RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP – BOARD OF TRUSTEES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held ~~MINUTES OF REGULAR MEETING~~ 20

Monday, July 6, 2026

1. Meeting Information

Date:

Monday, July 6, 2026

Location:

Auburn Township Administration Building, Auburn Township, Geauga County, Ohio

Call to Order:

7:05 p.m. by Chairman Michael S. Troyan

Adjournment:

Approximately 8:35 p.m.

Trustees Present:

- Michael S. Troyan, Chairman
- Patrick J. ("P.J.") Cavanagh, Trustee
- Riley Davis, Trustee

Also Present:

- Daniel J. Matsko, Fiscal Officer
- Frank Kitko, Zoning Inspector
- John Nesi, guest speaker / resident, alternate member of the Board of Zoning Appeals
- Lorraine Sevich, Mark Kolance, Deb Standley, and other members of the public

The Pledge of Allegiance was led by John Nesi at the Chairman's request.

2. Agenda Items and Discussion Summary

Guest Presentation – John Nesi

Mr. Nesi, an Auburn resident and alternate member of the Board of Zoning Appeals, addressed the Board regarding a resident's (Mr. Epprecht's) proposed use of his property at 19122 Munn Road for motocross/dirt bike riding and a potential club track. Citing Sections 3.02 and 4.03 of the Township Zoning Resolution, he stated that a motocross or dirt bike track is not listed as a permitted or conditional use in the R-1 district, and that the resolution prohibits land uses that are unhealthy, hazardous, or otherwise injurious to public health, safety, or welfare, including objectionable noise, dust, and vibration. Zoning Inspector Frank Kitko confirmed this reading of the resolution. Mr. Nesi referenced a petition of over 350 signatures opposing the proposed use and requested that the Board: (1) confirm that a motocross track is not a permitted or conditional use in R-1; (2) recognize that the proposed use would create an ongoing noise nuisance; and (3) affirm the Township's commitment to preserving the low-density residential character of R-1 districts. He also raised concerns regarding Trustee Davis's involvement with the applicant, characterizing it as a potential conflict of interest, and requested that Trustee Davis recuse himself from the matter or resign. Trustee Davis disputed the characterization of his involvement, stating that his outreach to the applicant and attendance at a test ride were intended to gather independent information for the Board.

Zoning Inspector Kitko explained that an individual resident is permitted to ride a dirt bike recreationally on his own property, but that a use involving multiple riders on a recurring basis could be evaluated for a nuisance determination if complaints are received; any citation would be subject to review by the prosecutor and, ultimately, the courts. He noted that no application, site plan, or permit request for a track has been submitted to date. Trustee Cavanagh added that, procedurally, the Zoning Inspector's interpretation governs unless appealed to the Board of Zoning Appeals through a variance request.

Motion: Read into the record the Geauga County Prosecutor's Office written response regarding enforceability of the Township's zoning noise provision (Section 3.02).

Moved by: M. Troyan Seconded by: P. Cavanagh

Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

The response from Geauga County Assistant Prosecuting Attorney, Kristen Rine, read by Chairman Troyan, is as follows:

"I've been unable to find any case law to help provide guidance on this provision of the township zoning resolution. If enforced, it should be done so uniformly and should not single out a certain type of noise over others, i.e.; enforcing against a dirt bike but not a leaf blower. As a general rule, noise regulations are difficult to enforce, especially there is no measurable standard. It would be difficult road for the enforcement, subject to the court's interpretation of the application of the township's resolution to the situation and would certainly be subject to challenge by individuals it is enforced against. Oftentimes, situations like this are best addressed via private nuisance actions by the individual property owners who find a situation, whether noise or otherwise, to be a nuisance under the law. They should seek private counsel for advice on how to pursue any claims."

Minute Approval

Motion: Approve the Regular Meeting minutes of June 15, 2026.
Moved by: P. Cavanagh Seconded by: M. Troyan
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Motion: Approve the Special Meeting minutes of June 24, 2026.
Moved by: M. Troyan Seconded by: R. Davis
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

The Board also discussed its transition to an AI-assisted minute-preparation process (audio recording, automated transcription, and summarization), noting that the underlying full audio and video recordings remain part of the public record.

Scheduled Reports – Frank Kitko, Zoning Inspector

Mr. Kitko reported that fourteen zoning applications were processed in June, including three new home permits. Three applications were denied — two involving height restrictions and one involving a structure in the road right-of-way — and are expected to proceed to the Board of Zoning Appeals. He also reported time spent preparing information for the assistant prosecutor.

Trustee & Fiscal Officer Reports

Trustee Cavanagh: Reported on road resurfacing work in the White Oak subdivision, where an inadequate subgrade was discovered at the Auburndale/White Oak intersection, requiring additional excavation, geogrid, and asphalt base work at an estimated cost of $34,000, to be added to the paving contractor's invoice. He indicated the associated payment documentation required board review. He also reported that the Township's replacement truck remains delayed by approximately one additional month.

Motion: Approve payment to Phillips Paving LLC in the amount of $733,206.50 per the Geauga County Engineer's recommendation, for road resurfacing work completed through June 30, 2026 (not a final invoice).
Moved by: P. Cavanagh Seconded by: M. Troyan
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Trustee Davis: Reported on installation of a new 65-inch television in the meeting room (approximately $480-490, mount reused from the prior unit) and on completion of a plumbing repair at Town Hall performed at no additional cost. Town Hall was opened to the public during the July 4th parade and was well received. He reported on progress toward ADA compliance for the Township website, including a meeting with vendor Company 119, and noted that the state compliance deadline has reportedly been extended to April 2028.

Motion: Approve Company 119's pre-plan to implement a 15-page ADA-compliant Township website at a cost of $2,700.
Moved by: R. Davis Seconded by: M. Troyan
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Trustee Davis presented the June cemetery report: three interments (one full burial and two ash interments), no gravesites sold, one footer removed, and ongoing monument-setting and grounds maintenance. No Board action was required on the report.

