

RECORDS OF PROCEEDINGS

CLARIDON TOWNSHIP

April 7, 2025

REGULAR MEETING

The regular meeting was called to order at 6:00 pm with the following members present: Trustees- Jonathan Tiber, Cooper Sherman, Roger Miller and Fiscal Officer- Clint Hardman.

Mr. Hardman took a roll call for attendance. Mr. Miller, Mr. Tiber and Mr. Sherman responded here.

MARCH 3, 2025, REGULAR MEETING MINUTES-69

Motion by Mr. Sherman, second by Mr. Miller to approve regular meeting minutes of 3/03/2025 as written. There was no discussion, and a roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

MARCH 17, 2025, REGULAR MEETING MINUTES-70

Motion by Mr. Tiber, second by Mr. Sherman to approve regular meeting minutes of 3/17/2025 as written. There was no discussion, and a roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Abstain.

Motion carried.

MARCH 17, 2025, PUBLIC HEARING MINUTES-71

Motion by Mr. Sherman, second by Mr. Tiber to approve public hearing minutes of 3/17/2025 as written. There was no discussion, and a roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Abstain.

Motion carried.

APRIL 1, 2025, SPECIAL MEETING MINUTES-72

Motion by Mr. Tiber, second by Mr. Miller to approve special meeting minutes of 4/1/2025 as written. There was no discussion, and a roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

GUEST

Mr. Luke Wyatt, 11375 Aquilla Road, was in attendance to request that Claridon Township BOT takes formal enforcement action regarding a possible zoning violation on 11425 Aquilla Road. Mr. Wyatt stated that the property in question (next to his property) is operating a large professional dirt bike track, on a property that is zoned as R-1 Residential District property. He further

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explained that in his opinion, this type of property use is not listed as permitted use in Claridon's Zoning Rules and Regulations. Building and operating such large dirt bike track has caused ongoing issues with erosion/property damage, and real estate value loss to his and other neighboring properties.

Mr. Wyatt also expressed his frustration with the lack of response from the Claridon Township BOT, and the Zoning Inspector.

Mr. Tiber responded that he personally has been in contact with Mr. Wyatt, ever since he was made aware of the issue. Mr. Wyatt agreed.

Mr. Tiber added that in his opinion, a dirt bike track of that size, and causing erosion concerns should not be permitted to operate as is. As the only member of the BOT that sees this issue as a possible zoning violation, he does not have the power to mandate for Ms. Drollinger (Zoning Inspector) to issue a zoning violation. The BOT is aware that the property owners have been found to be in violation with the Geauga County Water Management and Sediment Control regulations, Sections 3.01 and 7.02 by not submitting or obtaining an approved Water Management and Sediment Control Plan, and failing to prevent excessive sediment from leaving their property. Findings of Violation notices have been sent to the property owners by the Geauga County Soil and Water Conservation District, and the Board of County Commissioners.

Mr. Tiber spoke of a prior conversation with the Geauga County Prosecutor's Office. The attorney reviewed the Zoning Rules and Regulations and advised the Township that a dirt bike track is not a use violation.

Mr. Tiber asked Mr. Sherman and Mr. Miller again what their opinions were regarding this issue, and they both responded that they do not see the need for a zoning violation.

Mr. Tiber told Mr. Wyatt that he can always file a lawsuit against the property owner of 11425 Aquilla Road for damages caused to his property, and also sue the Township for not finding the property in violation.

Mr. Paul Hederstrom, 12815 Vista Pointe (shares property lines with both properties in question), was also in attendance to agree with Mr. Wyatt that a dirt bike track of that size should not be seen as "permitted use" of a property.

ZONING

Mr. Tiber reported that Ms. Drollinger was not feeling well and unable to attend tonight's meeting. No zoning report was submitted.

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MAINTENANCE

Mr. Stenger presented and went over a detailed maintenance report.

TRANSFERS

TRANSFER RESOLUTION 2025-19

Motion by Mr. Miller, second by Mr. Sherman to amend the 2025 Permanent Appropriations as follows:

Reallocation Appropriation

From; General Fund	
Repairs and Maintenance	\$1400.00
1000-120-323-0000	
To: Telephone	\$1400.00
1000-120-341-0000	

There was no discussion and a roll call was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

ROADS

**MOU REGARDING FUNDING OBLIGATIONS FOR THE IMPROVEMENT OF
FOREST ROAD, TR 0114 LOCATED IN CLARIDON AND BURTON**

TOWNSHIPS- RESOLUTION 2025-20

Motion by Mr. Tiber, second by Mr. Miller to approve the Memorandum Of Understanding regarding funding obligations for the improvement of Forest Road, Tr 0114, located in Claridon and Burton Townships, between the Claridon Township Trustees, and the Burton Township Trustees. This MOU authorizes Burton BOT to contract the improvement of Forest Rod, including the portion in Claridon, scheduled for 2025. Claridon will reimburse Burton Twp for improvement costs of \$7,000, within 30 days after the completion of the project. There was a discussion that Mr. Hardman will be issuing a Purchase Order for this project, and a roll call was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

**MOTION TO AWARD THE BID FOR TEWKSBURY LANE RESURFACING TO
RONYAK PAVING INC.- 25-73**

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Motion by Mr. Tiber, second by Mr. Miller to award Ronyak Brothers the resurfacing bid of \$193,555.00, for Tewksbury Lane. There was no discussion and a roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

THEN AND NOW PURCHASE ORDER FOR TRUCK MD LLC FOR \$810.57- 25-74

Motion by Mr. Tiber, second by Mr. Miller to approve the Then and Now Purchase Order for Truck MD LLC, for emergency repair parts for the mower; in the amount of \$810.57. There was no discussion and a roll call vote was called.

