

**ALLEN TOWNSHIP BOARD OF TRUSTEES**

**September 9, 2024**

**Minutes**

**Call to Order**

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on September 9, 2024.

**Pledge of Allegiance**

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

|                   |                |                           |
|-------------------|----------------|---------------------------|
| <b>Roll Call:</b> | Ken Reiff      | Township Chairman         |
|                   | Rick Kingham   | Township Trustee          |
|                   | Greg Gerten    | Township Trustee          |
|                   | Lori LaCella   | Fiscal Officer            |
|                   | Steve Brose    | Fire Chief                |
|                   | Nick Johnson   | Road Superintendent       |
|                   | Bill Streng    | Zoning                    |
|                   | Brady Monroe   | Conditional use applicant |
|                   | Don Thompson   | Zoning Regulations        |
|                   | Jason Thompson | Zoning Regulations        |
|                   | Dain Bruns     | Resident                  |

**FINANCES & ADMINISTRATION**

The Fiscal Officer read the minutes of August 5, 2024 said minutes were approved as read. Trustee Reiff made the motion to accept the minutes as 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 Gerten recommended Jason VanAtta for the zoning board position that expires December 2028, replacing Eric Pancallo with a second motion from Trustee Reiff with an approval.

Trustee Reiff made the motion for David Lageman as the alternate for the zoning appeals with a second motion from Trustee Gerten with an approval.

Trustee Reiff shared that Union County is updating their comprehensive plan. Trustee Reiff noted The Union County Chamber Commerce is updating their Economic Development Incentive Policy.

**Resolution 2024-11**

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 Reiff to accept the Schedule A summary, seconded by Trustee Kingham, all were in favor, the resolution passed.

All in favor, Trustee Reiff, yea. Trustee Kingham, yea. Trustee Geren, yea.

Fiscal Officer, Lori LaCella reviewed the community day plans.

## **Resolution 2024-12**

Trustee Reiff made the motion to retain Grady Enterprise, Inc. (DBA Grady Benefits) as our agent and agent of record for our in-force plans with their company. This supersedes all previous agent appointments and shall remain in force until cancelled in writing with a second from Trustee Kingham.

All in favor, Trustee Reiff, yea. Trustee Kingham, yea. Trustee Geren, yea.

## **PUBLIC FORUM**

Brady Monroe attended to discuss his conditional use for the sign and was advised on dates for hearing.

## **ZONING BUSINES**

A letter, responding to complaints from neighbors has been sent to a property owner at 24288 Darby Pottersburg Rd. regarding a sign for the business that is operating, with a sign at the front of the property. Two letters were sent to him informing of the violation and I have received his application for a Conditional Use. Mr. Streng contacted him to make a few suggestions relative to providing pictures of his building inside and out, along with more information on his plot plan. The information will be further reviewed then hand carried to the BZA Chairman.

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.

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. In the letter they were given 30 days to contact us to discuss their options, and invited them to attend tonight's trustee meeting. If they do not attend Thayne Gray has advised to send them a letter. If the trustees agree Mr. Streng would prefer to send them another letter urging them to contact me to settle this issue, or they will receive a letter from the Union County Prosecutor Office, who will then address the issue with the dumpster rental business. The trustees agreed to send a letter. As of this report Mr. Streng has had no response from the owner. This is closed.

A letter, responding to complaints from neighbors have been sent to a property owner at 24288 Darby Pottersburg Rd. regarding a sign business he is operating, with a sign at the front of the property. Mr. Streng has had no response from the owner. There is no evidence that a business being operated at this location, the trustees are recommending a letter is sent to the resident.

