

ALLEN TOWNSHIP BOARD OF TRUSTEES

May 5, 2025

Minutes

Call to Order

Trustee Gerten, Chairman called the regular meeting of the Allen Township Trustees to order on May 5, 2025.

Pledge of Allegiance

Trustee Gerten, 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
	Neal Page	Captain of Fire Department
	Charlotte Blumenschein	Zoning
	Bill Streng	Zoning
	Drew Gerhen	Resident

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.

Trustee Gerten announced the change in the room layout and that there is live recording of the meeting. There is a podium at the front of the room for any residents that want to address the trustees.

Trustee Kingham noted the 761 days away from 200th Anniversary celebration.
Trustee Kingham is creating a historical booklet of the township for residents.

Fiscal Officer has created a new policy in accordance with House Bill 315.

Resolution 2025-7 Public Notices/Meeting Notices

The Township Clerk shall be responsible for posting all regular, special, and rescheduled board and commission meetings in conformance with the Open Meetings Act and other state laws. The chairperson of Allen Township Trustees, the Zoning Boards and Zoning Appeals Board will notify the clerk of all special and rescheduled meetings.

The Township Clerk shall also be responsible for publishing on the Allen Township Website all public notices required by state law, and House Bill 315.

House Bill 315 states townships can meet statutory notice requirements by posting (1) the print or digital publication of a newspaper of general circulation in the township (2) Ohio's official public notice site; or (3) the website and social media account of the township. The date, time and location must be stated.

Notices Required by Law:

Board of review meetings
Budget public hearings
Planning Commission hearings
Zoning board of appeals hearings
Special assessment district hearings

Election notices
Master plan adoption and amendments
Truth-in-Taxation notice

Trustee Reiff made the motion to accept the resolution for Public Notices Policy with a second motion from Trustee Kingham. Upon call of roll, all being in favor, resolution passed.

PUBLIC FORUM

None

Charlotte Blumenschein, zoning noted the map has been completed.

Charlotte also attended the Big Darby meeting.

Trustee Ken Reiff noted there is a housing grant for Ohio townships for update of zoning resolution, comprehensive plans. The applications will be reviewed and then awarded.

ZONING BUSINES

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 lot 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." Nothing new to report. Driving by the site there is no evidence of any construction activity during the month of April.

There has been activity at the B3 property at the NW corner of SR 739 and US 33. Jerry Robinson has sold the property to an individual who has inquired about building a hotel, and then parceling the rest of the property for use as a gas station and other possible uses for a B3 property. He is going to have water and sewer on each site. Mr. Streng has had no contact with the site developer during the month of April.

Mr. Streng is going to issue a letter to the Cardine family at 21100 State Route 245. It is very apparent he has been buying old state and other vehicles to sell at this address, and there at times a dozen vehicles on the property. Mr. Streng has no way of knowing how many are licensed at any one time but there are not many. Mr. Streng has no way of knowing how many are licensed at a one time but there are not many. There was a letter sent to Mr. Cardine on March 13th to inform him of unlicensed vehicles and selling vehicles commercially on the property. Mr. Cardine called Mr. Streng to inform him that he was doing nothing wrong and is entitled to sell five vehicles per year. Mr. Cardine told me that his adult son and two brothers also lived there and were entitled to also sell five vehicles each, a claim Thayne Gray has been unable to dispute. Mr. Cardine also told me that all vehicles were in good working order and all were currently licensed. Mr. Cardine attended the April Meeting.

In addition to the letter sent to Mr. Cardine, letters were also sent to Vicky and Alfred Stokes relative to junk camping trailers and unlicensed vehicles on their property at 20950 Allen Center Rd. and to Stephen and Wendy Tabor, at 17038-17054 Allen Center Rd. for unlicensed vehicles on their property. Have not had any contact since the letters were sent on April 16.

Mr. Streng received two complaints from Gary Watson, a resident on Smokey Rd. regarding a neighbor who drove his truck across a muddy field and tracked some mud on the road. Mr. Streng has been in contact with the property owner who assured me that he was not living in the camper parked on the property and was rightfully allowed to be there 30 days per year. Still receiving complaints from Gary. Mr. Streng has been to this location and has not seen mud on the road.

We had the inaugural meeting for the Allen Township 200 Anniversary on April 8 at 10 AM. Members are Rick Kingham, Jack Rausch, Don McCreary, Nan Streng, and Bill Streng. The event will be held in conjunction with

Community Day 2027. Mr. Streng felt that this first meeting was very productive. It was decided during the meeting that all meetings will be held on the second Tuesday of the month at 10:00. Visitors are welcome.

Received a call from a property owner who is in the initial conceptual phase to develop a parcel laying between Northwest Parkway and Smokey Road to US 33. There will be a total of six properties after the split in a cul-de-sac type of setting. I informed him that before he went too far with his proposal that we should meet to assure the properties were properly zoned and all set backs are complying. Mr. Streng has not heard back from him during the month of April.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Superintendent, Nick Johnson was not in attendance.

EMERGENCY SERVICES

Chief Steve Brose was not in attendance. Captain Neal Page attended in his absence.

FD Asphalt coating suggested for this Spring \$1,650 for single coat \$2,475 for 2 coats.

Chief Steve Brose has recommended 1 coat. There are some breaks where trucks leave concrete onto blacktop.

All other areas appear intact.

Trustee Gerten made the motion to accept the quote with a second from Trustee Reiff.

Crews completed monthly safety training.

Captain Neal Page noted the dishwasher was replaced.

Captains Ryan Heckel and Thad Davis graduated the Union County Leadership Institute last Thursday evening.

All full-time firefighters have received their annual physical and fitness testing.

Received a denial for the Gary Sinise grant.

Have 2 vacant full-time positions that will be in the process of being filled within the next 3 months.

Hired 1 full-time last Friday.

20 part-time members, 8 are new and unable to operate pumps for first year.

4 paramedics, 6 in school.


CORRESPONDENCE/OTHER MISCELLANEOUS

None.

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