

The Board of Liberty Township Trustees met in Special Session at the township administration office on Tuesday, May 26, 2026 at 10:30 a.m. with the following members in attendance, Mr. Arnie Clebone and Mr. Gregory Cizmar presiding. Mr. Devon Stanley was absent.

This meeting was requested by Avner A. Sadote, the owner of the Property at 3185 Fifth Avenue, Youngstown, OH 44505.

On May 12, 2026, the Board of Trustees held a hearing pursuant to Ohio Revised Code §505.87 and §505.871 at which Mr. Sadote appeared and testified. At the conclusion of the hearing, the Board passed Resolution 26-83 affirming the Board's prior Resolution 26-72 finding that the three vehicles on the property are junk motor vehicles, and that the items stored outside on the property including pallets, tarps, old windows, scrap, wood, and other items stored in the yard, is junk, garbage and debris, and constitutes a nuisance. The Board ordered the vehicles and items stored outside removed.

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 Board ordered the property owner to make significant progress in cleaning up the property prior to that meeting if he requests reconsideration of the Board's decision. The Board, with Mr. Sadote's agreement, scheduled the meeting for May 26, 2026 at 10:30 a.m.

Mr. Sadote appeared without counsel, stating the attorney he retained "dropped him" on Friday and he did not have an attorney. He stated he wanted to continue "on his own," and would hire a different attorney if he had to go to court.

Attorney Cherry Poteet placed Mr. Sadote under oath.

Mr. Sadote began by stating he wanted to offer five points he felt would resolve his issues.

1. The three vehicles: He stated that he has resolved the paperwork issue with the expired registration on the vehicle that is owned by his friend in Puerto Rico. He stated that by June 7 it will be licensed.
2. The 2012 Honda Acura belongs to his daughter. The wheels were stolen last year. He found wheels at a salvage yard in Pittsburgh, but he is not sure how he will get them picked up or delivered. He thinks his daughter can take the vehicle in 45 days once he gets the wheels put on.
3. The Truck is in limbo as he doesn't have the title to get it registered. He thinks he can resolve the issue in 60-90 days.
4. The debris that the Trustees ordered removed are building materials he intends to use on the house and an addition he intends to put on the house. There is nothing there that he can throw away – they will use everything.
5. He is not a criminal, he is a homeowner and should be allowed to store things on his property that he paid for. He bought the house in 2022 for cash as part of a 1031 exchange. He bought it at auction and never saw it before he purchased it. There was debris outside when he bought it that he did not remove. The house had been vacant when he bought it.

Attorney Poteet asked Mr. Sadote if he lived in the house. He said he has never lived there because he doesn't want to live in a construction zone. Attorney Poteet asked why he couldn't store the windows in the garage? He stated that he has a furnace and ductwork that he had purchased stored in the garage. He bought it from a guy whose name he could not remember, who was going to install it, and stated he paid \$3,500 for it.

Attorney Poteet asked Mr. Sadote where he lives but he refused to answer. She asked where he received mail about the house and he stated that there is a mailbox at the house that had been knocked over but he still receives mail there. He stated that he received the letter regarding the hearing and the meeting today by email from the Zoning Inspector.

Attorney Poteet pointed out that the windows on the second floor were open. Mr. Sadote stated that they were open, but had screens in them to keep out animals. Trustee Clebone asked how much will it cost to make the house livable? Mr. Sadote said \$18,000 in framing and drywall materials, and another \$18,000 to replace the electrical system, and then labor. He said the house needs a new roof over the kitchen area.

He wants to add on a dining room, and plans to use the windows and trusses for that. Attorney Poteet asked how many of the windows he would be using. Mr. Sadote said 100% of the windows will be used.

Mr. Sadote said if the Township gives him a zoning permit, he can get a building permit from the county and will the construction will resolve the issue of the stored windows and wood.

When asked who was going to do the construction, he stated that he has an Amish crew to do the work. He knew the contractor's name as "Johnny" and gave a phone number. Attorney Poteet asked if he was on the contractor's schedule to have the work done this summer and Mr. Sadote stated he doesn't have a signed contract with them because he doesn't have plans and doesn't have a building permit. He previously hired them to remove the back deck from the house – it is in pieces in the yard.

Mr. Sadote stated again if he could have more time all this "will be resolved."

Attorney Poteet asked if he had an architect to prepare the plans for the addition. He said his architect is Bruce Foster and gave a phone number. He stated that he had paid the architect \$3,600 to develop the plans. (A subsequent telephone call to the number given revealed that there is no Bruce Foster at that number. It is the number for Bruce Sekanick, who is an architect and stated he has never heard of Mr. Sadote and has not spoken to anyone about a dining room addition in Liberty Township).

Trustee Clebone asked why he has not improved the appearance of the property by removing the truck sawhorses and barrels that block the driveway. Mr. Sadote stated that he has been working on resolving the vehicle title issues.

Zoning Inspector Melissa Ritchie reminded Mr. Sadote she cannot issue a building permit "when the property is in violation." She stated that in addition the hand drawing he submitted with his zoning application did not show the setbacks, height and other dimensions necessary to confirm that the proposed addition complies with zoning.

Attorney Poteet asked Mr. Sadote what he is asking the Board for today.

Mr. Sadote said if you give me a zoning permit, then within two weeks I will go the County to get the building permit. "If I have the building permits, and after the dry wall is delivered, and once the Amish start working, give me 45 days."

Attorney Poteet asked, "Anything else you want to say?" He said no.

26-95 Motion made by Mr. Cizmar and seconded by Mr. Clebone that Mr. Sadote has thirty (30) days from May 12, 2026 to comply with Resolution 26-83 and remove the junk vehicles or repair them, and park them on the driveway by the house rather than blocking the entrance to the driveway, properly install the mailbox that is on the ground, remove the pallets, truck cap, pieces of old deck, sawhorses, orange barrels, plastic bins, and other junk, or file an appeal to court. After thirty days the Township may proceed with the cleanup and assess the cost to the property.

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

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

Motion to end meeting at 12:04 p.m.

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

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

