

The Board of Liberty Township Trustees met in Regular Session on Wednesday, April 29, 2026 at 2:30 p.m. with the following members in attendance Mr. Arnie Clebone and Mr. Gregory Cizmar presiding. Mr. Devon Stanley was absent.

HEARING ON ZONING

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 owners, Brian Schantz, Sr. and Donna Schantz, the owner(s) of the Property at 1484 West Liberty Street, to challenge the declaration of the Board of Trustees issued in Resolution 26-71 that the vehicles on the property are junk vehicles, and that the junk, garbage and debris on the property constitutes a nuisance.

Notice was given to Brian Schantz, Sr. and Donna Schantz, the owner(s) of the Property at 1484 West Liberty by certified mail, posting on the property, or as otherwise provided in R.C. 505.87 and 505.871, of the Township's declaration, and of their right to request a hearing to dispute this determination.

Brian Schantz, Sr. requested a hearing, and agreed to the hearing date and time of April 29, 2026 at 2:30 pm.

Township Zoning Inspector Melissa Ritchie was sworn in and submitted the following exhibits into the record:

1. A certified copy of Resolution 26-71.
2. A copy of the letter sent to Brian Schantz, Sr. and Donna Schantz, by certified mail and posting on the property, of the Township's declaration, and of their right to request a hearing to dispute this determination.
3. Photographs of the property taken on April 29, 2026 by Melissa Ritchie.

Mr. Schantz was sworn in and testified that he and his wife moved to the house from Indiana with the vehicles in March 2024. He stated that his wife got sick and he had not had time to repair the vehicles and sell them as he intended. He admitted that they all needed repair and most were not drivable. He and his wife have now moved to a new house in Warren, and he has a job at Strimbu Trucking.

Mr. Schantz stated that he had removed the Honda Accord, the Lincoln MKZ, and the Motorhome from the property on April 18, as well as the oil, fluids and mowers. He can only work on it on certain weekends when he has help. He stated that the dogs and chicken had been removed from the property. He said he intends to remove the Pepsi vending machine, mattresses, trailer filled with junk, and other debris from the property. He stated that his plan is ultimately to fix the house up, but admitted that it needs a total gut renovation, which he estimated would cost \$100,000.00.

The Trustees requested that the Dump Truck be moved from the end of the driveway. Mr. Schantz stated that he put it at the end of the driveway to keep vehicles from coming into the driveway, and that he needed it to get rid of the junk. He then admitted that the Dump Truck was not drivable because it needs a new steering column, and that the trailer that he had packed with junk could not be taken on the road because it was missing the spring.

Mr. Schantz said he would need another month to get the other 16 vehicles and the remaining junk removed. The Trustees stated that was too long, as they had been stored there for years, and were junk vehicles. The Township had given him many chances to clean up the property, as the previous zoning inspector had notified him of the problem many times and even filed charges and taken him to court, but the property had not been cleaned up.

The Trustees advised that to get the property cleaned up more quickly, he could hire a company to remove the vehicles, such as "UPullit" that would come and tow the cars away and pay him for them. Mr. Schantz stated that he had the titles for the vehicles, and that he would contact a company to remove them.

The Trustees advised that they would be willing to give Mr. Schantz a brief period of time to do the clean-up before the Township takes over and does it and puts the cost on the taxes. They said that the Zoning Inspector would inspect the property Friday, May 8, and Friday May 15. Significant progress must be made at each of the inspections in removing the vehicles and cleaning up the other junk or else the township will take over the cleanup. All of the junk vehicles, junk, and debris must be removed by May 22, 2026.

Mr. Schantz stated that he understood and would make significant progress each week. The hearing was

concluded.

Based upon the evidence presented at the hearing, the Board voted to adopt the following resolution.

26-82 Motion to adopt a resolution pursuant to O.R.C. §505.87 and §505.871 to give Mr. Schantz, the owner of the property at 1484 West Liberty Street, a brief extension of time to remove the Junk Vehicles, Junk, Garbage, Refuse and Debris from the Property, provided that he makes significant progress in the cleanup each week.

WHEREAS, the Board of Trustees held a hearing on April 29, 2026, pursuant to Ohio Revised Code §505.87 and §505.871, at which the property owner Mr. Schantz appeared and testified; and

WHEREAS, the property owner Mr. Schantz admitted at the hearing that the vehicles were not drivable and meet the definition of junk motor vehicles, and that the junk, garbage and debris was being stored outside.

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

Section 1: Resolution 26-71 adopted April 13, 2026 is affirmed. The Board determines that the items stored outside on the property including a refrigerator, a Pepsi vending machine, multiple tires and wheel rims, a trailer, coolers, mattress and box spring, is junk, garbage and debris, and constitutes a nuisance.

Section 2: The Board determines that the following vehicles currently 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.

1. White and Yellow Dump Truck License JTB 8049
2. Chrysler Town-Country Gold Minivan License RMN634
3. Triumph Trailer 5th wheel
4. GMC Sierra Truck – 4 dr Blue
5. Utility Trainler #1 – 2 axels
6. Dodge Ram Van – White
7. Honda Motorcycle
8. Pop Up Camper – Blue
9. Transit Van – No Logo – Light Gray
10. Chevy Colorado – 4 door – Sliver
11. Steury Popup Camper – White/Green
12. Acura RDX SUV – Black
13. GMC Canyon Truck – 4 door Yellow
14. Chevy Equinox – Red
15. Utility Trailer #2 – 2 axels
16. Subaru Car – Burgandy

Section 3: The Board gives the property owner an extension of time until May 8, 2026, to make significant progress in removing the junk vehicles, junk and debris from the property. If, upon inspection by the Zoning Inspector on May 8, 2026, the property owner has made significant progress in removing the junk vehicles, junk and debris from the property, the property owner shall have another week, until May 15, 2026 to continue the cleanup and removal of the junk vehicles, junk and debris from the property. If, upon inspection by the Zoning Inspector on May 15, 2026, the property owner has made significant progress in removing the junk vehicles, junk and debris from the property, the property owner will have until May 22, 2026 to complete the cleanup of the property.

Section 4: If the Property Owner fails to make significant progress at each of the above deadlines, or fails to completely remove the junk vehicles, junk, garbage, and debris from the Property by May 22, 2026, 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.

Motion: Mr. Clebone. Second: Mr. Stanley.

Roll Call: Mr. Clebone, Yes. Mr. Cizmar, Yes. Motion carried.

Motion to adjourn at 3:15 p.m.

Motion: Mr. Cizmar. Second. Mr. Clebone.

Roll Call: Mr. Clebone, Yes. Mr. Cizmar, Yes. Motion carried.

MATTHEW CONNELLY
FISCAL OFFICER

GREG CIZMAR, CHAIRPERSON