Fiscal Officer Matsko: Reported that twenty-two electronic payments totaling $74,684.06 and twenty-two warrants totaling $40,277.05 were processed since the June 15, 2026, meeting, for a combined total of $114,961.11. Reported account balances of $869,066.23 in the primary checking account and $2,067,250.38 in the STAR Ohio investment account, for a combined total of $2,936,316.61. Reported receipt of the Township's OTARMA insurance renewal, requiring appointment of a representative and alternate representative under Article Four of the OTARMA intergovernmental contract.

Motion: Appoint the Fiscal Officer as the Township's OTARMA representative and the Chairman of the Board of Trustees as the alternate representative.
Moved by: P. Cavanagh Seconded by: R. Davis
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Fiscal Officer Matsko also reported receipt of the Medical Mutual health insurance renewal for the plan year beginning September 1, 2026, reflecting an approximate 6.5% increase in overall premium (from $17,153 to $18,294 per month) and increased deductibles.

Motion: Continue the Township's group health insurance coverage with Medical Mutual for the plan year beginning September 1, 2026.
Moved by: M. Troyan Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

The Board also discussed a proposal to establish pavilion rental fees, noting that fees adopted earlier in the year were not reflected in the organizational meeting minutes, and agreed to formally address pavilion fees and the OTARMA representative appointment at the Township's next annual Organizational Meeting.

Old Business

- NOPEC Energizing Grant ($14,369.00) — Noted for the record; no discussion or action required.
- Patio Bar & Grill / Agreed Judgment Entry Update — The Chairman reported that the matter has been referred to the Township prosecutor's office and remains outside the Board's direct involvement pending resolution.
- New Township Website Contract — Addressed under Trustee Davis's report above; see the Company 119 motion.

New Business

Red Cross Adam Hall Schedule: The Board discussed the Red Cross's request to increase its blood drive schedule at Adam Hall from bi-monthly to monthly. Due to ongoing concerns regarding facility cleanliness following use by various organizations, the Board determined to maintain the current bi-monthly schedule and discussed the possibility of relocating the blood drive to Town Hall once renovations there are complete.

Motion: Continue the Red Cross blood drive schedule at Adam Hall on the current bi-monthly (every-other-month) basis.
Moved by: M. Troyan Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Resolution 2026-07 – Resolution of Necessity for Road Levy Renewal: Trustee Cavanagh read the resolution, based on certification from the Geauga County Auditor pursuant to R.C. 5705.03(B)(2), finding that taxes raised within the ten-mill limitation would be insufficient to meet the Township's necessary road construction, reconstruction, resurfacing, and repair requirements. The resolution provides for a renewal of an existing one-mill levy (originally approved in 2008) for a five-year period, to appear on the November 3, 2026, ballot, first levied in 2027 with first collection in 2028.

Motion: Adopt Resolution 2026-07, Resolution of Necessity for renewal of the existing one-mill road levy and direct the Fiscal Officer to certify the resolution to the Geauga County Board of Elections.

Moved by: P. Cavanagh Seconded by: M. Troyan
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Resolution 2026-08 – Adopt Fiscal Year 2027 Budget: The Fiscal Officer read the resolution adopting the Auburn Township budget for the fiscal year beginning January 1, 2027, as presented on the financial worksheet attached to the resolution, consistent with the Board's prior budget hearing discussion.

Motion: Adopt Resolution 2026-08, adopting the Fiscal Year 2027 Township budget as presented.
Moved by: M. Troyan Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Resolution 2026-09 – Reallocation of Funds: The Fiscal Officer read the resolution authorizing a permanent interfund transfer of $55,427.00 from the Gasoline Tax Fund (Fund 2021) to the Miscellaneous Capital Projects Fund (Fund 4903), consistent with prior Resolution 2023-35 and Ohio Revised Code 5705.13(C), to fund acquisition of a single-axle dump truck with plow.

Motion: Adopt Resolution 2026-09, authorizing an interfund transfer of $55,427.00 for acquisition of a single-axle dump truck with plow.
Moved by: M. Troyan Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

OTARMA Representative Appointments: Addressed under the Fiscal Officer's report above.

The Board also discussed the condition of facilities used at no charge by community organizations, prompted by a report that Adam Hall has not consistently been cleaned to standard following recent events. The Board discussed establishing a security deposit or cleaning-fee policy and agreed to defer final guidelines pending input from Township maintenance staff.

Motion: Approve JFD Landscapes' proposal, at a cost of $1,386.85, to add screened topsoil, seed, and straw around the septic area and west side of the community park building following rough grading.
Moved by: R. Davis Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

Public Comments

Resident Mark Kolanz commented on the prosecutor's noise-enforcement response, stating that the absence of directly applicable case law does not preclude enforcement, and requested that the question submitted to the prosecutor and the prosecutor's response (see response above under Guest Presentation) be released as part of the public record.

The question submitted to the prosecutor is as follows:

"At the board of trustee meeting last night, we agreed to see if you would be so kind to give us some clarification on a section in our zoning. The background is that a resident wants to ride his dirt bike or dirt bikes and even build a track for them. The main recurring issue that neighbors are questioning is noise. Our zoning inspector agreed last night that Auburn does not have a measurable noise resolution for residential areas. There is, however, Section 3.02(5), that is in question as it reads: The below statement is ambiguous in nature, and there is no measurable or quantifiable means to apply this statement. What are your thoughts? That is, can zoning enforce this statement as it's written, towards a dirt bike versus a leaf blower, for example? If this statement is not enforceable, should it be revised or removed? And the statement or the provision is attached for review."

Deb Standley, on behalf of the Boy Scouts, thanked the Fire Department, the Board, and the community for support of the July 4th picnic and parade.

