

**VILLAGE OF CHIPPEWA LAKE
REGULAR MEETING MINUTES – OCTOBER 13, 2025**

Council President Tamitha Sorgi called the meeting to order at 7:05 P.M.

A roll call was taken with the following officials present: Alan Robbins, Barb Hunter, Ken Demeter, Lowell (Bud) Hardesty, Leslie Burns, Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector, Gary Harris – Fiscal Officer; visitors Pam & Bob Williams, Bill Glasenapp, Greg Stanislawski, Mark Reuter, Debbie & Al Horning, Debbie Rustic, Kelly Schmetzer, Dan Bare, Howard Wolff, Rob Root, Deputy Harhay and Assistant Fire Chief Holzman

Council President Sorgi thanked Pam for the flower pots and plantings that are around the Village and reported that the Line Dance was great fun

Council President Sorgi announced that Mayor Dodaro is due to return home this week and plans on being at the November Council Meeting, she also reported that the Fall Festival collected \$873 in donations for children's activities in the community and Halloween will be held in the Village on Friday, October 31st from 6-7:30 p.m.

Council President Sorgi asked if everyone read and agreed with the corrected September Regular Meeting Minutes and the October Special Meeting Minutes as submitted and asked if there were any corrections, questions or comments – none were reported

Bud made the motion to accept the corrected September Regular Minutes and the October Special Meeting Minutes as submitted, and it was seconded by Barb. Vote: 6 ayes, 0 nays.

Council President Sorgi asked if everyone read the October Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed one addition adding \$75.98 for a revised total of \$21,891.03

Bud made a motion to approve the revised October Bill's for payment in the amount of \$21,891.03 seconded by Barb. Vote: 6 ayes, 0 nays

Council Reports:

Safety

Alan Reporting:

1. Alan read the Sheriff's Monthly Reports, they worked 84 hours in September versus 100 hours scheduled due to vacation absences of available Deputy's and read the totals for the Activity Report amounting to 108 Total Activities for the month of September – Vacation Watch will now be reported under Extra Patrols – asked Deputy Harhay about a Loitering issue, Deputy Harhay confirmed that a resident did contact the Sheriff Dept. and when they responded they found no damage, the person was in their late teens or early twenties and may be homeless and asked that anyone who knows where this person resides or has a name to please let them know – Alan confirmed delivering Halloween Candy to Deputy Harhay for distribution during the Village's celebration of Halloween
2. Assistant Fire Chief Holzman read the report that had a total of 63 calls in, 7 of the calls were for Chippewa Lake and 57% of all calls were for EMS – reported that the September average turn-out time was 1 minute and 50 seconds, travel time to be on site was 5 minutes and 59 seconds

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on average – confirmed that the Burn Ban is in effect from 6 a.m. to 6 p.m. in all unincorporated areas, which does not impact Chippewa Lake or Gloria Glens as they are incorporated, but he strongly recommends that all communities abide by this ban due to the very dry conditions that we do have – their department assisted in the Ribbon Cutting Ceremony for the new Medina County Sheriff's Office Shooting Range located behind the County Retirement Home – confirmed that they will be supporting the Village celebration on Halloween night and asked where is the best place for them to be located, Point Park was recommended near the playground area and/or beach area – a resident raised the concern about no progress having been made on the Fire Hydrant testing and the desire to avoid issues like those that occurred on the west coast with fires – Asst. Chief Holzman reported that they are still waiting on the Water Department to give the go-ahead – Bud recommended asking for a letter from the Commissioners regarding delays being caused by the New Water Tower construction and impact to hydrant testing and low water pressure – Alan said he will address this matter with the Commissioners

3. reported that in September, the Park District Police reported no activities for the month and a new Officer will be hired for next year

Zoning

Leslie and Jim Reporting:

1. Jim read the Zoning Report for October and Allan confirmed that he sent the notice to the owner of 9 Parkway Path that the Village can clean-up the property and charge the owner for the work done and if not paid the Village will Lien the property
2. Jim announced the Conditional Use Permit Hearing for 384 Craggy Creek and parking a Camper on the premises – no drawing was available, confirmed that the Camper will be parked in the drive way – Allan asked if there were any questions or comments – a resident asked how long can the RV park there and Jim reported that there is no time limit on the Permit for campers – Bud made a Motion to approve the Permit, Vote: 5 ayes, 1 abstain – Motion passed and Permit approved
3. Jim announced the Hearing for a Variance at 134 Heather Hedge where they want to add a Breezeway connected to the house and garage – Allan asked if Jim notified the neighbors about tonight's Hearing and Jim stated "yes" - Allan swore in the property owner and neighbor(s) in attendance who wanted to comment – Jim reported that my connecting the Breezeway to the home and garage this now becomes a part of the house and the set back requirements without a Variance is 10' minimum from the back of the property line and 5' minimum from the side of the property line, this change will now make these dimensions 2.5' from the side of the property and 5.5' from the back of the property – neighbor Dan Bare said he has no objection – Allan read the 7 Code Requirements and asked for a roll-call vote: Bud – aye, Barb – aye, Alan – aye, Tamitha – aye, Leslie – aye, Ken – aye – Variance passed, Jim to send letter to property owner confirming passage
4. Jim announced a Hearing for a Variance at 253 Bungalow Bay where the owner wants to add an addition to the home and needs a variance on set-back where the front will be 7' versus the 10' minimum and the back will be 9' versus the 10' minimum – Jim confirmed that the owner is not here tonight - Allan asked if Jim notified the neighbors about tonight's Hearing and Jim stated "yes" – Allan swore in neighbor Howard Wolff who reported that he has no issue with this matter – Allan did not re-read the 7 Code Requirements since everyone heard them read at the Variance Hearing for 134 Heather Hedge and asked for a roll-call vote: Bud – aye, Barb – aye,

