

**VILLAGE OF CHIPPEWA LAKE  
REGULAR MEETING MINUTES – NOVEMBER 11, 2024**

Mayor Joanne Dodaro called the meeting to order at 7:02 P.M.

A roll call was taken with the following officials present: Bud Hardesty, Tamitha Sorgi, Ken Demeter, Leslie Burns, Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector, Matt Sorgi – Assistant Zoning Inspector, Gary Harris – Fiscal Officer; visitors, Howard Wolff, Kelly Schmetzer, Jill Heck, Bill Glasenapp, Debbie & Al Horning, JB Burns, Chris Riedel, Mark Reuter, Lydia & Bob Frechette, Heidi Senokozlieff, Bambi & George Beshire, Lisa Krosse and Deputy Harhay

Mayor Dodaro announced that Barb and Alan will not be attending tonight's meeting

Mayor Dodaro thanked Deputy Harhay and the other Deputies along with the Fire Department for their help and participation in the Village's Halloween Night

Mayor Dodaro asked if everyone read the October Minutes and if there were any changes – Tamitha pointed out two corrections needed on page 3 under Community Relations, point number 2 – Gary to correct - **Tamitha made a motion to approve the revised October Minutes, seconded by Leslie.**

**Vote: 4 ayes, 0 nays**

Mayor Dodaro asked if everyone read the November Bill's for Approval in the amount of \$75,088.11 and asked if there were any other changes, questions or comments – none were offered - **Bud made a motion to approve the November Bill's for payment in the amount of \$75,088.11 seconded by Tamitha. Vote: 4 ayes, 0 nays**

Council Reports:

Safety

Mayor Dodaro Reporting:

1. Deputy Harhay read the Sheriff Department reports, they worked 89 out of the 90 hours requested in October, there were 98 activities with no significant other issues or matters
2. read the Fire Department reports, there were 64 calls in October, 8 of the calls were for Chippewa Lake and 72% of all calls were for EMS – reported that the Fire Levy passed
3. read the Park District Safety Activities Report through September and noted that in September there were two Verbal Warnings in violation of ORC 1547.22 and the restrictions on sitting, standing, walking on a moving vessel
4. announced that the Siren is estimated to be delivered to the contractor's site by December 13<sup>th</sup> and then another two weeks to complete the installation and Alan is working with Bud to select the location for installing the new Siren
5. reported that Alan is planning to attend the Annual NOPEC meeting on November 12<sup>th</sup>
6. Leslie asked Allan if he has had an opportunity to review the Parking Flyer sent to him and Allan stated that he did respond earlier today when his review was finished

Zoning

Leslie and Jim reporting:

1. Jim read the Zoning Report for November that included 9 Parkway Path – Allan stated that the defendant pleaded not guilty and a trial date is set for November 20<sup>th</sup> at 1:00 PM and asked Jim

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if he can be there and Jim responded “yes” - 77 Longacre, Allan confirmed that charges have been filed against two of the property owners but no court date has yet been set

2. Allan called the Variance Hearing To Order as pertains to 66 Bungalow Bay Blvd. and the proposal to build a garage – Allan asked if Jim sent notices of this hearing to neighbors and Jim responded “yes” – Jim said he did receive correspondence from the owner of 69 Bungalow Bay that the new structure will impact the view of the Lake as well as impacting their property value and that owner is speaking with their attorney with no final decision yet about supporting or not supporting this Variance – Allan asked Jim what is the issue with this Variance – Jim responded that it will only be a 6” set-back versus 20’ per Code – Allan said that the issue of ownership of the property immediately in front of the property requesting the Variance is listed with the recorder as “unknown” but this has been determined to be owned by the Village as re-established in 1984 – a review of the survey drawing then took place and it was transmitted onto the elevated television screen for all to see along with aerial views of the property in question – a lengthy discussion took place where both Village officials and attendees were permitted to ask questions, offer comments and opinions, etc. – there were some emotional responses from attendees, a statement challenging Council’s ethics, concerns about setting precedent if this is voted to award the Variance, statements about Village responsibilities stated by officials, history about parking in the area in the proximity of the area in question, difficulties with other residents obtaining variances for a smaller Variance, asking if other options were considered about to where to locate the garage, etc. – Allan did say that the Village and the owner do need to come to an agreement on an easement for the driveway with details laid out but this easement does not prevent Council from voting on the Variance tonight – Allan reviewed the seven Duncan Factors that are considered for all requests for a Variance with the owner and Council members – no exceptions taken – Allan asked for a Roll-Call Vote: Bud – nay, Tamitha – aye, Ken – aye, Leslie – aye – Allan announced that with the majority voting aye, the Variance is approved and Jim is to notify the owner in writing – this ended the Variance Hearing

Community Relations

Tamitha reporting:

1. Debbie reported that Christmas Lights and two solar powered Christmas Trees have been purchased with the lights going to be installed on the fence around the Beach and the Christmas Trees to be located on the circle and at Point Park
2. thanked Bud for placing his pumpkin colored truck out for viewing on Halloween
3. confirmed that the Christmas Party will be held on December 14 at the Community Center
4. announced that she will be getting with Lisa to “spruce-up” the Village website and asked if anyone has any ideas about what they would like to see to please let her know

Buildings and Utilities

Mayor Dodaro reporting:

