

ALLEN TOWNSHIP BOARD OF TRUSTEES

December 1, 2025

Minutes

Call to Order

Trustee Gerten, Chairman called the regular meeting of the Allen Township Trustees to order on December 1, 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
	Allison Hamilton	Admin. Assistant
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Nick Johnson	Road Superintendent
	Dain Bruns	Zoning

FINANCES & ADMINISTRATION

Trustee Gerten read the minutes November 3, 2025 said minutes were approved as read. Trustee Reiff made the motion to accept the minutes as read with a second from Trustee Kingham.

The Board was provided with a list of recent receipts and pending expenditures for review along with payroll expenditures. The board reviewed the previous month's bank reconciliation and verified the sequence of the checks.

Administration assistant noted the ODOT 2026 Township Highway System Mileage Certification Form. The Trustees reviewed the roads and miles and approved as written.

RESOLUTION 2025-18

Administration Assistant provided Temporary Appropriations and the Certificate of Estimated Available for 2026. After review and discussion, Trustee Kingham moved and Trustee Reiff seconded, that the Temporary Appropriations and the Certificate of Estimated Available for 2026 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 2026 as follows, with a second motion from Trustee Gerten.

Trustee Meetings

January 12

February 2

March 2

April 6

May 4

June 1

July 6

August 3

September 14

October 5

November 2

December 7

Tentative Spring Clean-up April 18

Tentative Community Day sept 19

Tentative Trunk or Treat October 28

The ORC 507.09 updated the 2026 compensation chart for Township Trustees and Fiscal Officer's. Trustee Gerten made a motion for the Township to approve the 2026 compensation chart. Trustee Kingham seconded the motion. All were in favor. Effective January 1, 2026 the Trustees and Fiscal Officer's compensation will be updated accordingly.

PUBLIC FORUM

None

ZONING BUSINES

Bill Streng has 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.

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 Mr. Streng 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 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. 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 Mr. Streng that he would 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 assess 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." Driving by the site there is no evidence of any construction activity during the month of April and May. Mr. Streng understands that there is still legal action in place by members of the community. Mr. Streng received a subpoena to appear at a hearing at the Logan County courthouse on August 6, 2025 at 9 AM to be a witness in the case of Drew Gerhan et. al. Plaintiff vs. the Board of Zoning Appeals of Zane Township in Logan County. Mr. Streng is to be a witness on behalf of the

Plaintiff. Per his advice Mr. Streng has been in contact with Thayne Gray for advice on being a witness. Mr. Streng has not observed any activity at this property. Mr. Streng appeared in Court of common pleas in Logan County on September 16th to testify in the case of Drew Gerhan vs the Zane Township BZA in Logan County. Mr. Streng had not been informed of the granting Hollingshead materials appeal to build a new ready mix Plant on property zoned M1 whereas the Allen Township BZA felt that it does not belong in M1 and should be zoned M2, and did grant their appeal to build a driveway in Allen Township to be used in conjunction with the ready-mix plant. As of this meeting there has been no update.

A letter was sent to Vicky and Alfred Stokes relative to junk camping trailers and unlicensed vehicles on their property at 20950 Allen Center Rd. Mr. Streng has had not had any contact since the letters were sent on April 16. Another letter will be sent. The next step for this is to contact Thayne Gray and let him pursue this issue. Thayne did send her a letter from his office and the unlicensed vehicles are now gone. There are still several old junk camping trailers on the now overgrown property which according to Thayne may be something we can address using our ATZR Section 558, Effective Screening of Junk Storage and Sales. Mr. Streng will be sending her a letter on Township letterhead informing her that she must conform to this section by screening her trailers from view. The property looks better; however, a couple of junk camper remains. The property looks better; however, a couple of junk campers remain. Mr. Streng contacted Union County Health Department for their assistance to evaluate the property. The Union County Health Department did investigate and only found some broken windows in some of the campers. They did look the property over and found no health issues and wrote them a citation to repair the windows and gave them 30 days to complete. Mr. Streng is hoping that this will entice them to rid the property of old campers.

