to a group of trustees or county commissioners. Over 13,000 acres in Union County is already under land lease for solar development and that number continues to rise.

Therefore, Allen Township as well as Union County as a whole has met the public need for renewable energy. It is now our townships and counties responsibility to preserve our local ecosystems and viability of our communities by requesting that our township and county no longer be subjected to further economically Significant wind farms, and/or large solar facilities as described In SB 52. We believe It Is responsible to act now, and respectfully request that you designate the remaining land not impacted by Large Scale Solar or Wind Farms in Union County a restricted area under SB 52.

We request a timely response from the Commissioners regarding this Resolution. As land in our township and across union county is actively being pursued for additional large scale renewable energy companies. Thank you for your attention to this matter. We are available to discuss this topic further if you so desire.

To: Allen Township Trustees
CC: Allison Hamilton, Lori
From: Bill Streng
Date: September 7, 2023
Subject: Zoning Inspector's Report -August 2023

Certificates Issued:

Josh Kiefer	17333 Bear Swamp Road	Deck
Cindy Kingery	21875 Northwest Parkway	Temporary Sign

Actions

Received numerous zoning questions throughout the month, and again there were calls from contractors, realtors, appraisers, landowners, lawyers, Union County Bld. Dept. etc. Most calls are relative to how certain properties are zoned, but many also pertain to folks wanting to do lot splits or have two homes on a single parcel.

I have not heard any new information from the Union County Engineer's Office or the Union County Commissioner's regarding the abandonment of many of the alleys and streets in Pottersburg. I contacted the Commissioner's Office and they advised me that they had no paperwork from anyone regarding this. I then contacted Chris Clapsaddle of the Union County Engineer's Office and he is going to investigate where the system is regarding abandoning the streets and alleys.

I have been in contact with a realtor and an engineer regarding a company wishing to locate a business on Northwest Parkway on land zoned B3 in the area of Complete Auto Auction. The site will be a car auction lot solely used by other dealerships with no public car sales to retail customers. They will have auctions once a week and then the dealers will come and retrieve their cars throughout regular business hours, while cars from Carmax will be dropped off for the next weeks auction. The inventory will be stored behind the relocated fence and the front area will be used for parking by staff and visitors. They want to place a modular or office trailer on the property for use as their office. I informed him that an office trailer was not permitted and that a modular office was to placed on a permanent foundation. Their engineer contacted me last week with questions of how to best build a privacy structure around their dumpster. I was also sent a complete drawing package showing the overall site, proposed parking, fencing, etc. I 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 I provided them with information relative to the ATZR sign requirements. A Zoning Certificate for the building was issued on 5/3/23. I heard from a woman on 8/3/23 from a sign company regarding obtaining a permit for three sign to be installed on the site and I informed her that all 3 signs would be required to be approved by the Board of Zoning Appeals. She is going to complete the required paperwork and get back with me to file the papers for the BZA hearing. The BZA hearing will be at 1800 hrs on September 11.

I want to present a request to ad to our fee schedule a fee of \$150.00 for a temporary sign. We permit temporary signs of not to exceed 32 SF.

I 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 set back requirements, etc. He also wanted to know the requirements for the road construction to access the homes and I referred him to the Union County Engineer's Office. I will be meeting with him on January 9 at 1000 to discuss his project, then I'll meet with LUC to discuss with them. I met with him on Jan. 9 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. I also advised him to meet with the Union County Engineer's Office to ascertain that he will be permitted to have a road in the proposed location. I have had no further contact with the land planner. No further contact as of April 30. I received an email from Paul Clapsaddle with an attachment for a proposed lot split on the frontage of this property. The landowner wants to due a 3.1 acre split from his 9.852 property with

ALLEN TOWNSHIP FIRE DEPARTMENT

TO: Allen Township Trustees
FROM: Chief Brose
DATE: 9/11/2023
SUBJECT: Fire Department

Building and Grounds

Training:

Crews completed monthly safety trainings.

Equipment:

Need 2 new nozzles and tool straps. \$2089.94

Sutphen visit schedule for September 18, 2023 to look at new rescue.

October 2nd scheduled to perform final inspection of the new rescue.

Other:

Open full time position discussion.

Injured Firefighter discussion.

Respectfully Submitted

Steve Brose, Chief