

**PARKMAN TOWNSHIP TRUSTEES**  
**Regular Meeting of May 19, 2009**

The regular meeting of the Parkman Township Board of Trustees was called to order at 7:30 p.m. In attendance were Trustees-Kevin O'Reilly, Lucinda Sharp-Gates and Patrick Joyce, Fiscal Officer-Nancy Wheelock, Tom Evers, John Augustine, Ralph Kumher, Wayne Komandt, Jerry Jacobs, Ron Misconin, Stephen Holzer-Receiver and Partner, Commercial One Realtors representing River Pines Recreational Village, and several individuals affiliated with River Pines Recreational Village. (See attached sign-in sheet.) The Pledge of Allegiance was recited.

Approval of Minutes

A motion was made by Lucinda and seconded by Patrick to waive the reading of the May 5, 2009 regular meeting minutes and to approve the same. (Resolution No. 09-105) Motion carried unanimously.

Public Discussion

- Stephen Holzer, Partner of Commercial One Realtors, introduced himself as the Receiver for the River Pines Recreational Village, Inc. Mr. Holzer was appointed as the Receiver for River Pines Recreational Village, Inc. on May 30, 2008 by order of Judge Forrest Burt, Geauga County Court of Common Pleas. The Huntington National Bank had filed an Emergency Motion before the Court for the appointment of a Receiver to oversee all ownership matters related to River Pines Recreational Village, Inc. and to ensure the assets are preserved, maintained and sold for the benefit of the creditors. Mr. Holzer asked for guidance and cooperation from the Board of Trustees in reinstating the Conditional Use zoning permit to allow River Pines Recreational Village to operate as a recreational campground business. Mr. Holzer believes the Conditional Use permit, which was revoked on January 14, 2009 by the Board of Zoning Appeals, was incorrectly revoked. On April 27, 2009, the Board of Zoning Appeals sent a letter to Receiver, Stephen Holzer reciting the reasons for the cancellation of the River Pines Conditional Use certificate. The Conditional Use Variance for the property at 17000 Main Market was revoked on January 14, 2009 due to the fact that the certificate issued on December 3, 1999 was not renewed within five years, and the property ownership was transferred on June 28, 2006. Mr. Holzer explained that the transfer of ownership referenced in the letter was to ODOT. The transfer of .108 acres to the State of Ohio was required to accommodate the improvements to the Route 422 project. Also, Mr. Holzer reported that the current owners of River Pines, nor Receiver, Mr. Holzer, were contacted or provided notice of the revoked permit before or after this action by the Zoning Board of Appeals. Mr. Holzer had a prospective purchaser to run the property as an RV Park/Campground. Mr. James Watson has cancelled his sales contract since the permit has been revoked. Mr. Holzer asked the Board of Trustees to re-visit this issue and to consider the reinstatement of the Conditional Use permit to preserve the asset for the benefit of the community and the other unpaid creditors of River Pines Recreational Village. This will allow River Pines to operate as a campground temporarily until the variance process can be completed. The Trustees informed Mr. Holzer that this request would have to be reviewed and approved by the Geauga County Prosecuting Attorney. A discussion was held by the Trustees and Zoning Appeals member, Ron Misconin along with Mr. Holzer regarding Conditional Use zoning permits. Mr. Holzer was advised that Conditional Use permits are no longer permitted

for RV parks under the Parkman Zoning Resolution. If the old Conditional Use permit could be reinstated, this process would not work for this situation. When a prospective buyer would purchase the property, this would generate a transfer of ownership causing the Conditional Use permit to be revoked. The Board suggested Mr. Holzer follow the path for a variance and submit an application for a variance hearing with the Zoning Board of Appeals. Mr. Holzer advised that a variance had been applied for previously, but a hearing had not been scheduled. Mr. Holzer asked the Board if the \$250.00 variance fee previously paid by Mr. Watson can be used for a newly scheduled variance hearing. The Board agreed to his request and recommended Mr. Holzer contact Zoning Secretary, Connie Hasman immediately to allow sufficient time for the required advertising and notifications for scheduling the River Pines Recreational Village variance hearing at the June Zoning Board of Appeals meeting.

- Ron Misconin voiced a complaint on the ditch near his home on Hosmer Road. A discussion was held between the Board, Tom Evers and Ron regarding the ditch, crossover pipe and water situation. The Trustees and Tom will visit the area of concern on Hosmer Road and will decide on an alternate way to route the water.

#### Departmental Reports

- Fiscal Officer
  1. Budget Hearing – The Fiscal Officer presented a letter from Geauga County Auditor, Frank J. Gliha with the 2010 tax budget information and budget filing due dates. The Board of Trustees set the Parkman Township tax budget public hearing for Tuesday, June 16, 2009. The Fiscal Officer will place a legal notice in the Maple Leaf to advertise the public hearing.
- Fire
  1. FEMA Grant – Wayne Komandt reported that there are 7 local fire departments who are applying together for a FEMA grant to purchase radios.
  2. Fire Department Appointment – Wayne informed the Board that he has an individual who has applied to join the Parkman Township Volunteer Fire Department. Stacy Urbanowcz is a RN and has taken the Basic EMT training. Wayne recommended the Trustees appoint Stacy Urbanowcz to the fire department. Lucinda made a motion, seconded by Patrick, to appoint Stacy Urbanowcz as an EMT to the Parkman Township Fire Department. (Resolution No. 09-106) Motion carried unanimously.
- Roads
  1. Dump Truck – Tom Evers reported that he received a call from Concord Road Equipment regarding the cab axle. The cab axle location was in the bid specifications and is not properly positioned per the specs. Tom traveled to Painesville to view and discuss this problem. Freightliner was called and it was agreed upon that Freightliner will cover the cost to move the axle to the correct location.
  2. Diversified Maintenance Company – Tom presented an estimate from Diversified Maintenance Company to sandblast and paint the Ford dump truck and salt