The next meeting for the Allen Township 200th Anniversary will be July 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. Visitors are welcome. Much planning still has to be done. If anyone has suggestions for the 200th anniversary they will be welcomed. Much planning still must be done. If anyone has suggestions for the 200th Anniversary they will be welcomed. During our July meeting Mr. Streng suggested that we add more members to the board and all concurred. We have since added Dan Fitzgerald, Rod Eubanks, and Jacki Lazenby, all of whom Mr. Streng feels will greatly enhance our board. We also had a professional events planner present who provided us with some great suggestions. His firm employs numerous event planners and we plan to hire one of the staff who specializes in events like ours as a consultant from time to time, the number of meetings we may need her council remain to be seen as our meetings progress. Also discussed is dropping the name of "Community Day" for 2027 only and emphasize our efforts on the 200th Anniversary. This is meant to pool our resources and synergies on this special event for our township. Jacki is going to research games appropriate for the time, and as suggested by our events planner will work on a "mission statement." The "Mission Statement," that was compiled at the September meeting is "To Honor Allen township's 200th Anniversary in September 2027, aiming to spark family fun through engaging historical education, recognizing achievement, and united our community in celebrating our rich heritage and shared progress with an unforgettable festival. At the October meeting only 2 members were present, the Co-Chairman and the advisor, we hope for much better attendance at our November meeting on November 11th. The November meeting was more productive with 4 members present. Discussed the frequency of the profession event planner, and use. This will be discussed further at the December meeting to enable the committee to establish a budget to present to the trustees. Responsibilities will be established as such: Nan Streng, activities. Bill Streng, Facilities. Dan Fitzgerald, Advertising/Promotions. Rick Kingham, Fundraising/historical.

Steve Ramsey, owner of Ramsey's Pizza at 21450 Northwest Parkway has received a verbal notice, and two violation letters regarding a camper permanently parked on the property, and utilized as a residence for his father. He has been told that living in a camper is only permitted 30 days per year. His comment was that his

father had nowhere else to go, despite Mr. Streng's suggestion that there are local camp grounds where the trailer could be located. The second letter warned that if the trailer was not removed in thirty days the issue would be forwarded to the prosecutor's office. Steve contacted Mr. Streng asking if we could meet to discuss the issue and Mr. Streng told him that we could, but Mr. Streng could not be persuaded to drop the issue and heard no more from him. If there are no objections the issue will now be forwarded to Thayne Gray of the prosecutor's office. If there are no objections the issue will now be forwarded to Thayne Gray of the prosecutor's office. Thayne has asked for more information to assure that he has the tools to issue his letter to this individual. Mr. Streng provided him the information after much searching and asked him to send the letter. Steve Ramsey called to let Mr. Streng know that his father is now living in an apartment, however, from all appearances he is still living in the trailer. Mr. Streng asked Mr. Ramsey what he intended to do with the trailer and was told that he was going to obtain a variance from the BZA. He has not applied for the variance. Mr. Ramsey contacted Mr. Streng to advise that his step father is living in Columbus. Mr. Streng inquired on the plan for the camper, but was not given an answer. The Health Department did an inspection and found chemicals and liquid that must be removed along with a lot of sheet metal. They wrote a citation which will be followed up on in 30 days. There was evidence that sheet metal had been removed from the property therefore the sales slips provided to us by Mr. Thompson previously were legitimate. All the junk vehicles will be another matter to evaluate.

