

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Special Meeting
Held on Thursday, May 13, 2025 at 6:00 PM

Call to order: Steve Gerberry

Pledge: Completed

Roll Call: Steven Gerberry - Present	Richard Harkins - Present
Edward Whittaker - Present	Patrick Glunt - Present

Public Hearing:

This is a Public Hearing held pursuant to Ohio Revised Code §505.86 and §505.871 challenging an order requiring demolition of the structure and removal of the junk vehicles on the property located at 2188 North Glenwood Avenue, Niles, Ohio 44446, Permanent Parcel Numbers 24-160200 & 24-160300 (the “Property”) in Weathersfield Township. Danuta Krezeczowski, the widow of the deceased property owner Walter Krezeczowski, requested the hearing.

The hearing will be electronically recorded.

Law Director Cherry Lynne Poteet represented the Township. The following documents were presented as Exhibits for entry into the record:

1. A certified copy of Resolution 24-163 adopted by the Weathersfield Township Trustees at their meeting on October 8, 2024 declaring the structures on the Property to be a nuisance and threat to public health and safety as unfit for human habitation and ordering their demolition and a certified copy of Resolution Number 24-179 adopted by the Weathersfield Township Trustees at their meeting on November 12, 2024 declaring the vehicles on the property to be junk motor vehicles and requiring their removal.
2. A copy of the Minutes of the regular meeting of the Trumbull County Board of Health on February 8, 2024, including adoption of Motion 24-48, which declared the structures on the Property to be Unfit for Human Habitation.
3. A copy of the Health Department Structure Assessment of the Property dated February 2, 2024.
4. A copy of the lien report for the Property dated October 22, 2024.
5. A copy of the letter sent by certified mail dated October 24, 2024 to the Property owner, Walter Krezeczowski, and the lienholders, notifying them of the order to demolish the property and remove the junk vehicles and right to request a hearing and right to request a hearing.
6. A copy of the email chain acknowledging that Attorney Christopher Zuzolo, the attorney for the widow of the Property owner, left a voicemail message for Fiscal Officer Patrick Glunt on April 23, 2025 and that Law Director Cherry Poteet spoke with Attorney Christopher Zuzolo on April 25, 2025 confirming that he was requested a hearing.
7. A copy of the letter to Attorney Christopher Zuzolo, the attorney for the widow of the Property owner, dated April 25, 2025 setting the hearing for May 13, 2025 at 6:00 PM.
8. Photographs of the exterior of the Property taken January 10, 2023, November 9, 2023, and May 7, 2025 and photographs of the vehicles taken May 7, 2025 by Zoning Inspector Kelly Clarke.
9. A copy of a Weathersfield Township Police report and photographs dated January 16, 2021.

The Exhibits were entered into the record.

Danuta Krezeczowski, the widow of the deceased property owner, and her attorney Christopher Zuzolo, was provided the hearing giving them the opportunity to present evidence and arguments to support their claim that the structures are not a nuisance, unfit for human habitation, and a threat to public health and safety and should not be demolished, and that the vehicles on the property are not junk vehicles.

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Danuta Krezeczowski and her attorney did not appear. Law Director Poteet spoke to attorney Zuzolo this afternoon and he advised her that he was not attending.

Any other interested parties were given the opportunity to present testimony, however no other parties appeared.

The hearing was concluded.

25-074 Motion to ***adopt a resolution to proceed with the demolition of the structure which is unsafe and structurally defective and to remove the junk vehicles*** located at 2188 North Glenwood Avenue, Niles, Ohio 44446, Permanent Parcel Numbers 24-160200 & 24-160300 in Weathersfield Township, Trumbull County, Ohio.

Motion by: Rich Harkins Seconded by: Edward Whittaker
Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
Motion Carried

25-075 Motion to ***adjourn the hearing.***

Motion by: Edward Whittaker Seconded by: Rich Harkins
Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
Motion Carried

Patrick J. Glunt, Fiscal Officer

Steven J. Gerberry, Trustee

Richard T. Harkins, Trustee

Edward K. Whittaker, Trustee