

**MILTON TOWNSHIP**

**SPECIAL MEETING**

**FEBRUARY 25, 2014**

The Special Board of Trustees Meeting was held on Tuesday, February 25, 2014, at the Township Hall Building, 15992 Milton Avenue, Lake Milton, Ohio, 44429. The meeting was called to order at 7 P.M. by Chairman Russ Weimer with the Pledge of Allegiance, the roll call was taken: Chairman Russ Weimer – Present; Trustee Dave Tomaino – Present; Trustee Harold Campbell – Absent; Fiscal Officer Leni Schulz – Absent. Also present were Zoning Inspector Michael Kurilla and Fire Chief Harold Maynard. Chairman Weimer instructed Zoning Inspector Kurilla to record the minutes of the Special Meeting.

Chairman Weimer stated that this Special Meeting was called with the receipt of letter from Glen C. Jones, dated February 12, 2014, concerning the proposed demolition of the single family dwelling at 17970 Mahoning Avenue.

Chairman Weimer asked Zoning Inspector Kurilla to provide background for the Board on the proposed demolition in question. Zoning Inspector Kurilla explained that this Trustees hearing was requested by the property owner, pursuant to the Board of Trustees Resolution which was adopted in June, 2013 according to the provisions of Ohio Revised Code Section 505.86. The Township was notified in 2013 that Milton Township would receive grant funds from the state Moving Ohio Forward Program to eliminate blight in the community. A short list of six (6) targeted properties was developed by Township officials. The Township had anticipated razing four (4) structures with the funds allocated; however, due to no asbestos having to be removed from two (2) of the structures, funds would be available to raze an additional structure by the program ending date of May, 2014. The property owner, Glen Jones, et al, received a Certified Mail notice of the Trustees Resolution in a letter dated January 15, 2014. Kurilla pointed out that the statute does not contain an appeal provision; however, the Prosecutors Office in working with Townships receiving funding, advised that a property owner should be given an opportunity to be heard upon receiving notice of a proposed demolition. The legal notice published advises that a property owner can request a hearing with the Board of Trustees to either request that they demolish the targeted structure themselves, or remedy the defects. Mr. Jones submitted a letter requesting a hearing, which brings the issue before the Board at this meeting.

Chairman Weimer called on Mr. Jones to address the Board. Glen C. Jones, 17960 Mahoning Avenue, Lake Milton, stated he was aware there were a few deficiencies with the structure, and had been notified by the Mahoning County Board of Health as to the structure being insecure. Jones related that the Board of Health issues were addressed. Jones informed the Board that the property is owned by himself and three (3) siblings, following the death of their father in 2009; and wanted to work with the Township to either preserve the house or demolish it themselves.

Zoning Inspector Kurilla pointed to the Mahoning County Auditor's Tax Duplicate record which the Board members and Mr. Jones had in a packet of information prepared by the Zoning Office. The subject 636 sq ft structure was constructed in 1925, and the property was \$ 2,100 in arrears in property taxes. Kurilla deferred to Fire Chief Maynard to address the structural issues, in that his department certified to the Trustees that the single family dwelling should be razed.

Fire Chief Harold Maynard noted that the roof on the east side of the dwelling was compromised, the overhangs, and supports for the porch were defective and questions whether the porch could support weight. The structure has taken on water.

Trustee Tomaino stated that he was of the opinion that there was no way to rehabilitate this structure, in that it was too far gone.

Board members and Mr. Jones discussed the issue of whether Township would place a lien on the property for the cost of the demolition. Zoning Inspector Kurilla and Chairman Weimer related that the Mahoning County Land Bank evaluates this on a case by case basis as to whether they attempt to acquire a property, depending on the tax delinquency status of the property. And to date, the Township has only placed a lien on one lake front property post demolition.

Mr. Jones asked the Board what could be done here, and is aware that the neighbors don't want to look at a deteriorated structure. Zoning Inspector Kurilla advised the Board that he believed the most amount of time the property owner could be given to make a decision is two (2) weeks to stay on timeline to utilize the grant funds.

Mr. Jones stated he would like a contractor to examine the interior of the house and determine the integrity of the beams; and then he and his siblings can decide whether to preserve the house, demolish it themselves, or have the Township demolish it.

Chairman Weimer stated the Board will expect an answer from Mr. Jones by March 15, and encouraged him to provide the answer in writing to the Zoning Inspector on Friday, March 14. Weimer stated the Board is more concerned with the exterior appearance of the property and not that much with the interior of the house. Jones said if it is decided to preserve the house, he would get estimates to make it weather tight and not an eyesore for the community, or advise that it is their decision to demolish the structure by the March 15 date.

The Board adjourned the meeting at 7:45 P.M.

  
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Date March 18, 2014