

**VILLAGE OF CHIPPEWA LAKE  
REGULAR MEETING MINUTES – JULY 14, 2025**

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

A roll call was taken with the following officials present: Tamitha Sorgi, Leslie Burns, Barb Hunter, Ken Demeter, Lowell (Bud) Hardesty, Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector, Matt Sorgi – Assistant Zoning Inspector, Gary Harris – Fiscal Officer; visitors Kelly Schmetzer, Alison & Andy Weimer, Pam & Bob Williams, Mark Reuter, Debbie & Al Horning, Lisa Krosse, Bill Glasenapp, Tom Melter, Mike Wilbur Sr., Mike Wilbur Jr., Greg Stanislawski, Deb Scolaro, Deputy Harhay and Assistant Fire Chief Holzman

Mayor Dodaro thanked everyone who participated in and attended the July 4<sup>th</sup> Parade especially the Pride Committee and announced that Bud Hardesty won a trophy for his boat in the Parade

Mayor Dodaro asked if everyone read and agreed with the June Regular Meeting Minutes and asked if there were any corrections, questions or comments and then reported one error in the Minutes on page 3, item 4 under Parks and replace Park District with Ski Team

**Barb made the motion to accept the revised June Regular Minutes, and it was seconded by Tamitha. Vote: 5 ayes, 0 nays.**

Mayor Dodaro asked if everyone read the July Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed no changes and the amount is \$26,677.15

**Tamitha made a motion to approve the July Bill's for payment in the amount of \$26,677.15 seconded by Lesli. Vote: 5 ayes, 0 nays**

Council Reports:

Safety

Mayor Dodaro announced that Alan is not here tonight.

1. Deputy Harhay read the Sheriff's Monthly Reports, they worked 99 hours in June versus 100 hours scheduled – read the totals for the Activity Report amounting to 105 Total Activities for the month of June – opened it up for questions – Bill stated that a car was egged and if the Sheriff responded, Deputy Harhay asked if anyone called and Leslie stated that a call was placed this morning – Deputy Harhay stated that a report will be generated since a call was made – Allan stated that there is a new law just passed regarding low speed vehicles and the enforcement of these vehicles and it appears that municipalities can pass more stringent guidelines – Deputy Harhay stated that if the Village passes such measures, they will enforce such measures, Deputy Harhay offered to contact the Highway Patrol to find out more on such restrictions and Allan referenced ORC 4511.214, paragraph D. for Deputy Harhay to refer to when talking with the Highway Patrol – Leslie stated that motorized vehicles are using the walkway ramp – Deputy Harhay stated that the Village needs to install a sign referencing the ORC code that applies in order for the Deputy's to enforce this issue
2. Assistant Fire Chief Holzman read the report that had a total of 57 calls in June, 8 of the calls were for Chippewa Lake and 72% of all calls were for EMS – reported that the June average turn-out time was 1 minute and 53 seconds, travel time is 5 minutes and 22 seconds – reported that the Fire Department received a \$3,746 Grant for Training and Equipment and have applied

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for a \$15,000 Grant with the BWC for a Firefighter Exposure Environmental Elements Grant – reported that due to leaks on the main water line and the resulting low water pressure, Hydrant testing will be delayed and they will bring a tanker truck for the Slip-n-Slide event

3. Mayor Dodaro reported that the Park District Police for June did issue three Verbal Warnings for standing/sitting on a moving vessel, one for being airborne over the lake and one for the lack of having an observer for a water skier on board a boat

Zoning

Leslie reporting:

1. Jim read the Zoning Report for July – a discussion took place about a resident at 160 Rockridge wanting to build a retaining wall and driveway in the Right-of-Way (ROW), potential cost issues for the homeowner if the Village needs to work in the ROW and how the homeowner will be responsible for associated costs, etc. – Allan recommended that an Easement be issued and Allan will proceed to generate an Easement and will review previously issued Easements and report back to Council on this matter – Jim received and shared with Allan a survey he received from the Williams family and their recommendation to have three parcels and combine them into two parcels both of which will be buildable that are now unbuildable
2. **Leslie made a Motion to approve the Survey and proceed to combine the properties as recommended, seconded by Barb. Vote: 5 ayes, 0 nays**
3. Leslie asked Allan about a driveway that is now used as a parking pad but it is overgrown and not maintained – Allan stated that it must be maintained per code – she also asked Allan about a resident wanting to add a pad under a playhouse that is now on gravel – Allan stated that if they want to add a concrete pad, they will need a Permit
4. Jim asked Allan to call to order the Variance Hearing for 533 Lee Lore, Allan asked if Jim sent notices to the neighbors about this hearing tonight and Jim said that he did notify them – Allan called the Variance Hearing to Order – a discussion took place with three items covered by the Variance request – want to add front porch steps that will be 11.44' from the ROW, building a new garage and need a 1' variance for the overhang and adding an all-season room that will require a 4' variance – a discussion took place to clarify what was being asked for, Allan read the seven considerations for obtaining approval of a Variance and stated that we need to take three votes, one for each Variance being requested – **Allan asked Gary for a Roll-Call Vote on each – (1) Front Porch Variance – Bud- yea, Barb – yea, Tamitha – yea, Leslie – yea, Ken – yea (2) Overhang Variance – Bud – yea, Barb – yea, Tamitha – yea, Leslie – yea, Ken – yea (3) All Season Room Variance – Bud – yea, Barb – yea, Tamitha – yea, Leslie – yea, Ken – yea;** Allan said the Variance passed and asked Jim to issue the approval notice to the property owners

