

The Board of Liberty Township Trustees met in Special Zoning Hearing Session at the township administration office on Tuesday, May 12, 2026, at 10:00 a.m. with the following members in attendance, Mr. Arnie Clebone and Mr. Gregory Cizmar presiding. Mr. Devon Stanley was absent.

Public Hearing:

This was 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 12, 2026 at 10:00 a.m.

Township Zoning Inspector Melissa Ritchie was sworn in and submitted 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 were given the opportunity to 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. Mr. Sadote appeared and was sworn in.

Mr. Sadote testified that he did not receive any of the previous notices about the zoning violations on the property. He stated that the letter about the Trustees determination that the vehicles were junk vehicles and that the materials stored in the yard were a nuisance and must be removed was the first time he was aware there was a problem. Mr. Sadote stated that the overgrowth was hiding everything from the road and so he didn't think it was a problem. Ms. Ritchie testified that there were notes in the file from the prior zoning inspector reflecting that he had spoken to Mr. Sadote about the junk and vehicles.

Mr. Sadote testified that the tires were stolen from the White Acura, that the red truck is owned by a friend in Puerto Rico and doesn't have plates, and he is waiting for the title for the Blue/Black vehicle to be sent from Pennsylvania. Mr. Sadote argued that he just needed more time to get the vehicles operational again.

Mr. Sadote testified that the used window, scrap, wood and other items stored outside on the property are building materials that he plans to use on the property. He stated that the junk that is shown in the pictures that was not building materials was there before he bought the property several years ago. Mr. Sadote requested that the Board give him until October 2026 to build the addition he plans to build on the house using some of the building materials and to remove the junk and vehicles. He said he had filed an application for a zoning permit to build the addition on Friday. Mr. Sadote was asked if he had a contractor for the addition or plans by an engineer or architect, and he stated that he would be the contractor and would use the Amish to do the work.

The trustees stated that the junk had been stored outside for years, and the township is not going to wait another six months to have the violations corrected.

Mr. Sadote began yelling and left.

The hearing was concluded.

Based upon the evidence presented at the hearing, the Board adopted the following motions.

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 12, 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 the used windows, scrap, pallets, wood and other items had been stored outside for several years; and

WHEREAS, at the hearing, Mr. Sadote admitted that the three vehicles stored on the property were inoperable.

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: The Board affirms 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/Blue Chevy Pickup Truck
White Acura 4 door Car

Section 3: At the request of Mr. Sadote, the Board agreed to schedule a follow-up meeting with Mr. Sadote to allow him to obtain legal counsel. The property owner must make significant progress in cleaning up the property prior to that meeting. The meeting subsequently scheduled for May 26, 2026 at 10:30 am.

Section 4: If the Property Owner fails to remove the junk vehicles, junk, garbage, and debris from the Property, the Board may 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. Cizmar.

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

Motion to adjourn.

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

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

MATTHEW CONNELLY
FISCAL OFFICER

GREG CIZMAR, CHAIRPERSON