

ALLEN TOWNSHIP BOARD OF TRUSTEES

December 2, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on December 2, 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
	John Pauk	Resident
	Alex Schaub	Resident
	Cadence Pauk	Resident
	Deputy Snyder	Sheriff
	Kurt Grady	Grady Insurance

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of November 4, 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.

Kurt Grady attended the meeting to discuss the health insurance options available to the township. Our current carrier is Anthem. Medical Mutual of Ohio came back with a lower rate. Trustee Gerten made the motion to move to Medical Mutual of Ohio with a second from Trustee Kingham. Upon call of roll, all being in favor, motion carried.

Trustee Gerten made the motion to renew our HRA plan with TASC with a second motion from Trustee Kingham. Upon call of roll, all being in favor, motion carried.

Fiscal Officer noted the ODOT 2024 Township Highway System Mileage Certification Form. The Trustees reviewed the roads and miles and approved as written.

The Fiscal Officer provided Temporary Appropriations and the Certificate of Estimated Available for 2025. After review and discussion, Trustee Kingham moved and Trustee Gerten seconded, that the Temporary Appropriations and the Certificate of Estimated Available for 2025 be approved. Upon call of the roll, all being in favor, the motion carried.

Trustee Reiff made the motion to accept the event dates for 2025 as follows, with a second motion from Trustee Gerten.

Trustee Meetings:

January 6
February 3
March 3
April 7
May 5
June 2
July 7
August 4
September 8
October 6
November 3
December 1

Spring Clean-up – tentative April 5

Community Day – September 20

Trunk or Treat – October 29

Trustee Kingham noted the Allen Township 200th Anniversary committee will meet Monday, December 9th. Trustee Kingham noted the webpage views are down this month.

Trustee Gerten noted the security camera installation is complete and there was a discussion on added additional security for administrative office.

Trustee Gerten noted the Grasshopper phone system is set up.

Trustee Gerten noted a resident used the application for the landbank.

PUBLIC FORUM

None

ZONING BUSINESS

Bill Streng, Zoning Inspector distributed and reviewed his monthly report to the Trustees.

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 received a call from Mr. Burns asking questions in regards to the letter he previously received. Mr. Streng explained the complaint, Mr. Burns believes there are no issues with his property. Mr. Streng requested Mr. Burns attend the meeting tonight and he said he would attend. Mr. Burns did not attend the meeting tonight.

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. The decision is whether to exclude Objectionable and Prohibited uses in the description with 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. The BZA hearing the board unanimously declined the request for the driveway. Mr. Hollingshead assured Mr. Streng that he would return with their lawyer. There has not been any further contact.

SHERIFF REPORT

Deputy Snyder was in attendance and had no items of concern.

ROAD BUSINESS

Road Superintendent Nick Johnson noted he has been cleaning up the shop and will be listing the items previously approved will be posted on govdeals.

Nick will also be listing the old table and asked for a motion to list them on Govdeals. Trustee Gerten made the motion with a second from Trustee Kingham to list the tables.

Road Superintendent, Nick Johnson noted the security cameras have been installed.

Road Superintendent, Nick Johnson noted the snow equipment is prepared and ready.

Road Superintendent, Nick Johnson noted the F250 is stripped and ready to go to Eby for bed install.

Road Superintendent, Nick Johnson noted toolbox is purchased and installed on the new truck.

Road Superintendent, Nick Johnson noted a quote for radio for the new truck is \$845.00 with Bender Communication. Trustee Reiff made the motion with a second from Trustee Kingham to accept the quote of \$845.00. Upon call of roll, all being in favor, motion carried.

Road Superintendent, Nick Johnson noted he will be getting a quote from Kleen for township signs. The Otarma grant for \$1000.00 will be applied for to go toward the cost of signs. There could be a slight cost over the \$1000.00 grant. Nick is requesting approval to not exceed \$1200.00; Trustee Gerten made the motion with a second from Trustee Reiff. Upon call of roll, all being in favor, motion carried.

Road Superintendent, Nick Johnson noted the upcoming work plan as follows:

Cabin roof and seal

Cleaning ditch on Smokey Rd.

Continue upfitting truck

EMERGENCY SERVICES

Chief Brose noted the BWC grant was received.

Chief Brose noted the SAFER Grant denial received.

Chief Brose noted the contract to for Howell Rescue is a 3-yr contract. Trustee Gerten made the motion to accept a 3-yr contract with a second from Trustee Kingham. Upon call of roll, all being in favor, motion carried.

Trustee Kingham made the motion for the Fire Department to use the Otarma Grant, \$1000.00 for the Grain Vac.

Chief Brose noted the Zane Township contract for 2025 will be up for renewal.

The estimate of runs is about 220 a year.

Chief Brose noted the crews completed monthly safety training.

2025 Wage and benefits:

Chief Brose has requested a 4% wage increase. The chief reviews each department wages and comparison Trustee Reiff made the motion to accept the 4% wage increase and Trustee Kingham seconded the motion. Upon call of roll, all being in favor, motion carried.

Trustee Reiff made the motion to accept the 4% wage increase for all Township hourly employees with a second motion from Trustee Kingham. Upon call of roll, all being in favor, motion carried.

Chief Brose noted his vacation in 2019 when he was hired for Chief, he requested a use it or lose it. He received a raise in lieu of vacation. Chief Brose has requested to change it back to the same as the fireman. Trustee Kingham made the motion to change Chief Brose vacation back with a second motion from Trustee Gerten.

CORRESPONDENCE/OTHER MISCELLANEOUS

The Union County Township Official Association meeting is on December 5th at Leons at 7:00 P.M.

LUC Regional Planning Commission invited Fiscal Officer to attend the December 12th, training.

EXECUTIVE SESSION

None

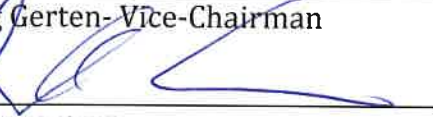
There being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Kingham offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



Ken Reiff, Chairman



Greg Gerten- Vice-Chairman



Rick Kingham, Trustee