

AGENDA

BOARD OF LIBERTY TOWNSHIP TRUSTEES

Date: May 11, 2026 Time: 6:00 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. Citizens may speak on agenda items.
5. Fiscal Officer Matthew Connelly’s financial report.
6. **Correspondence:**
7. **Reports:**
 1. Administrator Martha Weirick’s Report
 2. Fire Department Chief Doug Theobald’s Report
 3. Police Department Chief Ray Buhala’s Report
 4. Road Superintendent Mr. Wayne Hickman’s Report
 5. Zoning Inspector Ms. Melissa Ritchie’s Report

New Business:

8. Motion to approve the minutes of the April 13, 2026 Regular meeting and the April 29, 2026 Special Zoning Hearing.
Moved by _____ Seconded by _____
Roll Call Vote:
Mr. Stanley _____yes _____no
Mr. Cizmar _____yes _____no
Mr. Clebone _____yes _____no
9. Motion to approve warrant/eft expenditures for the month of April 2026 in the amount of \$578,020.23 warrants #27524 through #27657 inclusive.
Moved by _____ Seconded by _____
Roll Call Vote:
Mr. Stanley _____yes _____no
Mr. Cizmar _____yes _____no
Mr. Clebone _____yes _____no
10. Motion to approve the Purchase Order Listing and any Then and Now Certificates for the month of April 2026.
Moved by _____ Seconded by _____
Roll Call Vote:
Mr. Stanley _____yes _____no
Mr. Cizmar _____yes _____no
Mr. Clebone _____yes _____no
11. 26-83 Motion to pass the following Temporary Moratorium:

A Resolution Declaring a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications related to Motor Vehicle and Vehicle-related uses, including Used Motor Vehicle Sales, motor vehicle service or repair facilities, motor vehicle service stations salvage yards, junk yards, scrap yards, and tire storage or disposal facilities within Liberty Township, Trumbull County, Ohio

WHEREAS, the Liberty Township Board of Township Trustees (“Board”) is authorized under R.C. §519.02 et seq. to regulate the location, size, and use of buildings and land for trade, industry, residence, and other purposes in order to promote the public health, safety, and general welfare; and

WHEREAS, the Township has heretofore duly adopted a zoning resolution (hereinafter the “Zoning Resolution”) governing the use, development, and subdivision of land within the unincorporated areas of the Township, pursuant to the authority granted under ORC §§ 519.01 through 519.25; and

WHEREAS, the Township has experienced increasing complaints, and expressions of concern from Township residents regarding the proliferation and potential expansion of certain automotive and vehicle-related uses within the unincorporated areas of the Township and inquiries and development pressure relating to such uses; and

WHEREAS, such automotive and vehicle-related uses, including, without limitation, used car lots, automobile repair facilities, gasoline stations, salvage yards, junk yards, scrap yards, and tire storage or disposal facilities (“Covered Uses”), have the potential to generate significant adverse impacts, including but not limited to environmental contamination of soil and water resources, groundwater pollution, the creation of unsightly and blighted conditions, excessive noise, increased traffic congestion, diminished property values in surrounding areas, and public safety hazards arising from the storage and handling of hazardous materials, waste tires, and derelict vehicles; and

WHEREAS, the Board finds that it is necessary and prudent to temporarily pause the issuance of new zoning approvals for such uses in order to preserve the status quo and allow the Township adequate time to conduct a comprehensive study and review of the existing Zoning Resolution to determine whether its current provisions adequately regulate the siting, operation, and potential expansion of these Covered Uses and to consider whether amendments to the Zoning Resolution are necessary to protect the public health, safety, and welfare of Township residents; and

WHEREAS, the Ohio Attorney General, in Opinion No. 2003-024, has recognized that a board of township trustees is authorized under ORC § 519.02 to impose a temporary moratorium on certain land uses as a reasonable exercise of the Township’s zoning power, provided that such moratorium bears a substantial relation to the public health, safety, morals, or general welfare, and provided that such moratorium is limited in duration and scope; and

WHEREAS, the United States Supreme Court, in *Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency*, 535 U.S. 302 (2002), has held that temporary moratoria on development, imposed while a governing body studies and formulates a plan for regulation, do not per se constitute a taking of property requiring just compensation under the Fifth Amendment to the United States Constitution; and

WHEREAS, the Board finds and determines that a temporary moratorium of six (6) months’ duration on the establishment, construction, or expansion of the Covered Uses described herein is a reasonable, necessary, and lawful exercise of the Township’s zoning authority to protect the public health, safety, and general welfare of the residents and property owners of the Township;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Liberty Township, Trumbull County, Ohio, that:

Section 1. Moratorium Imposed.

A temporary moratorium is hereby imposed prohibiting the Township Zoning Inspector, Board of Zoning Appeals, and any other Township official or body from accepting, processing, or approving any application, zoning certificate, conditional use permit, variance, site plan, or other request that would authorize the establishment, expansion, or construction of any Covered Use, including:

- Used motor vehicle sales
- Motor vehicle storage lots;
- Motor vehicle repair or service facilities;
- Motor Vehicle Service Stations or fuel-dispensing facilities;

- Salvage yards
- Junk yards
- Scrap yards or scrap-processing facilities
- Tire storage, tire recycling, or tire disposal facilities

Section 2. Duration.

This moratorium shall remain in effect for six (6) months from the effective date of this Resolution, unless earlier terminated or extended by further action of the Board.

