

Geneva Township
Regular Meeting
November 12, 2025

Chairman Mills called the meeting to order at 7:00 PM.

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, Tony Vaccariello, and Bill Douglass.

Mrs. Miller made the motion and seconded by Mr. McGrath to approve minutes from the October 8, 2025 meeting. Roll Call, all trustees voted yes. Motion passed.

Mrs. Miller made the motion and a second by Mr. McGrath to approve bills for \$232,967.64 covered by E□payments E 283-2025 through 315-2025 and Warrants 23457 through 23493. Roll Call, all trustees voted yes. Motion passed.

Public Comment: None.

Fire:

Chief Shook reported there were 14 calls in the month of October in the Township. There were wires down (power lines, cable lines, phone lines), 3 Motor vehicle accidents, one call that was cancelled in route. It was someone cooking at home, smoke detector activated. There was also a phone crash notification causing false accident report. There was a question about who handles down power lines in areas without fire departments. Chief Shook answered that they would have to call CEI or a Volunteer Fire Department or Road Departments may respond, but response time is longer. There was also an assist call for an individual called non-emergency line for assistance getting into the house. There was a brief discussion on how much they have been helping GOTL. Chief Shook said it has not calmed down since they appointed a new Fire Chief to replace Chief Craft. The Fire department went once for an EMS call to provide a driver. Only three calls to North since Chris died and before a new chief was appointed.

Zoning Report:

Ron Cerjan was not present for the meeting but left a report that Tiffany Miller read. There were five permits issued last month: Two fence permits, one swimming pool permit and two pole barn permits. Zoning clarifications for properties at 4546 Northridge East and 3107 South Meyers Road - Both are R2 residential. Emails sent to appraisal companies and holding companies for these properties.

Question about zoning for trimming of trees - Zoning text does not have any zoning regulation pertaining to trimming trees.

Building questions about building a large garage - Ron's number provided for contact but the has not heard back.

New owners of the old Springwood property contacted him. The property sold at auction. He owners spoke with the county and was told it was a commercial property. Ron told them the property converted back to R1 residential. They will need to apply for zoning change or conditional use.

Working with the health department in reference to issues on Wheeler Creek Road and 20 East. A septic issue on 20 East was found to be an old line that had been removed. Wheeler Creek Road issue is being followed up by the health department, 4023-Wheeler Creek.

Road Department:

Savannah Workman was unable to attend the meeting so Tim Mills gave the report. Road Department is getting pipe jobs done quickly. They custom built catch basins that were made in the shop because the needed size couldn't be bought. Joe made forms and pre-casted the basins. Joe has been a great hire, very knowledgeable, and can do just about anything. The Road Department will pull up carpet and put new flooring down this winter in the meeting room. They built a customized the awning for the front also to help with the water issue. All the trucks have been fluid filmed before winter. They pressure cleaned, steam cleaned, and greased everything. Fluid film is applied twice a year, spring and fall. Front tires on the backhoe need replacing every other year. Snow fence is up throughout the Township. Four Hundred tons of salt have been ordered. The building is full of salt.

Fiscal Officer: Mrs. Caya went over the October month end financials. She reported that a draft went sent to the trustees of the 2026 operating budget based on comments and requests. A final budget will be presented in December once everyone has reviewed the draft. Mrs. Caya also reported that the Township received their medical insurance renewal which is at 12% for 2026. There was a suggestion to consider a different plan like the county's Sigma plan, which offers no deductible if using specific facilities. She also reported that the Life insurance rates are being held for 2026 with no changes. Mrs. Caya requested that the Trustees set a date in December for the organizational meeting.

New business:

Resolution 2025-12 – A RESOLUTION ADOPTING THE GENEVA TOWNSHIP COMPREHENSIVE PLAN. Mrs. Miller made the motion and a second by Mr. McGrath to approve Resolution 2025-12. Roll Call, all trustees voted yes. Motion passed.

Resolution 2025-14– RESOLUTION TO DECLARE THE TOWNSHIP ITEMS LISTED AS HAVING A FAIR MARKET VALUE OF \$2,500.00 OR LESS, AS OBSOLETE, NOT NEEDED AND / OR UNFIT FOR TOWNSHIP USE, AND SHALL BE PROPERLY DISPOSED OF PURSUANT TO OHIO REVISED CODE 505.10(2) Mr. McGrath made the motion and a second by Mrs. Miller to approve Resolution 2025-14. Roll Call, all trustees voted yes. Motion passed.