The Board noted receipt of a letter from the Geauga County Department of Aging thanking the road crew for assisting more than 100 seniors during a recent senior trash pickup event.

The Board reported that longtime Board of Zoning Appeals member Doug Hogan recently passed away and noted that Adam Hall maintenance worker Matt Blowers was seriously injured in a vehicle accident and is expected to have an extended recovery.

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held 20

Save the Date

- 07/14/2026 – Board of Zoning Appeals Meeting, Admin Building, 7:00 p.m.
- 07/16/2026 – Public Hearing for ZC2026-01, Admin Building, 7:00 p.m.
- 07/16/2026 – Zoning Commission Regular Meeting, following the Public Hearing
- 07/20/2026 – Board of Trustees Regular Meeting, Admin Building, 7:00 p.m.
- 08/03/2026 – Board of Trustees Regular Meeting, Admin Building, 7:00 p.m.
- 08/19/2026 – Red Cross Blood Drive, Adam Hall, 10:00 a.m. – 3:00 p.m.
- 09/26/2026 – Fire Department Clambake

Adjournment

Motion: Adjourn the meeting.
Moved by: M. Troyan Seconded by: P. Cavanagh
Vote: 3-0 (Cavanagh: Yes; Davis: Yes; Troyan: Yes)

RECORD OF PROCEEDINGS

Minutes of Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____ 20 _____

3. Summary of Formal Motions and Vote Outcomes

#	Agenda Item	Motion	Moved By	Seconded By	Vote
1	Guest Presentation	Read into the record the prosecutor's written response regarding zoning noise enforcement	M. Troyan	P. Cavanagh	3-0 Approved
2	Minute Approval	Approve Regular Meeting minutes of 06/15/2026	P. Cavanagh	M. Troyan	3-0 Approved
3	Minute Approval	Approve Special Meeting minutes of 06/24/2026	M. Troyan	R. Davis	3-0 Approved
4	Trustee Report (Davis)	Approve Company 119 proposal for website redesign (15 pages, $2,700)	R. Davis	M. Troyan	3-0 Approved
5	Fiscal Officer Report	Appoint Fiscal Officer as OTARMA representative and Chairman as alternate representative	P. Cavanagh	R. Davis	3-0 Approved
6	Fiscal Officer Report	Continue group health coverage with Medical Mutual for the plan year beginning 09/01/2026	M. Troyan	P. Cavanagh	3-0 Approved
7	New Business	Continue the Red Cross blood drive schedule at Adam Hall on a bi-monthly (every-other-month) basis	M. Troyan	P. Cavanagh	3-0 Approved
8	New Business	Adopt Resolution 2026-07, Resolution of Necessity for renewal of the road levy	P. Cavanagh	M. Troyan	3-0 Approved
9	New Business	Adopt Resolution 2026-08, adopting the Fiscal Year 2027 Township budget	M. Troyan	P. Cavanagh	3-0 Approved
10	New Business	Adopt Resolution 2026-09, reallocation/interfund transfer of $55,427.00 for dump truck acquisition	M. Troyan	P. Cavanagh	3-0 Approved
11	Trustee Report (Cavanagh)	Approved payment to Phillips Paving LLC per county engineer's recommendation ($733,206.50)	P. Cavanagh	M. Troyan	3-0 Approved
12	Trustee Report (Davis)	Approve JFD Landscapes Park restoration work ($1,386.85)	R. Davis	P. Cavanagh	3-0 Approved
13	Adjournment	Adjourn the meeting	M. Troyan	P. Cavanagh	3-0 Approved

4. Action Items

Action Item	Owner	Deadline / Timing
Certify Resolution 2026-07 (road levy renewal) to the Geauga County Board of Elections	Fiscal Officer D. Matsko	On or before August 5, 2026, 4:00 p.m.
Issue payment to Phillips Paving LLC per county engineer's recommendation ($733,206.50)	Fiscal Officer D. Matsko	As soon as practicable
Complete JFD Landscapes restoration work at the community park ($1,386.85)	Trustee R. Davis / M. Fenstermaker	Not specified
Review inclusion of Auburndale/White Oak intersection base-repair costs (approx. $34,000) in county payment and confirm against township budget	Trustee P. Cavanagh / Fiscal Officer D. Matsko	Not specified
Proceed with Company 119 website redesign per approved 15-page plan	Trustee R. Davis	Not specified (in progress)
Prepare cleaning/deposit policy for organizations using Adam Hall and Town Hall free of charge	Board of Trustees, pending input from M. Blowers upon his return	Not specified
Evaluate relocating the Red Cross blood drive from Adam Hall to Town Hall	Trustees M. Troyan / P. Cavanagh	Once Town Hall renovations are fully complete
Add pavilion rental fee schedule and OTARMA representative appointment to the Township's next Organizational Meeting minutes	Fiscal Officer D. Matsko / Trustee P. Cavanagh	Next Organizational Meeting
Release the prosecutor's written question and response on noise enforcement as part of the public record	Fiscal Officer D. Matsko	Not specified

Minutes prepared from the meeting agenda and audio-derived transcript of the July 6, 2026, Auburn Township Board of Trustees regular meeting. Respectfully submitted, Daniel J. Matsko, Fiscal Officer.

