

ALLEN TOWNSHIP BOARD OF TRUSTEES

January 6, 2026

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on January 12, 2026.

Pledge of Allegiance

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

Roll Call:	Greg Gerten	Township Chairman
	Ken Reiff	Township Trustee
	Rick Kingham	Township Trustee
	Neal Paige	Fire Captain
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Wezlynn Davis	State Representative Candidate

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of December 1, 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 Fiscal Officer provided each member of the Board with list of recent receipts and pending expenditures for review. There was a motion by Trustee Rausch and a second by Trustee McCreary, 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.

The Fiscal Officer noted the 2026 IRS rate increased to 72.5 per mile. Trustee Reiff made the motion to accept the new mileage rate with a second from Trustee Gerten. All in favor.

Resolution 2026-1-Chairman

This being the first meeting of the year, there was a motion by Trustee Gerten that Trustee Kingham be nominated as Chairman for the year 2026, which nomination received a second from Trustee Reiff. All were in favor.

Resolution 2026-2 Vice Chairman

There was a motion by Trustee Gerten that Trustee Reiff be named Vice-Chairman for the year 2026, which nomination received a second from Trustee Kingham. All were in favor.

Trustee Kingham made a motion to approve the December 2025 minutes, with a second from Trustee Gerten. All were in favor.

Resolution 2026.3 - Appointment of Zoning Officers

Trustee Reiff made a motion to move Drew Gerhan as a member of the Zoning Commission as an alternate for a 1-year term for 2026. Trustee Gerten seconded the motion. All were in favor.

Trustee Reiff noted there will be interviews for the replacement for Drew Gerhan for full time position. Drew was moved to alternate position. Interviews are being conducted.

Trustee Gerten made a motion to continue Mike Thiergartner as a member of the Board of Zoning Appeals. Trustee Kingham seconded the motion. All were in favor.

Trustee Kingham is creating a history book that will be available for sale.

Trustee Gerten spoke with the prosecutor to have leases for the property on each side of Allen township drawn up.

There will be sealed bids with the due date posted on our website and county wide.

Trustee Kingham noted the community building agreement has been updated along with the building cleanup check list.

Trustee Kingham noted the new webpage design template has been shared for review

PUBLIC FORUM

Wezlynn Davis the State Representative Candidate attended the meeting. She has completed her term at Jerome Township as a Trustee. She attended the meeting to discuss her accomplishments and goals if elected.

ZONING BUSINES

In 2025 we issued 15 Zoning Certificates, 4 of which were for new homes.

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.

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.

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 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 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.

The Trustees requested that Mr. Streng send a letter to a property that has an unlicensed vehicle on Maple Ridge Rd.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Nick Johnson was not in attendance. The following report was provided.

Road Department is requesting approval to sell or trash FD old grass fighter box insert. Trustee Reiff made the motion to sell with a second motion from Trustee Gerten. All in favor.

Report noted several snow and ice events this month.

Road Department has applied for MORE grant for \$1000.

Report noted has purchased new strobe light for f350 for \$725 and 2 new large rechargeable flashlights to be installed in both pickup trucks for \$331.12.

Road Department has worked on and repaired snow blower- broken spring and pull cord, fixed lower exhaust flange broken bolt on dump truck.

Road Department installed rear air bags on F350.

Road Department reported patched potholes on several roads.

Report noted road department had tree fall down on west Darby rd. in S curves.

Reported noted road department installed front helper springs on F350.

Road Department installed 2-way radio in F350.

Road Department installed salt controller and plow controller in F350- fabricated a new mount.

Report noted fixed a mailbox on Holycross Epps rd.

Spain's estimate to fix dump truck for up to \$20000.00 Trustee Reiff made the motion to move forward with the repair with a second from Trustee Gerten. All in favor.

Road Department provided an estimate for the \$1007.58 for the F250 (old truck) Trustee Gerten made the motion to accept the \$1007.58 with a second motion from Trustee Reiff. All in favor.

EMERGENCY SERVICES

Chief Steve Brose was not in attendance. The report was presented by Neal Paige, Captain.

Would like to look at expanding the Fire Department bays to incorporate at least one more vehicle.

Report noted that the crews completed monthly safety training.

Report noted that the M601 was struck by a deer enroute to an emergency. Crew saw the deer and avoided hitting with the front but unaware it had struck the driver's side rear fender. Minimal damage to vehicle, did not locate deer.

Report noted there is significant replacement/needed items for 2026:

Desk top computers. Will be replacing 3 this year (1-2011, and 2-2013)

Turnout gear. We currently have 2 grants submitted for this expenditure.

Grass Truck is 20 years old this year, we will begin seeking grant funding.

AED for the Battalions vehicle, will be seeking a grant for this.

Report noted that Memorial Hospital patient transport agreement. *Attached*

Trustee Reiff approved the transport agreement with a second motion from Trustee Gerten. All in favor

Report noted a member is filing for Long Term Disability (LTD)

Report noted that the Union County wide mutual aid agreement. Annual review and update. This is critical for the safety of our firefighters as well as our ISO rating. Chief Steve Brose submitted no changes for 2026. *Attached.*

Billing review completed

Current stats:

BLS (Basic Life Support): \$850

ALS (Advanced Life Support): \$950

ALS2 (ALS with specific meds and/or procedures): \$1050

Milage: \$16 per loaded mile

Above rates are within Medicare approved rates, as well as within the surrounding norm.

CORRESPONDENCE/OTHER MISCELLANEOUS

None.


EXECUTIVE SESSION

Chairman Kingham requested an executive session to discuss job duties which seconded by Trustee Reiff.

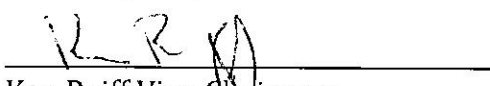
Upon a roll call vote, Trustee Kingham yea, Trustee Reiff yea, Trustee Gerten executive session began.

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.

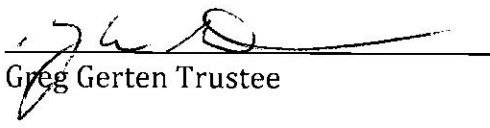
There being no further business, Trustee Kingham moved to adjourn the meeting. Trustee Gerten offered a second.



Rick Kingham, Chairman



Ken Reiff Vice-Chairman



Greg Gerten Trustee