Received a letter from a resident at 20210 Coleman Brake Rd. for a complaint about unlicensed vehicles, trash, and other junk. Mr. Streng received a call from this resident requesting a copy of the complaint that he wants for his attorney however Mr. Streng informed him that it was a phone call from a neighbor. The vehicles and junk are not visible from the highway, however when viewed on Google Earth the place literally looks like a junk yard. Thayne Gray, of the Prosecutor's office sent him a letter on August 19 advising him of his need to comply with the issues listed on the letter sent to him by the township. Mr. Streng received a call

from Mr. Jason Thompson on 9/4. Mr. Thompson told me that they had licensed a couple of the vehicles and that he was dismantling others since they had no titles and were apparently seized. Mr. Jason Thompson told Mr. Streng that it may take up to a year to rid the property of the scrap. He again asked Mr. Streng the source of the complaint and was told it was a phone call. Mr. Streng told him that we did not divulge the name of the individual making the complaint. Don Thompson and Jason Thompson attended the meeting and met with Mr. Streng; the Thompson's guaranteed one year from today's date the property will be cleaned up.

Mr. Streng sent letters regarding unlicensed vehicles on their properties for more than 30 days were sent to Steve Tabor who owns 17054 Allen Center Rd. and Chris Sanborn of 16990 Allen Center Rd. on 7/31/24 to advise them that they 30 days to advise us of how they were going to correct the violation. Mr. Streng has had no contact with either party therefore another letter will be sent to them.

Mr. Streng received an anonymous call on his cell from someone saying that you do not know me, but that he could go out to my garage, grab a shovel, and stick it up my a\_. Mr. Streng sent an email to Thayne Gray advising him of the call, which was retained on his phone, asking for his advice. Mr. Streng's gut tells him that even though the call was not registered to him that it was relative to the issue on Coleman Brake Rd. The phone was registered to a Scott McKanuth of Cable, OH. Mr. Streng has no proof of the gut feeling. Mr. Streng has not done this during my tenure but if there are no objections he will pass the original complaint onto Thayne for the Prosecutor's Office to handle. Mr. Streng sent an email to Thayne regarding the call and he suggested that Mr. Streng contact the Sheriff's Office.

Letters regarding unlicensed vehicles on their properties for more than 30 days were sent to Steve Tabor who owns 17054 Allen Center Rd. and Chris Sanborn of 16990 Allen Center Rd. on 7/31/24 to advise them that they 30 days to advise us of how they were going to correct the violation.

At last month's meeting the Burns property was discussed, located at 14594 Maple Ridge Rd. the property has been the subject of much discussion over the years. There is used farm equipment stored on both Maple Ridge and Collins Rd. and Mr. Burns is advertising his used farm equipment business on the internet. Mr. Streng believes this will involve the prosecutor and depending on how the township pursues the issue. Thayne has informed Mr. Streng that he is prepared to send Mr. Burns a letter whenever we want him to do so. The Trustees requested the Mr. Streng send a letter in regards to operating a business on the property.

Mr. Streng has recently observed that in the Allen Township Zoning Resolution "Junk Yards" are not an "objectionable use" in U1 zoning as it is in all our other zoning districts. Mr. Streng discussed this with Charlotte, Zoning Board Chairman as a potential for discussion in her next zoning board meeting.

Mr. Streng received an email from the Union County Building Department in regards to the Stokes property at 20950 State Route 245. This was regarding a complaint from a neighbor regarding the unlicensed vehicles, trash on the property, an unattended porta john, them living in a camper in the barn, etc. Letters have been sent to her before with some success regarding the unlicensed vehicles, and another was sent to her last week pursuant to the unlicensed vehicles and living in a camper in the barn. The resident was given 30 days to respond. The resident was given 30 days to respond, however Mr. Streng has not heard anything from her and another letter will be sent to her. Mr. Streng contacted the health department to check their status but have not heard back from them. There are still a couple vehicles that Mr. Streng cannot prove to not be licensed still on the property, and several campers which we cannot control.

Mr. Streng recently issued a Zoning Certificate to Jeff Rymer, to construct a new home on his property on Buck Run Rd. Jeff owns approximately 140 acres with frontage on both Buck Run Rd. and SR 245. He has

talked about developing this land for several years and during our discussion when Mr. Streng issued him his certificate, he informed me that he still plans to build new homes on this site. He stated that they be high dollar homes. Just an FYI.