RECORD OF PROCEEDINGS

Minutes of Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____ 20 _____

Daniel J. Matsko, Fiscal Officer

Michael S. Troyan, Chairman

Riley Davis, Vice-Chairman

Patrick J. Cavanagh, Trustee

July 20, 2026
Date

AUBURN TOWNSHIP

BOARD OF TRUSTEES MEETING AGENDA
Monday, July 6, 2026

7:00pm CALL TO ORDER:
- Chairman Michael S. Troyan

PLEDGE OF ALLEGIANCE

GUEST: John Nesi

MINUTE APPROVAL: Regular Meeting 06/15/2026
Special Meeting 06/24/2026

SCHEDULED REPORTS:
- Frank Kitko, Zoning Inspector

TRUSTEE & FISCAL OFFICER REPORTS:
- Patrick J. Cavanagh
- Riley Davis
- Daniel J. Matsko, Fiscal Officer

OLD BUSINESS:
- NOPEC Energizing Grant ($14,369.00)
- Patio Bar & Grill / Agreed Judgement Entry Update
- New Township Website Contract

NEW BUSINESS:
- Red Cross Adam Hall Schedule
- 2026-07 Resolution of Necessity for Road Levy Renewal
- 2026-08 Resolution to Adopt Fiscal Year 2027 Budget
- 2026-09 Resolution for Reallocation of Funds
- OTARMA Representative Appointments

PUBLIC COMMENTS

SAVE THE DATE:

07/14/26 - BZA Meeting, Admin Building 7:00pm
07/16/26 - Public Hearing for ZC2026-01, Admin Building 7:00pm
07/16/26 - Zoning Commission Regular Meeting Follows Public Hearing
07/20/26 - Board of Trustees Regular Meeting, Admin Building 7:00pm
08/03/26 - Board of Trustees Regular Meeting, Admin Building 7:00pm
08/19/26 - Red Cross Blood Drive, Adam Hall 10:00am-3:00pm
09/26/26 - Fire Department Clambake

AUBURN TOWNSHIP

Est. 1817

Auburn Township Board of Trustees

Meeting Attendance Sheet

July 6,2026

Please Sign in

	Print Name	Resident	Non-Resident
1	Deb Standley	✓	
2	Patti Phillips	✓	
3	Carl Schneider	✓	
4	Marc Kolonz	✓	
5	[illegible]	✓	
6	DAVE RYAN	✓	
7	JOHN HERSHEY	✓	
8	JOHN + MARY MARINO	✓	
9			
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CEMETERY REPORT JUNE 2026

3 INTERMENTS (2 ASHES, 1 FULL BURIAL)

6-18-2026 DOUBLE ASH IMTERMENT

6-11-2026 ASH INTERMENT

6-24-2026 FULL BURIAL

NO GRAVESITES SOLD

1 FOOTER FORM REMOVED

GRAVESITE SETTLING HAS BEEN ADDRESSED WHERE NEEDED WHEN WE'RE UP THERE AND HAVE THE TIME AND MATERIAL TO DO SO

A COUPLE MORE MONUMENTS WERE SET BY MEMORIAL COMPANIES

STILLNEED TO SPRAY POISON IVY IN A FEW LOCATIONS

AUBURN TWP ZONING REPORT

JUNE 2026

	Ja	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Agr/Other Exmptions													
Amendment													
Billboard													
Commercial Additions													
Comm Fence													
Comm New													
Comm Remodel			1										1
Comm Sign				3		1							4
Comm Sub Lease,													
Use Change													
Culvert/Ditching													
Dev Plan Review													
Denial	4	3	1	2		3							13
Duplex													
Ind Addition, Exist.Use													
Ind Use Change, SubLease													
Ind Fences													
Ind Remodeling													
Ind New Structure													
Ind Non-Res. Permitted													
Ind Sign													
Lake													
Land Use Plan, Dev activities													
Pond													
Res Acc Bldg Under 200													
Res Acc Bldg Over 200 sf			5	2	1	1							9
Res Addition		3		1	1	2							7
Res Deck		2	1	1									4
Res Fences	2	1		2	1								6
Res Interior Completion													
Res Other													
Res Patios						1							1
Res Remodel				1									1
Res Signs													
Res Signs Temp													
Res Signs Temp Bldg Const													
Res Signs S/D													
Res Demolition	1												1
Single Family Dwelling	1	1	1		1	3							7
Swim Pool Above Ground													
Swim Pool In Ground			1			1							2
Transient Vendor													
Variance/Cond Use/	4	5	1	5		2							17
Voided Receipts/Copies/Other				2									2
TOTALS	12	15	11	19	4	14							75

RESOLUTION 2026-07

DECLARING IT NECESSARY TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION

Rev. Code Sec. 5705.03, .19, .197

AUBURN TOWNSHIP [1] BOARD OF TRUSTEES

The Board of Trustees of Auburn Township [1], Geauga County, Ohio met in Regular [2] session on July 6, 2026 [3], at Auburn Township Admin Building 11010 Washington St. [4], with the following Trustees present:

Michael S. Troyan

Riley Davis

Patrick J.Cavanagh [5]

Patrick J. Cavanagh [6] moved the adoption of the following Resolution:

WHEREAS, the Board has received the certification from the County Auditor pursuant to R.C. 5705.03(B)(2), and the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of said Auburn Township [1], Geauga County, Ohio;

BE IT RESOLVED, by the Board of Trustees of Auburn Township [1], Geauga County, Ohio, has determined the amount of taxes which may be raised within the ten-mill limitation by levies on the current tax duplicate will be insufficient to provide an adequate amount for the necessary requirements of Auburn Township [1] and it is necessary to levy a tax in excess of such limitation for the purpose of: ORC 5705.19(G) [8]

For the general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges in municipal corporations, counties, or townships; [7]

in Auburn Township [1] as provided and authorized in Ohio Revised Code § ORC 5705.19(G) [8]; and

The levy is at a rate of 1.00 [9] mills for each one dollar of taxable value, which amounts to $20.00 [10] dollars for each one hundred thousand dollars of the County Auditor's market value, for a period of five years [11] and is a(n) renewal levy [12] which is a renewal of an existing 1.00 mill levy first voted on in 2008 [13]; and

The ballot measure shall be submitted to the entire township [14] and the tax shall be levied on the entire township [15] and within Geauga County [16]; and

The levy is to be placed on the ballot at the election held on November 3, 2026 [17], and shall first be levied in tax year 2027 [18] and begin collection in 2028 [19].

