

The Board of Lake Township Trustees met for a public hearing at 4:45 p.m. at 12360 Market Avenue North, Hartville, Ohio, with the regular meeting to immediately follow. The meeting was open to the public with the following members present:

John Arnold, President
Sue Grabowski, Vice President
Jeremy Yoder, Member

Also Present:

Matt Erb	Deb Fitz
Joan Schiavone	illegible
Randy Saler	Renee Saler
Kathie Mathie	Pat Niziolek
Tony Niziolek	Dave Meier
Kathy Ray	Lynn Dragomier
Rick Creer	Debbie Creer
Brenda Jobes	Mark Parker
Brent Winslow	Darrell Claytor
David C. Miller	Robert Rayman

John Arnold called the public hearing to order.

Trustee Arnold explained that the rezone request is for a map change of Parcel Numbers 2015508 (9520 Cleveland Avenue); 2002710 (9570 Cleveland Avenue) and 2000168 (V/L Cleveland Avenue), North Canton, Ohio 44720. Located in Quarter Section 30 SE from C-2 (General Commercial) and R-2 (Medium Density Residential) to R-3 (High Density Residential).

Public Speaks

Brent Winslow 2939 Halwyck Cir NW; Mr. Winslow addressed the Board as an adjoining property owner. He noted the density of the R3 zoning designation in today's zoning vs the R3 zoning when the condominium development where he resides was started in 1996. He is requesting a 50' buffer on the east side of the property that remains landscaped with the existing trees. He would also like to see the property lines staked out.

Patrica Rakoci, 7007 E Pleasant Valley Rd, Independence; Ms. Rakoci, a representative of Redwood Apartment Neighborhoods, presented to the Board their plans for the property. She noted RPC and the Lake Twp Zoning Commission both recommended approval. They have over 170 neighborhoods in 10 states. They build 2-bedroom, 2-bath, and 2-car garages. Their marketing is focused on empty nesters, professionals, and seniors. It is 100% rentals, they build and manage the neighborhoods.

Eli Rosner, Redwood Apartments; Mr. Rosner addressed the Board regarding the set backs of the apartment complex. They are proposing 94 apartment homes. The original plans showed a

40' buffer, the plan has been updated to add an additional 16' buffer. The Board asked what kind of natural buffer there would be in addition to distance. Ms. Rakoci stated they have extensive landscaping. Where they are adjacent to a property they will do a landscape plan that will be submitted for approval. The Board asked about additional survey stakes. She said it will be staked along the property line approximately every 50'.

Bob Roden 9397 Huntshire Ave NW Mr. Roden appreciates the job they are doing as trustees.

Dave Meier 9291 Huntshire Ave NW; Mr. Meier advised Redwood Apartment that the pond on their property has overflowed in the past and they need to have provisions for that.

Dave Miller 9312 Cleveland Ave NW; Mr. Miller was concerned about the wetlands and retention ponds. The Board responded that the Engineers will be looking at that and addressing it.

Mark Parker, 9411 Huntshire Ave NW; Mr. Parker appreciated the additional distance. He asked if they would be clearing the buffer zone or leaving it as is. Ms. Rakoci responded that they will leave as many trees as they can. They will replace any trees they remove.

Lynn Bragomier, 9413 Huntshire Ave NW; Ms. Bragomier was also concerned about the removal of the trees and thanked them for listening.

Trustee Yoder was in support of the rezoning, as was Trustee Grabowski. Trustee Arnold agreed with them.

26-270 A resolution was made by John Arnold approving Zoning Amendment No. 26-256 (Property owner: Randy and Sharon Saler) to rezone of Parcel Numbers 2015508 (9520 Cleveland Avenue); 2002710 (9570 Cleveland Avenue) and 2000168 (V/L Cleveland Avenue), North Canton, Ohio 44720. Located in Quarter Section 30 SE from C-2 (General Commercial) and R-2 (Medium Density Residential) to R-3 (High Density Residential) as recommended by both Stark County Regional Planning Commission and the Lake Township Zoning Commission. Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-271 A resolution was made by John Arnold closing the public hearing. Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

Trustee Arnold opened the regular meeting.

