

Geneva Township
Regular Meeting
August 13, 2025

Chairman Mills called the meeting to order at 9:04 AM.

The pledge of Alliance was recited.

Roll Call: Mr. Mills, Mrs. Miller and Mr. McGrath were present.

Others present were Fiscal Officer Caya, Fire Chief Shook, Robert Russell, Drew Raymond, Ed Andrus, Eric Hrin from the Gazette, Kevin Korsal, Tony Vaccariello, Savannah Workman, Joe Workman, Herb Krihwan, Bill Douglass and Conor Roehrig and Sarah Jammal from Verdantas.

Mr. McGrath made the motion and seconded by Mrs. Miller to approve minutes from the July 9, 2025 Regular Meeting. Roll Call, all trustees voted yes. Motion passed.

Mrs. Miller made the motion and a second by Mr. McGrath to approve bills for \$97,887.59 covered by E□payments E 182--2025 through 222-2025 and Warrants 23370 through 23396. Roll Call, all trustees voted yes. Motion passed.

Public Comment:

Bill Douglas's complaint on the Air BnB rental at 6749 Lake Road, citing safety issues, overcapacity, parking in the right of way, and late-night fireworks on July 11th and 12th. He stated that they are in a single-family area and they are running business, they shouldn't have to put up with that. Mr. Douglas asked where the Township is at on the updated zoning.

Dave McGrath stated he contacted several lawyers. Ken Fisher and Thrasher Dinsmore responded and Ken Fisher is local and familiar with the area, invited to the next township Meeting.

Dave McGrath said he also received noise complaints about Air BnB's. Tiffany Miller stated she called the Sheriff and they will only enforce the ORC, not township ordinances. The sheriff said people are allowed to make noise even if we don't like it, even if it's late at night.

Dave McGrath suggested hiring a sheriff for 20-30 hours a week to enforce specific issues or have their own employee.

Jim Hockaday stated Townships can have their own police departments, but it's uncommon in Northeast Ohio. Madison Township has its own police department with a dedicated levy.

There was a discussion about the existing noise ordinance in Geneva Township (10 PM to 7 AM) and its enforcement. It was stated they have to figure out how to enforce it.

There was a suggestion to provide noise ordinance information to Airbnb guests. Anybody that owns an Air Bn B should put that in writing for all the guests that are staying there.

There was a suggestion from Andrew Raymond to compile a list of property owners with Airbnb complaints for targeted enforcement. Need residents to report issues for effective tracking and action.

Herb Krihwan made a complaint about a property at 534-Wheeler Creek that used to be the mayor of Geneva-on-the-Lake's property and is now occupied. There are concerns about garbage cans being out every week. Ron Cerjan stated they are supposed to be getting a septic tank on the property. Weather delayed the work, but he's been working with Terry Palmer and a Soil engineer to get it up to code with the Health Department.

Herb Krihwan also complained about the Mustang at a property which is considered a junk vehicle according to Township zoning. Ron Cerjan stated he has left notes for the owner but hasn't been able to reach them.

Comprehensive Plan Update:

Sarah and Jim, formerly with CT Consultants, now Verdantas are presenting the Geneva Township 2025 Comprehensive Plan. The presentation covered the process, goals, and vision established in the plan. The plan will be posted online for public comment before adoption. This meeting is informational to let the public know what the township and steering committee have been working on. The plan serves as a roadmap for the future. A plan typically looks 10-20 years ahead and should be revisited every five years for updates.

There are Four Phases to the process:

Phase 1: Assessment of the situation, establishing existing conditions, creating maps, and auditing previous plans/policies.

Phase 2: Prioritizing, digging deeper, and creating a vision and draft of goals.

Phase 3: Writing the action plan and discussing how to implement the goals.

Phase 4: Finalizing the plan, ensuring community satisfaction, and preparing for ratification.

Four ways the community was engaged:

- Conversational interviews with stakeholders and steering committee members.
- Steering committee meetings (four times, one per phase).
- Community open house at the Geneva area Chamber of Commerce Business Expo and trade show on February 13.
- Presentation to make the community aware of the plan's final stages and gather Feedback

Vision Statement - Geneva Township is a close-knit community where our small town, nature and rural character are celebrated. We are committed to preserving the area's natural resources and high quality of life and look to be known as a desirable place to live, work and stay for generations to come.

Six categories for goals:

- Land use.
- Housing.
- Economic development.

- Transportation.
- Services.
- Preservation of community character.