BE IT FURTHER RESOLVED, that the Fiscal Officer of the Auburn Township [1] be and he/she is hereby directed to certify a copy of this Resolution, along with Resolution 2026-05 [20] and the certification from the County Auditor received pursuant to R.C. 5705.03(B)(2) to the Board of Elections, Geauga County, Ohio on or before August 5, 2026 [21] by 4:00pm local time and notify said Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

MICHAEL STROYAN [22] seconded the Motion and the roll being called upon its adoption resulted as follows:

TRUSTEE	VOTE (YEA or NAY)
Michael S. Troyan	Yea
Riley Davis	Yea
Patrick J.Cavanagh [5]	Yea [23]

Adopted the 6 day of July, 2026 [24]

Daniel J Matsko [25]
Fiscal Officer

Auburn Township [1]
Geauga County, Ohio

The State of Ohio, Geauga County, ss.

I, Daniel Matsko [26], Fiscal Officer of Auburn Township [1], do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of said Auburn Township [1]; that the same has been compared by me with the Resolution on said Record and that it is a true and correct copy thereof.

Witness my signature, this 6 day of July 2026 [27]

Daniel J Matsko [28]
Fiscal Officer

PLACE APA STAMP HERE [29]

RESOLUTION 2026-08

ADOPTING THE BUDGET OF AUBURN TOWNSHIP FOR FISCAL YEAR BEGINNING JANUARY 01, 2027

The **Board of Trustees of Auburn Township**, Geauga County, Ohio met in regular session on the **6th day of JULY 2026**:

Present Were: Michael S. Troyan

Riley M. Davis

Patrick J. Cavanagh

Michael S. Troyan moved for the adoption of the following resolution:

BE IT RESOLVED by the Board of Trustees of Auburn Township, Geauga County, Ohio, that it is necessary to adopt the following:

> The Auburn Township Budget for the fiscal year 2027 is hereby adopted as presented on the financial worksheet attached hereto and made part of this Resolution.

Patrick J. Cavanagh seconded the resolution and the roll being called upon its adoption the vote resulted as follows:

Michael S. Troyan voted: YES

Riley M. Davis voted: YES

Patrick J. Cavanagh voted: YES

Adopted this 6th day of JULY, 2026

Daniel J Matsko, Fiscal Officer

RESOLUTION 2026-09
FOR REALLOCATION OF FUNDS

The **Board of Trustees of Auburn Township**, Geauga County, Ohio met in regular session on the **6th day of JULY 2026**:

Present Were: Michael S. Troyan

Riley M. Davis

Patrick J. Cavanagh

Patrick J. Cavanagh moved for the adoption of the following resolution:

BE IT RESOLVED by the Board of Trustees of Auburn Township, Geauga County, Ohio, that the following **PERMANENT REALLOCATION OF FUNDS** are necessary per prior **Resolution 2023-35**: **FOR THE ESTABLISHMENT OF A CAPITAL PROJECT FUND FOR THE PURPOSE OF THE ACQUISITION OF A SINGLE AXLE DUMP TRUCK WITH PLOW PURSUANT TO AND AS ALLOWED BY OHIO REVISED CODE § 5705.13(C)**

WHEREAS, it is the desire of the Board to authorize an interfund transfer of **$55,427.00** from **GASOLINE TAX FUND 2021 TO BE CERTIFIED INTO THE MISCELLANEOUS CAPITAL PROJECTS FUND 4903.**

Michael S. Troyan seconded the resolution and the roll being called upon its adoption the vote resulted as follows:

Michael S. Troyan voted: YES

Riley M. Davis voted: YES

Patrick J. Cavanagh voted: YES

Adopted this 6th day of JULY, 2026

Daniel J Matsko, Fiscal Officer

Bank Reconciliation

Reconciled Date 6/30/2026

Posted 7/3/2026 1:58:37 PM

Prior UAN Balance:		$3,404,184.04
Receipts:	+	$30,966.08
Payments:	-	$508,948.34
Adjustments:	+	-$250.00
Current UAN Balance as of 06/30/2026:		$2,925,951.78
Other Adjusting Factors:	+	$0.00
Adjusted UAN Balance as of 06/30/2026:		$2,925,951.78
Entered Bank Balances as of 06/30/2026:		$2,936,316.61
Deposits in Transit:	+	$0.00
Outstanding Payments:	-	$10,364.83
Outstanding Adjustments:	+	$0.00
Other Adjusting Factors:	+	$0.00
Adjusted Bank Balances as of 06/30/2026:		$2,925,951.78

Balances Reconciled

Governing Board Signatures

_____ _____ _____ _____ _____

_____ _____ _____ _____ _____

There are no outstanding receipts as of 06/30/2026.

There are no outstanding adjustments as of 06/30/2026.

Dan Matsko
7-6-26

Bank Balances

Reconciled Date 6/30/2026

Posted 7/3/2026 1:58:37 PM

Type	Name	Number	Prior Bank Balance	Calculated Bank Balance	Entered Bank Balance	Difference
Primary	PRIMARY		$1,348,925.61	$869,066.23	$869,066.23	$0.00
Investment	STARPLUS		$2,060,774.15	$2,067,250.38	$2,067,250.38	$0.00
		Total:	$3,409,699.76	$2,936,316.61	$2,936,316.61	$0.00

Outstanding Payments

Reconciled Date 6/30/2026

Posted 7/3/2026 1:58:37 PM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	8831	07/07/2025	CHARLES McBRIDE	$150.00
PRIMARY	Warrant	9253	06/01/2026	EBTESAM SALIBE	$1,440.00
PRIMARY	Warrant	9260	06/01/2026	HODGE'S PROPERTY SERVICES LLC	$250.00
PRIMARY	Warrant	9265	06/01/2026	PATRICK J. CAVANAGH	$13.78
PRIMARY	Warrant	9268	06/01/2026	GEAUGA COUNTY TOWNSHIP ASSOCIATION	$140.00
PRIMARY	Warrant	9272	06/15/2026	TEAMSTERS LOCAL UNION 507	$300.00
PRIMARY	Warrant	9274	06/15/2026	MELZER'S FUEL SERVICE CO.	$2,912.61
PRIMARY	Warrant	9277	06/15/2026	ST. JOHN FUNERAL HOME	$150.00
PRIMARY	Warrant	9278	06/15/2026	FRED DIETZ	$410.00
PRIMARY	Warrant	9281	06/15/2026	OTARMA	$4,598.44
					$10,364.83

FISCAL OFFICER REPORT JULY 6, 2026

Fiscal Officer Dan Matsko presented the payment list for payments processed since JUNE 15, 2026.

