

ALLEN TOWNSHIP BOARD OF TRUSTEES

April 6, 2026

Minutes

Call to Order

Trustee Kingham, Chairman called the regular meeting of the Allen Township Trustees to order on April 6, 2026.

Pledge of Allegiance

Trustee Kingham Chairman began the meeting with the Pledge of Allegiance.

Roll Call:	Rick Kingham	Township Trustee
	Ken Reiff	Township Trustee
	Greg Gerten	Township Trustee
	Steve Brose	Fire Captain
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Patrick Reilly	Commissioner Candidate
	Justin Story	Union County Engineer (Roads)
	Dori Watson	Resident
	Anthony Bernard	Quality Lawn
	Drew See	Resident
	Bernice Wess	
	Darin Bruns	Resident
	Jeff Strauch	Union County Engineer (Roads)
	David Miller	UCSO

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of March 2 and Special Meeting March 18, 2026 said minutes were approved as read. Trustee Kingham 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.

Reminder dumpster day is 7:00 AM to 2:00 PM.

Justin Story attended to discuss the estimates of the road work.

Durapatch \$11498.58

Chip Seal \$79,372.52

Grader Patch \$26058.47

\$116929.57 Total Trustee Kingham made the motion to accept the road costs with a second from Trustee Gerten.

Trustee Kingham trustee noted a 200th year anniversary update.

200th Anniversary Fundraiser items, blanket, shirts. Blanket 50X60 with cost \$25.00 selling price.

Cost is 150 for \$1575.00 300 - \$5250.00

Printed T-shirts from Graphic Stitch- 48-71 price range \$10.10-14.10 depending on size. 72-95 \$9.75-\$13.75, 96-143 \$9.50-\$13.50.

Trustee Kingham noted township employee time line of Allen Township service history. Will be life-size on Township wall. \$1450.00.

Trustee Kingham shared the Township Park equipment ADA Equipment install project – Allen Township is pursuing a new ADA-Compliant, inclusive playground structure to make the community park fully accessible. The estimated project is \$164382.00. Allen Township will contribute \$40000.00 in non-state funding, including site work.

Trustee Kingham noted the Capital Grant Submission for parks and cemetery. Submitted request to install a permanent memorial marker in each of its two historic cemeteries, both of which have been closed to new burials since 1909.

Trustee Kingham noted the wind storm damage / claim adjuster. Otarma allows \$527 per 100 square feet, After deductible and depreciation, for the majority for the building was in or the roof portions requiring full removal and replacement. It is \$626 per 100 before the deductible and depreciation. The last roof replacement was 2010.

Insurance coverage \$89194.41 total building square feet 22,287.

Metal Roof cost \$200,583.00.

Ohio EMA Public Assistance due to wind storm damage in Ohio EMA Public Assistance submission made to support county efforts to gain assistance for damages on March 13th, 2026. Allen Township submitted \$136,612 as a loss. No feedback has been received to date. If awarded either the insurance claim or the EMA assistance would need to be selected, both cannot be claimed.

The new Allen Township webpage is live. The minutes will be added one month after approved.

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

Trustees discussed the event mailer that has been sent. This will be the last once sent in the mail, The webpage will host all the events and information.

Trustee Kingham discussed the Buckrun Cemetery restoration is still in progress.

Trustees summer projects are to paint exterior maintenance paint above front door, caulk seams, paint front pillars.

Trustee Kingham noted the cabin needs repairs; the front door will need to be replaced. Crawl Space vent on right side broken open. Rear door paint and cleaned.

PUBLIC FORUM

Patrick (PJ) Reilly, candidate for Union County Commission attended the meeting to introduce himself as a candidate.

Dori Watson attended the meeting to discuss the trash. The new neighbor that removed carpet, and left it by the road. Weekly there is trash all over the ditch and the trash cans are left out for days.

ZONING BUSINESS

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 the 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. Meeting on March 10th, discussed funding, activities, and history book. The next meeting is 4/14/26 and will continue to discuss funding, sponsors, and the logo featuring the shape of the township with highlights of the township history. Discussed a van for tours narrated by Steve Stolte.

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. Aaron Hanselman has sold the property to an investor. 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. The buyers are waiting for survey to be completed before they can finalize the final purchase.

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 email from Zayo on March 31 along with a plot plan of the site. Mr. Streng could not read the plan and requested a hard copy from them. Mr. Streng also requested that they maintain accessory building setbacks, including that the buildings be 50' from the road R/W if possible. Mr. Streng also asked when the construction would begin but has not received a reply. Driving past last week Mr. Streng saw a vehicle back at the trailer. Mr.

Streng did not see anyone on the site. The for-sale sign is still in place however Mr. Streng has heard nothing from her for a couple of months.

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 Mr. Streng 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.

A letter last 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. Ron appeared at a meeting two months ago and no progress has been observed at either location.

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. Nothing new regarding the concrete plant.