Community Relations

Tamitha reporting:

1. the next Movie Night will be July 25<sup>th</sup> with a rain date of July 26<sup>th</sup>
2. the Water Party is scheduled for August 2<sup>nd</sup>, beginning at 1:00 p.m. and, as Assistant Chief Holzman reported, the tanker truck will be there for the Slip-n-Slide
3. only one of the two Owl Units are functioning and requested assistance to resolve

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Buildings and Utilities

Barb reporting:

1. has been asked to look at the cameras on Village Hall to see who is dumping yard waste in or at or near Reece's Pond – confirmed that they do have it on camera and know who is doing it – Allan stated that the person can be charged and fined up to \$250 and it does not matter if they live inside Village limits – Allan to send letter to that address and he is to be provided the name and dates involved so he can issue the letter
2. Deb Horning announced that a Flag was donated to the Village that flew over Ft. Liberty in Iraq
3. Barb sent a Thank You card to Thompson Electric for their free assistance in making recommendations for the power pole at Reece's Pond

Parks

Ken reporting:

1. 40 tons of sand was delivered to the Beach and spread by C.W. Landscapes
2. Point Park needs 9 ton of gravel for the Parking Lot and it will cost the Village \$400
3. he has received requests to install a Practice Board at the Tennis/Pickle-Ball Court and estimated total costs to be about \$700 – a discussion took place and questions arose about what type of material to use and consideration for installing a camera at the Court– Ken to do additional research and report back to Council – Mayor Dodaro suggested that he ask John Sandora to assist in the research
4. estimates that the Air Max System for Reece's Pond should be installed by the end of July
5. another discussion about Fishing, where people can fish, enforcement of those who violate the Fishing locations yet to be posted with signs and markings, Deputy's can only enforce while working for the Village, etc. – Mayor Dodaro asked Ken to put his ideas down on paper and to circulate his ideas to all of Council for consideration about Fishing and Parking
6. Leslie reported that the Shuffle Board equipment was left out of the storage container and the container was unlocked – Mayor Dodaro asked that when this is observed, call Ken and don't wait for the next Council Meeting

Streets

Bud reporting:

1. confirmed that House Bill 2 did pass thus assuring funding for OPWC
2. confirmed that he asked Gary to do an analysis about filing an OPWC Grant Application for Phase 10 and how to finance the work based on doing the work on Brookshore in segments or in whole – based on Gary's analysis that showed the Village can afford to do it both ways, as distributed to all members of Council, Bud prefers doing it in segments and he opted for A under Option 1 although his preference is to do Option 2, all of Brookshore – a discussion took place and Council was leaning towards doing the entire Brookshore drive in one shot versus segments
3. **Bud made a Motion to proceed to file an OPWC Grant for Brookshore Drive, Option 2, at a cost of \$858,700, seconded by Tamitha. Vote: 5 ayes, 0 nays**
4. Allan did the first reading of Resolution 517-25, "a Resolution authorizing Mayor Joanne Dodaro to prepare and submit an Application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required and declaring the same an emergency"
5. **Bud made a Motion to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Resolution 517-25, seconded by Tamitha. Vote: 5 ayes, 0 nays**

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- 6. Barb made a Motion to adopt Resolution 517-25 as an emergency, seconded by Tamitha.  
Vote: 5 ayes, 0 nays**

Legal

Allan reported that at this time, he has no cases

Finance

Gary reporting:

