

ALLEN TOWNSHIP BOARD OF TRUSTEES

October 6, 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.

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| Roll Call: | Ken Reiff | Township Chairman |
| | Rick Kingham | Township Trustee |
| | Greg Gerten | Township Trustee |
| | Lori LaCella | Fiscal Officer |
| | Steve Brose | Fire Chief |
| | Mike Justice | Union County Sheriff |
| | Bill Streng | Zoning |
| | Charlotte Blumenschein | Zoning |
| | Drew Gerhan | Resident |
| | Gary Watson | Resident |
| | Tracy Watson | Resident |

FINANCES & ADMINISTRATION

Trustee Gerten read the minutes September 8, 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 163 Adults and 77 kids attended the community day event.

Trunk or Treat is on October 29th from 6:00 P.M. to 8:00 P.M.

Trustee Kingham noted the 608 days away from 200th Anniversary celebration. The next meeting is September 9th.

Text My Gov has about 811 that have opted in. 116 have opted out.

Trustee Kingham shared he has been working in Buck Run Cemetery, many of the stones are in poor condition. New footers made for the stones that are buried in the ground.

PUBLIC FORUM

Gary Watson and Tracy Watson attended the meeting to discuss the Darby View Estates deed restrictions and the concerns with the trailer on Smokey Rd.

ZONING BUSINESS

Charlotte Blumenschein noted that there is a public hearing on Thursday October 16th, 2025 at 7:00 P.M. at the Allen Township Community Building concerning an application for a parcel zoning change. The application is to rezone 119.27 acres, from U1 to R1. The parcel is located 22125 Buck Run Rd. Milford Center, Ohio.

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

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 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.

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 no w 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. 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.

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.

SHERIFF REPORT

Mike Justice was in attendance and reviewed the Sheriff stats.

Union County, Ohio - Sheriff

Union County turkey shoot is November 8th with things for kids of all ages to participate in. Women Fire arm and safety classes have been full immediately.

ROAD BUSINESS

Nick Johnson not in attendance.

EMERGENCY SERVICES

Chief Steve Brose noted bees in South wall of FD training room.

Chief Steve Brose discussed the options for storing grass fighter over the winter.

Chief Steve Brose noted the M602 had rear airbags replaced. Also found a distribution valve needing replaced

Chief Steve Brose noted the network components have been installed.

Chief Steve Brose discussed the Galleri Cancer Screening.

Test offered to firefighters due to constant risk.

They offer discounted rates for first responders and spouses. e test consists of drawing two 10ml vials of blood, sending to the lab, then an email with results about 3 days later.

5% false positive/negative, 93% success rate in targeting location.

Price is \$649 for first responder and spouse.

Not covered by insurance, approved for HSA.

Chief Steve Brose can also get Trustees and Maintenance staff tested at this price.

Suggestion: Set up one day on station for testing

Offer paid testing to any fulltime employees and elected official over 40

Offer self-paid testing to under 40 and part-time employees

Offer self-paid testing to spouses' Early detection is critical in successful treatment.

FD had a member recently diagnosed with cancer.

Post surgery member has tested negative for further signs.

At this point no further treatments have been suggested.

Discission review April 7, 2025 Trustees meeting approved the following for the purpose of saving funds on needed Lifepak batteries.

Styker service contracts for 2025-2026 Lifepak 15 – Full-service contract for 2 machines: \$3877.70

Batteries are \$499.20 each. Had 6 replaced (\$2995.20) plus received the regular PM service (\$1126.00) bringing the would be total to \$4121.20.

By entering the larger contract, we had a total savings of \$243.50

Chief Steve Brose discussed the Memorial Hospital of Union County critical transport agreement.

Call Stats: September of 2025: 88 calls for service.

Training: Crews completed monthly safety training.

CORRESPONDENCE/OTHER MISCELLANEOUS

LUC Regional Planning Commission 58th Annual Dinner November 20th at 6:30 P.M. at the James Rhodes Conference Center in East Liberty.

EXECUTIVE SESSION

Trustee Gerten made the motion to move into executive session for personnel actions and was seconded by Trustee Kingham. Upon a roll call vote, all in favor, Trustee Gerten, called the executive session to order.

Trustee Gerten moved that the executive session be adjourned, seconded by Trustee Kingham and upon a roll call vote, all being in favor of motion to adjourn carried.

Trustee Gerten called the regular meeting back to order.


After returning to regular session, there being no further business, Trustee Gerten moved to adjourn the meeting, Trustee Kingham offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned
Roll call vote: Trustee Gerten, yea. Trustee Kingham, yea. Trustee Reiff, yea.



Greg Gerten, Chairman



Rick Kingham, Vice-Chairman



Ken Reiff, Trustee