

ALLEN TOWNSHIP BOARD OF TRUSTEES

February 3, 2025

Minutes

Call to Order

Trustee Gerten, Chairman called the regular meeting of the Allen Township Trustees to order on February 3, 2025.

Pledge of Allegiance

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

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| Roll Call: | Greg Gerten | Township Chairman |
| | Rick Kingham | Township Trustee |
| | Ken Reiff | Township Trustee |
| | Lori LaCella | Fiscal Officer |
| | Steve Brose | Fire Chief |
| | Nick Johnson | Road Superintendent |
| | Andrea Weaver | Auditor |
| | Bill Streng | Zoning |
| | Andrew See | Resident |
| | Mike Thiergartner | Resident |
| | Don McCreary | Resident |
| | Al Burnhard | Trails & Greenways |
| | Paige Landon | The Woman's Touch |

FINANCES & ADMINISTRATION

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.

Andrea Weaver, Union County Auditor attended the meeting for an annual review of all levies.

Al Burnard attended to discuss a committee he is on in regards to trails in Union County. There is a meeting on Wednesday, February 12th.

Allen Township 200th Anniversary, June 5th, 2027.

Trustee Kingham shared the website report.

Trustee Kingham discussed the share drive for electronic documents.

Trustee Kingham is working with ancestry.com finding local resident history.

Trustee Reiff discussed our current trash bill for a 6-yard container. Rumpke came back less which was presented to Republic. Republic revised our costs from \$415 to \$160 a month. Trustee Reiff made the motion to cancel current Republic contract and sign new contract. Trustee Gerten made the motion to accept the new contract.

PUBLIC FORUM

None.

ZONING BUSINESS

Received numerous zoning questions throughout the month, and again there were calls and meetings with contractors, realtors, appraisers, landowners, lawyers, Union County Bld. Dept. etc. Most calls are relative to how certain properties are zoned, but many also pertain to those wanting to do splits or have two homes on a single parcel.

Mr. Streng has been in contact with a zoning consultant relative to 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 he understands has been sold to a Tennessee company to build the concrete plant. There has been extensive discussion related 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 has 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 doesn't 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. It was a long BZA hearing on November 7, however following a 1 ½ Executive Session the board unanimously declined the request for the driveway. Mr. Hercules, the owner's rep. for Hollingshead assured me that he'd return with their lawyer. Mr. Streng received an email from Thayne Gray this week informing me that "A notice of appeal of the Zane Township BZA decision to allow the plant had been filed. This is an administrative review case in the Common Pleas Court which acts as an Appellate Court to access whether the decision was legally sound. Depending on how the Zane township hearing was conducted there could be additional testimony or possibly a whole new hearing. It could be several months for the matter to be resolved in Logan County. Either party could appeal to the Common Pleas Court decision to the Court of Appeals and that could take another several months to resolve."

Mr. Streng has sent two letters to Chuck Ross, 22640 Buck Allen Drive, regarding an addition he is adding to an existing accessory building. He has not applied for a zoning certificate, nor has he responded to either of the two letters that have been sent to him advising him of the need to apply for a zoning certificate. When he built the accessory building being added onto, he applied for an agricultural exemption. Mr. Streng does not have proof, but he believes that he is using the building for his drywall business. Mr. Streng's next step, which was stated in the letter, is that if Mr. Streng has not heard from him within 30 days that he will receive his next letter from the prosecutor's office. Thayne instead sent me an email explaining that he should visit Mr. Ross to explain what he needed to do. Mr. Streng had already been on that site numerous times never finding anyone. He also explained that warrants could be obtained to ascertain what the site was used for, an act that Mr. Streng could not visualize us wanting to do. Mr. Streng then contacted Greg, our current Trustee chairman to discuss our options. Greg thought it best if he would visit Mr. Ross, to explain the issue. Greg did find him there and explained what was required of him, that being to either obtain a Zoning Certificate or an Ag. Exempt.

Bill Streng attended the Zoning Board meeting on 1/23. Brad and Gram from LUC were in attendance to discuss possible changes to the Zoning Resolution. They compared ours to other townships and items such as

removing Objectionable Uses and Prohibited Uses were discussed at some length. Also discussed was the reformatting of Official Schedule of District Regulations, which was met resistance from everyone on the board advising LUC that we all like it as it is.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Nick Johnson, Road superintendent noted the F250 replacement bed has been installed.

Nick Johnson, Road superintendent noted have had several snow and ice events last month.

Nick Johnson, Road superintendent noted the oil pan gasket warranty repair has been completed for dump truck.

Nick Johnson, Road superintendent noted the shop heaters have been inspected, cleaned, and repaired as needed.

Nick Johnson, Road superintendent noted the dump truck will be needing new batteries soon.

Nick Johnson, Road superintendent noted have worked in shop cleaning and reorganizing tools and equipment.

Quotes/Estimates:

Nick Johnson, Road superintendent Garage door opener quote for Bob VanHoose \$1105.00 installed. Trustee Gerten would like to wait until we have our budget meeting.

Nick Johnson, Road superintendent 2025 Landscaping/mulch presented a quote for a Woman's Touch for \$17,696.00. Trustee Gerten would like to wait until we meet for our budget meeting in February.

Upcoming work plan:

Nick Johnson, Road superintendent noted they will be cleaning the cabin roof again and seal in spring.

Nick Johnson, Road superintendent noted will continue cleaning ditch on Smokey rd. as weather allows.

Nick Johnson, Road superintendent noted continuing snow and ice operations as needed.

Nick Johnson, Road superintendent Replace dump truck batteries.

EMERGENCY SERVICES

Training: Crews completed monthly safety training.

Equipment: Emergency lights for Car 601 \$1169.60. Trustee Reiff made a motion to approve \$1169.60 with a second motion from Trustee Gerten.

General: Looking into OSU and possibly Ohio Health for an EMS Medical Director. This will be an annual contract for up to \$2,000 per year.

January Call Stats:

| Location | Count | Percentage |
|-----------------|-------|------------|
| Allen | 16 | 19% |
| MAP | 12 | 14% |
| Zane | 13 | 15% |
| ELP | 8 | 9% |
| Union Twp. | 18 | 21% |
| Marysville | 9 | 10% |
| North Lewisburg | 6 | 7% |
| Paris Twp. | 1 | 1% |
| Mechanicsburg | 1 | 1% |
| Liberty Twp. | 1 | 1% |
| West Liberty | 1 | 1% |

| | |
|-------|----|
| Total | 86 |
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CORRESPONDENCE/OTHER MISCELLANEOUS

Union County Engineer’s Annual Township Meeting is Saturday, February 15, 2025 8:30 a.m. – 12:30 p.m. at Union County Services Center for Township trustees, fiscal officers, and zoning inspectors.


EXECUTIVE SESSION

None


There being no further business, Trustee Gerten moved to adjourn the meeting. Trustee Kingham offered a second.



Greg Gerten, Chairman



Rick Kingham, Vice-Chairman



Ken Reiff, Trustee