26-272 A resolution was made by John Arnold approving the minutes for the July 13, 2026, Regular Meeting as submitted. Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	abstain

26-273 A resolution was made by John Arnold authorizing payment and processing of payroll for July 31, 2026. Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-274 A resolution was made by John Arnold authorizing payment and processing of payroll for August 4, 2026. Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-275 A resolution was made by John Arnold approving the Financial (Fund/Appropriation/ Revenue Status and Cash Summary by Fund) Reports as July 27, 2026, reports will be attached to the minutes and made a part thereof. Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-276 A resolution was made by John Arnold authorizing all EXPENDITURES as of July 27, 2026 in the amount of \$386,029.91, reports will be attached to the minutes and made a part thereof Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

CORRESPONDENCE

1. **Davey Resource Group, Inc.** – Copy of correspondence to the Stark County Engineer's Office regarding turn lane requirements for Addison Lake No. 1 Subdivision
2. **Ford Motor Company** – Recall notice for certain 2020 and 2021 Police Interceptor Utility vehicles.
3. **James Molnar** – Thank-you message to the Road Department for assisting in resolving a hanging cable issue in front of 1845 Balmore Street.
4. **Kyle Baker** – Questions regarding Lake Township income tax.

5. **Stark County Regional Planning Commission** – Special Meeting Packet for the July 16 meeting.
6. **Community, University and Education (CUE)** – 2025–2026 Salt Tonnage Report and pricing for the 2026–2027 season.
7. **Stark County Sanitary Engineer’s Office** – P-641 Preconstruction Meeting Notice.
8. **Stark County Commissioners / Emergency Management Agency (EMA)** – Full plan draft review scheduled for September 10.
9. **Stark County Commissioners** – Copy of the resolution establishing the Addison Lake Tax Increment Financing (TIF) Incentive Districts.
10. **Gayle Williams** – Discussion regarding meeting agendas.
11. **National Opioid Settlement** – Details regarding payment distribution.
12. **Stark County Township Association** – Information on the new funding opportunity for Stark County townships through the **MWCD Connecting Communities Grant**.

DEPARTMENT REPORTS

Police Department

- Captain Kevin Pierson stated the mission of the Uniontown Police Department.
- Trustee Arnold swore in new officer, Darrell Claytor.

Road Department

- None

Zoning Department

- None

Fire Departments/Fire Prevention Office

- None

OLD BUSINESS:

- None

NEW BUSINESS:

26-277 A resolution was made by John Arnold hiring Guido Chiancone as an auxiliary road department employee at an hourly rate of \$20.00 per hour and pursuant to the provisions contained in Resolution No. 24-037, adopted December 26, 2023, and subject to all provisions of the Lake Township Trustees and the Lake Township Employee Handbook. The proposed start date is August 10, 2026, and employment is contingent upon completion of a successful pre-employment drug test. Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-278 Trustee Grabowski motioned the following resolution:

WHEREAS, the Board of Trustees of Lake Township has identified the real property located at 3574 Pine Street NW, Uniontown, Ohio 44685, Parcel #2200691, as insecure, unsafe, structurally defective, or unfit for human habitation.

WHEREAS, the Lake Township Zoning Department and the Stark County Health Department have conducted an on-site inspection again of the property on May 28, 2026 located at 3574 Pine Street NW, Uniontown, Ohio 44685 and has determined that the building located on said property is unfit for human habitation in accordance with Ohio Revised Code 505.86.

AND WHEREAS, the Stark County Health Department has given notice to the unfit for human habitation structure. And it is in the opinion of the Lake Township Zoning Department and the Stark County Health Department that the building cannot be repaired.

NOW THEREFORE, BE IT RESOLVED, that this Board authorizes the above referenced building or structure to be demolished pursuant to Ohio Revised Code 505.86

BE IT FURTHER RESOLVED by the Board of Trustees of Lake Township, Stark County, Ohio to proceed with the demolition process as authorized by the Ohio Revised Code Section 505.86. Including obtaining quotes for the demolition of the property and notification of any interested parties of the intent to demolish the structure by certified mail or announcement publication in print or digital edition of a newspaper of general circulation in the township, or on the official public notice web site established under section 125.182 of the Ohio Revised Code, or on the web site and social media account of the township.

Seconded by John Arnold. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

- 26-279 A resolution was made by Jerney Yoder pursuant to Ohio Revised Code Section 505.87, and based on, in part, from information and photos provided by the Zoning Administrator, the Board has determined that a nuisance **does** exist at **12146 Shoshone Avenue NW, Uniontown,** due to, but not limited to **the owner's (Adam Smith) maintenance of vegetation, garbage, refuse and other debris.**

Further resolving that the owner of such premises is hereby ORDERED to abate, control and remove the vegetation, garbage, refuse and other debris from said premises within seven (7) days after receipt of certified "Notice to Abate Nuisance".