PAYMENT LISTING

• 22 ELECTRONIC PAYMENTS PROCESSED:	$ 74,684.06
• 22 WARRANTS PROCESSED:	$ 40,277.05
TOTAL:	$ 114,961.11

Fiscal Officer Dan Matsko presented the JUNE Bank Reconciliation and savings account balances.

SAVINGS ACCOUNTS AS OF JUNE 30, 2026

• PRIMARY CHECKING ACCOUNT BALANCE:	$ 869,066.23
• STAR OHIO BALANCE:	$ 2,067,250.38
TOTAL:	$ 2,936,316.61

Dan Matsko 7-6-26

Dan Matsko

Payment Listing

6/16/2026 to 7/6/2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
150-2026	06/16/2026	06/18/2026	CH	SAMS CLUB	$115.00	C
151-2026	06/16/2026	06/18/2026	CH	ILLUMINATING CO.	$3,553.49	C
152-2026	06/16/2026	06/18/2026	CH	WINDSTREAM WESTERN RESERVE INC.	$115.93	C
153-2026	06/16/2026	06/18/2026	CH	WINDSTREAM WESTERN RESERVE INC.	$147.83	C
154-2026	06/16/2026	06/18/2026	CH	STAPLES ADVANTAGE	$166.57	C
155-2026	06/16/2026	06/18/2026	CH	BLUE LAKE CLEANING	$194.56	C
156-2026	06/16/2026	06/18/2026	CH	WINDSTREAM WESTERN RESERVE INC.	$208.43	C
157-2026	06/16/2026	06/18/2026	CH	VISION SERVICE PLAN - (OH)	$247.64	C
158-2026	06/16/2026	06/18/2026	CH	Dumpster Bandit, LLC.	$657.00	C
159-2026	06/16/2026	06/18/2026	CH	PUBLIC EMPLOYEES RETIREMENT SYSTE	$12,962.34	C
160-2026	06/18/2026	06/18/2026	CH	SAMS CLUB	$653.12	C
161-2026	06/18/2026	06/18/2026	CH	BUREAU OF WORKERS COMPENSATION	$394.91	C
162-2026	06/25/2026	06/23/2026	CH	AHOLA CORPORATION	$32,146.42	C
163-2026	06/24/2026	06/27/2026	CH	VISA	$2,228.71	C
164-2026	06/29/2026	07/01/2026	CH	SPECTRUM	$108.72	C
165-2026	06/29/2026	07/01/2026	CH	WINDSTREAM WESTERN RESERVE INC.	$271.63	C
166-2026	06/30/2026	07/01/2026	CH	OHIO DEFFERRED COMPENSATION	$30.00	C
167-2026	06/30/2026	07/01/2026	CH	OHIO DEFFERRED COMPENSATION	$1,400.00	C
168-2026	06/30/2026	07/03/2026	CH	BURNHAM & FLOWER	$1,973.03	C
169-2026	07/02/2026	07/03/2026	CH	WINDSTREAM WESTERN RESERVE INC.	$118.21	O
170-2026	07/02/2026	07/03/2026	CH	SUN LIFE FINANCIAL	$140.99	O
171-2026	07/03/2026	07/04/2026	CH	MEDICAL MUTUAL OF OHIO	$16,849.53	O
9293	07/06/2026	07/06/2026	RW	GABBY DEHOFF	$180.00	O
9294	07/06/2026	07/06/2026	RW	LINDA WEIR	$175.00	O
9295	07/06/2026	07/06/2026	RW	CHRISTINE LANHAM	$175.00	O
9296	07/06/2026	07/06/2026	RW	AMY WOODARD	$150.00	O
9297	07/06/2026	07/06/2026	RW	MARIANNE GONTERO	$300.00	O
9298	07/06/2026	07/06/2026	RW	DURAMAX MARINE	$300.00	O
9299	07/06/2026	07/06/2026	RW	CHERYL KOZA	$300.00	O
9300	07/06/2026	07/06/2026	AW	CAVES ROAD CONSTRUCTION CO INC	$31,675.00	O
9301	07/06/2026	07/06/2026	AW	RUTH CAVANAGH	$1,217.40	O
9302	07/06/2026	07/06/2026	AW	MELZER'S FUEL SERVICE CO.	$1,270.23	O
9303	07/06/2026	07/06/2026	AW	MICHAEL S. TROYAN	$1,217.40	O
9304	07/06/2026	07/06/2026	AW	MATTHEW BLOWERS	$1,060.00	O
9305	07/06/2026	07/06/2026	AW	KINETICO QUALITY WATER SYSTEMS	$48.40	O
9306	07/06/2026	07/06/2026	AW	KARLOVEC MEDIA GROUP	$108.80	O
9307	07/06/2026	07/06/2026	AW	TL SERVICE CENTER	$569.84	O
9308	07/06/2026	07/06/2026	AW	GILLMORE SECURITY SYSTEMS,INC.	$75.00	O
9309	07/06/2026	07/06/2026	AW	Buckeye Power Sales Co., Inc.	$920.00	O
9310	07/06/2026	07/06/2026	AW	Cuyahoga Asphalt Materials	$90.00	O
9311	07/06/2026	07/06/2026	AW	SUNRISE SPRINGS WATER COMPANY	$151.15	O
9312	07/06/2026	07/06/2026	AW	D.J.M. SALES	$107.00	O
9313	07/06/2026	07/06/2026	AW	INDUSTRIAL CONNECTIONS	$57.33	O
9314	07/06/2026	07/06/2026	AW	ARIS	$129.50	O

