

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting at 8:00 P.M. on May 5, 2021 in a Zoom virtual meeting due to the COVID-19 pandemic. The following Trustees were present: Bob Rohrer, Gene Morris, Jerry Winkler, and Fiscal Officer, Ray Ruprecht.

Also present were: Captain Tammy Johnson, Andy Liston, Keith Beetler, Ron Scuderi, Jim Krahl, Mayor Carter, Heidi Carroll, Trevor Jones, Jon Strong, and Shannon Colonna.

Approval of Minutes

Gene Morris **moved** to approve the regular meeting minutes of April 20, 2021. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Turnea Property Update

- Heidi Carroll, Assistant Medina County Prosecutor, spoke with Mike Lyons about the Turnea property, and they recommend allowing another hearing since the Township had paused the process in November. The proposed Resolution that they provided reiterates the safety concerns with the building. They are suggesting a hearing date of June 2, 2021 and the Township will need to notify the property owner. They are being cautious with giving this additional time and feel that the Township should proceed with taking action after that time.
- Ms. Carroll asked what the cost of demolition and removal would be. Gene responded that they have a couple quotes, ranging from \$8,500 to \$12,500. Some of this depends on how much junk is in the house. Bob said they are concerned that they may not get any of this money back.
- Ms. Carroll responded that they may be able to get a grant to help with the cost in 2022. She recommends that they at least begin the cleanup process to start clearing out the trash and the vehicles. Other Townships have had the Road Department help with these types of projects. Gene said the house is an eye-sore, and they would like to see that removed as soon as possible. They may not need to remove the barn right away.
- There are no other liens on the property, so the Township would be first on the list to get paid. It is about 3.5 acres. The county auditor has the land valued at \$38,260 and the building valued at \$2,530. Bob noted that since it is less than 4 acres, it would not be a buildable lot, but they may be able to grandfather it in.
- Ray Ruprecht asked if the Township could rent equipment to help with trash removal and tear-down. Ms. Carroll responded that they could do that. They should make sure all utilities are disconnected before they start tearing down the house. They could then bill this to the tax lien.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

- Bob said there are some neighbors who have volunteered to help with the clean up and asked if there were any concerns with insurance or liability. She will need to check with Mike Lyons on that question. If any of the neighbors are interested in buying the property at a reduced price, there may be some options. They will need to check with insurance about liability.
- Ray asked how they should proceed if the certified letter is not delivered (signed for). Ms. Carroll said that putting the notice in the Gazette covers that requirement.
- Bob suggests that they also get estimates on removing the barn, barn contents and other junk on the property.
- Ray will have the Resolution at the Town Hall for the Trustees to sign so they can proceed with the notifications.

Department Reports

Fire-EMS Department (Captain Tammy Johnson)

APRIL 2021 Monthly Report		
INCIDENT TYPE	MARCH # INCIDENTS	2021 INCIDENT COUNT TO DATE
EMS	37	156
FIRE	30	84
TOTAL	67	240

APRIL #	2021 COUNT TO DATE
FIRE INSPECTIONS	8

Fire Inspections

- Fire inspections were completed for Bellfaire JBC, Seville Business Park, J&M Trailer Park – 5222 Greenwich Road, Number One Kitchen, Harrison Fleet, and Bleach Tech

Building/Grounds/Maintenance

- Everything is in good order.
- Most of the fiber work has been completed at the station. The contractor assured them that the parking lot and lawn will be restored to its original condition.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

Apparatus/Equipment

- The air conditioning leak in 177-3 was located with the dye they injected in the system. It is being repaired at White's Ford and the total cost will be less than \$800.00.

Significant Calls of Interest

- Easter evening house fire on Guilford Road. Chief Winkler helped with this call because Chief Winter was out of town.

Training

- Trauma Triage Review
- Autism Awareness with Lafayette Fire Department

Announcements

- Wednesday, May 19th at 7:00 P.M. there will be an Awards / Recognition Ceremony at Buffalo Creek Retreat for the River Styx Park incident on February 4th.
- Sunday, May 23rd at 1:00 P.M. will be the swearing in ceremony at the fire station for the full-time firefighters.

Road Supervisor (Andy Liston)

- The Road Department cleaned a ditch on Kennard and completed a ditch enclosure on Guilford. Andy requests force account payments for \$1,560.44 for the ditch cleaning on Kennard and \$3,417.59 for the ditch enclosure on Guilford.
- Andy received a call from Medina County Highway Engineer requesting to close Rawiga Road on May 17th and 18th to do some work. This will impact the cemetery, and they will need to be advised.
- Andy would like to close Blake Road on May 24th, 25th, and 26th to do some road work.
- Andy would like to purchase three catch basins at a cost of \$500 each.

