

**Regular Meeting
July 20, 2026 @ 7:00 pm**

Meeting location: 6699 Buffham Rd, Seville OH 44273

James Likley called the meeting to order at 7:00 pm

Pledge of Allegiance

Roll call: Joseph Doty, James Likley, Kent Patterson

Others in attendance: Julie Carr

Absent: Tera Seiwerth

Comments from the Floor- none

Minutes to be approved

July 6, 2026 regular meeting minutes have been reviewed.

Doty made a motion to approve the minutes of July 6, 2026

Patterson seconded the motion.

Roll Call- Doty- aye, Likley- aye, Patterson- aye. Motion passed.

Roads and Cemetery Report- Doty

Doty will be scheduling time with roads crew to review and sign employee acknowledgments and policy forms.

Road surface crack sealing is in process

Township Administrator, Julie Carr

Hall rental- none

Website has been updated

Sign has been updated

Website analytics request to web master

Zoning Inspector Report, Julie Carr

Violation update- Still in discussion on action to be taken on 7552 Seville Rd violation.

7511 Greenwich Rd violation has been corrected and landlord is addressing the concerns and will installing privacy fence.

Ash St violation- very minor changes have happened.

Zoning Report

Patterson BZA Board review- Patterson followed up with a BZA member to see if they want to continue on the board. He is still waiting on a follow up call.

7552 Seville Rd Zoning Violation- Likley reached out to the neighbor to let them know of the current status of violation and followed up with our legal counsel on options regarding funds and fines. Legal council was unable to attend the meeting, but did send an email with details on what can be done.

Likley shared the following:

As you may be aware, we have several properties in Westfield Township that are in violation of our zone code. While communication in the past with the owners has not been successful, leaving the decision for the us to pursue legal action. What I understand is that while court action would direct property owner to comply with zoning the only recourse that we have if owner does not comply is to correct the zone violation ourselves at township expense. While we do have the right to place a lien on the property, that may take years to recoup the expense. Add to this that our General Fund does not have an excess to pursue these expenses.

My question; Can a transfer or a loan from the Roads Department funding be made to pursue these actions? With reimbursement made back to the roads when received.

We have two properties in violation that are truly affecting the value and quality of properties around them. One property is anticipating selling at a market value of \$600,000 but is confident that when viewed by a prospective buyer, that sale would fail.

Any assistance that you may have would be appreciated.

Response from legal counsel:

Legal was unable to attend the meeting and shared the following:

- I understand the problem is that there is a property with a nuisance comprised of rusting train cars and equipment.
- There is a significant expense involved in abating the nuisance. Jim had mentioned that the estimate cost could be between \$50,000 and \$80,000 as I recall. The township didn't have the funds in its general fund to pay for abatement under R.C. 505.87.
- Trustees have not proceeded with this enforcement mechanism because there simply aren't enough funds to pay for the abatement of the nuisance in the general fund. Given the description of the nuisance, road department monies may not be used to abate the nuisance. Nor can those funds be transferred to the general fund as a "loan".
- The other potential route of enforcement is through the zoning code. The most we can get out of that process is an order from the court for the owner to abate the

nuisance. However, that order is a piece of paper and the only likely sanction to use to compel compliance is the assessment of fees and fines for noncompliance.

Likley shared that they do want to take this to the full extent of the township. ZI Carr shared that a violation letter has already been sent to the Seville address and they have not responded. Patterson made attempts to connect with the homeowner as well.

ZI Carr shared with the audience how a property cleanup process is done, each step and communication needed to the property owner, hearings along with court actions.

Likley shared what the township has in the general fund and that the reality is that the township doesn't have the funds at this time, but this is a long process through the courts and a decision to be made on the cost of clean up does not need to be made at this time.

Likley added that there is a lot of large equipment, junk and debris that needs removed and will take heavy equipment to do so.

Comments from the public:

- What is junk vehicle? ZI Carr shared the definition from zoning and how this includes accessories, trailers and so on.
- What about running a business? ZI Carr shared that anything indicative of a business needs to be stored within an accessory building.
- How was the letter sent? ZI Carr said regular mail using tax bill address.
- Is this grandfathered in? No, ORC covers junk and nuisances as well as our zoning code.
- We've been looking at this for years, why do we think it is going to change now? I've been in contact with 4 or 5 zoning inspectors and nothing has happened. This property is despicable. If you don't enforce this, then give up zoning.

