

RECORD OF PROCEEDINGS

Date: July 7, 2026, 4:00pm

Hearing regarding: Appeal of Resolution 20260603-01

Property Address: 14567 View Dr Newbury, Oh 44065

Trustees present: Greg Tropf, David Lair, Carly Sayre

Staff / other officials: Nick Bellas- Zoning Inspector, Amy Lydan- Zoning secretary

Applicant/Guests Present: Travis Bailey, Jennifer Bailey, Roger Mezak

Roll was taken and attendance is reflected as stated above

The Special meeting of the Board of Trustees of Newbury Township was called to order at 4:00 p.m., July 7, 2026, at the Newbury Township Fire Station. Trustees Gregory Tropf, David Lair, Jr., and Carly Sayre were in attendance.

Mr. Tropf opened the meeting with the Pledge of Allegiance.

Notable minutes as to what transpired at the hearing:

Mr. Tropf, Chairman stated:

This is a public hearing pursuant to Ohio Revised Code §505.86 challenging an Order requiring demolition of the structure on the property located at 14567 View DR. Newbury, OH 44065, Permanent Parcel Number 23-021300. Travis Bailey, the owner of record requested the hearing.

The hearing is being electronically recorded.

Newbury Township Zoning Inspector Nick Bellas may present evidence and arguments to support the claim that the structure is a nuisance and a threat to public health, safety and welfare and should be demolished.

Travis Bailey, the owner of record, may present evidence and arguments to support his claim that the structure is not a nuisance and a threat to public health, safety and welfare and should not be demolished.

Testimony may then be received from any other interested parties.

Mr. Bellas- So I was made aware of this property in mid-March, I don't remember the exact date. I went out there to look at it and took some photos and eventually ended up talking to Mr. Baily about it. I don't remember the exact date of the conversation. Basically, he had purchased it about five years ago and at some point, he had gotten a building permit to start renovations. The permit has expired so I contacted the building department and asked them to come out and reinspect it. They did and they determined in a letter to me that they deem it unsafe, unsecure and uninhabitable. I will go through the exhibits in a little bit. With that information I presented it to the trustees for review. Back in 2014 the trustees were made aware of this property, and a motion was made to demolish it at that time. However, I believe it was not followed through with a resolution because there was still an active building permit and when there is an active permit the building department will not give us the letter saying it's unsecure when there is an active permit. That's why I re-contacted them and they came out to inspect and provided the letter. At that point I presented to the trustees and a resolution was made to demolish the property

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because it was a blighted structure and a nuisance. The owner was made aware and I advised him of his option to appeal and he did appeal, so that is why we are here today. Your legal authority to do this is ORC 505.86. Now I will go through the exhibits, if you have any questions you can ask.

Exhibit 2 is a letter advising the owner that a resolution was passed that was sent to him.

Exhibit 3 is the owners appeal to us

Exhibit 4 is record of proceedings from the August trustees meeting where a motion was made regarding the demolition of the structure. Mr. Boksansky was the zoning inspector at that time

Exhibit 5 is the resolution the board passed to demolish the structure

Exhibit 6 is the information from the county recorder's office verifying Mr. Baily is the owner of the property

Exhibit 7 is an ariel view of the property from the county auditor's website

Exhibit 8 is various pictures. The ones from 2024 were taken by the previous zoning inspector. There is – a, b, c.

Exhibit 8d are photos that I took which show the property in its current state d-j are photos I took

Exhibit 9a is a building permit that the county re-issued to Mr. Baily. It's the original and for some reason they just gave an extension. So, he does have a current permit for that.

Exhibit 9b is the letter that the building department gave me determining that the structure was unsafe, unsecure and uninhabitable. They also indicated that they observed no work started or inspections scheduled on that initial permit.

Exhibit 9c is another letter from the building department granting him an extension on the original permit. They are now extending it another 6 months.

Exhibit 10 is your authority under the Ohio Revised code to demolish the structure

Exhibit 11 is a notice about the meeting that was mailed

Exhibit 12 is the meeting notice on the website

Those are all my exhibits. Does anyone have any questions

Ms. Sayre- is there a list of why it's uninhabitable

Mr. Bellas- They did not itemize. It's based upon there inspection of structural integrity, openings in sheeting, foundation, a number of factors

Ms. Sayre- nothing about mold or anything

Mr. Bellas- it was an exterior inspection, not interior

Mr. Tropf- the floor is yours Mr. Bailey

Mr. Bailey- Not Mike but the zoning inspector before him, John. I started with John about three years ago. He came to me and asked me to do something with the property, I think because somebody called on it. So, I went and did what John told me to do. I boarded up all the doors and windows and made it where it's not unsafe so nobody could get in and put no trespassing signs up. I did what he told me to do. Then I've been working on it here and there. Since I've owned it a lot has been done to the place. There were trees everywhere and the yard was full of debris. I have receipts for all of the dumpsters I used there. I have that to prove it, and I had to show that at the building department to get the extension on my permit. They just put an extension on my same permit like you said. So, I didn't have to pay for another permit. I know it's taken me some time to work on the place. I've had a lot of things happen over the last year and a half which has prevented me from jamming the place out. There has been work, it's been slow. I recently got a pole for temporary electricity. It's been inspected and passed. My plan was to completely renovate last year but as I said some things came up. But this year I plan on doing some stuff to it. I know it's an eyesore. I have fixed up at least 20 houses that are complete rehabs in Kiwanis Lake. I have done over 50 of the 200 houses in the Lake. I'm a big part of the community there. Suppose we tear the place down; the community is only going to