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Alan – aye, Tamitha – aye, Leslie – aye, Ken – aye – Variance passed, Jim to send letter to property owner confirming passage

5. Leslie confirmed speaking with AJ Tree Service about stumps to be removed as well as a complaint from a resident on Bass Bay regarding tree removal that may be in the right-of-way that AJ Tree Service will also be inspecting
6. Leslie reported that two residents, one on 163 Rock Ridge the other on 90 Longacre were not aware of Parking limitations and confirmed that she is working on a Welcome Packet that will have Parking Limitations included in this packet, especially for use by renters in the Village

Community Relations

Tamitha reporting:

1. reported that 5 folks are watching tonight on YouTube but one of the camera units is not functioning – Alan will look into the Warranty on these units and Tamitha will also contact Ed Nagy for possible assistance as she works on getting this corrected and apologizes for the poor quality of the video
2. the Fall Festival was great and she thanked all those who assisted and/or donated including but not limited to her husband Matt, Ken and Lori for the food, Barb, Debbie Rustic and Debbie Horning, Bud for the decorated truck, Pam and Bob for decorations, Nick and Cathy for the pumpkins and Ginger for Face Painting
3. working on Breakfast with Santa to take place on December 13th, Barb confirmed that the Community Center is available, she has Santa lined-up to attend and Jim offered to make pancakes at the Community Center for this event – Tamitha thanked Jim for volunteering

Buildings and Utilities

Barb reporting:

1. confirmed that the Voting Equipment will be delivered on November 3rd, Voting takes place on November 4th with pick-up of the Voting Equipment on November 5th
2. confirmed that the Garden Club will be using the Community Center on October 20th, the Historical Society on October 23rd and that clocks need to be changed on November 2nd
3. Alan asked if the Community Center is available on the Wednesday before January 31st for the Lions Club – Barb confirmed that it is available on Wednesday, January 28th

Parks

Ken reporting:

1. will be removing the Kayak Dock in 2 weeks and this is the last week for Mosquito Spraying
2. hearing more complaints about parking on the roadway near Point Park – Leslie and Tamatha are working on options – an enthusiastic discussion took place covering many areas of concern and recommendations including enforcement, vehicle definitions, signs, road edge protections, etc. - Bill stated that stone needs to be added along roadway where parking is occurring – Bud reported that the grass never got started due to the construction on Phase 9 and cautioned everyone about posting no parking signs that are unenforceable – Tamitha stated that the Playground at Point Park is for residents only – Bud stated that he is not aware of any abuse of privileges at this location – Leslie suggested installing rope between the posts at Point Park to assist in the parking issue and that she is working on a presentation about enforcing current Ordinances – Bud recommended to wait until the construction is completed on Brookshore before taking action on Parking and that he will investigate and report back on adding stone along the edge of the roadway

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3. thanked Bill for replacing the broken Fence Rails at Point Park and when asked how many he has replaced this year, he reported 4 this year and 7 last year
4. Reece's Pond has had the first of the Fall chemical's added to the Pond and he has obtained and installed hose extensions on the pumps in the Pond and reports a big positive change in the appearance of the Pond and he will be adding the final Fall chemicals in two weeks – Alan raised concerns that the green algae will reappear and Ken stated "yes, but less of it" and beginning in the Spring he will be adding chemicals every two weeks through all of Summer – Barb stated that people are continuing to dump trash and ashes from grills and outdoor fires at Reece's Pond – Allan confirmed sending a letter to 32 Circle Crest Drive to stop dumping as requested by Council – Alan said he will send more addresses to Allan that need to have letters mailed due to those dumping at Reece's Pond
5. confirmed that he will be calling a Committee Meeting regarding the Fishing issue and he will report the results of that meeting at the November Council Meeting – Allan said he is waiting on the details so he can prepare an Ordinance and that the Park District states fishing has to take place at least 50' from any docks – Alan said anyone witnessing violations should contact the Park Police at 330-591-1323 and they will dispatch an Officer

Streets

Bud reporting:

1. confirmed that Medina County will be doing paving on Lake Road in 2026 and that they have issued a Permit to allow the Village of Chippewa Lake sign to remain where it is at, even though it is inside of their right-of-way
2. waiting on the pricing bid from Lafayette Township to do the Village snow-plowing with no reported change in costs so he can present it to Council

