

The Board of Liberty Township Trustees met in Special Session at the township administration office on Monday September 14, 2026 at 5:00 p.m. for a hearing pursuant to Ohio Revised Code Section 519.12 on proposed amendments to the Township Zoning Resolution with the following members in attendance, Mr. Arnie Clebone, Mr. Stanley and Mr. Gregory Cizmar presiding.

Chairman Cizmar opened the Public Hearing on the 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.

Law Director Poteet presented the following documents 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 the comments received from the Planning Commission.
- A copy of the Notice of Hearing before the Board of Trustees which was published on the Township website and Facebook page.

Chairman Cizmar opened the floor for interested person to testify and present their position, arguments, contentions and evidence regarding the proposed changes to the Liberty Township Zoning Regulation. No one appeared to provide testimony.

Motion to conclude the public testimony portion of the hearing.

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

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

The Board of Trustees discussed the proposed amendments. Law Director Poteet suggested several changes, including deleting the existing definition of Convenience Store, which was suggested by the Planning Commission to avoid confusion, and clarifying the definition of Gas Station and Convenience Store to specify that food could be made to order or prepared, and eaten in or taken out. Law Director Poteet stated that this change was suggested to make it clear that the store could have tables and chairs and function as a restaurant, and the Board agreed.

Trustee Clebone suggested several amendments for the Board to consider. He suggested that the definition should be expanded to clarify that a Gas Station And Convenience Store could not be a Truck Stop, and overnight truck parking was not permitted. It was noted that the definition states that the sale of fuel was to be for automobiles. Trustee Clebone also proposed that language be added to make it clear that the general Conditional Use standards of 5.2 applied as well as the specific requirements of 5:3.2. It was agreed that those conditions do apply to all Conditional Uses, and that it would be more appropriate to put language clarifying that in Section 5.2, so the Trustees agreed to do that. Trustee Clebone proposed language to require removal of the pumps, canopy and other gas station features when the property ceased to be used as a Gas Station. The Trustees agreed to ask the Zoning Commission to look at that for all Gas stations, not merely Gas Stations and Convenience Stores, as part of their continuing review of Automobile uses. Trustee Clebone proposed restriction on canopy height and language regarding building design, but the other trustees believed that those were decisions to be made by the Company designing the facility. Finally, Trustee Clebone proposed specifications regarding Canopy Lighting, but it was agreed that was already addressed in the regulations.

Motion to adjourn the Trustees Zoning Hearing at 5:50_p.m.

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

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