1. confirmed that he distributed the June 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 June 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: 5 ayes, 0 nays**
2. confirmed that he distributed the June Appropriations Report to Council through the end of June, 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 June signifying Council's review and agreement with the expenditures, Bud made a motion to so move, and that it was seconded by Tamitha. Vote: 5 ayes, 0 nays**
3. the 2026 proposed budget was distributed to Council at the May Council Meeting – as I always do, I offered to meet with any member of Council individually or as a group to answer any questions or considerations for any budget changes – no such request was received – based on my review of expenditures to date, I have made changes to the proposed 2026 Budget, I increased appropriations by \$3,000 for Sheriff Contractual Services, \$200 for EMS Dispatch, \$3,000 in Zoning, \$300 for Natural Gas and \$500 for Tax Collection fees totaling \$7,000 - with the recent change by the Medina County Auditor's office I ran a Legal Notice on July 9<sup>th</sup> to set a Public Hearing on the 2026 Budget for July 24<sup>th</sup> at 7:00 p.m. here at the Community Center and for 10 days prior to this meeting the public can contact me to examine the 2026 budget and ask any questions related to the budget – the Public Meeting is held to answer any questions about the budget or the budget process after which the budget can officially be adopted and this Public Hearing does not require the attendance by the Mayor or any member of Council – he asked if Council has any questions about the 2026 budget or the Public Hearing – none were offered – Gary asked **“may I have a Motion to officially adopt the 2026 budget including the reported \$7,000 additions effective July 25, 2026 and authorization to submit the revised 2026 budget to the Medina County Auditor on July 28, 2025”, so moved by Barb, seconded by Tamitha. Vote: 5 ayes, 0 nays**
4. the 2022 and 2023 Audit is officially closed – as reported at last month's meeting, we had one Finding and not eight as originally reported – the one Finding was a posting error caused by our not having an account code for Intergovernmental Receipts for posting the Property Tax Rollback portion of the property tax receipts – the account code has been now been set up and this Finding will never be listed in any future audits – this Finding also stated that I was wrong to have set-up a separate fund number for receiving and distributing the Endowment monies and stated that these monies should have been received into the General Fund – he asked if there were any questions or comments from Council – none were offered
5. the Public Release of the Audit occurred on July 1, 2025 and is available on the Auditor of State's website and was released to all Village Officials on June 30<sup>th</sup>, anyone in the public can go to the Auditor's website and view this report

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6. reminded Bud that we need to obtain a Memo of Understanding between Medina County and Chippewa Lake for the Sanitary Sewers and Water Lines – asked that he work with Joshua on this as we must meet the submittal deadline of September 5<sup>th</sup> for the entire OPWC Application that includes the work to be done by Medina County
7. as of the end of June, the balance in the Primary Checking Account was \$411,840.29 and \$206,473.15 in the Money Market Account and \$114,109.35 in the Star Ohio Account for a total of \$732,422.79 – he asked if there are any questions or comments – none were offered

Old Business

Nothing to report.

Public Participation

1. Mark raised concerns about the Zoning rules on overhang – feels that Council needs to issue Zoning guidelines on Tree lawn maintenance between the street and ROW – Leslie stated that she will address this with the Zoning Committee
2. Pam – thanked everyone involved in setting-up the July 4<sup>th</sup> Party
3. Bill raised concerns about animals in and out of the structure at 273 Rustic Rook due to the need of repairs – Jim responded that the Village website dropped his phone number and he is no longer getting calls on Zoning matters – Bill also raised concerns about 274 Rustic Rook, the Bed & Breakfast site that repeatedly has high grass – a long discussion took place on this matter with one option for consideration Village wide, that being to initially issue a Notice to Correct and on the second such incident issue an Order to Correct and on the third incident file charges - Mayor Dodaro asked about using third parties to mow in situations like this and Jim stated the Village has done this in the past but that was a while ago – Allan stated that a Notice to Correct should be issued and alerting the resident(s) that the owner can be fined between \$150-\$500 – Jim said he will issue the Notice to correct giving the property owner 5 days to correct – Allan confirmed that neighbors do have the right to complain on Zoning violations and they need to run them through the Zoning department – Leslie requested that complaints be filed on the appropriate document
4. Deb Horning reported that the Beach area needs new ropes, they are in bad shape – Ken to investigate
5. Deb Scolaro raised concerns about a concrete barrier being moved to the Community Center and would like it relocated – Bud stated that he had it moved to its current location as someone offered to move it free of charge and he located it where he did to get the job done

New Business

1. Mayor Dodaro announced that 4 Council seats will open at the end of this year and that those running need to get their petitions into the Board of Elections by August 6<sup>th</sup> – also reported that Alan and Bud will not be running for re-election this year
2. Leslie stated the need to add rope at the end of the walkway ramp

**There being no further business Bud motioned to adjourn at 9:50 PM, seconded by Leslie.**

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Mayor Joanne Dodaro

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Fiscal Officer, Gary Harris