Legal

Allan reporting:

1. did the first reading of Ordinance 910-25, "an Ordinance approving an Agreement for purchase of road materials from the Medina County Commissioners for the Village from January 1, 2026 through December 31, 2026, pursuant to O.R.C. Section 307.15, and declaring the same an emergency"
2. **Bud made a Motion to waive the 2nd and 3rd readings of Ordinance 910-25, seconded by Tamitha. Vote: 6 ayes, 0 nays**
3. **Bud made a Motion to adopt Ordinance 910-25 as an emergency, seconded by Barb. Vote: 6 ayes, 0 nays**
4. confirmed again this month that he has no cases at this time
5. he has generated a proposed Ordinance related to the Omni Fiber lawsuit adding more restrictions that could be an issue if Omni Fiber were to challenge the Ordinance if the Village were to win this case in court but per his research, the State has Home Rule legislation permitting the Village to do what we want in such matters – an intense discussion ensued touching on several related matters including legal definitions and applications, the October 6th Special Meeting, extent of restrictions to be considered or not, next steps, etc. - Allan offered to do the first reading reminding all that we can delay the 2nd and/or 3rd readings, make changes in between the readings and this would show the court that the Village is working on this issue
6. Allan did the first Reading of Ordinance 909-25, "an Ordinance regulating Door-to-Door Solicitation in the Village" and had copies available for those wanting a copy

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Finance

Gary reporting:

1. confirmed that he distributed the September 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 September Bank Reconciliation Report as distributed and authorizing Council to sign the report – Bud made a motion to so move, and it was seconded by Alan. Vote: 6 ayes, 0 nays**
2. confirmed that he distributed the September Appropriations Report to Council through the end of September, 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 September signifying Council’s review and agreement with the expenditures, Bud made a motion to so move, and that it was seconded by Alan. Vote: 6 ayes, 0 nays**
3. stated that tonight we do need to pass Legislation accepting the amounts and rates for collecting the Tax Levies in 2026 – he asked Allan to proceed with the first reading of Resolution 519-25 and that we will need Tamitha to sign as the Council President
4. Allan did the first reading of Resolution 519-25, “a Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary Tax Levies and certifying them to the County Auditor”
5. **Bud made a Motion to waive the 2nd and 3rd readings of Resolution 519-25, seconded by Tamitha. Vote: 6 ayes, 0 nays**
6. **Barb made a Motion to adopt Resolution 519-25, seconded by Ken. Vote: 6 ayes, 0 nays**
7. **we will need a Motion to permit Council President Sorgi to sign the annual Agreement with the Medina County Highway Department to purchase Road Salt, may we have a Motion to so move, so moved by Alan, seconded by Bud. Vote: 6 ayes, 0 nays**
8. PEP confirmed that it would be approved to use the Grant Monies for parking lot gravel and playground border as asked at last month’s meeting
9. in September he received a notice from the County Auditor about property reappraisals on Village owned properties and he forwarded this notice to Allan – Allan confirmed that he is challenging this with the County
10. As of the end of September, the balance in the Primary Checking Account was \$415,263.16 and \$207,724.97 in the Money Market Account and \$115,390.24 in the Star Ohio Account for a total of \$738,378.38 – he asked if there were any questions or comments – none were offered

Old Business

Nothing offered

Public Participation

1. Mark reported that he is going to file an Amicus Brief on the Omni Lawsuit and he will petition the Court and asked if anyone else would like to be a part of this action to just let him know – Allan offered to review the document before it is submitted – Mark stated that he does not want door to door salespeople in the Village and he may be asking other Villages if they also want to be a part of this action
2. Bob reminded all of their duty to vote on November 4th
3. Bill asked about the stump removal status – Leslie reported that this will soon be handled
4. Al raised concerns about dogs at the beach and the lack of signs - Ken reported that he is working on this

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5. Leslie reported that someone watching on-line has stated that the Conditional Use Permit is too vague and recommends a 6-month time-limit and to make it retroactive – they also asked how does anyone know who has such a Permit and suggested the Village issues a visible sticker
6. another viewer asked what is the Permit for and was told it is for a Camper – Allan said that he will look at the law and how it reads for Camper Storage

New Business

1. Alan reported that the annual Polar Bear Jump is scheduled for Saturday, January 31, 2026 with back-up dates of February 14th or 28th and asked for a Motion to approve
2. **Barb made a Motion approve the Polar Bear Jump event for the date and back-up dates listed, seconded by Ken. Vote: 6 ayes, 0 nays**
3. Alan reported that Mayor Dodaro had the wrong computer for doing personal and Village business – Tamitha reported that her daughter purchased her a new unit and now she is good to go – Alan stated that there appears to be no need to consider furnishing a new computer to the Mayor based on how things currently stand
4. Barb announced the passing away of Debbie Bican, a former member of Council

There being no further business Alan motioned to adjourn at 9:18 PM, seconded by Barb.

Mayor, Joanne Dodaro

Fiscal Officer, Gary Harris