spreader. A discussion was held on the cost for Diversified to prep the truck for sandblasting and painting vs. Tom's time to prep the truck. A motion was made by Patrick and seconded by Lucinda to authorize Diversified Maintenance to prep, sandblast, paint and reassemble the 1 ton Ford dump truck and sandblast and paint the salt spreader for a total cost of \$2450.00. (Resolution No. 09-107) Motion carried unanimously.

3. Roadside Mowing Assistance – Tom Evers asked if the Trustees would consider hiring a part-time employee to help with the roadside mowing this summer. The Board will consider this request and discuss at a later date.

- Zoning

1. Zoning Amendments – Zoning Secretary, Connie Hasman sent the Board of Trustees three proposed amendments to the Parkman Township Zoning Resolution. The Zoning Commission conducted a public hearing on March 24<sup>th</sup> on the proposed amendments and submitted the following amendments to the Board of Trustees for its action:

2009-01 – Nonconforming Buildings, Structures and Uses

2009-02 – Township Zoning Inspector

2009-03 – Enforcement

The Board set the Board of Trustees public hearing on the three proposed amendments for June 16, 2009 at 8:00 pm. Connie Hasman will notify the Maple Leaf to publish the legal notice.

### Old Business

- Just Fix It Home Repair Loan Program – Lucinda reported that she spoke to the Western Reserve Community Development Corporation who had contacted the Board of Trustees to meet and discuss their Just Fix It Home Repair Loan Program. Lucinda was advised that this nonprofit program is administered by the Western Reserve Community Development Corporation and Dollar Bank. This program serves the residents of Lake and Geauga Counties and offers low interest loans, technical support, general contracting services and construction management services to help owners improve their homes. The Home Repair Loan Program provides a discounted fixed interest rate of 6.49%, fixed term between 5 and 15 years. Lucinda questioned when the grant money for this program would be available for Geauga County and was advised in September. Lucinda asked the Western Reserve Community Development Company to call back in September to discuss this program further.
- Park Property Acquisition – A discussion was held on the potential Leslein property acquisition to expand Overlook Park. Lucinda reported that she can arrange for an appraisal of the property for \$150.00. The Board considered this offer. After further discussion, the Trustees agreed not to acquire a property appraisal at this time. John Leslein will sell 1 ½ acres of his property adjacent to Overlook Park and is asking \$15,000.00. The Board thinks they should make an offer of \$9000.00 based on the asking price of property in the area. Patrick mentioned that the Geauga Park District may survey this property for the

Township, since it is bordering the Geauga Park District's property and they may also benefit from connecting the two park properties. Patrick will talk to the Geauga Park District regarding this matter. Lucinda will draft a proposal to present to John Leslein.

- Memorial Day Observance – Kevin reported that the Memorial Day observance program has been scheduled and confirmed with the participants.

#### New Business

- Thank You – Lucinda presented a thank you note from Faith Kumher on behalf of the Parkman Chamber of Commerce. The Chamber thanked the Board of Trustees for the use of the Community House and allowing the Chamber to contribute back to the community.

#### Approval of Bills and Wages

A motion was made by Lucinda and seconded by Patrick to pay the wages and bills from warrant #16535 through warrant #16548. (Resolution No. 09-108) Motion carried unanimously.

#### Executive Session

A motion was made by Lucinda and seconded by Patrick to move into executive session at 9:20 pm to discuss employee issues. (Resolution No. 09-109) Motion carried unanimously.

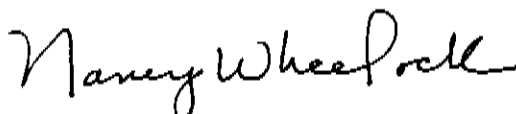
Lucinda made a motion, seconded by Patrick, to move out of executive session at 9:35 p.m. (Resolution No. 09-110) Motion carried unanimously.

Following the executive session discussion, Lucinda moved, seconded by Kevin, to increase the hourly rate of part-time employee, Ralph Kumher, to \$10.50/hour. (Resolution No. 09-111) The vote was as follows: Kevin-yes, Lucinda-yes, Patrick-abstained (Patrick requested to be put on record that he feels Ralph Kumher's hourly rate should be more per hour.) Motion carried.

#### Adjournment

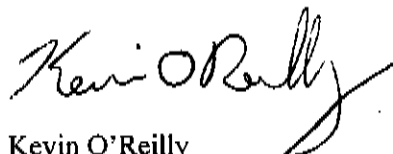
A motion was made by Lucinda and seconded by Patrick to adjourn the meeting at 9:37 p.m. (Resolution No. 09-112) Motion carried unanimously.

Respectfully submitted,



Nancy Wheelock  
Fiscal Officer

Approved,



Kevin O'Reilly  
Chairman

Shelly Phares

Nov Missouri

June Acker

James Acker

David M. Bienen

Linda K. Bienen

Josephine Zeigler

Bob Zeigler

Steve Holzer

Orrin Lindsey

Barbara Lindsey

Wally