

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a regular meeting session at 6:00 p.m., on June 26, 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 – B**

**RESOLUTION TO MODIFY PREVIOUS TRUSTEE RESOLUTION 10-2024  
REGARDING THE REPAIR OF THE DEFECTIVE STRUCTURE FOR THE  
PROPERTY LOCATED AT 8180 E. HARBOR ROAD,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on May 21, 2024, the Board of Trustees (the “Board”) adopted Resolution 12-2024 determining that the property owned by Klaus Pfisterer (“Owner”), located at 8180 E. Harbor Road, Danbury Township, Ottawa County, Marblehead, Ohio 43452 (PIN# 0140832728340000) (the “Property”) contained the former Dry Dock bar & restaurant (the “Structure”) that was structurally defective and in need of repair pursuant to Section 505.86 of the Ohio Revised Code, and

**WHEREAS**, Section 1 of Resolution 10-2024, ordered the Owner(s) of the Property to execute and complete the exterior maintenance and repairs of the Structure on or before June 30, 2024; and

**WHEREAS**, Section 2 of Resolution 10-2024, 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

**WHEREAS**, at the June 26, 2024, Trustee regular meeting, the Owner, Klaus Pfisterer attended and was present at the meeting requesting additional time to complete the repair and replacement of flashing along the roof line.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby agrees to extend additional time to 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 on or before July 26, 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 fails to execute and complete the exterior repairs by July 26, 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 4:** 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 5:** 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 6.** 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 7.** 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 26<sup>th</sup> day of June, 2024.

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Attest:

Brinkley Paul  
Fiscal Officer  
Brinkley Paul

Dianna M. Rozak  
Dianna M. Rozak  
John Paul Dress  
John Paul Dress  
David M. Hirt  
David M. Hirt

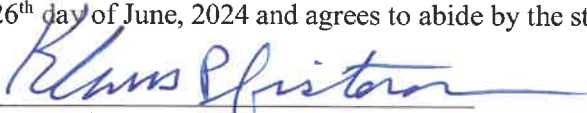
**AUTHENTICATION**

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 26<sup>th</sup> day of June, 2024 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
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 26<sup>th</sup> day of June, 2024 and agrees to abide by the stipulations set-in and by the dates established.



Klaus Pfisterer

Klaus Pfisterer, Owner