

AGENDA
HEARING ON ADOPTION OF ZONING AMENDMENT

BOARD OF LIBERTY TOWNSHIP TRUSTEES

Date: September 14, 2026 Time: 5:00 p.m.

1. Pledge of Allegiance
2. Call meeting to order.
3. Roll call:

Arnie Clebone	Present	_____	Excused	_____
Greg Cizmar	Present	_____	Excused	_____
Devon Stanley	Present	_____	Excused	_____

4. Open Public Hearing on Proposed Zoning Amendment

This is a Public Hearing held pursuant to Ohio Revised Code Section 519.12 on proposed amendments to the Liberty Township Zoning Regulation, adding “Gas Station and Convenience Store” as a conditional use in the Commercial District and specifying the conditions for such use.

5. The following documents are presented by the Zoning Inspector to be placed into the record:
 - The proposed amendments to the Liberty Township Zoning Regulation as approved by the Liberty Township Zoning Commission on August 12, 2026.
 - A copy of the Fiscal Officer’s Certification of the proposed amendments to the Board of Trustees.
 - A copy of the Notice letter from the Liberty Township Zoning Inspector to the Trumbull County Planning Commission, providing notice of the proposed changes to the zoning resolution and any comments received in response;
 - A copy of the Notice of Hearing before the Board of Trustees which was published on the Township website and Facebook page.

6. Public Testimony:

Any interested person may testify and present their position, arguments, contentions and evidence regarding the proposed changes to the Liberty Township Zoning Regulation. Anyone giving testimony must first be sworn in and state their name and address. The Board of Trustees shall determine whether to accept or reject any documents presented in evidence by anyone giving testimony. The Board of Trustees can refuse to admit any evidence which is irrelevant, immaterial, or repetitious.

7. Motion to conclude the public hearing.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no
Mr. Cizmar _____yes _____no
Mr. Clebone _____yes _____no

8. Discussion:

Discussion by the Board of Trustees on the proposed amendments and any modifications.
Within twenty days after the public hearing, the board of township trustees shall either adopt or

deny the recommendations of the township zoning commission or adopt some modification of them.

9. Motion to adjourn at _p.m.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

**Proposed Amendments to the Liberty Township Zoning Resolution
As Approved by the Liberty Township Zoning Commission August 12, 2026**

Matter underlined is new, to be added; matter ~~struck-out~~ is to be deleted.

Section 2:2 Definitions

GAS STATION AND CONVENIENCE STORE

A building and premises used for the sale of fuel and/or electrical charging for automobiles, the retail sale of vehicle products such as, oil, grease, antifreeze, batteries, windshield wipers, etc., along with a convenience store selling food, beverages, and other retail products, and providing restroom facilities. No vehicle repairs may be performed.

Section 4:7 Commercial

4:7.4 CONDITIONAL USES

4:7.4.1 Wholesale distribution

4:7.4.2 Game Rooms/Amusement Centers

4:7.4.3 Sporting complexes

4:7.4.4 Manufacture and assembly ancillary to permitted retail and service uses

4:7.4.5 Dog kennels

4:7.4.6 ~~OPEN FOR FUTURE USE~~ GAS STATION AND CONVENIENCE STORE

4:7.4.7 Mini-warehouses

4:7.4.7 Sexually oriented businesses

Section 5:3 Criteria for Specific Conditional Uses

5:3.2 ~~OPEN FOR FUTURE USE~~ GAS STATION AND CONVENIENCE STORE

5:3.2.1 Must be located along an arterial street or collector street.

5:3.2.2 The minimum lot size shall be one and one half acres (65,340 square feet).

5:3.2.3 The minimum convenience store building size shall be five thousand (5,000) square feet.

5.3.2.4 The only vehicle services permitted to be provided are vehicle charging and dispensing of fuel, oil, air, windshield washer fluid, antifreeze and other similar vehicle fluids. No vehicle repairs shall be performed.

5.3.2.5 Streetscape improvements including sidewalks and a minimum ten feet (10') of a grass and/or landscaped area must be maintained along all road frontage.

5.3.2.6 No outside loudspeakers shall broadcast sound exceeding 60 decibels at the lot line of any neighboring residential properties.

5.3.2.7 Pump islands shall be a minimum of thirty feet (30') from any public Right-of-Way or Lot Line.

5.3.2.8 A circulation route for gasoline tanker trucks and other delivery vehicles must be provided on the site.

5.3.2.9 The Gas Station And Convenience Store must meet the off-street parking requirements, lighting standards, setbacks, buffering, parking, water detention and retention, and all other requirements of the Zoning Resolution.