

ALLEN TOWNSHIP BOARD OF TRUSTEES

March 4, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on March 4, 2024.

Pledge of Allegiance

Trustee Reiff, Chairman began the meeting with the Pledge of Allegiance.

Roll Call:	Ken Reiff	Township Chairman
	Greg Gerten	Township Vice Chairman
	Rick Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Dave Hawkins	Fire Captain
	Nick Johnson	Road Superintendent
	Dave Hawkins	Captain Fire Department
	Connor Swayne	Sherriff Department
	Bill Streng	Zoning
	Charlotte Blumenschein	Zoning
	Drew Gerhan	Resident
	Don McCreary	Resident
	Paige Landon	A Women’s Touch
	Brad Boden	Bodenmiller
	Jeff Reed	Honda

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of February 8, 2024 said minutes were approved as read. Trustee Gerten made the motion to accept the minutes are read with a second from Trustee Kingham.

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 Reiff, 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 final appropriations. After review and discussion, Trustee Gerten moved, seconded by Trustee Kingham, that the final appropriations be approved. Upon call of the roll, all being in favor, the appropriations were approved.

Resolution-2024-6 A resolution for adult use cannabis operators and medical

See the attached resolution.

Trustee Gerten made the motion to accept resolution 2024-6

To enact to prohibit adult use cannabis operators and medical marijuana cultivators, processors, and retail dispensaries within the unincorporated area of Allen Township.

Trustee Reiff noted Allen Township will be applying for a grant for a handicap swing for the park.

The grant is for \$24,999.00 and the final cost is Christopher & Dana Reeve Foundation \$33,120.00 with a difference of \$8121.00 which would come out of the ARP funds. Trustee Gerten made the motion to apply for the grant with the township to not exceed the \$8500.00 with a second motion from Trustee Reiff.

Trustee Gerten reviewed the EMS contract with Honda located near East Liberty and the medical emergency service for Honda facilities.

PUBLIC FORUM

Brad Bodenmiller attended the meeting to introduce Jeff Reed from Honda. Jeff replaced Carol and has been in the role for about 8 years. Jeff discussed that if we ever have questions and have a concern to reach out to him and he will assist anyway he can. Trustee Reiff noted that we have not someone from Honda attend in many years and that the trustees are very excited to have someone from Honda attend and start to form a relationship with the township. Trustee Kingham asked if there is anything the township can do to assist Honda with understanding the township. Jeff noted Honda would like to hear if there is ever an area, they are falling short, he would like to be contacted.

ZONING BUSINES

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 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 him that they were likely over a month away from submitting their drawings and request to him. 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 with him to file the papers for the BZA hearing. The BZA hearing will be at 6:00 September 11th. They were issued zoning certificates for both signs that evening. Nothing new.

Mr. Streng received information from a consultant relative to an unknown party planning to construct a facility on a site immediately southwest of the Trillium Compressed Natural Gas (CNG) station on SR 739. This site will be like the CNG station however it will be an electric vehicle charging station initially planned to have 20 charging stations. They had many questions of which Mr. Streng provided answers however many of the questions require additional information from them to enable me to answer all their questions. Mr. Streng informed them that the first thing they should do is to obtain confirmation from the state that they can be granted an access drive. The land is currently owned by Honda. Mr. Streng have been in contact with two parties relative to this project, neither of whom appears to know the other. Mr. Streng have sent to both answers to all the many questions presented to us but have heard nothing further from either of them.

Mr. Streng received a complaint regarding an oversized political sign on St. Rt. 245. The sign is 32 SF which greatly exceeds our 6 SF stated in the ATZR. It is a sign for a candidate for sheriff. Mr. Streng did a tour of the township to ascertain if there were any others and there are numerous signs for both

candidates currently running for sheriff. The signs for the current sheriff are slightly smaller than 32 SF but still exceed our limit. Mr. Streng contacted LUC for some guidance and was told that it is advisable to leave them alone. Mr. Streng was told that they are currently working on sign policy recommendations and would keep us informed. Mr. Streng was informed that our policy of requiring all signs exceeding 6 SF requiring approval by the BZA may not be correct. Thayne, the county prosecutor had alluded to this earlier but there was nothing set in stone, and until hearing otherwise it will be up to the Zoning Board and trustees of how to handle. According to Thayne, if a sign meets the requirements set forth in Article VIII – Signs and Advertising of the ATZR, the Zoning Inspector would grant the Zoning Certificate without BZA approval, and that it may be unlawful to require BZA approval. We will be updated as the LUC study progresses.