Total Payments: $114,961.11

Total Conversion Vouchers: $0.00

Dan Matzko
7-6-26

AUBURN TWP ZONING REPORT

JUNE 2026

	Ja	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Agr/Other Exmptions													
Amendment													
Billboard													
Commercial Additions													
Comm Fence													
Comm New													
Comm Remodel			1										1
Comm Sign				3		1							4
Comm Sub Lease,													
Use Change													
Culvert/Ditching													
Dev Plan Review													
Denial	4	3	1	2		3							13
Duplex													
Ind Addition, Exist.Use													
Ind Use Change, SubLease													
Ind Fences													
Ind Remodeling													
Ind New Structure													
Ind Non-Res. Permitted													
Ind Sign													
Lake													
Land Use Plan, Dev activities													
Pond													
Res Acc Bldg Under 200													
Res Acc Bldg Over 200 sf			5	2	1	1							9
Res Addition		3		1	1	2							7
Res Deck		2	1	1									4
Res Fences	2	1		2	1								6
Res Interior Completion													
Res Other													
Res Patios						1							1
Res Remodel				1									1
Res Signs													
Res Signs Temp													
Res Signs Temp Bldg Const													
Res Signs S/D													
Res Demolition	1												1
Single Family Dwelling	1	1	1		1	3							7
Swim Pool Above Ground													
Swim Pool In Ground			1			1							2
Transient Vendor													
Variance/Cond Use/	4	5	1	5		2							17
Voided Receipts/Copies/Other				2									2
TOTALS	12	15	11	19	4	14							75

My name is John Nesi, Auburn resident and alternate member of the Zoning Board of Appeals. I am familiar with the zoning resolution and would like to confirm a couple of points with Zoning Inspector Frank Kitko regarding Mr. Epprecht and his dirt bike club's proposed motocross track at 19122 Munn Road, as described at last month's Trustee meeting.

Frank, Auburn's R-1 and R-2 districts are intended to preserve low-density, single-family residential character and compatible uses. More intensive recreational uses, such as golf courses, are treated as conditional uses subject to strict standards, which shows that active recreational facilities are not automatically permitted in residential zones and must be evaluated for compatibility. According to Section 4.03, a motocross or dirt-bike track is not listed as a permitted or conditional use in R-1. In addition, Section 3.02 states that no land or structure may be used in a way that is unhealthy, hazardous, noxious, or otherwise injurious to public health, safety, comfort, or general welfare, and specifically prohibits air pollutants such as dust and exhaust, as well as objectionable noise and vibration, in all districts. Is that consistent with your interpretation?

Operating multiple motocross cycles, especially as a club activity on a frequent basis, in a R-1 zoned district, is a high-intensity, high-noise recreational use, involving operation of off-road motorcycles close to adjacent properties and homes. It is fundamentally different in character, noise, traffic, and safety impacts from the low-density residential uses intended for an R-1 district and is not identified as a conditional use in any zoning district in the resolution. Allowing such a use in R-1 would contradict the Township's land-use plan and undermine homeowners who purchased in reliance on the R-1 designation and an expectation of quiet enjoyment of their property.

As the governing body established under Ohio Revised Code R.C. 505.01, the Board of Township Trustees is responsible for managing township affairs and exercising zoning authority to protect the health, safety, and welfare of residents. That includes preventing incompatible land uses in established residential districts and protecting residents from nuisances such as excessive noise. Auburn Township fulfills its duty to protect existing residents by enforcing the zoning resolution, as written, by recognizing Mr. Epprecht's proposed use of multiple motocross bikes on his property, regardless of whether a track or trail is built, is not a permitted or conditional use in R-1..

As follow up to previous noise level discussions by this board: Under Ohio nuisance law, a private nuisance is an unreasonable interference with another's use and enjoyment of property, and excessive noise is a well-recognized example. The Ohio Supreme Court in State v. Carrick upheld regulation of "excessive noise," including noise so loud that it prevents neighbors from sleeping as clearly "excessive." That principle applies here:

intense, recurring motocross noise that significantly disrupts neighboring residents' quiet enjoyment is exactly the kind of conduct Ohio law treats as objectionable and subject to regulation. Mr. Kitko has already advised Mr. Epprecht that use of any motocross bikes can be considered a noise issue and potential nuisance.

Geauga Public Health has a process to investigate nuisance complaints, seek voluntary abatement, hold hearings, and, if needed, refer matters to the Prosecutor. Allowing a dirt-bike club and course in R-1 will generate ongoing complaints, enforcement demands, and neighbor conflict that could be avoided by not permitting this fundamentally incompatible use in the first place. The Board should consider that likely administrative and enforcement burden on Township and County entities.

Current property owners in this established R-1 neighborhood made investment and life decisions based on the residential zoning classification and the expectation of a quiet, low-intensity environment. Introducing a high-noise and high-use motocross cycles in this R-1 zoned district would dramatically alter neighborhood conditions, depress property values, and frustrate the legitimate expectations of homeowners who relied on the Township's zoning map and regulations. This is not a minor variance or low-impact accessory use; it is a fundamentally different land-use category that belongs, if at all, in non-residential or specially designated zoning districts.

Over 350 residents have signed a petition opposing this proposed use and request that you enforce our zoning resolution, which does not list such a use as either a permitted or conditional use in R-1.

