

ALLEN TOWNSHIP BOARD OF TRUSTEES

November 4, 2024

Minutes

Call to Order

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

Pledge of Allegiance

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

Roll Call:	Ken Reiff	Township Chairman
	Rick Kingham	Township Trustee
	Greg Gerten	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Nick Johnson	Road Superintendent
	Drew Gerhan	Resident
	Charlotte Blumenschein	Zoning

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of October 7, 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.

Fiscal Officer, Lori LaCella noted she attended the October 30th the 2024 Village Fiscal Officer Training. This training will fulfill the annual continuing education requirements of Ohio Revised Code [§507.12](#) and [§733.81](#).

Trustee Kingham noted the cemetery restoration has been continuing.

Trustee Kingham noted the organizational meeting we began in 2024 will need to be planned for 2025. The trustees agreed to schedule February 3rd from 5-7pm.

Allen Township 200th Anniversary (June 5th 2027). Discussed ideas for planning.

Bill Streng is the only volunteer currently to work on the committee.

Things we need to decide:

- Are we going to formally do anything for the event
- Timing if we decide that we are doing something
- Appropriation of funds to use for the event
- Establish a logo to advertise with)

Trustee Kingham noted the Allen Township 200th Anniversary (June 5th 2027)

Don McCreary and Jack Rausch both have offered to sit on the committee for the Anniversary Event planning for 2027

- Bill Streng - Chair person
- Don McCreary
- Jack Rausch

Rick Kingham - Advisor

Next Steps:

Establish a meeting schedule

Develop Activity plan / requirements

Report monthly / as needed to board members

Trustee Kingham noted the web page is staying consistent with use.

Trustee Kingham noted the Cemetery Restoration Update.

Trustee Kingham noted the OTA Winter Conference Registration

Trustee Kingham noted the Township Hall Rental

The items discussed:

Schedule - who and when has the building scheduled

Where is the calendar? How can it be made available?

Is there a checklist / is it relevant to the items we are seeing wrong?

Daily / Weekly care - cleaning and who is responsible?

What is that schedule / items to do list?

After discussion it was decided to review our contract to see who is renting the township, residents, non-residents?

Trustee Gerten suggested to increase the fee to \$200.00 with \$100.00 being retained by Allen Township for maintaining the township hall.

Chief Steve Brose suggested to add a checklist of cleanup duties, that must be checked off and signed before leaving the building. Those that do not complete the checklist will forfeit the deposit.

Trustee Gerten discussed phone options. Outgoing calls will look like coming from within the township.

Four-line system, we only need two lines.

Cost is \$600.00 per year for Grasshopper. Trustee

Trustee Gerten will discuss our internet option with Bright speed.

PUBLIC FORUM

None.

ZONING BUSINESS

Mr. Streng was not in attendance but provided an updated a report.

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. An application has been made for conditional use and his BZA hearing was 9/30/24, the application was unanimously approved.

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. Tabor responded that he now has his vehicle licensed.

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. A violation letter was sent to Mr. Burns on September 20th; however, we have not heard from him. Mr. Streng ask if a second letter should be sent. The trustees have agreed to send a second letter which will advise him to respond within 30 days or this will be referred to Union County Prosecutor's office.

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 attended the September meeting of zoning board and Brad Bodenmiller and Gram Dick of the LUC were in attendance. They made suggestions to the need to include objectionable uses and prohibited uses in the definitions of the various districts in the ATZR since the permitted uses are already listed and anything not included in the permitted uses would be objectionable or prohibited anyway. This will be a matter for the zoning board to consider. At the October Zoning Commission meeting this was discussed and the decision was whether to exclude objectionable and prohibited uses in the descriptions in section II of the ATZR.

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. She recently called Mr. Streng for further details of the property, which Mr. Streng's understand has been sold to a Tennessee company to build the concrete plant. There has been extensive discussion relative to this property in recent weeks. Most of the property is in Allen Township and a small portion lies in Zane Township in Logan County. The physical plant will be in Zane Township and the entrance drive will be in Allen Township. The Tennessee company, Hollingshead Materials has applied for a Conditional Use permit from Allen Township and a Variance from Zane Township. The BZA hearing for Zane Township is on Nov. 6 at 7 PM and the BZA hearing for Allen Township is on Nov. 7 at 7 PM. Zane scheduled their hearing around Allen's to allow the spokesperson for Hollingshead to only make one trip to Ohio. Mr. Streng have had multiple phone calls with the Zane Township Zoning Inspector and one from a Zane Township Trustee. Leland Walk and Mr. Streng plan to attend the hearing in Zane Township. It will be interesting to see what happens if one township approves and the other does not since Hollingshead has already purchased the property. Hollingshead is a large company with plants in TN, IND, OH, KY. At our request Thayne Gray will attend our hearing.