ROL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

BUILDINGS

The BOT discussed whether to allow use of alcohol in Township's rental buildings.

MOTION TO AMEND PROHIBITION OF ALCOHOL USE IN TOWN HALL DURING RENTALS- 25-75

Motion by Mr. Tiber, second by Mr. Sherman to amend prohibition of alcohol use in Town Hall (only) while being rented out. Use of alcohol will be permitted only if Sheriff's Deputy is on duty/on site during rental, and hired/paid by the renter. There was a discussion that Mr. Tiber will be informing Ms. Warner, rental custodian, of the change in alcohol use at the Town Hall while being rented out. Roll call vote was called.

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

EVENTS

Mr. Tiber presented a quote of \$2468.00 from Big Frog for clothing with Claridon's logo for the Get Down with the Town even in August.

Mr. Tiber discussed a request from a local girl scout troop to host a Chinese Auction at Get Down with the Town. Mr. Tiber stated he did not believe the Chinese Auction would fit well with the event as the event is only 2 hours, free to the public, and should only be community members who either live or work in Claridon.

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MOTION TO PAY BILLS- 25-76

Motion by Mr. Tiber, second by Mr. Miller to approve by signing prior to or at this meeting wage and bills for warrant #11713 to #11731, and the electronic payments from #72 through #87, for a total expenditure of \$113,156.81.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

CREDIT CARD REVIEW

The BOT was presented with a credit card transaction review, and the attestation was approved and signed by the Chairperson, Mr. Tiber.

PARKS

The BOT discussed Claridon's Park being open for the season as of 4/1; porta potty has been delivered and pavilion's electricity will be turned on this week.

NEW BUSINESS

Mr. Tiber spoke about 2 Aquilla Village residents being interested in purchasing neighboring lots (next to their residences) from the Township. Mr. Miller will be getting in contact with both residents.

The BOT discussed a recently received liquor license request for County Style Drive in. A decision was made not to request the hearing.

Ms. Linda Burhenne, Assistant County Administrator, was in attendance to discuss if the Township will be waiving zoning permit fees for County buildings located in Claridon Township.

**MOTION TO WAIVE PERMIT FEE FOR COUNTY BUILDING SIGNS IN
CLARIDON TOWNSHIP- 25-77**

Motion by Mr. Tiber, second by Mr. Sherman to waive the zoning permit fee for the County Building signs. There was a discussion that the BOT is honored to have Geauga County Buildings in Claridon Township, and also happy to work together. Roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

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**MOTION TO WAIVE ALL FUTURE PERMIT FEES FOR COUNTY BUILDINGS
IN CLARIDON TOWNSHIP- 25-78**

Motion by Mr. Tiber, second by Mr. Miller to waive all future permit fees for County Buildings/properties in Claridon Township. Mr. Tiber stated that Claridon Township zoning appreciates being included in all upcoming building projects/updates within County buildings and properties. Roll call vote was taken.

ROL CALL VOTEL

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

MOTION TO ENTER INTO EXECUTIVE SESSION- 25-79

Motion by Mr. Tiber, second by Mr. Miller to enter into Executive Session pursuant to ORC 121.22 (G)(1), for the purpose of interviewing potential candidates for Zoning Secretary, and a Maintenance part time worker. Mr. Stenger, Ms. Hietanen and Ms. Olszewski were invited to attend the interviews.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller.

Motion carried.

The Trustees entered the Executive Session at 7:15 pm.

The Trustees returned to regular meeting at 8:13 pm.

MOTION TO HIRE KELLIE ANDRE AS ZONING SECRETARY- 25-80

Motion by Mr. Tiber, second by Mr. Sherman to hire Kellie Andre as Zoning Secretary (part time position), at \$18.00 per hour, effective 4/8/2025. There was a discussion that Mr. Alusheff will be assisting/training Ms. Andre until the end of May. Roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

**MOTION TO HIRE RYAN ELMORE AS MAINTENANCE PART TIME WORKER-
25-81**

Motion by Mr. Sherman, second by Mr. Miller to hire Mr. Ryan Elmore as part time maintenance employee, for 32 hrs per week, \$18.00 per hour, effective 4/10/2025. There was a discussion that part time employees can only work up to 1500 per year, and a roll call vote was called.

ROLL CALL VOTE:

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Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

MOTION TO INCREASE TOWNSHIP SECRETARY'S PAY- 25-82

Motion by Mr. Tiber, second by Mr. Sherman to increase Ms. Olszewski's pay to \$18.25 effective 5/1/2025. There was a discussion that Ms. Olszewski was making less than the new zoning secretary, after many years of employment. Roll call vote was called.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

Motion carried.

MEETINGS

The next Trustee meeting will be held on 4/21/2025 at 6pm, and the next Zoning commission meeting will be held on 4/28/2025 at 7pm.

MOTION TO ADJOURN- 25-83

Motion by Mr. Sherman, second by Mr. Tiber to adjourn the meeting.

ROLL CALL VOTE:

Mr. Tiber: Aye, Mr. Sherman: Aye, Mr. Miller: Aye.

The meeting was adjourned at 8:20 pm.

Respectfully Submitted,



Clint Hardman
Fiscal Officer