Committee Reports:

Tim Mills reported that the recycling dumpsters keeps getting moved too close, causing small gaps that make it difficult for older people to use them. Jake Brandt has been contacted multiple times about the issue. Penn Ohio, the contractor, will talk to the driver to keep the dumpsters separate. Tim Mills said they he may have to ask for them to be removed if it continues.

Tiffany Miller reported that Verdantis will provide updated maps for the website or Facebook and will print maps for display boards at no charge.

There was a suggestion on limiting campers to one per parcel to address concerns about multiple campers resembling a campground. This would not apply to campgrounds, which are in a separate zoning section. Some campers have septic tanks, which could be addressed differently. Tiffany Miller stated she emailed a sample resolution for the bed tax for short-term rentals was emailed. There was a discussion on the process to pass the Resolution and what the County is currently collecting

Tiffany Miller gave an update on the Zoning

- Updates are needed for Fair Housing and First Amendment rules.
- Short-term analysis is needed on shipping containers. Shipping containers should be defined as accessory structures, not permanently affixed to the ground. Permanently affixed containers must be screened with a six-foot fence. Temporary containers could be allowed with a permit for a limited time (e.g., two weeks).
- Marijuana use needs to be defined, as there are apparently three types. It was suggests prohibiting marijuana use in every district.
- Codes should reflect that the township does not want sex-based businesses like nudity and strip clubs.
- Setbacks should be 80 feet from the center of the road instead of from the right-of-way line. Ron wants to change the back setback to 10 feet instead of 25 or 40 feet.
- Short-term rentals need to be defined and require some kind of zoning certificate.
- Chapter 855 language should be used to explain what housing is.
- A definition for "residential structure" needs to be added.
- The use (permitted, conditional, prohibited) needs to be stated for each district.
- Language regarding the 30-day limit and noise is needed for short term rental.
- The zoning definitions for tiny houses.
- Mobile home parks are being tabled for now to focus on other issues.
- Barns could be allowed if they meet the minimum square footage of R1 (1100 square feet) and follow building codes. They would still have to follow R1.
- There was a discussion about requiring a house to be built before an accessory building, like a shed or garage, can be constructed. The old county code required a house to be built within one year of the accessory building. The concern is that people are building large garages ("pull barns") on buildable lots without building a house, which doesn't develop the tax base. There's a need to clarify the zoning code regarding the timing of house construction in relation to accessory buildings. Some people build a "pull barn" for storage with the intention of building a house later, but they may never do so. There's a discussion on whether to set a time frame for building a house after an accessory building is constructed.

- There's a debate on how much "junk" people should be allowed to have on their property in townships. There was a suggestion requiring at least a single-car garage to store items. There was a discussion on the status of the current Zoning Board. The zoning board hasn't met all year, and their terms may have expired. Rick Arndt is the chair of the zoning board. Valerie Leech is also involved, possibly as the treasurer or secretary.

There's a need to make the zoning board active again, as they are supposed to approve zoning-related matters. The current process involves the township doing the work, and the zoning board just approves it. There's a need to advertise zoning-related matters. There's a need to revamp the zoning board and appeals board. Call the members to see if they still want to be on the board.

Dave McGrath gave an update on the Sheriff. Sheriff Niemi will provide a price for options. He will ask him what he can do with zoning and what he feels comfortable doing.

Tim Mills gave an update on the Geneva Cemetery dispute with Geneva on the Lake. There was an issue with property tax from Jim on the lake being given to the cemetery. Two of the three board members instructed to hire Gary Pasqualone to take the third member to court to get the taxes owed from the inside millage. They believe they are owed \$9,000. GOTL changed their policy for 2025 taxes, so they will no longer be owed, but they are still owed for 2024 and 2023. Dave McGrath congratulated Tim and Tiffany on their Trustee win.

Public Comment:

None.

Next Meetings

- December 10th at 7:00 PM
- January 14th at 7:00 PM

Mrs. Miller made the motion and a second by Mr. McGrath, there being no further business, the meeting adjourned at 7:47 PM. All trustees voted yes. Motion passed.

Recorded and documented by Tammy Caya, Fiscal Officer