Section 3. Purpose.

The purpose of this moratorium is to preserve the status quo and allow the Township Zoning Commission and the Board of Trustees sufficient time to review, study, and potentially amend the Township Zoning Resolution regulating Covered Uses, including but not limited to location, design standards, buffering, traffic considerations, environmental impacts, and permitting requirements. This moratorium is intended to prevent the approval of new applications for Covered Uses during the study period, so that any such approvals do not render potential zoning amendments ineffective or undermine the integrity of the comprehensive planning process.

Section 4. Exemptions and Vested Rights.

The moratorium imposed by this Resolution shall not apply to any Covered Use that was lawfully established and in active operation as of the effective date of this Resolution, provided that such use is not Expanded beyond its existing footprint, capacity, and scope of operations as of said date. Such existing uses may continue to operate in the same manner and to the same extent as they were operating immediately prior to the effective date, subject to all other applicable provisions of the Zoning Resolution and applicable law. This moratorium shall not apply to any Covered Use for which a complete zoning application has been submitted and accepted by the Township prior to the effective date of this Resolution, or to any use that has obtained all necessary zoning approvals and has undertaken substantial construction or expenditures in reliance on such approvals.

Section 5. Study and Review.

During the Moratorium Period, the Township, in consultation with the Township Zoning Commission established pursuant to ORC § 519.04 and any planning consultants, legal counsel, or other professionals retained by the Township, shall undertake a comprehensive study and review of the Township's Zoning Resolution as it pertains to the regulation, siting, permitting, and operational standards applicable to the Covered Uses.

Scope of Study. The study authorized by this Section may include, without limitation:

- (a) Review and analysis of the current Zoning Resolution provisions applicable to Covered Uses, including permitted use and conditional use locations, conditional use standards, and district regulations;
- (b) Assessment of the environmental, aesthetic, economic, and public safety impacts of Covered Uses upon neighboring properties and the Township at large;
- (c) Evaluation of best practices, model regulations, and zoning standards adopted by other Ohio townships, municipalities, and counties for the regulation of Covered Uses;
- (d) Whether environmental impact assessments, traffic studies, groundwater protection analyses should be required for any Covered Uses;
- (e) Public hearings, community workshops, and stakeholder engagement sessions to solicit input from Township residents, business owners, and other interested parties; and

(f) Any other investigation, analysis, or study the Board or the Township Zoning Commission deems relevant and appropriate.

Zoning Commission Recommendations. Upon completion of its review, the Township Zoning Commission shall prepare and submit to the Board written recommendations regarding any proposed amendments to the Zoning Resolution, in accordance with the procedures set forth in ORC §519.12. Such recommendations shall address, at a minimum, proposed changes to use classifications, district regulations, conditional use standards, development standards, screening and buffering requirements, and operational performance standards applicable to Covered Uses.

Progress Reports. The Township Zoning Inspector shall provide the Board with periodic progress reports on the status of the study, at intervals of not less than once every sixty (60) days during the Moratorium Period.

Section 6. Severability.

If any section, clause, or provision of this Resolution is found invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions, which shall remain in full force and effect.

Section 7. Effective Date.

This Resolution shall take effect immediately upon adoption

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

- 12. 26-84 Motion to hire Lee Padula as a probationary full time Police Officer per the terms of the agreement between the Ohio Patrol Benevolent Association and Board of Liberty Township Trustees pending pre-employment drug testing and successful background check at a rate of \$28.00 per hour. Hire date will be his first day worked.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

- 13. Motion to pass the following resolution:

A RESOLUTION AUTHORIZING A DONATION OF \$2,500 FOR AN AMERICA 250TH CELEBRATION AT THE TOWNSHIP PARK PURSUANT TO R.C. 505.261

WHEREAS, the Board of Trustees of Liberty Township, Trumbull County, Ohio (“Board”) recognizes the national significance of the upcoming **America 250th** commemoration marking the 250th anniversary of the founding of the United States; and

WHEREAS, the Board desires to support a community celebration at the Liberty Township Park to honor this historic milestone and to promote civic pride, community engagement, and public education; and

WHEREAS, R.C. 505.261 authorizes a board of township trustees to expend funds from the township general fund for the public purpose of presenting community events that are open to the public in a township park; and

WHEREAS, the Board finds that contributing funds toward the America 250th celebration at the Liberty Township Park constitutes a valid public purpose and will benefit the residents of the township;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Liberty Township, Trumbull County, Ohio, that:

- 1. The Board hereby approves a donation in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) to the Liberty Community and Historical Society, a non-profit organization, in support the America 250th celebration to be held at the Liberty Township Park.

2. The Fiscal Officer is authorized to issue payment in the amount of \$2,500.00 from the township general fund to the Liberty Community and Historical Society for the America 250th celebration to be held at the Liberty Township Park.

3. This Resolution shall take effect and be in force immediately upon its adoption.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

14. Citizens may speak on any matter.

15. Trustees' remarks.

16. Motion to adjourn into executive session at __p.m. for the purpose of reviewing fact finding for collective bargaining with the Firefighters Union.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

17. Motion to adjourn from executive session at p.m. and resume regular session.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

18. 26-8 Motion to accept/reject fact finding report.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

19. Motion to end meeting at p.m.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

Next business meeting Thursday, May 21, 2026 at 8:00 a.m.