Mr. Streng has been in contact with a zoning consultant regarding the land at the SW corner of Stokes Rd and SR 287. She asked several questions including if the land was zoned for a concrete batch plant. The land is zoned M1, however in reviewing ATZR it appears it should be in M2 zoning. The ATZR does not address a concrete batch plant therefore I reviewed this with Brad Bodenmiller of LUC and he agrees. There is currently a concrete batch plant on Northwest Parkway on land zoned M1. Mr. Streng informed her that she should advise her client that the owner would need to obtain a conditional use permit for a batch plant to be built on this site.

Mr. Streng received a call from an individual on Maple Ridge Rd. with several questions, most of which were Building Dept. questions, but they also wanted to know if they could open a stand on the side of the road to sell flowers grown on their property. Mr. Streng told them that this is permissible.

Mr. Streng attended the August meeting of the Union County Trustee's Association which was held at the Boke's Creek winery.

### **SHERIFF REPORT**

Not in attendance.

### **ROAD BUSINESS**

Road Superintendent Nick Johnson noted 3rd Row Mowing has been completed

Road Superintendent Nick Johnson noted the cemetery rehab is still progressing.

Road Superintendent noted chip seal total was \$81,292.92 estimate was \$84,119.07 difference was - \$286.15.

Road Superintendent noted the Odot has repaired Holycross Epps rd. overpass guard rails.

Road Superintendent noted the mulching and trimming have been completed

Road Superintendent noted the State required fraud training has been completed for Road Dept employees

Road Superintendent noted they have received Community Day donations from Home Depot and TSC.

Still waiting to hear from other vendors that were contacted.

### **Resolution 2024-13**

Road Superintendent, Nick Johnson, provided a quote from the Union County Engineer for culvert replacement for TR 146B \$5811.48. There was a motion by Trustee Reiff and a second by Trustee Gerten to proceed with the culvert replacement.

All in favor, Trustee Reiff, yea. Trustee Kingham, yea. Trustee Geren, yea.

Road Superintendent noted the tree removal and trimming Med flight from Del-Mar Tree Service. The quote was presented for \$2345.00. Trustee Kingham made the motion to accept the quote for Del-Mar Tree Service with a second from Trustee Gerten.

### **Upcoming work plan**

Start 4th Row mowing after crops off if needed

Fix blocked culvert Smokey Rd.

Clean ditch Smokey Rd.

Community Day prep

Clean and seal cabin

**FIRE & EMERGENCY SERVICES**

Chief Steve Brose requested to meet with Trustee Gerten to review and discuss the replacing phone system.

Chief Steve Brose noted the crews completed monthly safety training.

Chief Steve Brose noted he has been working on the M601 insurance claim

Chief Steve Brose noted the need for the turn out gear for new hires.

(2024 Spending plan allotment: Turnout gear \$20,000)

Chief Steve Brose noted the need to replacing Chief's car and to discuss change current Chief's car to a township vehicle/fire prevention (Possible ARPA Funded)

Chief Steve Brose noted have entered into an agreement with Imagetrend. The cost is \$2,000 CAD interface per year. Request to try for one year. Trustee Kingham made the motion to accept the \$2000.00 for the CAD Interface with a second from Trustee Gerten.

Chief Steve Brose noted the safety Intervention Grant \$40,000 max 3:1 match. Example: for every \$4.00 spent they give us \$3.00 and we spend \$1.00.

Chief Steve Brose noted Captain Hawkins has retired and is chief of the Northwestern Fire District We have an opening for a full time and an officer.

**CORRESPONDENCE/OTHER MISCELLANEOUS**

Marysville Path to Prosperity community speaker series, September 17<sup>th</sup>, 6:00 P.M. 121 S. Main Street, with speakers; Matt McCollilster, One Columbus, Bob Lamb, Connect Realty, Matt McQuade New Albany Co.


**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.

  
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Ken Reiff, Chairman

  
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Greg Gerten- Vice-Chairman

  
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Rick Kingham, Trustee