Approval to Close Rawiga Road on May 17 & 18

Bob Rohrer **moved** to approve of Medina County Highway Engineer to close Rawiga Road on May 17th and 18th. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Approval of Force Accounts Payments for Drive Pipe and Ditch Cleaning

Gene Morris **moved** to approve the force account payments for \$1,560.44 for the ditch

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

cleaning on Kennard and \$3,417.59 for the ditch enclosure on Guilford. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

**Approval to Purchase Catch Basins &
Approval to Close Blake Road on May 24th, 25th and 26th**

Jerry Winkler **moved** to approve the purchase of three catch basins at the cost of \$500 each and to close Blake Road during daytime hours on May 24th, 25th, and 26th. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Zoning Inspector (Curt Lauer)

- Curt is absent. His report was read by Gene.
- Curt visited 4484 Seville Road to follow up on a complaint, and the house appears to be vacant. He was not able to speak with anyone.
- Curt issued one zoning permit for an addition on a house.

Zoning Secretary (Shannon Colonna)

- The Zoning Commission will be meeting next Thursday for their regular meeting.
- Shannon spent some time reviewing the list of residents to identify duplicates. Debbie Ruprecht also helped with this. There is a list for the Zoning Commission to review at their next meeting.
- Shannon spoke with Trevor Jones to let him know some of the feedback that the Trustees had at the last meeting regarding sending stamps with the Township survey and keeping responses anonymous. The feedback will be taken back to the Zoning Commission.
- Shannon and Trevor discussed the vote to not review fence regulations, and this is something that he may bring up again because part of the regulation requires clarity. The zoning regulations state that a permit and a site plan are required, but Curt has told Trevor that it is not required. The zoning commission may not want to make any changes to the rules for what is allowed, but this may need to be clarified.
- Trevor also brought up the process for following up on variances, especially home occupation permits and variances that were granted with conditions. He has suggested that the Zoning Commission may want to add a requirement that these be reviewed each year. There was some discussion about whether that should be handled between the Trustees and the Zoning Inspector, or if the Zoning Commission needed to update regulations to make that a requirement.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

- Gene responded that they are all in favor of follow up on the variances, but he thinks there is an issue with Curt having time to spend on that. Jerry suggesting updating the Zoning Regulations to include wording that the applicant agrees to allow the Zoning Inspector to access the property for annual reviews if a variance is granted.
- Gene said the Trustees have discussed requiring permits and site plans for fences, even if there is no charge. This was requested because some fences have been installed in the road right of way.
- Trevor said that the Zoning Commission has decided not to make any changes to fence regulations at this time, but it is something they can revisit if the Trustees would like them to do.
- Bob noted that agricultural fences are allowed to be on the property line, but it is not clear if they are allowed in the road right of way.
- Ray Ruprecht added that he has received two calls in the past couple weeks about fence regulations and referred those calls to Curt.
- Shannon said it sounds like the regulations are correct, but that Curt is not requiring a site plan or permit. Gene said this is something they can share with him.

River Styx Cemetery/Mound Hill Cemetery

- Ray Ruprecht received a call about the U.S. Flag at River Styx looking bad. Bob noticed this as well and will contact the VFW about getting a new flag.
- The Road Department mowed River Styx, and it took about 2.5 hours for one person.
- Anita has submitted her resignation as Cemetery Sexton for Mound Hill and River Styx effective at the end of August. Jerry also found out that the person that they had asked about the Assistant Position got a full-time job and may not be interested in additional work now. The open position can be posted on the Township website.
- Jerry reported that they have received notice that Emory is increasing the charge of foundation work by 5 cents. The current charge is 80 cents per sq. inch charge for foundation work.
- Bob said they will need to make sure the speaker at the Cemetery is working before Memorial Day. Gene will check this.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

Approval to Increase Charge of Foundation Work

Bob Rohrer **moved** to raise the charge for foundation work to \$.85 cents per square inch. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Trustees Reports

Gene Morris

- Gene attended the special meeting at the Fire Station on April 23th.
- Gene signed papers at the Township Hall.
- Gene emailed back and forth with a resident about J & M.

Jerry Winkler

- Jerry attended the special meeting at the Fire Station on April 23th.
- Jerry received a call from a prospective buyer.
- Jerry signed papers at the Township Hall.
- Jerry spoke with Chief Winter about a few issues they are having with the new communication system.

Bob Rohrer

- Bob attended the special meeting at the Fire Station on April 23th.
- Bob signed papers at the Township Hall.
- Bob received a call about a variance and referred the call to Curt.

Comments from the Public

- There are no comments from the public.

Old Business

- There is no old business.