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get like property tax. They're not going to get house tax, and house tax is more than property tax. So, tearing it down doesn't make any sense because if I was to tear it down it would be very hard to put another building up there and so it would only be property tax. If there is no house, then were not giving the community their tax that they tax. Each house I do build up like that makes the community more money. I know it's a slow-going process. It's taken us some time. We don't have a million dollars to just get the house done in six months. It does take some time with some of these houses. We have several in there and they are beautiful cottage homes and they people who rent them out enjoy them. I guess that's about it. I know people are saying I haven't made progress, but I have. You don't see the inside. I've been gutting the place inside out. There are no holes. Those pictures are from 2024 when John was there. Now if you go look there are no holes. Every door is boarded up. It's not unsafe, it just doesn't look good. Plus, I've got quite a bit of money in it. To tear it down would really put a stress on us. The reason I'm doing this is for my wife and daughter and for our family to succeed in life.

Mr. Tropf- what all have you done. I know you said you cleaned the yard. What else have you done to the structure itself.

Mr. Bailey- we tore about 10 feet of the back off. What we are going to do is were in the next month or two were going to tear down the foundation and have the foundation redone. Lately we did go in and tear out insulation. I have the receipt for that. That's within since I got the permit. I've had the permit about a year and a half. I talked to Mike up there and asked if I need to get a new permit. He said no as long as you're doing something to it. Then the second time I talked to Mike, a little over 6 months, I didn't realize you had to call in again. I didn't know the rule required you to check in and get an inspection in case the permit expired. Maybe I misunderstood Mike, I don't think I did. As long as I am doing something to it then it shouldn't matter.

Mr. Tropf - Obviously and in my opinion, the exterior has got to get done quickly, siding, windows, roof... I would back off the interior and get the exterior and foundation repaired.

Mr. Lair- I think the biggest thing is safety and assurance. Were liable. If someone goes in there. I can see you did go in and cover the holes. But that's the biggest thing

Mr. Bailey- I understand the biggest thing is how it looks, and I understand Mr. Mezak wanting to get it torn down or something because he says he wants to sell his house and it's depreciating his house. I do understand that.

Mr. Tropf- Were in a situation where we have a resolution for it so now if something happens were on the hook. So, if we do agree to something and give you time to make repairs, that will be monitored, almost daily. We can't let it go on, and that's if this board decides to let you carry on with it.

Mr. Lair- Do you have a plan?

Mr. Bailey- My plan is to before winter have the foundation done, the box up and the roof on.

Mr. Tropf- the box up, so you will have it done.

Mr. Bailey- yes, walls, windows, roof

Ms. Sayre- how many parcels do you own

Mr. Bailey- How many in Kiwanis, like 75 or something

Ms. Sayre- so you can't use the funds from 75 parcels to fix this in 5 years

Ms. Bailey- the parcels are tiny, several for each house

Ms. Sayre- so how many houses

Mr. Bailey- We have like 7 houses for rent there and we have large mortgages on them. We just finished up a house on Laurel drive and that's been taking a lot of time. That's why I've been talking to Mr. Mezak. I just got done with that about 3 months ago. That's the plan is to get a loan off that, but we have the money for the foundation now.

Mr. Tropf- the foundation for me isn't enough.

Mr. Bailey- I plan on getting the box and everything before winter.

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Mr. Tropf- yes, I would like to see the outside shell before winter

Mr. Lair- is that doable

Mr. Bailey- yes, it's doable for me for sure. It does put a damper. I'm super busy I've got Bailey's home improvements, but yeah, it's doable.

Ms. Sayre- I have a question about why the inspector is having to come to you to fix it. Two inspectors have come and asked you to fix your own property. Why aren't you just fixing it prior to an inspector coming and telling you. I don't think it's fair to your neighbors, to Mr. Mezak to have to deal with this to be honest. It's wasting everyone's time to send an inspector out, two inspectors, plus trustees and all the legalities and your neighbors are the ones complaining about it.

Mr. Bailey- There is only one person complaining

Ms. Sayre- that's not true

Mr. Bailey- again, I have a dozen people over there who love what I do and have seen the houses that I put up there. It does take some time and it's hard to just jump into something. I understand Mr. Mezak's complaint. It's been awhile since I've done anything. Like I said I've had things come up. I plan on getting it done. Multiple inspectors, like zoning inspectors?