Mr. Streng received a phone call from a land owner on Poling Road wishing to develop his 18-acre parcel. Mr. Streng explained to him that all parcels require 2 acres, 150' of road frontage, and all other required setbacks. Mr. Streng suggested he obtain a surveyor and if there were further questions to contact him.

Mr. Streng received a phone call from an individual wanting information to utilizing land on Stokes Rd. or S.R. 287 to store semi-trailers and possibly erect a truck repair facility. One parcel he is considering is zoned M1 and the other is zoned B1. To do what he is proposing requires B3 zoning. Mr. Streng advised him of options including applying for the land to be rezoned, or to apply to the BZA for a Conditional Use as was done on property directly across the road from his proposed sites. He is wanting to purchase 5 acres on one of the sites for his business.

Mr. Streng attended the Trustee's Organizational meeting on February 5.

Mr. Streng attended the Union County Engineer's breakfast on February 17.

Mr. Streng attended the Zoning Board's meeting on February 22.

Mr. Streng noted that while doing drives he spotted excessive mud on the roads and damaged road surfaces at new home construction sites. Mr. Streng reported them to Nick, who was already aware of the issues.

SHERIFF REPORT

Sheriff Connor Swayne did not have any new to report.

ROAD BUSINESS

Road Superintendent, Nick Johnson noted the water softener was installed.

Road Superintendent, Nick Johnson noted 16155 Hunter's Run resident is dumping in ditch. Nick has requested the Trustees send the resident a letter to cleanup. Trustee Reiff suggested he stop by and visit to make sure the resident understands the township owns and mows the ditch.

Road Superintendent, Nick Johnson noted on 21885 Boord Rd. the resident contacted Nick approximately 2 years ago to clean out the ditch but he told him the culvert pipe has failed and needed replaced. It was a handshake agreement that that resident would replace once the township cleaned out. Nick has not been able to contact the resident. Trustee's will send a letter to the resident.

Road Superintendent, Nick Johnson, noted The Women's Touch is in attendance to go over the estimate for landscaping. The 2024 quote is \$19055.00. Trustee Gerten asked questions in regards to the amount of

landscaping needed within the township for the number of hours requested and the amount of mulch. Paige explained that the estimate is for the maximum amount, but if it not necessary, then it would not be spent. Trustee Gerten cannot justify the expense each year for the amounts up to \$20,000.00. The Trustee's want to have Paige reevaluate the costs and to not exceed \$15,000.00. Trustee Reiff made the motion to not exceed \$15,000 with a second from Trustee Kingham.

Road Superintendent, Nick Johnson, noted the estimates for truck bed replacements. Reisel's Machine Works from Radnor, OH quoted a steel bed for \$5000 steel and \$6000 for aluminum. Quote from EBY is \$7980.00 with tool boxes mounted and \$6800.00 with no toolboxes. Nick is recommending the aluminum bed. The trustees will further discuss the costs and funds available.

Road Superintendent, Nick Johnson, noted the quote for a power washer with ARP funds from Hilliard Lawn & Garden for a power washer with a rotary cleaner for \$8900.00 without the tool is 8499.00. Enzo quote is for \$9451.00 for only power washer. The trustees will further discuss the costs and funds available

FIRE & EMERGENCY SERVICES

Chief Steve Brose was not in attendance, Captain Dave Hawkins attended in his place.

Captain Dave Hawkins noted the old rescue has sold for \$10,000 Special ops trailer has been donated to the Union County EMA.

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Captain Dave Hawkins noted the community building generator price quotes: Propane connection approximately \$500. Electrical connection options: Manual switch – Automatic switch – \$4,450.00, this expense would come from the general fund. The trustees will further investigate the options.

Captain Dave Hawkins noted Chief Steve Brose is requesting \$1465.00 for a replacement tanker liner. The 3500 gallon drop tank liner has multiple small holes and cuts in the tank as well as several old repairs that need fixed. The drop tank was purchased in 2005 as standard equipment for the tanker.

Captain Dave Hawkins, noted Chief Steve Brose for the MARCS radios, Kenwood quote is \$3,040.68 per radio. Sale ends March 31. Estimated future sales will be the same, however generally a price increase in January by both companies. ARP funds requested to fund the purchase of 12 radios at \$36,488.16. Trustee Gerten made the motion to accept \$36,488.16 with a second motion from Trustee Reiff.

Crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

None.

EXECUTIVE SESSION

None

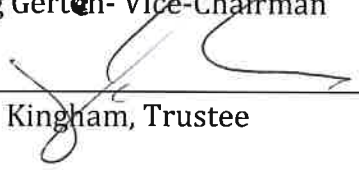
There being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Kingham offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



Ken Reiff, Chairman



Greg Gerton- Vice-Chairman



Rick Kingham, Trustee