

ALLEN TOWNSHIP BOARD OF TRUSTEES

August 7, 2023

Minutes

**Call to Order**

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on August 7, 2023.

**Pledge of Allegiance**

Trustee Kingham began the meeting with the Pledge of Allegiance.

<b>Roll Call:</b>	Rick Kingham	Trustee Chairman
	Don McCreary	Trustee
	Ken Reiff	Trustee
	Lori LaCella	Fiscal Officer
	Walt Hamilton	Captain
	Nick Johnson	Road Superintendent
	Bill Streng	Zoning
	Andrew See	Zoning
	Charlotte Blumenschein	Zoning
	Tamisha Matus	Union County Health Department
	Deputy Werling	Sheriff
	Deputy Austin	Sheriff

**FIANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of July 10, 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 noted the food has been ordered for Community Day, along with Grandpa Express. The agreement has been signed for the food truck for Community Day, "The Hot Dog Guy," there will be adult meals and kid's meals offered, one per person.

**PUBLIC FORUM**

Union County Health Department, Tamisha Matus attended the meeting to discuss grants available for the handicap wheelchair swing. There is a swing in Richwood Park. The health department noted the best time to buy is in the fall, they will go on sale. Christopher Reeves offers a grant starting August 30<sup>th</sup>.

The Union County Foundation could be an option for mulch. We need to pick the swing, and the location. Then apply for the grant.

There will be a Labor Day Darby Dash from September -3. Friday is the 5K, Saturday is the covered bridge bike ride and Sunday is the Darby Splash kayak race. The registration form for the SK, Bike Ride and Kayak race is located at [www.unioncountyfoundation.org/ Darby0ash](http://www.unioncountyfoundation.org/Darby0ash)

There are 9 famers markets in Union County, produced by local farmers.

## **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 has been in contact with a realtor or representative of a company wishing to locate a property on Northwest Parkway on land zoned 83 around 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 83. 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 him that they were over a month away from submitting their drawings and request. This past week Mr. Streng provided them with information relative to the ATZR sign requirements. A zoning certificate for the building was issued on 5/3/23. Mr. Streng heard from a woman on 8/3/23 from a sign company regarding obtaining a permit for three signs to be installed on the site and she was informed 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 to file the papers for the BZA hearing.

Mr. Streng received a call from an individual who is interested in developing a 40-acre parcel in Allen Township. He did not provide a location. The individual 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 9<sup>th</sup> 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 to have a location to build an access road. 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. 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. No further contact with them.

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 M2 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 M2 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. This parcel was not involved in the 2022 rezoning of M2 properties that were rezoned to U1 due to not conforming to M1 requirements, and in 2018 M1 properties on Smokey Road was rezoned B3 but the request was not approved.

It is being requested that the trustees initiate rezoning of this parcel to U1. There was a hearing that passed this unanimously. This is in process and should be completed by 10/1/23.

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. Vicky Stokes is attempting to clean up the site and Mr. Streng told her to call again in mid-August to advise him on her progress.

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 felt compelled to contact 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.

The trustees have scheduled public hearing for August 22<sup>nd</sup> at 6:00 for rezoning of Jennifer Tu property.

There was a discussion on rezoning of non-conforming properties

## **SHERIFF REPORT**

Sheriff had nothing new to report.

## **ROAD BUSINESS**

Road Superintendent, Nick Johnson, noted the pipe for Benton Rd. did not work. Working on the return.

Road Superintendent, Nick Johnson noted St. Rt. 245 will be resurfaced and will go out to bid by end of November. Estimated time frame May of 2024. ODOT required the Trustees to approve the road detours during this time.

Chief Steve Brose was absent. Captain Walt Hamilton attended the meeting.

Captain Walt Hamilton noted the blacktop is scheduled for August 15/16<sup>th</sup>.

Captain Walt Hamilton noted that Captain Neal Page is attending the Union County Leadership training and the cost is \$850.00. Trustee McCreary made the motion to approved the \$850.00 for the training with a second motion from Trustee Reiff.

Captain Walt Hamilton noted a quote for battery operated tools for new rescue for \$10,015, Trustee McCreary made the motion to purchase the tools for \$10,015 with a second from Trustee Kingham.

Captain Walt Hamilton noted a request for new fire attack hose for \$2,352.70. Trustee Reiff made the motion to accept the purchase of \$2352.70 for the fire hose with a second motion from Trustee Kingham.

Captain Walt Hamilton noted there are two part time employees who have started orientation.

Captain Walt Hamilton noted the ice cream has been ordered.

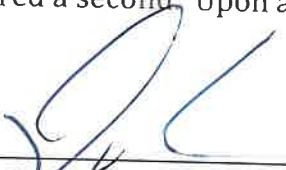
**CORRESPONDENCE/OTHER MISCELLANEOUS**

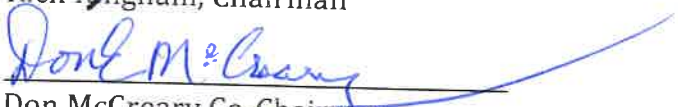
None.

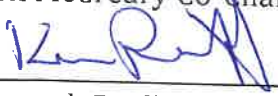
**EXECUTIVE SESSION**

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.

  
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Rick Kingham, Chairman

  
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Don McCreary Co-Chairman

  
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Kenneth Reiff