

Board of Health - Public Health Nuisance Hearings

January 28, 2025
MEETING MINUTES

Call to Order and Roll Call

Mr. Patrick Wyatt called to order the City of Canton public nuisance hearings presided over by the Board of Health of Canton City Public Health on Tuesday, January 28, 2025, at 4:32 PM. Mr. Patrick Wyatt presiding. The meeting location was at Canton City Public Health, 2nd Floor Board Room, 420 Market Ave N, Canton, OH.

Roll Call:

Members Mr. Patrick Wyatt; Ms. Kimberly Kingsbury; Mrs. Cleo Lucas; Dr. Amy Lakritz
Present:

Mayor Sherer arrived at 4:50 pm.

Dr. James Johns arrived at 4:52 pm.

Members None

Absent:

Members None

Excused:

Staff Present: Health Commissioner Amanda Archer, Gus Dria, and Sean Green

Others Present: Carrie D'Andrea

Agenda corrections and approval.

1. Motion to approve agenda.

Ms. Kingsbury moved, and Dr. Lakritz seconded a motion to approve the January 28, 2025 meeting agenda for the public nuisance hearings. A roll call vote was taken:

Mr. Wyatt – Yes Mrs. Lucas – Yes Ms. Kingsbury – Yes

Dr. Lakritz – Yes

Motion carried unanimously. The meeting agenda was approved.

Public Health Nuisance Hearings

2. Public health nuisance hearings.

Hearing Officer Gus Dria was sworn in to provide his testimony. Mr. Dria presented both verbal testimony and photographic evidence to exhibit the substandard environmental conditions at several

properties within the city of Canton. All present property owners were also given opportunity to provide their testimony.

Mr. Dria also provided testimony on animal owners who failed to report vaccination records for an animal involved in a bite. No animal owners were present to provide testimony.

Next meeting date.

3. Next meeting date - Tuesday, February 25, 2025 at 4:30 PM

The next City of Canton public nuisance hearings, presided over by the Board of Health of Canton City Public Health, are scheduled for Tuesday, February 25, 2025 at 4:30 PM.

Adjournment.

Ms. Kingsbury moved, and Mrs. Lucas seconded a motion to adjourn. Motion carried unanimously. The meeting adjourned at 5:24 PM.

APPROVED:

February 25, 2025
Date of Approval


President of the Board of Health

3-10-25
Date Signed


Secretary to the Board of Health

2/28/2025
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CANTON CITY PUBLIC HEALTH

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Amanda Archer, MPH
Health Commissioner

Tuesday, January 28, 2025

Hearing

The hearing for the property at 2317 Clyde Pl SW, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 4:33 PM.

The property owner, Marc Jacobs, was present. Mr. Jacobs and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e. the failure to restore potable water service at an occupied property). He requested this to be declared a public health nuisance.

In his testimony, Mr. Jacobs explained that, due to the lack of potable water, he had been using a neighbor's restroom and bringing in water from outside sources. He stated that he had an upcoming Social Security disability hearing, and if approved, he would have the financial means to restore water service. He requested an extension to allow time for the water to be reconnected.

The Board of Health granted Mr. Jacobs' request for an extension and chose not to issue an order at this time, with the intent to reassess the matter in March.

There being no further testimony, the hearing ended at 4:37 PM.

President of the Board of Health

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 502 Webster Ave NE, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 4:37 PM.

The property owner, Davon Patterson, was present. Mr. Patterson and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria reported substandard environmental conditions at the property (i.e. the failure to restore potable water service at an occupied property). He requested this to be declared a public health nuisance.

Mr. Patterson testified that he currently resides at another house that he owns and confirmed that no one is presently living at the 502 Webster Ave NE property. He stated that he intends to address the plumbing issues at this property so that he can move in and subsequently sell his other residence.

After swearing in, Marlene Chipko of the Canton City Building/Code Enforcement testified that the majority of the house, including the bathrooms, was in significant disrepair. She emphasized that any necessary plumbing repairs must be completed by a licensed plumber.

The Board of Health then ordered the property to be vacated immediately and to remain vacant until completion of a satisfactory health inspection. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 4:44 PM.

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1237 Greenfield Ave SW, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 4:44 PM.

The property tenant, Mannie Erb, was present. Mr. Erb and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of trash bags, scrap, junk, clutter, trash, garbage, rubbish and debris, and the failure to restore potable water service at an occupied property). Mr. Dria requested that this be declared a public health nuisance.

Mr. Erb testified that his mother, Alice Erb, owns the property and is in a nursing home. He explained that he spoke with his mother, and she plans to pay to turn the water on at the property. Mr. Erb also stated that he is working to clean the property.

The Board of Health ordered the property to be abated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 4:47 PM.

