

ALLEN TOWNSHIP BOARD OF TRUSTEES

February 2, 2026

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on February 2, 2026.

Pledge of Allegiance

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

Roll Call:	Rick Kingham	Township Chairman
	Ken Reiff	Township Trustee
	Greg Gerten	Township Trustee
	Steve Brose	Fire Captain
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Ron Burns	Resident
	Austin Burns	Agricultural Systems Management
	Andrea Weaver	Union County Auditor

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of January 12, 2026 said minutes were approved as read. Trustee Gerten made the motion to accept the minutes as read with a second from Trustee Reiff.

The Fiscal Officer provided each member of the Board with list of recent receipts and pending expenditures for review. There was a motion by 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 Kingham discussed the Allen Township 200th anniversary, researching fund raising ideas.

Continuing to work on the large book containing history to sell for the event.

Committee meeting for February has been cancelled and the next meeting is in March.

Trustee Kingham noted working on the webpage with Richwood marketing,

Trustee Kingham noted QuickBooks is an option to add to the webpage as a calendar for scheduling for community building rental with being able to accept payment.

Trustee Kingham found a sign at an Auction; the sign hung above the front door of the old school building.

Another sign on display in the foyer is the farm from Holycross Epps rd. near Clark Dawson Rd.

Trustee Kingham noted that Stephen Badenhop contacted Allen Township to digitize our trustee minutes elected official bonds & oaths, for free of charge.

PUBLIC FORUM

Ron Burns attended the meeting to discuss his trucks in the yard on his property. He said the semi's truck: have been sold and they are going to Arizona.

- Andrea Weaver attended the meeting to review the township levy dollars.

Fiscal Officer noted the Allen Center Critters and Stuff 4H Group will use the building on Wednesday's

Resolution 2026 - 4 Lease of Farmland in Allen Township

Lease term is for three crop seasons from April 1, 2026 through December 31, 2029. Use of the land is limited to hay production only; row cropping or pasturing livestock is not permitted. One sealed bid was received. Resolution was passed to award a bid for the lease of farmland to Greg Gerten for \$100 an acre. Trustee Reiff made the motion to accept the bid from Gregory Gerten with a second from Trustee Kingham.

ZONING BUSINES

At the December 9 meeting discussed possible activities for the September 2027 event. It was recently discovered that public funds, township, or others may not be used to fund our event as we had planned. Due to this revelation, Allen Township 200th anniversary meeting it was decided to scale back on our event. It was planned to hire a professional event planner but the planning will be done through our committee. Many of the events planned, such as the township tours, the history book, and the games we had planned will still take place. The next meeting is January 13th. At our December meeting we discussed the history book which Rick is compiling, along with minor issues such as what activities may be held, fund raising, and merchandising hats, tee shirts, and other items with the logo embossed on them. We will visit the various businesses in the township asking for help in funding the event. An example of what we may do include asking one of the transportation companies to sponsor the bus tour, paying for the bus and maybe having their business on a banner on the side of the business. We anticipate recognizing the various contributing businesses with a banner appropriately placed onsite. There were only three members present at the meeting. Due to Mr. Streng having knee surgery on February 9 the meeting is cancelled.

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 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. Mr. Dillon sent Mr. Streng another proposal and Mr. Streng informed him 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 the 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. Aaron Hanselman has sold the property to an investor. Mr. Streng has heard that the investor is now working with the adjacent property owners to sell them property. Mr. Streng has also heard that the developer buys property such as this and then builds a couple of houses on the property to use to rent to hunters, and sell the property for hunters to hunt deer. Aaron Hanselman has sold the property to an investor. Mr. Streng has heard that the investor is now working with the adjacent property owners to sell them property. Mr. Streng has also heard that the developer buys

property such as this and then builds a couple of houses on the property to use to rent to hunters, and sell the property for hunters to hunt deer. At the January zoning board meeting Jason VanAtta showed me the latest drawing with the adjacent neighbors purchasing the land. It appeared that they were close to closing the deal unless something detrimental occurs.

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 not heard anything from Zayo since and at this point there has been no construction started. Mr. Streng has not heard anything from Zayo since and at this point there has been no construction started. Mr. Streng drove past the site Sunday and no construction has started on the building.

