

ALLEN TOWNSHIP BOARD OF TRUSTEES

May 6, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on May 6, 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
Bill Streng	Zoning
Charlott Blumenschein	Zoning
David Lawrence	Union County Board of Commissioners
Deputy Werling	Sheriff Department
Don McCreary	Resident
Andrew See	Resident

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of April 1, 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.

Trustee Kingham discussed the progress of cleaning up the stones at the cemetery and the history. Trustee Kingham noted The Union County Economic Development Incentive Policy would like a trustee to attend.

Trustee Kingham noted there is a legislative update for a house bill to eliminate replacement property tax levies. The bill is very complex and will require the township to do a review for levies.

Trustee Kingham noted the webpage report has no new users since April.

PUBLIC FORUM

Charlotte Blumenschein attended to ask for guidance from the trustees for the survey for the strategic plan from 2004 and updating to a new survey. Trustee Gerten will be assisting with the LUC and Charlotte.

ZONING BUSINES

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. This month Mr. Streng had an inquiry from a different person seeking the same information as the previous parties. The person did not identify himself and was asking about zoning.

Had concerns relative to a Verizon cell tower proposed to be built on Northwest Parkway. Was confirmed that we have no authority over a public utility unless it is being built in an R1 or R2 district.

A letter was sent to residents at 16260 Allen Center Rd. about a dumpster rental business they have started. The letter stated that unless they could house all the dumpsters inside to qualify for a Home Occupation, or they would need to apply for a conditional use via a hearing by the BZA.

Mr. Streng is working the with trustees and the fire department to repair the roof trusses in the community room. A roof sag was noted and a preliminary investigation revealed that the upper gusset plates on the trusses were failing, causing minor roof sag as well as damage to the drywall at the ridge of the ceiling. After discussion a professional structural engineer was retained and he gave us a recommendation on repairing the problem by adding 1/2" plywood gussets to both side of the truss. They will be installed by screwing them directly over the existing failing metal trusses. On the day of the engineer's visit the fire department folks did an excellent job in rigging a camera system in the attic and displayed onto a screen in the community room to allow us to view the truss issues from the comfort of a chair in the community room. The truss repairs will be performed by Segner Construction on May 8 and will be completed in 1 - 2 days.

Mr. Streng has been working with Captain Dave Hawkins of the ATFD about the issues he has with his inability to review commercial and industrial building and site plans prior to construction. The issue which creates a "hole" in the plan review process develops because of the process which is now being used, and has been for many years. The process for reviewing plans starts with the Zoning Inspector (ZI) reviewing the plans submitted and either approving or disapproving them. The Zoning Inspector's review is to assure that the plans submitted comply to the Allen Township Zoning Resolution (ATZR). The applicant then conveys the plans that have been approved by the ZI to the Union County Building Dept. for their review. The Building Dept. then reviews the plans to assure they comply to the Union County and State Building Code. Following the approval by the building dept. the applicant is free to begin construction. Nowhere in this process is the Fire Code Official allocated time to review the plans to assure they comply to the requirements of the Ohio Fire Code. The items inspected by both the township and the county are entirely different than that of the Ohio Fire Code, resulting in a serious "hole" relative to assuring that commercial and industrial building plans comply to the site and building requirements of the Ohio Fire Code. Mr. Streng is working with Dave, Thayne Gray, and LUC to assure there is a system to allow the Fire Code Official time to review these plans. Thayne has suggested the Ohio Fire Code requirements be incorporated within the ATZR, however the requirements of the Fire Code Official and the ZI are not compatible. Mr. Streng is proposing is that the applicant for an industrial or commercial facility submit their plans to the ZI. The ZI will hand carry the plans to the Fire Code Official, allowing a few (yet to be determined) days for his review, the Fire Code Official would return the plans to the ZI who would then review the plans, and that would be followed by the ZI contacting the applicant to pick up his approved/disapproved plans. There would be an additional line on the Zoning Certificate for the Fire Code Official to sign. These ideas will be discussed in an upcoming meeting with LUC. The goal is to allow review by the Fire Code Official, yet be independent from the ATZR. These ideas will be discussed in an upcoming meeting with LUC. The goal is to allow review by the Fire Code Official, yet be independent from the ATZR. On April 24 Capt. Hawkins, Tim Merrick from the NW Fire District, and Bill Streng met with Brad Bodenmiller, Aaron Smith, and Gram Dick of the LUC to discuss the issue, and it was

decided that the best course of action was for the Zoning Inspector to hand carry all industrial / commercial building plans to the fire dept. to allow them to review the plans. Following review by the FD, the FD will return the plans to the Zoning Inspector for zoning review, unless the FD has an issue, at which time they will contact the applicant to make them aware of any issues they may find with the drawings.

Mr. Streng has been in contact with a contractor regarding a property at 17933 Bear Swamp Rd. They have an existing 16' X 26' building that was built in 2003. This building was constructed 8' from the property line, in violation with the townships requirement that an accessory building must be at least 10' from the property line. Mr. Streng informed him that the current building is in violation and the violation could be forgiven, and the addition built if they can successfully obtain a variance from the BZA. Mr. Streng explained the application process however I've had no further contact with him.

SHERIFF REPORT

Deputy Werling and trustees discussed the sport bikes motorcycles that have been speeding on Allen Center Rd and Collins Rd. The sheriff is aware and has been monitoring.

ROAD BUSINESS

Road Superintendent, Nick Johnson was not in attendance.

FIRE & EMERGENCY SERVICES

Chief Steve Brose, was not in attendance.

CORRESPONDENCE/OTHER MISCELLANEOUS

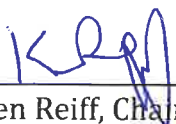
Ohio Farm Bureau Policy development meeting on Tuesday, June 11, 2024 at 8:00 A.M. at the Union Rural Electric building.

The United Way Community care day is August 23rd, and they are looking for volunteers.


EXECUTIVE SESSION

None

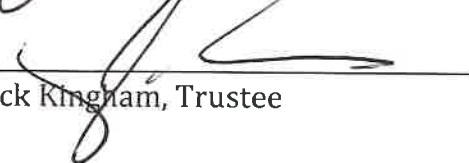
There being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Gerten offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



Ken Reiff, Chairman



Greg Gerten- Vice-Chairman



Rick Kingham, Trustee