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1028 Wertz Ave SW, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 4:47 PM.

The property tenants, Kristie Hatton and Billy Jack Park, were present. Ms. Hatton, Mr. Park, and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., poor cleanliness, pet rats running free in house, an accumulation of rodent droppings, junk, clutter, trash, garbage, rubbish and debris, foul and noxious odors, and general unsanitary conditions on the interior, and an accumulation of furniture, trash bags, junk, clutter, trash, garbage, rubbish and debris on the exterior). While Mr. Dria acknowledged that the tenants had made improvements on cleaning the house, he requested that this be declared a public health nuisance.

Ms. Hatton and Mr. Park testified that they were committed to continuing the cleanup efforts and stated their intention to rent a dumpster to expedite the removal of accumulated debris.

The Board of Health ordered the property to be abated or vacated by February 26, 2025, with weekly inspections to demonstrate progress. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 4:50 PM.



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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1805 - 17th St NE, Canton, Ohio was called to order by Mr. Patrick Wyatt at 4:50 PM.

The property owner, Alan Polen, was present. Mr. Polen and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., accumulation of tires, scrap, junk, clutter, trash, garbage, rubbish, and debris). Mr. Dria requested that this be declared a public health nuisance.

Mr. Polen testified that he was uncertain whether he was legally permitted to enter the property, as he had previously entered into a land contract with an individual who was later murdered while under contract. He confirmed that the property is currently vacant and expressed hesitation about committing to abating the property if he was unable to sell it.

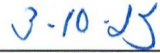
The Board reminded Mr. Polen that, as the legal owner, he is ultimately responsible for ensuring the property is brought into compliance. Mr. Polen acknowledged this obligation and confirmed that he would clean the property but requested a 30-day extension to complete the abatement.

The Board of Health granted Mr. Polen's request and ordered the property to be fully abated by February 26, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:00 PM.



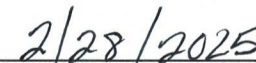
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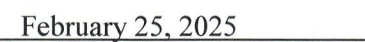
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Hearing

The hearing for the property at 713 Raynolds Pl SW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:00 PM.

The property owner, Sarah Updyke, was present. Ms. Updyke and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of tires, furniture, scrap, junk, clutter, trash, garbage, rubbish and debris). Mr. Dria requested that this be declared a public health nuisance.

Ms. Updyke testified that she was in the process of cleaning the property, but progress had been slowed by cold weather as well as her failing sick. She stated that she could have the property full abated by the February 5, 2025

The Board of Health ordered the property to be abated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:02 PM.

President of the Board of Health

3-10-25

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 3849 – 30th St NE was called to order by Mr. Patrick Wyatt at 5:02 PM.

The property tenant, Toni Lou Rose, was present. Ms. Rose and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, scrap, junk, clutter, trash, garbage, rubbish and debris and the failure to restore potable water service at an occupied property). Mr. Dria requested that the property be declared a public health nuisance.

Ms. Rose testified that the owner of the home, John Leasure, was her boyfriend and is now deceased. She stated that she currently brings water into the home from an outside source. She also informed the Board that she intends to vacate the property and move into another home by March 15, 2025. While she confirmed that she could complete the necessary cleanup by February 5, 2025, she explained that she could not restore water service, as the house has not been probated.

The Board of Health ordered the property to be fully cleaned by February 5, 2025. If potable water service is not restored, the property must be vacated by March 15, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:08 PM.

President of the Board of Health

3.10.25

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 621 Market Ave N, Apt 410, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:09 PM.

A representative of the property owner, Downtowner Development Co., was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., poor cleanliness, a roach infestation, a rodent infestation, hoarding type conditions with the accumulation of rodent droppings, rotting food, junk, clutter, trash, garbage, rubbish and debris, foul and noxious odors and general unsanitary conditions). Mr. Dria requested that this be declared a public health nuisance.

The Board of Health ordered the property to be abated and remain vacant until it passes a satisfactory Health Department inspection. Should the order not be followed, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:10 PM.



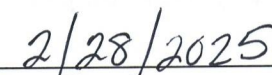
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Tuesday, January 28, 2025

Hearing

The hearing for the property at 927 – 5th St NW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:11 PM.

The property owner, Sheryl Bond, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of scrap, junk, clutter, trash, garbage, rubbish and debris). Mr. Dria requested that the property be declared a public health nuisance.

The Board of Health ordered the property to be abated by February 12, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:11 PM.

President of the Board of Health

3-10-25

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2/28/2025

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1519 Fulton Rd NW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:11 PM.

The property owner, Jane Yocum, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, trash bags, scrap, junk, clutter, trash, garbage, rubbish and debris and the failure to restore potable water service at an occupied property). Mr. Dria requested this to be declared a public health nuisance.

