

Board of Health - Public Health Nuisance Hearings

March 25, 2025

MEETING MINUTES

Call to Order and Roll Call

Ms. Kimberly Kingsbury called to order the City of Canton public nuisance hearings presided over by the Board of Health of Canton City Public Health on Tuesday, March 25, 2025, at 4:30 PM. Ms. Kingsbury presiding. The meeting location was at Canton City Public Health, 2nd Floor Board Room, 420 Market Ave N, Canton, OH.

Roll Call:

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

Dr. Johns arrived at 4:32 PM

Mayor Sherer arrived at 4:32 PM

Members None

Absent:

Members None

Excused:

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

Others Present: Carrie D'Andrea of the Canton City Law Department; Kelly Green of Canton City Building/Code

Agenda corrections and approval.

1. Motion to approve agenda.

Mr. Wyatt moved, and Mrs. Lucas seconded a motion to approve the March 25, 2025 meeting agenda for the public nuisance hearings. A roll call vote was taken:

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

Lastly, Mr. Dria provided testimony on Canton businesses which had failed to renew their license to operate a retail food establishment in compliance with the Ohio Revised Code. No business owners were present to provide their testimonies. No business owners were present to provide their testimony.

Next meeting date.

3. Next meeting date - Tuesday, April 22, 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, April 22, 2025 at 4:30 PM.

Adjournment.

Dr. Lakritz moved, and Mrs. Lucas seconded a motion to adjourn. Motion carried unanimously. The meeting adjourned at 5:03 PM.

APPROVED:

April 22, 2025
Date of Approval


President of the Board of Health

4-25-25
Date Signed


Secretary to the Board of Health

4/23/2025
Date Signed

CANTON CITY PUBLIC HEALTH

420 MARKET AVENUE NORTH
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Public Health
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Amanda Archer, MPH
Health Commissioner

Tuesday, March 25, 2025
Hearing

The hearing for the property at 1829 – 4th St NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:31 pm.

Mike McClain was present in representation of the property owner, Clearview Properties LLC. Mr. McClain, and Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented photographic evidence of the violations, which included substandard environmental conditions (i.e. the accumulation of renovation waste, furniture, trash bags, scrap, junk, clutter, trash, garbage, rubbish, and debris). He requested this to be declared a public health nuisance.

Mr. McClain testified that he would have the property cleaned up by the issued deadline, but he was not allowed to remove the tenant’s personal property. Mr. Dria clarified that the tenant’s personal property would not need to be removed, but the rest of the property needed to be abated.

The Board of Health ordered the property to be abated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or take legal action to secure compliance. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

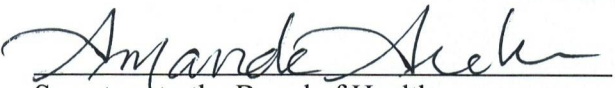
There being no further testimony, the hearing concluded at 4:34 pm.



President of the Board of Health

4-25-25

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Tuesday, March 25, 2025

Hearing

The hearing for the property at 514 – 9th St NW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:34 pm.

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

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

Ms. Kile stated that she was currently in the process of restoring water service, but needed extra time to financially be able to do so.

The Board of Health granted Ms. Kile's request for an extension and ordered the property to be abated or vacated by April 9, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:36 pm.

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Tuesday, March 25, 2025
Hearing

The hearing for the property at 407 Newton Ave NW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:36 pm.

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

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

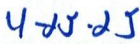
Mr. Bailey acknowledged the conditions of the property and stated that he would have it fully cleaned by the Board of Health's due date.

The Board of Health ordered the property to be abated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:38 pm.



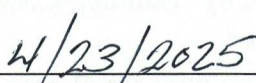
President of the Board of Health



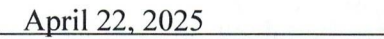
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Tuesday, March 25, 2025

Hearing

The hearing for the property at 1028 Wertz Ave SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:38 pm.

The property manager, Kenneth Iser and Jennifer Ferraro, were present representing Palm Property Management. Mr. Iser, Ms. Ferraro, Hearing Officer Gus Dria were sworn in to testify.

Mr. Dria presented photographic evidence of the violations, which included substandard environmental conditions ((i.e. inoperable/non-functioning plumbing in the bathroom (toilet, sink, and bathtub) and kitchen, poor cleanliness, hoarding type conditions with an accumulation of animals (3 dogs, 2 birds, more than 230 rats, an unknown number of dead rats, and an unknown number of live rats outside of cages), rodent and dog waste, junk, clutter, trash, garbage, rubbish and debris, foul and noxious odors and general unsanitary conditions on the interior, and an accumulation of animal waste, a dead chicken, items retaining stagnant water, furniture, scrap, junk, clutter, trash, garbage, rubbish and debris on the exterior)). He requested this to be declared a public health nuisance.

Mr. Iser and Ms. Ferraro both testified that as the property managers, they were unaware of the full extent of the conditions prior to the City's involvement. They stated that the eviction date for the tenants had been scheduled for April 1, 2025. They noted that only one dumpster remained to complete the cleanup and asserted that all rats had been removed from the property. They explained that they were initially unsure if cleanup could legally begin before the eviction but had been informed by the Canton City Building/Code Department that the house was scheduled for demolition due to its condition.

After swearing in, Kelly Green from the Canton City Building/Code Department stated that a 30-day appeal period applies to all demolition orders. Mr. Iser and Ms. Ferraro responded that they had been informed no extension would be granted on demolition of this house.

Dr. Lakritz then clarified that the Board of Health's role in this matter pertained solely to the emergency order for the property to be abated and vacated.