Mr. Streng has been in contact with a firm called GBT Realty from Brentwood, TN to construct a service station at the NW corner of Rt. 287 and Stokes Rd. The parcel is zoned B1 and will require a zoning change to B3. Mr. Streng has also been in contact with Ron Paul who owns the parcel immediately NW of the former property to construct a service station. Ron has had numerous ideas for his property ranging from a service station to an ice cream shop, to an assisted living facility. Ron's property is also currently zoned B1 and except for the assisted living facility will require a zoning change. Mr. Streng feels that GBT is more likely to follow through with a zoning change to build a service station. Jerry Robinson is the current owner of the property.

The double wide behind the new home at 17578 has not yet been removed. It has been sold and the home owner is waiting for the buyer to remove it. The unlicensed vehicles at the residence immediately south of 17578 have finally been removed, including the "music bus".

SHERIFF REPORT

Sgt. David Miller attended. He had no updates to share.

ROAD BUSINESS

Nick Johnson, road superintendent noted the damage from storms and winds.

The March Park inspection have been completed and logged.

Nick Johnson had an oil leak o JD-6120.

Zero turn had annual service completed.

The 4th camera was installed on front of road building.

Backhoe has annual service completed

Performed spring cleaning on the playground cleaning out leaves and brush.

Started power washing concrete walks and pads on township grounds until the power washer broke.

Trustee Nick Johnson presented quotes for a new power washer for Equipment Specialist of London \$2350.00, quote from Hilliard Lawn and Garden, \$2099.00 both with wand and hos

Trustee Reiff made the motion to accept the quote for \$2350.00 with a second from Trustee Gerten.

Nick Johnson noted changed dump truck secondary oil filter and fuel filter

Nick Johnson noted started mowing grounds

Nick Johnson noted cleaned boss plow and v-box and put into storage for the summer

Nick Johnson noted F250 had to have a battery replaced this morning.

EMERGENCY SERVICES

Chief Brose noted FD Roof replacement. Significant wind damage. Insurance has been out to inspect.

Chief Brose noted the crew completed monthly safety training. ACLS, BLS, and CPR trainings completed

Crew cyber threat trainings completed.

Business and industrial walk-through familiarizations are underway.

Chief Brose noted the Tanker engine water pump when out during a fire with PVFD. Apparatus had to be towed back to the firehouse. (Hogan's \$789.75). Ohio Auto and Truck Center were brought in to repair the water pump (\$995.01)

Chief Brose noted Medic 601 cot power load system failed twice on calls. Found battery to be weak. Ordered a new battery from Amazon and self-installed. (255.98)

Medic 602 had the same issue last year, called in Stryker for repair; charged \$1070 for the same battery.

Chief Brose noted Medic 602 rear service brakes, parking brake, and axle seals replaced. Roy's Tune up had some issues with the repair as well as found the parking brake seized. Invoice will be increased over the quoted amount.

Chief Brose noted the Engine and Tanker received their annual PMs.

Chief Brose noted that Captain Davis is performing an in-house oil change and PMs on Medic 601 and Station truck 601.

Chief Brose noted received a BWC safety intervention grant in the amount of \$5,921.25. This is a 3:1 grant. Award was for a remote forestry nozzle for the grass fighter. This prevents a significant amount of time outside the apparatus making it safer for the firefighters.

Chief Brose noted that FEMA AFG grant submitted for turnout gear; still no word.
SAFER grant for manpower; still no word.
Gary Sinise grant for turnout gear; Denied.

Chief Brose noted the 2026 40 and over FD physical and fitness evaluations are underway.

Chief Brose shared that year to date call stats: 273

March: 94

CORRESPONDENCE/OTHER MISCELLANEOUS

Union SWCD annual tree/fish sale is on April 18th at 9 am.

Northwestern Fire District ground breaking celebration April 10th at 2PM Station 292 – 12985 SR 347 Leesburg Station.

EXECUTIVE SESSION

Chairman Kingham requested an executive session for the purpose of FD officer wages which seconded by Trustee Reiff. Upon a roll call vote, Trustee Kingham yea, Trustee Reiff yea, Trustee Gerten executive session began.

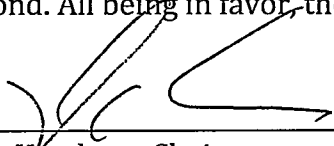
REGULAR SESSION

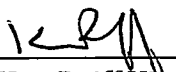
Chairman Kingham made the motion to return to regular session.

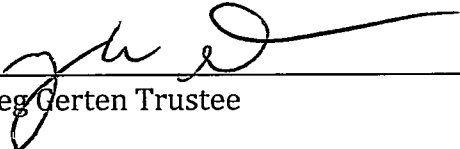
Trustee Kingham shared Allen Township will be joining the Fire District for an 18-month trial. Trustee Reiff believes we should consider this trial because the current fire department will struggle to sustain financially as is. Trustee Kingham made the motion to accept the resolution for the joint fire district trial for 18 months with a second from Trustee Reiff. All in favor. Kingham, yea. Reiff, yea. Gerten, yea.

Bill Streng discussed the several properties in zoning violation. There have been multiple violations letters sent without the property being cleaned up. The trustees are decided to move forward with potential options to motivate the homeowners to clean up their properties.

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