After swearing in, Jon Mariol of Canton City Building/Code Enforcement testified that he had also visited the home and found the conditions to be deplorable.

The Board of Health ordered the property to be abated or vacated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:13 PM.

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President of the Board of Health

3-10-25
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A. Archer
Secretary to the Board of Health

2/28/2025
Date Signed

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Date of Approval

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 3115 Tuscarawas St W, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:13 PM.

A representative of the property owner, The Rozenek Revocable Living Trust, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, trash bags, scrap, junk, clutter, trash, garbage, rubbish and debris, plumbing in disrepair, pumping of sewage into nearby alley, and the failure to restore potable water service at an occupied property). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:15 PM.

President of the Board of Health

3-10-25

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Tuesday, January 28, 2025

Hearing

The hearing for animal owner, Joanne Crosby, 1208 Bellflower Ave SW, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 5:15 PM.

The owner was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria testified that the owner of the animal failed to comply with vaccination reporting requirements for an animal involved in a bite.

The Board of Health ordered the vaccination records to be submitted by February 12, 2025, and authorized the filing of criminal charges against the animal owner if the records are not submitted by the provided deadline.

There being no further testimony, the hearing ended at 5:16 PM.

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1449 Harrisburg Rd NE, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:16 PM.

The property owner, Essie King, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of carpet, scrap, junk, clutter, trash, garbage, rubbish and debris and the failure to restore potable water service at an occupied property). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:17 PM.

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 1453 Eastview Ave NE, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:17 PM.

None of the property owners—Randy Turner, Misty Turner, Kristina Turner, or Craig Turner—were present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of scrap, junk, clutter, trash, garbage, rubbish and debris and the failure to restore potable water service at an occupied property). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:17 PM.

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Tuesday, January 28, 2025

Hearing

The hearing for the property at 515 – 9th St NW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:18 PM.

The property owner, Steve Filliez, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, scrap, junk, clutter, trash, garbage, rubbish and debris and the failure to restore potable water service at an occupied property). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:19 PM.

President of the Board of Health

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Hearing

The hearing for the property at 1019 – 4th St NW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:19 PM.

The property owner, Jessica McCune, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of tires, furniture, scrap, junk, clutter, trash, garbage, rubbish and debris). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:20 PM.

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Hearing

The hearing for the property at 2512 – 11th St SW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:20 PM.

A representative of the property owner, AKP Properties LLC, was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, scrap, junk, clutter, trash, garbage, rubbish and debris). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:22 PM.

President of the Board of Health

3.10.25

Date Signed

Secretary to the Board of Health

2/28/2025

Date Signed

February 25, 2025

Date of Approval

CANTON CITY PUBLIC HEALTH

420 MARKET AVENUE NORTH
CANTON, OHIO 44702-1544
PHONE: (330) 489-3231 • FAX: (330) 489-3335
WEB: WWW.CANTONHEALTH.ORG



Public Health
Prevent. Promote. Protect.

Canton City Public Health

Amanda Archer, MPH
Health Commissioner

Tuesday, January 28, 2025

Hearing

The hearing for the property at 1916 Hammond Ave SW, Canton, Ohio was called to order by Mr. Patrick Wyatt at 5:22 PM.

The property owners, Henry Himes and Kathy Himes, were not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria presented pictures of the violation, which included substandard environmental conditions (i.e., the accumulation of furniture, scrap, junk, clutter, trash, garbage, rubbish and debris). Mr. Dria requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated by February 5, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or use appropriate legal action to secure compliance. The cost of the abatement is to be placed on the taxes of the property as a lien in accordance with the law.

There being no further testimony, the hearing ended at 5:23 PM.



President of the Board of Health

3-10-25

Date Signed



Secretary to the Board of Health

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Canton City Public Health

Amanda Archer, MPH
Health Commissioner

Tuesday, January 28, 2025

Hearing

The hearing for animal owner, Reginald Rodgers, 1134 Roslyn Ave SW, Canton, Ohio was called to order by Mr. Patrick Wyatt, Canton City Board of Health President Pro Tempore, at 5:23 PM.

The owner was not present. Hearing Officer Gus Dria was sworn in to testify.

Mr. Dria testified that the owner of the animal failed to comply with vaccination reporting requirements for an animal involved in a bite.

The Board of Health ordered the vaccination records to be submitted by February 5, 2025, and authorized the filing of criminal charges against the animal owner if the records are not submitted by the provided deadline.

There being no further testimony, the hearing ended at 5:23 PM.

President of the Board of Health

3-10-25

Date Signed

Secretary to the Board of Health

2/28/2025

Date Signed

February 25, 2025

Date of Approval