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 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. There has been a tremendous amount of activity with this property this month and the first week of January. Mr. Streng has had numerous emails and phone calls with the property owner, the realtor, and several potential buyers. The owner has asked for and received the same information several times wanting to know the violation, how to get around the violation, and how to fix it. Mr. Streng has emailed her the setbacks, acreage requirements, road frontage, minimum SF, etc. Mr. Streng informed her that she can choose to reset her property lines or she may elect to seek a Variance on these issues. He explained to her how a Variance worked, and that there was no guarantee of approval. Mr. Streng has had inquiries from the realtor relative to a Bed and Breakfast, Car dealership, which would require a zoning change, and from an individual who wants to establish a winery on the property. After a lot of research, Mr. Streng told him that there would be no issues with using the property for Viticulture, planting and maintaining a vineyard, Apiculture, maintaining a small apiary (bees), and Vinting and Selling, permitted under ORC 519.21. There is also one party wanting to purchase the property and use the apartment in the garage for a disabled family member. The apartment of course in the cause of the zoning violation. Mr. Streng received an email this week from the realtor and she indicated that they felt a survey should be done before anything further happens with the deal and Mr. Streng agrees. Beyond that Mr. Streng has not heard anything from any of the parties involved.

Mr. Streng has had numerous inquiries regarding the property that is for sale at 19090 Smokey Rd. This is the property that has had the camper on site that has been an issue for the past year. It has been listed for sale by a local agent. Mr. Streng has not seen activity at the property for quite some time. Most of the inquires want to build multiple home on the site, which has 227' of road frontage. Mr. Streng advised them to seek a zoning change to R1. Mr. Streng drove past the site Sunday and the for-sale sign has blown down, and the

vehicles in front have been removed. Mr. Streng has heard nothing more this past month. There was no evidence of any recent traffic.

Mr. Streng had an inquiry from a resident in Hunter's Run asking if they can have chickens. Mr. Streng explained to him that several years ago it was deemed that chickens were permissible there, but before I answer Mr. Streng wants to double check to see if that is still ok. Mr. Streng's reasoning is the recent issue with the donkeys.

Letters were sent out this month to Ron Burns, and the resident at 23201 Holycross Epps Rd, to inquire what progress has been made to comply with earlier compliance letters we have sent to them.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Department, Nick Johnson noted they were busy with the snow plowing and repaired the F350. They maintained and cleaned roads with drifting and refreezing.

Road Department, Nick Johnson noted the dump truck back in service after repairs. Does have a CDL light or that will need addressed at another time.

Road Department, Nick Johnson noted used 76 tons of salt in December with average amount of \$80 per ton.

Road Department Nick Johnson noted the January Park and road inspections were completed and logged.

Road Department Nick Johnson noted road spreadsheet was created for all Allen township roads.

Road Department Nick Johnson requested approval for salt bill \$6090.94 trustee Gerten made the motion to accept the salt cost for \$6090.94 with a second from Trustee Kingham.

Road Department Nick Johnson requested approval for 25,320.13 for repairs for 2013 International dump truck. Trustee Reiff made the motion to accept the repair quote with a second from Trustee Kingham.

Road Department Nick Johnson noted they will be pushing back piles at intersections to make room for more snow.

Road Department Nick Johnson noted finish cleaning organizing in cold storage building.

EMERGENCY SERVICES

Chief Steve Brose noted the FD living quarters lost heat during last week's storm. A limit switch was bad. On inspection the technician noticed the vent pipe was undersized on install (2017). They will be replacing to the proper size when they get the limit switch. The furnace has been made to function while waiting for the repair.

Chief Steve Brose noted the crews completed monthly safety training.

Chief Steve Brose noted the M601 blew an inner dual, on inspection the rear tires needed replaced. All 4 rear tires have been replaced.

Chief Steve Brose noted the M602 is out for a thermostat. It requires an OEM International part. Spain's is having difficulty in sourcing.

Chief Steve Brose noted he has received the 2026 Zane Township contract.

Chief Steve Brose Met with Pradco (HR Company) to discuss their services for promoting the new Fire Chief. Goal is to review the options and design the process well ahead of time.

Chief Steve Brose noted the member on extended leave is scheduled to return by May 1, 2026.


CORRESPONDENCE/OTHER MISCELLANEOUS

None


EXECUTIVE SESSION

Chairman Kingham requested an executive session to discuss job duties which seconded by Trustee Reiff. Upon a roll call vote, Trustee Kingham yea, Trustee Reiff yea, Trustee Gerten executive session began.


There being no further business, Trustee Kingham moved to adjourn the meeting. Trustee Reiff offered a second. All being in favor, the meeting was adjourned.



Rick Kingham, Chairman



Ken Reiff Vice-Chairman



Greg Gerten Trustee