

ALLEN TOWNSHIP BOARD OF TRUSTEES

November 3, 2025

Minutes

Call to Order

- Trustee Gerten, Chairman called the regular meeting of the Allen Township Trustees to order on October 6, 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
	Steve Brose	Fire Chief
	Don McCreary	Resident
	Bill Streng	Zoning
	Kurt Grady	Grady Insurance
	Dain Bruns	Resident
	Jennifer Nicholson	Resident

FINANCES & ADMINISTRATION

Trustee Gerten read the minutes October 6, 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 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.

Fiscal Officer, Lori LaCella noted that Trunk or Treat was on October 29th, was a huge success with approximate 200 people.

Fiscal Officer, Lori LaCella noted the Ohio Auditor of State issued Reimbursement of Sales Tax-Exempt Public Officers Rule. The Ohio Auditor of State has issued new guidance on how sales tax must be handled for government purchases, effective immediately. Please see the attached. In summary: our township tax-exempt status now only applies when a purchase is made directly with Allen Townships account or credit card. If you use your personal credit or debit card to make a work-related purchase, you must pay sales tax at the time of purchase and that sales tax will not be reimbursed.

Fiscal Officer reviewed the Otarma insurance renewal for \$62,826. The premium last year was \$48,497.22. With an increase of \$14,329.00. Chief Brose recommended we price VFIS for fire department and price township separate with Otarma. Chief Brose will reach out to have quotes for the December meeting.

- Trustee Kingham shared results of the Textmygov messages, sent out 4691 messages and 806 opt in and 143 opt out. Messages for meetings, and reminder for election.

Trustee Kingham shared that there are 577 days until 200th Anniversary. Waiting on a proposal from event planner on what the cost would be if we were to hire her to organize the event.

Trustee Kingham shared an update on the comprehensive plan update land use maps being updated. Township demographics to include new census data. Identifying descriptions and definitions for updates.

RESOLUTION 2025-17

Trustee Reiff made the resolution to acknowledge of the receipt of Union County Comprehensive Plan Update All in favor, Trustee Gerten, yea, Trustee Kingham, yea, Trustee Reiff.

PUBLIC FORUM

Kurt Grady with Grady Insurance attended the meeting to share insurance rates for 2025.

There was a 30% increase with Medical Mutual, so they sent it out to bid.

Medical Mutual came back with a revised increase of 15%. Kurt shared alternate options with MM.

Alternate Option 2 increases our deductible from \$6550/13,100 with an increase of 0.09F%.

After discussion with the Trustees, trustee Gerten made the motion to accept Alternate 2 with a second motion from Trustee Reiff.

Kurt discussed the dental insurance with a 2.9% increase down from 5%. Trustee Kingham made the motion to accept the dental insurance with a second motion from trustee Gerten.

Kurt discussed the life insurance that is on 3-year renewal and will continue

ZONING BUSINES

Trustee Reiff shared from the Allen Township Zoning Commission hearing on October 16th, the application was to rezone 119.27 acres, from Rural District (U-1) to low density residential (R-1). The parcel is located at 22125 Buck Run Rd. Milford Center.

After much discussion from residents and the applicant, Mr. Meyer made a motion that the Allen Township Zoning Commission makes a recommendation to not approved the application.

The motion to deny will be presented to the Board of Trustees at the next meeting, however, since the hearing the applicant pulled his application to rezone.

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 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.

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 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.

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.

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 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.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Not in attendance.

EMERGENCY SERVICES

Chief Steve Brose noted the black top was sealed.

Crews completed monthly safety training.

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

Chief Steve Brose noted the Medicare claims on hold due to Government shut down.
Baby delivered in the back of M601. All are healthy.

Chief Steve Brose discussed the Fire Department 2026 wages with a recommendation of a 3.2% wage increase. Trustee will have an answer in the December meeting.

Chief Steve Brose noted the fire department Christmas party Dec. 6 at 6pm.


CORRESPONDENCE/OTHER MISCELLANEOUS

Marysville Economic Development Strategy November 13th 3-4 P.M. at Innovation Center.

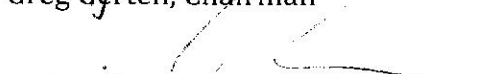
EXECUTIVE SESSION

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