Mr. Streng has spent time with two individual parties both wanting to place sub-divisions in the township. The first is the Hanselman property on Buck Run Rd. This is a 120-acre parcel on which a developer wants to construct 32 homes in 3 phases. The parcel is currently zoned U-1 however to do what he wants requires R-1 zoning. He has turned in the form and check to proceed with the process. The property has not been sold and is being sold contingent on the rezoning. The other is the Brown farm in Pottersburg at 23732 Darby Pottersburg Rd. which consists of 3 parcels currently zoned U-1, which will also need to be rezoned to R-1. The parcels have been sold to a business group and my contact have been individual named Brandon Hess. In his email he stated that they wanted to develop the property as a residential development. Mr. Streng sent him an email telling him what he needs to do but have not heard back from him. The zoning board will conduct a hearing on October 16th at 7:00 P.M. for the Hanselman property rezoning from U1 to R1. With a full house and an extremely long hearing the Zoning Board voted to decline the request for a zoning change from U1 to R1. The residents attending the hearing made it very clear from the outset of the hearing that they did not wish to have a sub division in their neighborhood. This week Mr. Streng received a phone call and an email from Mr. Dillon regarding building 6 homes on 20-acre parcels. There are multiple problems in dealing with 20 acre lots because there is potential for further future sub-division of these parcels. Mr. Streng explained to him the requirements of 150' of road frontage for each parcel, and owing to the fact he has 2 flag lots, which he felt were CAD lots, which must be approved by the BZA. Mr. Streng urged him to contact the Union County Building Department regarding driveway placement. No new report. Mr. Dillon sent Mr. Streng another proposal which he informed him that he could not read and suggested we meet at some point to discuss further proposals. Mr. Streng did suggest to him that he have the openings shown on his earlier proposals substantiated by a professional because his dimensions did not check out on the county map. At our November Zoning Board meeting Jason, a board member who owns property adjacent to the Hanselman property stated that he and other neighbors were working with Mr. Hanselman to purchase the property adjacent their land, however negotiations were ongoing.

Louie Meyer contacted Mr. Streng about a company that is leasing land from him on West Darby Rd. The land is at the far south end of the road, on the west side and will be used by a company called the Zayo Group, LLC. The company is a public utility and Mr. Streng had their credentials checked by Thayne Gray to assure their authenticity. They will construct one or two 24' X 36' buildings to house computer servers that tie into the fiber, providing a signal relay and amplification for the data that is traveling along the fiber. A HVAC system will keep the server's climate controlled. Zayo will fence the premises, and will provide an independently metered power connection at the site. Water and sewer are not required. A generator will provide backup power in case of a power failure. The facility will not be regularly staffed, but maintenance personnel will

need access to the site when necessary. A driveway into the location will be required, as well as fiber and power connections. They are leasing approximately 1 ½ acres in the event they decide to construct additional buildings. Mr. Streng has not heard anything from Zayo since and at this point there has been no construction started.

Mr. Streng has been in contact with a property owner at the SW corner of Paver Barnes and US 33 wanting to split a 12-acre parcel into two parcels. Mr. Streng informed him that each parcel must have 150' of road frontage, however there was not enough road frontage to accommodate 2 parcels. Mr. Streng has not heard anything from Zayo since and at this point there has been no construction started.

Mr. Streng received a letter was sent to a resident at 23201 Holycross Epps Rd. regarding unlicensed vehicles on her property. She contacted Mr. Streng to state that her mother had received the letter and ignored it for two weeks. She was very concerned due to the 30 days compliance date that Mr. Streng had given her. She called me on October 28 and Mr. Streng told her that under the circumstances start the date from October 28. She is working to improve the property.

Mr. Streng had an inquiry from a sign vendor relative to a new sign at United Road, 21799 Northwest Parkway, to whether it requires a permit. The sign is to replace a former sign at the location and will be the same size, and will be erected on the same post as the old one. Mr. Streng informed him that the sign did not require BZA approval or a zoning certificate.

There was an inquiry from a resident at 16071 Hunter's Run requesting information as to whether he could have a horse and 2 donkeys at his location, which is zoned R1. The ATZR states that agriculture is not a permitted use in R1. Mr. Streng also checked with our attorney and he stated that if neighbor complained he would have to prove that the animals were used for ag if he was pressed to do so, and if we permitted him to have them. Mr. Streng also asked LUC for their opinion and they felt that there "likely" would not be an issue. Mr. Streng has contacted the resident and informed him of his findings and advised him against it unless he requested an appeal from the BZA. He thanked me for my work and stated he would likely not pursue it further.

