

ALLEN TOWNSHIP BOARD OF TRUSTEES

August 5, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on August 5, 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
	Joe Grady	Grady Benefits
	Kurt Gray	Grady Benefits
	Bill Streng	Zoning
	Charlott Blumenschein	Zoning
	Don McCreary	Resident
	Drew Gerhen	Resident
	Todd Fryhouse	Village of North Lewisburg
	Deputy Zizelman	Sheriff Department

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of July 8, 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.

The trustees held a public hearing on August 5th, 2024 at 6:30 P.M. in regards to the rezoning of the parcel located between St. Rt. 287 and US 33 with frontage on St. Rt. 287 in Allen Township. The executive committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on June 13, 2024 and reviewed a zoning parcel amendment-initiated by Seeking Land, LLC to rezone 3.84+/- acres from Professional Services District (B-1) to heavy retail/wholesale district (B-3).

The LUC Executive Committee moved a motion to accept the recommendation for DENIAL for the Allen township Zoning Parcel Amendment.

Trustee Reiff is concerned with changing the zoning not knowing what the business may be on that property. These changes were denied by the Allen Township Trustees.

Trustee Reiff made the motion to deny the changes with a second motion from Trustee Kingham. All opposed, Kingham yea, Gerten yea, Reiff yea.

Fiscal Officer, Lori LaCella reviewed the community day plans.

Presented a quote from Jamie Coyne (The hot dog guy) for \$3840.00, there was a motion from Trustee Kingham with a second from Trustee Gerten to accept the quote for \$3840.00.

Fiscal Officer, Lori LaCella noted the bounce house, face painting, tents, tables, chairs, and grandpa's train have been booked.

Trustee Kingham provided an update on cemetery clean up and the stones that have been recovered.

PUBLIC FORUM

Todd Fryhouse attended from The Village of North Lewisburg in regards to ordinance No. 290.

Ordinance establishing and regulating truck traffic routes within the village of North Lewisburg and establishing penalties. Road Superintendent noted that this should be given to the county engineers office.

Joe Grady and Kurt Grady attended the meeting to discuss the township insurance representation. The trustees will review the information and decide on agents.

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.

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.

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 eqpt. stored on both Maple Ridge and Collins Rd. and is advertising his used farm equipment business on the internet. Do we want to start with a standard letter advising him that a conditional use permit is required and see what happens? Mr. Streng feels that if we do hear anything it will pertain to his legal use to sell ag eqpt., and Mr., Streng feels we should just see how it plays out, and it will likely involve Thayne depending on how we pursue the issue.

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.

SHERIFF REPORT

Deputy Zizelman attended and the trustees noted that our Zoning Inspector received a call that was threatening. The deputy recommended it should be reported with the sheriff department.

ROAD BUSINESS

Road Superintendent, Nick Johnson noted second mowing completed.

Road Superintendent, Nick Johnson noted the ditch cleaning on Holycross Epps Rd. has been completed.

Road Superintendent, Nick Johnson noted had to repair backhoe fuel return line that blew while operating.

Road Superintendent, Nick Johnson noted the cemetery rehab is going well. Several more stones have been repaired.

Road Superintendent, Nick Johnson noted the chip seal roads have been completed.

Road Superintendent, Nick Johnson sent an email to ODOT in regards to guard rails on overpass.

Road Superintendent, Nick Johnson noted completed his annual pesticide recertification courses and filed for renewal.

Road Superintendent, Nick Johnson noted they have worked on cleaning and organizing cold storage building.

Road Superintendent, Nick Johnson presented a quote for community building from Eubanks Electric to provide and install lamps for remaining fixtures in community building for \$3120.00 Trustee Gerten made the motion to approved the quote with a second from Trustee Reiff.

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted Quality Paving came to look at blacktop and provide a quote for sealing in the spring. He though blacktop was looking good and would not need any sealer until Spring.

Chief Steve Brose noted the crews completed monthly safety training. Equipment:

Chief Steve Brose noted the 4 50' sections of hose needed to have enough in reserve to replace after a call. \$888.00. Trustee Kingham made a motion to accept the cost of \$888.00 for new hoses with a second from Trustee Reiff.

Chief Steve Brose noted he has a retired firefighter interested in assisting on a part time basis with fire prevention.

FCC License Twp: 158.805 is expired, and will be submitted for renewal.
FD: 154.280 and 154.375 expired, no longer needed.

Chief Steve Brose noted there is an ISO Update August 12 on site visit. He would like Trustee to attend.

Chief Steve Brose noted the temporary hydrogen fill station update notification: Trillium fuel depot.


CORRESPONDENCE/OTHER MISCELLANEOUS

Union County Township Officials Association on Thursday, August 22, 2024. Meeting at Bokescreek Winery 26211 St. Rt. 31 beginning at 7:00 P.M. There will be two speakers, Brad Bodenmiller, director of the LUC planning commission will be presenting an update on the new Union Couty Comprehensive Plan and will have a questionnaire. Amy Hoffman will present from Palmer Energy and will explain the electric and gas aggregation system.

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