

**AGENDA
SPECIAL TRUSTEE MEETING AND
HEARING ON ZONING**

BOARD OF LIBERTY TOWNSHIP TRUSTEES
a.m.

Date: May 12, 2026 Time: 10:00

Pledge of Allegiance

Call meeting to order.

Roll call:

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

Public Hearing:

This is a Public Hearing held pursuant to Ohio Revised Code §505.87 and §505.871 to provide an opportunity for the property owner, Avner A. Sadote, the owner of the Property at 3185 Fifth Avenue, Youngstown, OH 44505, to challenge the declaration of the Board of Trustees issued in Resolution 26-72 that the vehicles on the property, a Red Chevy Pickup Truck, Gray/Black Chevy Pickup Truck, and White Acura 4 door Car are junk vehicles, and that the junk, garbage and debris, including pallets, tarps, old windows, scrap, wood, and other junk, stored in the yard, on the property constitutes a nuisance.

Notice was given to property owner, Avner A. Sadote, by certified mail, posting on the property, posting on the Township Website and Facebook page, or as otherwise provided in R.C. 505.87 and 505.871, of the Township's declaration, and of his right to request a hearing to dispute this determination.

Mr. Sadote requested a hearing, and agreed to the hearing date and time of May 6, 2026 at 10:00 a.m.

Township Zoning Inspector Melissa Ritchie shall be sworn in and submit the following exhibits into the record:

1. A certified copy of Resolution 26-72.
2. A copy of the letter sent to Avner A. Sadote by certified mail, posting on the property, or notice as provided in R.C. 505.87 and 505.871, of the Township's declaration, and of his right to request a hearing to dispute this determination.
3. Photographs of the property taken by Ms. Ritchie.

Mr. Sadote and any other witnesses on his behalf will have the opportunity to be sworn in and present evidence and testimony to establish that the vehicles on the property are not junk vehicles, and that the junk, garbage and debris on the property does not constitute a nuisance.

The hearing will be concluded.

Based upon the evidence presented at the hearing, the Board shall adopt one of the following motions.

26-83 Motion to adopt a resolution to repeal Resolution 26-72:

WHEREAS, the Board of Trustees held a hearing on May 6, 2026, pursuant to Ohio Revised Code §505.87 and §505.871, at which the property owner Mr. Sadote appeared and testified.

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

Section 1: Based upon the testimony and evidence at the hearing, the Board hereby determines that the vehicles on the property a Red Chevy Pickup Truck, Gray/Black Chevy Pickup Truck, and White Acura 4 door Car, are not junk vehicles as defined in Ohio Revised Code Section 505.173 as a vehicle meeting all of the following criteria: being (1) three model years old or older, (2) apparently inoperable, and (3) extensively damaged, including but not limited to, any of the following: missing wheels, tires, engine or transmission.

Section 2: The Board hereby determines that the items stored outside on the property including pallets, tarps, old windows, scrap, wood, and other junk, stored in the yard, on the property does not constitute a nuisance.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____yes _____no

Mr. Cizmar _____yes _____no

Mr. Clebone _____yes _____no

OR

26-83 Motion to adopt a resolution to affirm Resolution 26-72, and to give Mr. Sadote a period of time to remove the junk vehicles, junk garbage and debris from the property:

WHEREAS, the Board of Trustees held a hearing on May 6, 2026, pursuant to Ohio Revised Code §505.87 and §505.871, at which the property owner Mr. Sadote appeared and testified; and

WHEREAS, at the hearing, Mr. Sadote conceded that he had brought the used windows, scrap, pallets, wood and other items stored outside shortly after he purchased the property in 2022, and they had been there since that time.

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

Section 1: Resolution 26-72 adopted April 13, 2026 is affirmed. The Board determines that the items stored outside on the property including pallets, tarps, old windows, scrap, wood, and other items stored in the yard, some under tarps, is junk, garbage and debris, and constitutes a nuisance.

Section 2: Affirm that the following vehicles on the property are junk motor vehicles as defined in Ohio Revised Code Section 505.173 as a vehicle meeting all of the following criteria: being (1) three model years old or older, (2) apparently inoperable, and (3) extensively damaged, including but not limited to, any of the following: missing wheels, tires, engine or transmission.

- Red Chevy Pickup Truck
- Gray/Black Chevy Pickup Truck
- White Acura 4 door Car

Section 3: The Board gives the property owner an extension of time until _____, to remove the three junk vehicles from the property. If, upon inspection by the Zoning Inspector on _____, the property owner has removed the three junk vehicles, the property owner shall have until _____ to remove the pallets, tarps, old windows, scrap, wood, and other items stored in the yard, some under tarps. All of the items must be removed and the property cleaned up by _____.

Section 4: If the Property Owner fails to meet each of the above deadlines, or fails to completely remove the junk vehicles, junk, garbage, and debris from the Property by _____, the Board will contract for the removal and disposal of the junk vehicles, garbage, junk and debris from the Property, and the total costs incurred by the Township for the removal and disposal of the junk vehicles, junk, garbage and debris, and the costs incurred in providing notice, shall be certified by the Township Fiscal Officer to the county Auditor who shall place the costs upon the tax duplicate to be a lien upon such lands from and after the date of entry. The costs shall be collected as other taxes and returned to the Township general fund.

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

Motion to adjourn at ____ a.m.

Moved by _____ Seconded by _____

Roll Call Vote:

Mr. Stanley _____ yes _____ no

Mr. Cizmar _____ yes _____ no

Mr. Clebone _____ yes _____ no