Mr. Streng received an inquiry from a realtor asking if an Air B&B is permissible at a residence at 18334 Bear Swamp Rd. (the former Box property). Mr. Streng informed her he would have to do some research since this had not been asked of us previously. In the letter she included an email from the owner, Jack Dennis, stating work that had been done at the property. It listed improvements to the "apartment" over the garage. Mr. Streng informed her that the apartment is non-compliant to our ATZR, and she should inform the owner. Mr. Streng also informed her that when the property was last listed for sale, he contacted the realtor and informed her of that. Mr. Streng will inform her that she will need to request a variance from the BZA relative to the Air B&B. Mr. Streng will also send a letter to the owner about the apartment.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Superintendent Nick Johnson noted the front tire was patched for the F350.

Road Superintendent Nick Johnson noted shop heaters cleaned, serviced and test ran.

Road Superintendent Nick Johnson noted new ethernet cable was urn to road shop and new WIFI router installed.

Road Superintendent Nick Johnson noted salted roads as needed 11/10/25.

Road Superintendent Nick Johnson noted prepped FD snow plow, cleaned ordered parts.

Road Superintendent Nick Johnson noted prepped winter equipment and test ran, plows and spreaders.

Road Superintendent Nick Johnson noted brought summer equipment in for winter storage.
Road Superintendent Nick Johnson noted cleaned cold storage building and organized for winter.
Road Superintendent Nick Johnson noted worked in cemetery with Trustee Kingham on 11/17/25.
Road Superintendent Nick Johnson noted worked on updated road inventory sheet with trustee Reiff.
Road Superintendent Nick Johnson noted placed a 60-ton berm on Darby Pottersburg Rd.
Road Superintendent Nick Johnson noted replaced auger on salt box, warranty from Henderson.
Road Superintendent Nick Johnson noted cut brush on Smokey Rd. with county arm mower.

Road Superintendent Nick Johnson noted requested approval to sell 3-4 old wheel barrels on gov deals.
Trustee Gerten made the motion to allow the sale on gov deals of the wheel barrels with a second from trustee Kingham.

EMERGENCY SERVICES

Chief Steve Brose noted FD buildings have been checked and prepared for winter.

Crews completed monthly safety training.

Chief Steve Brose noted they need to replace a thermal imager. \$3,487.99 to have same brand and model on both engines. Trustee Kingham made the motion to accept the \$3487.99 with a second from Trustee Reiff.

Chief Steve Brose noted that R601 awaiting wheel assembly repairs by Sutphen.

Chief Steve Brose noted that all apparatus prepared for winter months.

Chief Steve Brose noted that the FD 2026 wages recommend a 3.2% wage increase. Trustee Gerten made the motion to accept the wage increase to 3.2% with a second from Trustee Kingham.

Chief Steve Brose suggested we begin the actual quote process June of 2026. We must give 90 notices to current carrier. We must be sure to add in retro coverage add on to any new providers as current provider cease on termination of coverage.

Chief Steve Brose noted that cumulative Reserve Funds will be withheld for failure to notify, currently not aware on how to find out the value.

FD Christmas party Dec. 6 at 6pm.

Chief Steve Brose noted awarded the FEEEG for gloves and hoods. \$1,274.31

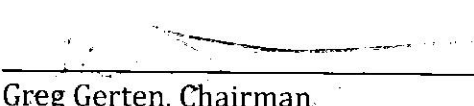
CORRESPONDENCE/OTHER MISCELLANEOUS

None

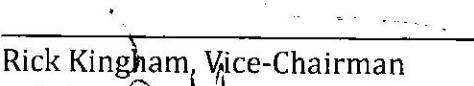
EXECUTIVE SESSION

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