Township's response: We have already sited the violation in April. The trustees plan to take this to the fullest extent possible. That may be a cleanup, that maybe fines.

The fines will be up to a judge. But the trustees plan to take this to the fullest extent.

- Greg Heimberger shared the reason he stepped down from the zoning board was because of a property line dispute he had that was not being taken care of by Julie, the zoning inspector. Joe Doty and ZI Carr shared that the township does not determine, nor handle, property line disputes. That is a civil issue between neighbors. Greg followed up with then why have zoning setback rules. Doty said encroachment and setbacks are completely different. Greg said the township has all the money for roads and they are requesting money from the township for fire. They have 20 people on zoning and nothing is being done. Likley said the board has no authority to purse penalties- that is through the court system and we ARE pursuing all legal options. Likley said when the time comes and if a clean up is needed still, we will consider what we can do with the money the township has.

- Doty said we are taking action, we are sorry prior board didn't take action, but we are pursuing what we can.
- Can you put a lien on the property? Likley said yes, but after we spend the funds. But we need the funds before we spend it.
- What about scrap money? ZI Carr said through experience of a prior property clean up that I did, scrap money doesn't come close to cover the costs of the cleanup.
- The property owner is running a business out of there. That is not allowed.
- Doty explained you can have your vehicle, or truck and trailer, but the township has zoning limitations as to home occupation businesses, and anything outside of that needs to be within a building out of sight.
- Can you report him to the Heath Department? We will if needed.
- James Lesiak the owner of the property was in attendance- he stated he has not received any letters. ZI Carr printed and shared the letter- it was sent to his PO Box in April. Likley asked the homeowner if he understands the concerns of the neighbors. He said the neighbors have bankrupted him and put him in depression. He is not able to clean up the property.
- Likley said there is nobody to blame for the situation you are in. Likley asked how he has accumulated more equipment and items on his property.
- Doty asked what the timeline is to clean it up? Likley asked what value is in the property? Homeowner said he doesn't know at this time. Likley said you can't continue to acquire more! Have you tried to get rid of any items over the past 20 years? Homeowner said other than Greg, he didn't know any other neighbors had a problem.
- Likley said we will be pursing action. You have the option to call someone to scarp the items. Lesiak asked how do you pay to clean up something when you don't have the funds to clean it up! Likley said that option will then fall on the township.
- Doty said the township will be taking the next steps and we'll do what we have to do to enforce zoning and look out for the neighbors.

Township Dispatch Services- Sherri Grice shared the projected cost of dispatching services costs over the next three years. He shared the breakdown of fees and costs of dispatchers. The department has 13 dispatchers currently serving Medina County.

Fiscal Officer Report, *Tera Seiwert* provided prior to meeting

Bills/Warrants \$16,955.05 payment listing.

Likley would like to hold off on making the payment to OTARMA as the insurance agent will be attending our next meeting to review coverage and premium.

Doty made a motion to approve the payment listing of \$16,955.05

Patterson seconded the motion.

Roll Call- Doty- aye, Likley- aye, Patterson- aye. Motion passed.

Checking Acct: \$504,996.14

Savings Acct: \$867,058.19

Correspondence- receive a foreclosure notice from the prosecutor's office. Trustees shared they do not feel value in property for the township to purchase.

FO is working on Designation of Depository who we bank with and is expected to get completed by mid-August.

Old Business.

Cell Tower Lease- Doty has had conversations with lessor with options and offers.

Executive Session:

Doty moved to go into executive session to discuss a lease agreement at 8:20pm.

Likley second the motion.

Roll Call- Doty- aye, Patterson- aye, Likley- aye. Motion passed.

Likley made a motion to come out of executive session at 8:32 pm with no action to follow.

Doty seconded the motion.

Roll Call- Doty- aye, Patterson- aye, Likley- aye. Motion passed.

New Business.

Land Bank Grant- Westfield was not in the running for funds.

Comments from the Floor- none

Announcements

Aug 3, 6:00pm meeting mtg.

MOTION TO ADJOURN

Likley made a motion to adjourn at 8:35 pm

Doty seconded the motion.

Roll Call- Doty- aye, Patterson- aye, Likley- aye. Motion passed.

Minutes prepared by Township Administrator, Julie Carr.

Signed:

James Likley

Joseph Doty

Kent Patterson

Date approved _____