Ms. Sayre- yes, Mike then Nick

Mr. Bailey- Mike is from the building department

Ms. Sayre- John, then Mike, then now Nick. I just feel like we shouldn't be babysitting homeowners to fix their properties.

Mr. Bailey- I've actually done everything that the inspectors have told me to do. The first inspector told me to board doors and windows up and I did that right away.

Ms. Sayre- in 2024, why did we pass a motion to demolish if he was doing everything?

Mr. Tropf- That never moved forward. I think we lost that zoning inspector

Mr. Lair- I think that's when John and he spoke, and you do see before and after

Ms. Sayre- personally I don't want to take a vote, I want to extend this if we can do that and he fixes this then I don't want to take a vote on demolishing it today, yes or no. He needs a list of what we want done to be required in six months then if it's not done then we can come back.

Mr. Lair- what is our timeline. How long is the current permit?

Mr. Bailey- its 6 months, it was extended. I went up there when I found out from Nick and talked to him.

Ms. Sayre- Ok. I don't have your history, it's just a lot of time we are wasting on this one parcel. I'm taking your word for it if you get it done then we extend it to get it completed then extend the hearing date.

Mr. Tropf- can we do three months instead of six

Mr. Bellas- you can do whatever you want. Six months is just a proposal for your consideration. If you as a board decide to amend it, you can amend anything.

Mr. Tropf- the exterior is the main thing with me and what you have listed

Ms. Sayre- item three does say the interior will not commence until exterior is done

Mr. Lair- yes, once the shell is up, then it's fine to do interior

Mr. Bailey- I know it looks crappy and I know I need to get the exterior done asap. But three months would be very tough. This is the summer and I am stacked with work and short workers. I'm not going to make a big thing, but this is what's true. Three months is tough. Six months I can definitely do.

Ms. Sayre- I agree

Mr. Lair- can you do the foundation in 3 months

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Mr. Bailey- so over the next few weeks I'm doing quite a bit of demo. You can drive by the dumpster is being put there in a week and a half and you will see work going on.

Ms. Sayre- do you have tenants who can speak for you at next hearing. That might be good. I don't know if you asked them to come today.

Mr. Bailey- I didn't, I just wanted to see your mind, but yeah, sure

Mr. Tropic- If he gets it done there won't be another hearing. If we need to have a hearing it will be based on inspections by the county and township and we will address it then. Hopefully we don't need to do that.

Mr. Bailey- no I don't think you will. It sounds good to me.

Mr. Tropic- is everyone good for six months. We have Jan 7, 2027, listed here.

Mr. Bailey- it will happen before that but yeah, it sounds good.

Mr. Lair- so we need the shell and foundation in six months.

Mr. Bellas- we need to clarify what you mean by shell because the term can mean different things.

Ms. Sayre- it says on here

Mr. Tropic- your definition is good for me.

Mr. Bailey- I haven't mowed yet this year, but I will be there tromping on things. It's going to look like a work zone for a little while.

Mr. Tropic- Nick were going to go with your proposal here.

Mr. Bellas- yes, I spoke with the building department and asked if this was all possible in six months and he said yes. The other thing I would like to bring up is that once the exterior is done, we need the structure move-in ready by a certain point.

Mr. Baily- so that's tough to say. Right now, you are complaining it's unsafe and ugly. Once I get that stuff done it will look beautiful and won't bother anyone. I feel pressured.

Ms. Sayre- that's a fair point

Mr. Lair- let's get the six months and get the shell and then at that point we can see. As long as it's not sitting overgrown.

Ms. Sayre- he is here because it's unsightly and unsafe, so as long as he fixes that. I'm sure he wants someone to rent it at some point.

Mr. Bailey- yes, we have had three tenants pass away in the last eight months, so we had to renovate each one, that's been holding things up.

Mr. Bellas- so we are holding items IV, V, and VI in abeyance and just concentrate on the exterior.

Ms. Sayre- yes

Mr. Tropic- I also want to add driveway, that will be added.

Memorandum of Understanding

I. The exterior of the structure shall be fully enclosed and weather tight. New windows, doors, driveway, roof, sheathing/siding and foundation installed/repaired and inspected by the Geauga County Building Department as to building code compliance.

II. The exterior of the property shall be free of rubbish, and the grass shall be mowed on a regular basis.

III. The interior renovations shall not commence until the exterior renovations are completed and inspected.

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Mr. Tropf made a motion to accept the memorandum of understanding to avoid the immediate demolition of the structure with the dates listed and the definitions we discussed and the addition of the driveway to be completed by Jan 7, 2027.

Ms. Sayre seconded

Mr. Tropf called for a roll-call vote regarding the motion on the table.

Mr. Tropf- yes

Mr. Lair- yes

Ms. Sayre- yes

Motion Passed



Gregory Tropf - Chairman



David Lair, Jr. - Vice Chairman



Carly A. Sayre – Trustee



Amy Lydan- Zoning Secretary