Township Plan Adoption. The online link to the plan and the implementation table will be shared. There will be a 30-day review period. It is best practice to send the plan to county planning. • A public hearing will need to be held prior to adoption.

Fire:

Chief Shook reported there were 14 calls in the month of July in the Township. There were four motor vehicle accidents (some with injuries), assisted NAD with an EMS call and other traditional incidents, but no structure fires. There have been some preliminary talks about 534 and Maple turning into a four way stop.

Zoning Report:

Ron Cerjan reported he handled 10 permits in July including three for residential homes and several out buildings. Ron stated he is still dealing with a fence issue on Route 20 next to Raymond Builders is being investigated, with a possible encroachment onto another property.

A property owner on Austin Road is in the process of cleaning up junk vehicles, including the removal of a motor home.

The Old Phillips property on Route 20 is looking at a possible variance to split property to add a subdivision. They have more strep that have to be done.

It was stated that the sheriff's department won't enforce township noise ordinances but can cite disorderly conduct under the ORC. There was a discussion about how to address noise complaints related to short-term rentals and other disturbances.

Tiffany Miller gave an update on the zoning. Wood and Lamping completed an overall diagnostic evaluation to ensure compliance with fair housing acts. They are working on defining short-term rentals and establishing procedure requirements. The consultant working on the regulations experienced personal issues due to her father's illness and passing, causing delays.

Working on setback language and review with zoning.

- Looking at shipping containers, hunting cabins, enforcement, and non-conformities.
- Reviewing every article to identify issues that need fixing.
- Getting drafts for signs and mobile home park regulations.
- Discussed marijuana uses, dispensaries, and sexually oriented businesses

They have been taking the time with the zoning to make sure it aligns with the comprehensive plan. They are aiming for enforceable regulations to prevent lawsuits

Andrew Raymond stated that they have taken a long time and asked how much the Township has paid them to date.

Road Department:

They have been very busy. Walter Main Road had the bad spots dug out and will be paved tomorrow. The Township's chip seal starts September 3rd.

Tim Mills stated they would like to apply for Issue One for the Walter Main next year. The Township has decided to close roads during paving for safety. There were a few issues when they were working on the culverts on Padanarum. Savannah asked to be added to the Township's Facebook page to post road closure notices and update on road projects.

Tim Mills reported that Joe Workman is the newest road guy and he is a heavy equipment mechanic. He has been doing more in-house work to save money for the Township. The current road crew is the best in 20 years. The part-time employee's last day is this Friday. They have caught up on work, so they are no longer needed.

Savannah reported that they have been working on the 550-foot pipe install on Padanarum Road. They were hoping to finish it yesterday, but the backhoe broke down. Still have about 600 feet of pipe to do. Thank you to the City of Geneva for allowing the Township to use their excavator.

Fiscal Officer: Mrs. Caya went over the July month end financials. Ms. Caya reported the 2nd half Property Tax settlements were received. As yearend is getting close, we are watching the budget closely. The road department has only used about 30% of their budget, but more projects are coming up. The tax-exempt form for the new salt building was resubmitted to the county. \$20,000 is budgeted for legal services for the remainder of the year.

New business:

The Township got three quotes for getting a heater installed on the 2nd Road building. They have decided to move forward with Ryan. The gas company will have to install the line. NOPEC funds will be used for the heater installation.

There have been ongoing problems with people improperly using the recycling bins. The cameras caught someone dumping garbage, and the police were called. There will be a sign installed stating "violators will be prosecuted". The area is lit at night, and the camera system can zoom in on license plate numbers.

The Township is interested in doing some kind of community event. The township usually participates in Geneva city's Ghoulfest Trunk or Treat. Dave McGrath commented there will be a trunk or treat on October 18th. The township receives \$1,500 annually from NOPEC for a community event.

Committee Reports:

Tiffany Miller reported that NAD had their first six calls in one hour for the year. Calls are up, and they are running a lot of nursing home calls.

Tim Mills reported one of the cemetery employee's last working days was today, as he is on vacation until his last day. Interviews are scheduled to hire for the replacement of the cemetery worker who retired.

The Geneva Are Chamber is having their annual Fall Dinner at Ferrante's. Eaglefest is on Thursday.

Public Comment:

There was a question asked if the Township had finalized their mailbox policy.

Next Meetings

- September 10th at 9 AM.
- October 8th at 7 PM.
- November 12th at 7 PM

Mrs. Miller made the motion and a second by Mr. McGrath, there being no further business, the meeting adjourned at 10:26 AM. All trustees voted yes. Motion passed.

Recorded and documented by Tammy Caya, Fiscal Officer