For the reasons stated above, I respectfully request that the Auburn Township Board of Trustees:

Confirm that a motocross dirt-bike course or racetrack is not a permitted or compatible use in the R-1 district under the Auburn Township Zoning Resolution and deny any zoning permit, or variance that would authorize such a use at this location.

Recognize that the proposed course or racetrack will create an ongoing nuisance through excessive and objectionable noise, inconsistent with Ohio nuisance principles and with the quiet enjoyment expectations of residents in an R-1 neighborhood, as reflected by the 350 signatures opposing it.

Affirm the Township's commitment to protecting the health, safety, and welfare of residents by preserving the low-density residential character of existing R-1 districts and declining to introduce high-intensity recreational motor-vehicle uses into these areas.

I do not believe it is coincidence that Trustee Davis is regularly consulted by Mr. Epprecht. His presence at test rides and publicly suggesting noise abatement mounds of dirt on the same day Mr. Epprecht solicits over 200 loads of fill dirt for privacy mounds appears as collusion. In his short tenure, Trustee Davis has supported some worthwhile township improvements, however, his continued debate and public support of motocross noise level acceptability conflicts with his responsibility to support and defend our zoning resolution. Mr. Davis has shown personal bias in favor of Mr. Epprecht's track endeavors, counter to the overwhelming number of constituents opposed to it.

I believe a Trustee who knowingly assists an applicant in circumventing or violating the zoning resolution would be engaging in misconduct in office and an abuse of their authority. Coaching an applicant on ways to evade the zoning resolution, while holding a public office, would raise serious concerns about malfeasance in office and breach of public trust.

In light of overwhelming community opposition to Mr. Epprecht's intended barndominium clubhouse and motocross course, I believe Mr. Davis should either abstain from any and all activities regarding this matter; including consulting with Mr. Epprecht on ways to circumvent or violate the township zoning resolution or voluntarily resign as Trustee.

I appreciate your attention to this matter and your continued service to the residents of Auburn Township.

3.02 MAINTENANCE STANDARDS: No land or structure shall be used in any way which is unhealthy, hazardous, noxious or otherwise injurious to public health, safety, comfort or general welfare. Accordingly, the following standards shall apply in all districts.

(a) General Standards: In addition to the other provisions of this Resolution and other Township, County and Ohio regulations related to injurious effects such as unsafe structures, the storage of unlicensed vehicles, health hazards and water pollution, the following standards.

(1) Air Pollution: No use shall pollute the air with fly ash, dust, gases or vapors beyond its lot lines.

(2) Erosion: No erosion by wind or water on any lot which adversely affects the use or drainage of any other lot shall be permitted.

(3) Flammable and Explosive Materials: The production, use or storage of flammable or explosive materials shall be prohibited, unless approved by the-

Township Fire Department and Ohio Fire Marshall

(4) Light Trespass - No use shall cause light trespass resulting in either glare or direct glare. 11/19/13

Noise: No use shall emit noise which is objectionable due to volume, frequency or beat beyond its lot lines and as further regulated for business and industrial districts in Section 4A.12. Devices such as sirens used solely for public safety or emergency purposes are exempt from this standard. 7/19/17

(6) Noxious Substances: The storage of any substance producing odor or dust shall be located at least 50 feet from any lot line. 3/6/13

(7) Radio and Electrical Disturbances: No use shall emit radio or electrical disturbances beyond its lot lines.

(8) Vibrations: No use creating vibrations beyond its lot lines shall be permitted.

Schedule 4.03(k): Residential District Schedule

DISTRICTS & USES [1]	MINIMUM LOT AREA (Acres)	MINIMUM LOT WIDTH (Feet)	MINIMUM YARD DEPTH (Feet)			MAXIMUM LOT COVERAGE [4]
			FRONT	SIDE	REAR	
R-1 DISTRICTS						
Permitted Main Uses:						
Reserved						
Single Family Dwellings 8115118	3.00	200[2]	65	30	50	10%
Adult Group Homes	3.00	200[2]	65	30	50	10%
Adult Family Homes	3.00	200[2]	65	30	50	10%
Public Facilities	3.00	200	100	50	50	20%
Family Cemetery (5) 2/2025	NIA	NIA	NIA	NIA	NIA	NIA
Conditional Uses:						
Cemeteries	5.00	300	100	100	100	5%
Churches	3.00	200	100	50	100	20%
Golf Course (7121/10)	50.00	300	100	100	100	20%
Quarries	20.00	300	100	100	100	5%
Family Cemetery (5) 2/2025	NIA	NIA	NIA	NIA	NIA	NIA
R-2 DISTRICTS						
Permitted Main Uses:						
Agriculture	5.00	150	65	50	50	5%
Single Family Dwelling 8115/18	2.00	175[2][3]	65	30	50	10%
Adult Group Homes	2.00	175[2][3]	65	30	50	10%
Adult Family Homes	2.00	175[2][3]	65	30	50	10%
Public Facilities	3.00	200	100	50	50	20%
Family Cemetery (5) 212025	NIA	NIA	NIA	NIA	NIA	NIA
Conditional Uses:						
Cemeteries	5.00	300	100	100	100	5%
Churches	3.00	200	100	50	100	20%
Golf Course (7121/10)	50.00	300	100	100	100	20%
Quarries	20.00	300	100	100	100	5%

(1) See Use Definitions (2.02), Zoning Map (Appendix 8), Dwellings (5.01), Accessory Uses (5.02) and Conditional Uses (5.03)
(2) See 4.03(d).
(3) Comer Lois shall have a Minimum Loi Area of2.00 acres, and a Minimum Loi Width of200 feel.
(4) See 4.03(h) for Maximum Building Heights.
(5) For the protection and sanctity oflhe family cemetery, an affidavit offael per ORC 5301.252 regarding locaiion may be filed with the County Recorder's Office. 2/2025