Mr. Streng received questions regarding the 3.8-acre parcel zoned B1 at 25564 St. Rt. 287 at least 1-2 times/week. The current question being studied is whether a buyer is allowed to build a multi-unit senior apartment building on the site. Mr. Streng is working to explain what steps may be taken to possible allow that to happen. No further action on this property.

Mr. Streng noted the dilapidated home at 17100 Allen Center Rd. is nearing demolition time. There are 2 large dumpsters and a small backhoe on site.

Charlotte Blumenschein noted the Union County comprehensive plan is nearly completed by the LUC.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Superintendent Nick Johnson noted the new truck has been picked up and the decal has been ordered.
Road Superintendent Nick Johnson noted the front door has been painted, power washed the walk ways.
Road Superintendent Nick Johnson noted the repairs have been completed on the dump truck.
Road Superintendent Nick Johnson noted the cost at Spain's for the dump truck for oil pan, hydraulic hoses for the or dump truck 3300.74 Trustee Gerten made the motion to approved the \$3300.74 with a second from Trustee Kingham.

Road Superintendent Nick Johnson noted \$453.44 for additional repairs for the repair truck, Trustee Gerten made the motion to accept the \$453.44 with a second motion from Trustee Kingham.

Road Superintendent noted the material cost of \$1080.90 for the culvert Union County Engineer for Buck Run Rd. Trustee Kingham made the motion to accept the cost of \$1080.90 with a second from Trustee Gerten.

Road Superintendent noted he has completed research on an aluminum bed 2000 series replacement for the old truck. Trustee Reiff made the motion to not exceed the cost of \$5700.00 with a second motion from Trustee Gerten. Trustee Gerten will contact EB for pricing comparison before proceeding.

Road Superintendent noted the Upcoming work plan:
Start 4th Row mowing after crops off if needed

EMERGENCY SERVICES

Chief Brose noted he received a turn down for Assistance to Firefighters Grant (AFG) we had submitted for 24 sets of turnout gear. Will resubmit in 2025.

Chief Brose noted the crews completed monthly safety training.

Chief Brose noted a request to use ARPA funds for the following purchases:

Purchase Jeep Gladiator for command vehicle: \$41,557 *price may change

Bed liner for new vehicle \$485 - Rust proofing \$500 total \$985.00 Bullet Protective Coatings LLC.

Vehicle Graphics: \$1,390

Total for vehicle \$43,932

Trustee Gerten made the motion to accept the total cost of \$43932.00 to take from the ARPA funds with a second motion from Trustee Kingham.

1 Fire blankets for electric vehicle fires: \$1,120, Trustee Reiff made the motion to accept the cost of \$1120.00 for fire blanket with a second motion from Trustee Gerten.

4 sets of part time turnout gear: \$10,620

Total \$11,740

Grand total requested: \$55,672

Trustee Kingham made the motion to accept the expenses for \$10,620.00 with the remaining funds from ARPA and the balance will come from fire budget with a second motion from Trustee Gerten.

Items above are planned budget expenditures for 2025, using ARPA funds reduces budget spending allowing for other uses in the future.

Chief Steve Brose noted the grant purchase request: Grant funds awarded \$4,136.48

LP1000 AED \$4,010.80 this will replace the 25-year-old AED on R601. Trustee Gerten made the motion for the grant funds for \$4136.48 with a second motion from Trustee Reiff.

Chief Steve Brose noted the Full-time vacancy has been filled with Jason Epp.

Chief Steve Brose noted the promotion process is underway. 90-day study period begins November, Test mid-February, Interviews late February, appointments in March.

EMS:

Ohio ambulance subliminal payment program.


CORRESPONDENCE/OTHER MISCELLANEOUS

LUC Regional Planning Commission 57th annual dinner on November 21, 24 at James Rhodes Conference Center at 6:30 P.M.

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 Gerten- Vice-Chairman



Rick Kingham, Trustee