

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a special meeting session at 5:30 p.m., on May 21, 2024, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak, Mr. John Paul Dress, Mr. David Hirt

Mr. / Ms. Rozak introduced the following resolution and moved its adoption:

RESOLUTION NO. 10 - 2024

**RESOLUTION TO PROCEED WITH THE
REPAIR OF THE DEFECTIVE STRUCTURE FOR THE PROPERTY
LOCATED AT 8180 E. HARBOR ROAD,
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

PREAMBLE

WHEREAS, on or about March 6, 2024, the Board of Trustees (the “Board”) sent Klaus Pfisterer (“Owner”), a courtesy notice that the property at 8180 E. Harbor Road, Danbury Township, Ottawa County, Marblehead, Ohio 43452 (PIN# 0140832728340000) (the “Property”) was being investigated by Danbury Township (the “Township”) for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken with regard to the former Dry Dock bar & restaurant (the “Structure”), including the possibility of demolition, located on the property in the unincorporated area of Danbury Township, Ottawa County, Ohio; and

WHEREAS, on or about April 11, 2024, the Board sent notice via certified mail to the Owner(s) of the Property, and any lienholders of record, that the Board would be providing them an opportunity during a special meeting on May 21, 2024, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

WHEREAS, on or about March 7, 2024, the Board received a letter from the Danbury Township Fire Chief finding that the Structure was secure pursuant to Section 505.86 of the Ohio Revised Code; and

WHEREAS, during said hearing, May 21, 2024, Owner, Klaus Pfisterer, was present and entered into agreement with the Board, by this Resolution, that he would make arrangements to provide maintenance and repair to the Structure located at 8180 E. Harbor Road, Marblehead, Ohio.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by Klaus Pfisterer, located at 8180 E. Harbor Road, Marblehead, Ohio 43440 (PIN# 0140832728340000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective and in need of repair pursuant to Section 505.86 of the Ohio Revised Code, hereby ordering the following actions:

Section 1: The Board orders the Owner of the Property to execute and complete the exterior maintenance and repairs of the Structure within 45 days or before June 30, 2024.

Section 2: Exterior maintenance and repairs of the Structure includes but is not limited to; repair or replacement of flashing along the roof line, paint the entry plywood window coverings brown, repaint the front façade white portions of the building, as needed; and

Section 3: If the Owner needs an extension of time to complete and execute Section 2 herein, the Owner must contact the Zoning Inspector no later than June 21, 2024.

and report the reasoning for such request in-person before the Board of Trustees at their regular meeting June 26, 2024.

- Section 4:** If the Owner fails to execute and complete the exterior repairs, or request an extension, or remain active in the work being conducted by June 30, 2024, then pursuant to Section 505.86 of the Ohio Revised Code, it is the Board's intention to enter the property to repair the exterior of the defective structure; and
- Section 5:** The Board authorizes the Zoning Inspector to enter into a contract after said date, with a suitable person and/or entity to have the Structure repaired at a cost not to exceed \$7,000.00.
- Section 6:** The Board hereby directs and orders that all expenses incurred in the exterior repair of the Structure shall be paid from the unappropriated monies in the Township's general fund.
- Section 7.** The Fiscal Officer shall report all expenses that the Township incurs in the exterior repair of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.
- Section 8.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.


This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr/ Ms. Dress seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Rozak - Yes ; Mr. Dress - Yes ; Mr. Hirt - Yes

ADOPTED this 21st day of May, 2024.

Attest:



Fiscal Officer
Carolyn Adams

Board of Trustees
Danbury Township
Ottawa County, Ohio



Dianne M. Rozak



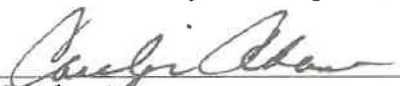
John Paul Dress



David M. Hirt

AUTHENTICATION

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 21st day of May, 2024 and filed with the Danbury Township Fiscal Officer.



Carolyn Adams
Danbury Township Fiscal Officer

OWNER ACKNOWLEDGEMENT

Now comes the Owner of 8180 E. Harbor Road, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0140832728340000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 21st day of May, 2024 and agrees to abide by the stipulations set-in and by the dates established.



Klaus Pfisterer, Owner