New Business

- Ray Ruprecht presented Resolution 2021-05 Notice of all Township Public Meetings. This was tabled at the last meeting to check with the Zoning Boards. Shannon shared this with the BZA and Zoning Commission but has not heard from either Board yet.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

- Ray Ruprecht presented Resolution 2021-06 Finding Buildings and Structures at 8310 Tower Rd. to be Insecure and Order to Remove. This was prepared by the Medina County Prosecutor's Office.

Gene Morris moved the adoption of the following Resolution:

**RESOLUTION 2021-06
A RESOLUTION FINDING BUILDINGS AND STRUCTURES AT 8310 TOWER
ROAD, GUILFORD TOWNSHIP, MEDINA COUNTY, OHIO TO BE INSECURE,
UNSAFE OR STRUCTURALLY DEFECTIVE, THE GARBAGE, REFUSE AND
DEBRIS ON THE PROPERTY TO BE A NUISANCE, VEHICLES ON THE
PROPERTY TO BE JUNK MOTOR VEHICLES, AND TO ORDER REMOVAL OF
SAID BUILDING AND STRUCTURES, GARBAGE, REFUSE, DEBRIS AND JUNK
VEHICLES**

WHEREAS, On October 6, 2020 pursuant to O.R.C. Section 505.86 the Board of Trustees of Guilford Board (the "Board"), by Resolution 2020-11, found, based on the report of the Seville-Guilford Fire Department and the Chief Building Official of the Medina County Building Department, that the buildings and structures on the property known as 8310 Tower Road Parcel #009-16B-18-003 (herein referred to as the "Subject Property") were at that time insecure, unsafe, or structurally defective and ordered the removal, repair or securance of said buildings or other structures located on Subject Property; and

WHEREAS, On October 6, 2020 pursuant to O.R.C. Section 505.87 and 505.871 the Board, by Resolution 2020-11, also ordered the abatement, control, or removal of vegetation, garbage, refuse, and junk vehicles located on the Subject Property; and

WHEREAS, The Guilford Zoning Township Zoning Inspector sent the notice of the Board's order via certified mail to the owner of the property, advertised the order on October 12, 2020 in the Medina Gazette, a newspaper of general circulation in the township, and posted the order on the Subject Property, which notice included the property owner's right to request a hearing and set November 17, 2020 as the date for a hearing to consider the owner's objections to the Board's findings; and

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

WHEREAS, the owner of the Subject Property, Dumitru Turnea, did not request a hearing, but informed Township officials that he was going to sell the property to his son who would tear down the house and clean up the property; and

WHEREAS, it does not appear that Mr. Turnea transferred the property to his son or that the conditions of the property have been improved; and

WHEREAS, On April 21, 2021, the Chief of the Seville–Guilford Fire Department re-inspected the Subject Property and found it to be in worse condition than the previous inspection on August 28, 2019, and the Fire Chief renewed his determination that the property is unsafe, un-securable, a high fire risk, and a threat to our community and first responders, as set forth in the Fire Chief’s letter date April 22, 2021 which is attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Guilford Township, Medina County, Ohio (“Board”) that:

SECTION 1. The Board finds that the structures on the subject property are unsafe, un-securable, and structurally defective and dangerous.

SECTION 2. The vegetation, garbage, refuse, and other debris on the Subject Property is hereby found to be a nuisance and the owner of the property is hereby ordered to abate, control, or remove said garbage, refuse, debris from the property within thirty (30) days after the Township provides notice of this order.

SECTION 3. The junk motor vehicles on the property are hereby determined to be junk motor vehicles and the owner of the property is hereby ordered to remove those junk motor vehicles from the property within thirty (30) days after Township provides notice of this order.

SECTION 4. The Guilford Township Zoning Inspector is hereby authorized and directed to send notice of this order via certified mail to the owner of the Subject Property, advertise notice of this order in a newspaper of general circulation in the township, post notice of this order on the Subject Property, and give notice to the owner of the property that in anticipation of the owner’s request that a hearing has been scheduled for June 1, 2021 to hear any objections to the Board’s findings and order.

**MEETING MINUTES OF THE
GUILFORD TOWNSHIP TRUSTEES
May 4, 2021**

Jerry Winkler seconded the motion.

Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

- Gene noted that he will get updated quotes for the additional barn demolition and junk removal. They will also need to find out how to have the utilities disconnected.

Signing of the Warrants

Gene Morris **moved** to pay the warrants, payroll/accounting EFTs of \$71,407.89. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Adjournment

Gene Morris **moved** to adjourn the meeting. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes. The meeting adjourned at 9:11 P.M.

Bob Rohrer

Gene Morris

Jerry Winkler

Ray Ruprecht