If such vegetation, garbage, refuse and other debris is not abated, controlled or removed within seven (7) days, this board hereby accepts the quote of Nichols Lawn Service, Inc. in the amount of \$350.00 to provide for such abatement and/or control of vegetation, debris, refuse and garbage. Any expenses so incurred by this Board will be entered upon the tax duplicate and will be a lien upon the land from the date of entry.

The property owner may contact this Board within seven (7) days and enter into an agreement with said Board providing for either party to the agreement to perform the abatement, control or removal.

Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

- 26-280 A resolution was made by John Arnold pursuant to Ohio Revised Code Section 505.87, and based on, in part, from information and photos provided by the Zoning Administrator, the Board has determined that a nuisance **does** exist at **3903 Cain Street NW, Uniontown,** due to, but not limited to **the owner's (Tyler Chula and Hazel Hidey) maintenance of vegetation, garbage, refuse and other debris.**

Further resolving that the owner of such premises is hereby ORDERED to abate, control and remove the vegetation, garbage, refuse and other debris from said premises within seven (7) days after receipt of certified "Notice to Abate Nuisance".

If such vegetation, garbage, refuse and other debris is not abated, controlled or removed within seven (7) days, this board will provide for such abatement, control or removal. Any expenses so incurred by this Board will be entered upon the tax duplicate and will be a lien upon the land from the date of entry.

The property owner may contact this Board within seven (7) days and enter into an agreement with said Board providing for either party to the agreement to perform the abatement, control or removal.

Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-281 A resolution was made by John Arnold authorizing the Board to execute the following cemetery deeds:

- o **Uniontown Greenlawn Cemetery** – Section N, Lot 101, Graves 2, 3, and 4.
- o **Uniontown Greenlawn Cemetery** – Section P, Lot 34, Graves 1, 2, 3 and 4.
- o **Uniontown Greenlawn Cemetery** – Section P, Lot 27 , Grave 2

Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-282 A resolution was made by Jeremy Yoder hiring Andrea Walters as a part-time police department dispatcher at an hourly rate of \$20.00 per hour and pursuant to the provisions contained in Resolution No. 24-037, adopted December 26, 2023, and subject to all provisions of the Lake Township Trustees and the Lake Township Employee Handbook. Employment is contingent upon completion of a successful pre-employment drug test. Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

26-283 A resolution was made by John Arnold amending Resolution No. 26-083 to read as follows:

Resolution accepting the January 13, 2026, Quote from Northern Ohio Truck Center, Inc. and authorizing an expenditure, for the road department, in the amount of \$129,820.00 for the purchase of a 2027 MACK Granite Cab & Chassis, with extended warranty, as detailed in said Quote. The purchase is through Sourcewell Cooperative Purchasing Contract No. 032824-MAK.

The authorized expenditure reflects a \$25,000.00 trade-in credit for equipment that is no longer needed by the township and, pursuant to Ohio Revised Code Section 505.10, is authorized to be traded in and credited toward the purchase price of the new vehicle. The equipment to be traded in is as follows:

- **One (1) 2005 International Dump Truck** (VIN 1HTWDAAR66J210366) (Inventory No. RB 05-02)
- **One (1) 2005 International Dump Truck** (VIN 1HTWDAAR86J210367) (Inventory No. RB 05-01)

Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

- The Board discussed the current service agreement with Waste Management of Ohio. The Uniontown Police Department is being significantly overcharged for their refuse collection. It has not been resolved and the township legal counsel is looking into it.

MEETING REPORTS/MISCELLANEOUS

- Trustee Yoder noted that the Pickleball Courts should be done mid-August. He and Trustee Grabowski are trying to plan a celebratory opening.
- Trustee Grabowski met with the Superintendents of Lake Local, North Canton and Lake Center to find out what is going on at the schools and to keep the doors of communication open.

FISCAL OFFICER'S REPORT

26-284 A resolution was made by John Arnold authorizing the Board and Fiscal Officer to sign all Purchase Orders, Vouchers, and Reconciliations. Seconded by Sue Grabowski. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

PUBLIC SPEAKS

- None
- There will be no public speaks through the Facebook Live streaming; however, the Trustees still welcome your "public speaks" comments to be emailed to info@laketwpstarkco.com

26-285 A resolution was made by John Arnold adjourning the meeting at 5:46 p.m.. Seconded by Jeremy Yoder. Roll call votes were:

John Arnold	yes
Sue Grabowski	yes
Jeremy Yoder	yes

Matt Erb, Fiscal Officer

John Arnold, President

Sue Grabowski, Vice President

Jeremy Yoder, Member
