

ALLEN TOWNSHIP BOARD OF TRUSTEES

March 2, 2026

Minutes

Call to Order

Trustee Reiff, Vice-Chairman called the regular meeting of the Allen Township Trustees to order on March 2, 2026.

Pledge of Allegiance

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

Roll Call:	Ken Reiff	Township Trustee
	Greg Gerten	Township Trustee
	Steve Brose	Fire Captain
	Lori LaCella	Fiscal Officer
	Austin Burns	Guest
	Charlotte Blumenschein	Zoning
	Sgt. Tim Johnson	Sgt. Union County Sheriff

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of February 2, 2026 said minutes were approved as read. Trustee Reiff made the motion to accept the minutes as read with a second from Trustee Gerten.

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.

The Fiscal Officer presented the 2026 Certificate of Estimated Amount from All Sources Available for Expenditures and Balance and Final Appropriations. After review and discussion, Trustee Reiff moved to approve the Certificate and Final Appropriations, seconded by Trustee Gerten. Upon call of the roll, all being in favor, the motion carried.

Fiscal Officer, Lori LaCella shared the Union County Sheriff’s Office 911 Program Review Committee Financial Reports.

Fiscal Officer, Lori LaCella noted the Richwood Bank CD will automatically renew on March 12th, 2026.

- Trustee Kingham was not in attendance, but shared the following:
- 200th Anniversary Fundraiser items, blanket, shirts. The cost and profit were shared. Guest Austin Burns asked Trustee what blankets were to be made of, guest Austin Burns did not accept the answer and asked minutes to state his questioned what not answered to his liking, and he left the meeting.
- Banner with event and date posted at dumpster day.
- Event flyers developed with planned events.
- Sign Up sheet for volunteers.
- Donations/Sponsors forms available.

The new website will be going live next week.

Trustee Kingham is working on the following grants.
136th General Assembly Capital Budget Community Project.
Park Equipment Repair/Replace.
Historic Cemeteries Restoration Project.
Township Log Cabin Preservation Project
Township History Book Development.

Trustee Greg Gerten discussed the Cyber Security Requirements prior to the June deadline.

[Resolution 2026-5 Establishing a temporary moratorium on the establishment, construction, and operating of data center within Allen Township, Ohio and declaring an emergency.](#)

Trustee Gerten made the motion to accept the resolution with a second from Trustee Reiff. All in favor resolution passed.

PUBLIC FORUM

None.

ZONING BUSINES

Charlette Blumenschein, zoning discussed a request from the LUC to add to the zoning.
Public Notice Requirement change.

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. Our next meeting will be March 10. I anticipate that we will be discussing funding, activities, and Rick's history book.

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. 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 Mr. Streng the latest drawing with the adjacent neighbors purchasing the land. It appeared that they were close to closing the deal unless something detrimental occurs. The property is being sold to adjacent property owners except for the south end containing the 300' of road frontage and approximately 26 acres which has been sold to an outside party. Mr. Streng anticipates the party will split the parcel into two parcels.

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 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. Nothing new at this point. 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. Driving past last week I saw the white, and very muddy pickup truck up front, and another vehicle back at the trailer. Mr. Streng has not seen anyone on the site

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. Mr. Streng informed the property owner this week that he could have the chickens, however any complaints from neighbors was another issue he would have to deal with.

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.

Regarding the concrete plant on Stokes Rd., to Mr. Streng's understanding has previously lost a suit to build their concrete ready-mix plant in Logan County has recently applied for and received air and water permits from the state. The Allen Township BZA has also previously rejected their request to build their driveway in Allen Township which stated that the property is zoned M1 and the plant belongs in M2 zoning. They also have an address, 26182 Stokes Rd. Mr. Streng called the Union County Building Dept. and they confirmed that no request has been received for a driveway permit, which they are permitted to build, but since the driveway is in Allen Township they could not use it for conducting their business. The plant is being built in Logan County and the driveway is in Allen Township.

Mr. Streng is working with the Poling family to ascertain they can facilitate a 62-acre parcel which is currently land locked by sectioning off land from another property they own adjacent to the land locked parcel.

SHERIFF REPORT

Sgt. Tim Johnson attended. He had no updates to share.

ROAD BUSINESS

Road Department, Nick Johnson was not in attendance.

Nick reported prior to the meeting:

The dump truck is repaired.

Repaired mailboxes from plowing.

Cleaned out cold storage building.

February Park and road inspection were completed and logged.

Installed new spinner motor and spinner disk on dump truck auger.

Replaced heat shield clamps on exhaust for dump truck.

Spread gravel around township.

Fixed potholes on township roads.

Worked on quotes for community grant.

New fence at Buck run Rd. Cemetery

Received a complaint from Greg Traucht at 22775 Holycross Epps Rd about berm edge being cut up and thrown into his yard during road snow plowing. Trustees explained that during snow plowing this happens in deeper snows. Trustees and Road department discussing remedies.

EMERGENCY SERVICES

Chief Steve Brose noted the In-house service on HVAC will be completed. Still awaiting final repair on the rear living quarters furnace. Spoke with reliant; all repairs will be covered under warranty.

Crews completed safety training.

Request ATOMS training for full time member at the Ohio Fire Academy. Cost is \$1350. Once completed the member will join the Union County Special Response Team assisting Sheriff and Police in Union County. Trustee Reiff made the motion to accept the \$1350 with a second from Trustee Gerten.

During the annual PM of M602 Spain's notified of the rear brake work needed Capt. Davis received 3 quotes with Roy's tune up being the most appropriate and cost effective at \$2436.01 for the repair. Trustee Gerten made the motion to approved the \$2436.01 with a second from Trustee Reiff.

Capt. Davis is performing an in-house inspection and repair of station truck front and rear brakes.

2026 FD appropriations were completed with the TWP fiscal officer on 2/28/26.2/9/26 Chief Brose attended the Zane Twp. Trustee meeting. Completed signed 2026 Zane Contract.

CORRESPONDENCE/OTHER MISCELLANEOUS

None

EXECUTIVE SESSION

None

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

Rick Kingham, Chairman (Absent)



Ken Reiff Vice-Chairman



Greg Gerten Trustee