The Board of Health ordered the property to be abated and remain vacant until satisfactory Health Department inspection. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:47 pm.



President of the Board of Health

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Hearing

The hearing for the property at 1605 Sherrick Rd SE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:47 pm. The property owner, Dustin Hubbard, was present. Mr. Hubbard and Hearing Officer Gus Dria were sworn in to testify.

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

Mr. Hubbard testified that he was actively working to clean the property and had obtained a dumpster for disposal. He requested additional time to fully abate the property due to his disability.

The Board of Health granted Mr. Hubbard's request for an extension, and ordered the property to be abated by April 9, 2025. Should the deadline not be met, Canton City Public Health will be authorized to abate the nuisance or take legal action to secure compliance. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:52 pm.

President of the Board of Health

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Hearing

The hearing for the property located at 309 Orchard Pl SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:52 p.m.

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

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

The Board of Health ordered the property to be abated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:53 p.m.

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Hearing

The hearing for the property located at 922 Sherrick Rd SE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:53 p.m.

The property owner was not present. Hearing Officer Gus Dria was sworn in to provide testimony.

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

The Board of Health ordered the property to be abated or vacated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:54 p.m.



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Hearing

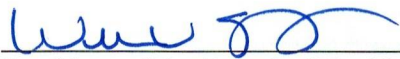
The hearing for the property located at 1014 Sherrick Rd SE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:54 p.m.

The property owner was not present. Hearing Officer Gus Dria was sworn in to provide testimony.

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

The Board of Health ordered the property to be abated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

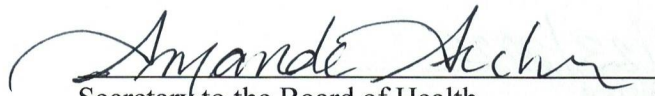
There being no further testimony, the hearing concluded at 4:55 p.m.



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Tuesday, March 25, 2025
Hearing

The hearing for the property located at 605/607 High Ave NW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:55 p.m.

A representative of the property owner, Acosta Investments LLC, was not present. Hearing Officer Gus Dria was sworn in to provide testimony.

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

The Board of Health ordered the property to be abated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:56 p.m.



President of the Board of Health

4-25-25

Date Signed



Secretary to the Board of Health

4/23/2025

Date Signed

April 22, 2025

Date of Approval

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Tuesday, March 25, 2025

Hearing

The hearing for the property located at 327 Park Ave NW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:56 p.m.

The property owners, Donte and Belinda Bell, were not present. Hearing Officer Gus Dria was sworn in to provide testimony.

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

The Board of Health ordered the property to be abated or vacated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:57 p.m.

President of the Board of Health

4-23-25

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Tuesday, March 25, 2025

Hearing

The hearing for the property located at 2832 – 10th St SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:57 p.m.

The property owners, Frank and Patricia Swogger Sr, were not present. Hearing Officer Gus Dria was sworn in to provide testimony.

Mr. Dria presented photographic evidence of the violations, 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). He requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:57 p.m.

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Tuesday, March 25, 2025

Hearing

The hearing for the property located at 1212 Clarendon Ave SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:57 p.m.

The property owners, Stephanie Korocedes and Benjamin Korocedes, were not present. Hearing Officer Gus Dria was sworn in to provide testimony.

Mr. Dria presented photographic evidence of the violations, 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). He requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated or vacated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:58 p.m.

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Tuesday, March 25, 2025
Hearing

The hearing for the property located at 2317 Clyde Pl SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:58 p.m.

The property owner, Marc A. Jacobs, was not present. Hearing Officer Gus Dria was sworn in to testify.

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

The Board of Health ordered the property to be abated or vacated by April 2, 2025. Should the deadline not be met, Canton City Public Health is authorized to abate the nuisance or pursue legal action. The cost of the abatement will be assessed as a lien against the property taxes in accordance with the law.

There being no further testimony, the hearing concluded at 4:59 p.m.

President of the Board of Health

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Tuesday, March 25, 2025

Hearing

The hearing for animal owner, Samuel Dukes, 1916 – 7th St NW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:59 p.m.

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 April 2, 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 concluded at 4:59 p.m.

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Hearing

The hearing for animal owner, Carlos Walls, 1135 Arlington Ave SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:59 p.m.

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 April 2, 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 concluded at 5:00 p.m.

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Hearing

The hearing for John L's, located at 704 – 4th St SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:00 p.m.

A representative of the business was not present. Gus Dria was sworn in to testify.

Mr. Dria testified that the business had failed to renew its food service operation license and was operating in violation of the Canton City Health Code and Section 3717 of the Ohio Revised Code. Mr. Dria requested that the food service operation be declared not in compliance and that the operators be ordered to immediately cease and desist all food service operations until properly licensed. He also requested that Canton City Public Health be authorized to use appropriate legal action to secure compliance.

There being no further testimony, the hearing concluded at 5:00 p.m.



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Tuesday, March 25, 2025
Hearing

The hearing for Happy's Pizza #73, located at 3910 Tuscarawas St W, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:00 p.m.

A representative of the business was not present. Gus Dria was sworn in to testify.

Mr. Dria testified that the business had failed to renew its retail food establishment license and was operating in violation of the Canton City Health Code and Section 3717 of the Ohio Revised Code. Mr. Dria requested that the retail food establishment be declared not in compliance and that the operators be ordered to immediately cease and desist all retail food operations until properly licensed. He also requested that Canton City Public Health be authorized to use appropriate legal action to secure compliance.

There being no further testimony, the hearing concluded at 5:01 p.m.



President of the Board of Health

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