1. thanked Barb and Bud for working through some of the difficulties in getting the Voting machines delivered and picked-up and thanking all Poll Workers for the work that they do
2. asked Gary about the NOPEC Grant and the Carriage Lights purchase – Gary confirmed exchanging emails with Barb and he is waiting on the pricing quote including installation

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Parks

Ken reporting:

1. confirmed that the old dock has been sold to a resident and it will be moved from its present location at some time in the future
2. reported that the Community Garden looks great with the new posts and fence installed
3. reported that he is working out details on the Ramp Gate Key as well as on Pond rehab with John Sandora
4. Leslie asked about the open area near Mark Reuter's property and Ken said it is on hold for now and anticipates moving forward with the idea of Founders Park for this area and said that Mark's sketch of the proposed Park was great

Streets

Bud reporting:

1. confirmed that Phase 9, Brookshore, will be done this week and they will return in the Spring to seed the adjacent areas

Legal

Allan reporting:

1. confirmed that he currently has six cases – the first defendant has been found guilty for disorderly conduct with sentencing scheduled for December 17th, the second defendant was found guilty for disorderly conduct with sentencing date to be determined, third case is the November 20<sup>th</sup> Trial date for 9 Parkway Path, in the fourth case the defendant was found guilty for criminal mischief with a sentencing date of November 26<sup>th</sup> and the last two cases are filing charges for failing to obtain Zoning Permits

Finance

Gary reporting:

1. confirmed that he distributed the October Bank Reconciliation Report to Council reflecting that all accounts are in balance – he asked if there are any questions or comments – none were offered; he requested **a motion approving the October Bank Reconciliation Report as distributed and authorizing Council to sign the report – Bud made a motion to so move, and it was seconded by Tamitha. Vote: 4 ayes, 0 nays**
2. confirmed that he distributed the October Appropriations Report to Council through the end of October, he asked if there were any questions –none were offered– he asked for **a motion approving Council to sign-off on the Appropriations Report through the end of October signifying Council's review and agreement with the expenditures, Bud made a motion to so move, and that it was seconded by Tamitha. Vote: 4 ayes, 0 nays**
3. reminded Council that we still have NOPEC grant monies in the amount of \$1,243.04 available and he must still submit other project(s) for review and approval before monies can be accessed – he asked if there were any questions or comments – none were offered
4. reminded Council that on April 8<sup>th</sup> he distributed the 2025 Budget that included expenditures, also known as appropriations, for 2025 - at next month's meeting we need to approve the 2025 Temporary Appropriations – Gary asked that all of Council review their department's budgeted spending for 2025 and let him know of any changes no later than December 4<sup>th</sup> - as always, he will make himself available to meet with Council as a group or individually if assistance is needed – just let him know - he asked if there were any questions or comments – none were offered

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5. asked Allan if he has the legislation needed to vote on the annual contract with Medina County to purchase road salt – Allan reported problems with his internet today so he will have it for the December meeting and we are still operating under the 2024 contract through the end of December
6. On October 15<sup>th</sup> he sent all of Council the fees for doing direct deposit for Beach Attendants to eliminate lost checks and/or late processing of checks – on this same date Barb sent an email stating that if they do not have individual bank accounts we can't set-up direct deposit – he will need to know how Parks wants to proceed by mid-April, 2025 as there is software to download as well as setting up procedures with UAN which will take time
7. in your Saturday envelopes I copied you on a document received from the SPCA asking for a donation – any donation this year – Mayor Dodaro stated that in the past we have given a \$250 donation towards the animals taken in by the SPCA in our jurisdiction and this year the SPCA announced four animals taken in at a cost \$1,481.64 to care for these animals
8. **Bud made a Motion to donate \$250 to SPCA, seconded by Ken. Vote: 4 ayes, 0 nays**
9. thanked all OPERS members for completing form SSA1945 now required by OPERS
10. Bud asked about the status of the Audit – Gary said the last time he was asked to provide information was October 1<sup>st</sup>, which he did supply on that date and earlier today he sent an email to the Auditor requesting a status update – Gary will inform Council once he hears back
11. as of the end of October, the balance in the Primary Checking Account was \$379,721.85 and \$202,418.96 in the Money Market Account and \$110,722.60 in the Star Ohio Account for a total of \$692,863.41 – he asked if there are any questions or comments – none were offered

Old Business

Nothing reported.

Public Participation

1. Bob stated that with his years of experience in real estate and comparing the similarities between Chippewa Lake and Key West he has concerns about what was approved at the Variance Hearing with Council approving a 6" vs 20' set-back as this sets a precedent and Council needs to be careful especially with all of the development going on in and around the Village
2. Lisa reported that the old pavement parking lines are still visible and it caused confusion during voting
3. Jill agreed with the concerns raised by Bob
4. Bambi stated that she feels as though there was arm twisting going on in approving the Variance and the vote could have been delayed – Leslie gave the history leading up to the Variance Hearing and Mayor Dodaro stated that there was no arm twisting or pre-arranged decisions as this Council does not operate that way – Leslie stated that she met with some of the concerned citizens at the site in question to review all of the facts and residents had received mis-information on this entire matter – Mayor Dodaro stated that there was no meeting behind the scenes, this has been in the works since April with the Village asking for more information and detail from the owner, which was supplied and it's unfair to question the integrity of this Council, we are not that type of Council
5. Kelly thanked Council for all that they do

New Business

Nothing to report.

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There being no further business Bud motioned to adjourn at 8:41 PM, seconded by Leslie.

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Mayor Joanne Dodaro

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Fiscal Officer, Gary Harris