

Board of Health - Public Health Nuisance Hearings

May 20, 2025

MEETING MINUTES

Call to Order and Roll Call

Ms. Kimberly Kingsbury called to order the City of Canton Public Nuisance Hearings, conducted by the Canton City Board of Health, on Tuesday, May 20, 2025, at 4:30 PM. The hearings were held in the 2nd Floor Board Room of Canton City Public Health, located at 420 Market Avenue North, Canton, Ohio, with Ms. Kingsbury presiding.

Roll Call:

Members Present: Ms. Kimberly Kingsbury; Mrs. Cleo Lucas; Mr. Patrick Wyatt; Mr. Steve Ritschard

Members Absent: None

Members Excused: Dr. James Johns (arrived at 4:39 PM)
Mayor William Sherer II (arrived at 4:49 PM)

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

Others Present: John Mariol – Canton City Building/Code; Robert Porter – Canton City Building/Code

Agenda corrections and approval.

1. Motion to approve agenda.

Mrs. Lucas moved, and Mr. Wyatt seconded a motion to approve the May 20, 2025 meeting agenda for the public nuisance hearings. A roll call vote was taken:

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

Mr. Ritschard – 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 also provided testimony after swearing in.

Next meeting date.

3. Next meeting date - Tuesday, June 24, 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, June 24, 2025 at 4:30 PM.

Adjournment.

Mrs. Lucas moved, and Mr. Wyatt seconded a motion to adjourn. Motion carried unanimously. The meeting adjourned at 5:19 PM.

APPROVED:

June 24, 2025
Date of Approval



President of the Board of Health

6-27-25

Date Signed



Secretary to the Board of Health

6/25/25

Date Signed

CANTON CITY PUBLIC HEALTH

520 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, May 20, 2025

Hearing

The hearing for the property at 2316 Gridley Ave NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:31 PM. Deanna Patterson, a listed property owner, was present. Ms. Patterson 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.

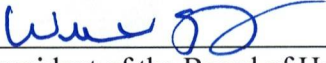
Ms. Patterson testified that her mother, Oneta Abbott, had been the legal owner of the property but had passed away. She explained that the property was to be transferred to her and her brother, Dallas Abbott, upon their mother's death, but she was uncertain whether the legal transfer had been finalized. Ms. Patterson stated that she was concerned about potential legal liability for the environmental conditions at the property, noting that she was not living there and was unsure of her ownership status. She stated that her brother, Dallas Abbott, who had been residing at the home, was responsible for its poor conditions and refused to vacate the premises.

A neighboring resident, Susan Jacobs, was sworn in and provided testimony regarding the property's condition. She stated that the trash and noxious odors emanating from the property were so severe that she was unable to comfortably spend much time outdoors. She further elaborated that she had filed a complaint with the Canton City Law Department and had spoken with Law Director Jason Reese in an effort to resolve the matter.

John Mariol of Canton City Building/Code was also sworn in and testified that he had also inspected the property and observed vehicles with expired license plates. He stated that if the vehicles were not removed by June 9, 2025, he and the Canton Police Department would proceed with their removal.

The Board of Health then deliberated on whether to order immediate abatement of the property due to its deplorable conditions and the tenant's ongoing noncompliance. Mr. Dria advised that due process must be observed, and indicated that any decision regarding immediate abatement would require input from the Canton City Law Department, which was not represented at this hearing. Following this discussion, the Board revised the original May 28, 2025 compliance deadline and ordered that the property be abated by May 26, 2025. Should the property not be in compliance by the deadline, 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 4:56 PM.



President of the Board of Health

6-27-25

Date Signed



Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval

CANTON CITY PUBLIC HEALTH

100 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, May 20, 2025

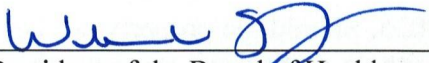
Hearing

The hearing for the property at 713 WC Henderson Ave NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:16 PM. The property owner, Mildred Freeman, was not present. Hearing Officer Gus Dria was 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.

The Board of Health ordered the property to be abated or vacated by May 28, 2025. Should the property not be brought into compliance by the deadline, 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 5:18 PM.



President of the Board of Health

6.27.25

Date Signed



Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval

2025 JUN 27 AM 8:26
HUMAN RESOURCES
CITY OF CANTON

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, May 20, 2025

Hearing

The hearing for the property at 1648 – 10th St NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:11 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 photographic evidence of the violations, which included substandard environmental conditions (i.e. the accumulation of furniture, renovation waste, junk, clutter, trash, garbage, rubbish and debris). He requested this to be declared a public health nuisance.

Rob Porter of Canton City Building/Code stated that the property owner had placed a dumpster on the street for disposal of trash around the property, but neighborhood residents had been placing their own trash in and around the dumpster. He explained that the owner was refusing to clean up the debris surrounding the dumpster because it was placed there by non-residents of the property.

Mr. Dria then clarified that if the property were to not be abated by the compliance date, Canton City Public Health would remove all remaining items, including the accumulated materials around the dumpster, and the property owner would be billed accordingly.

The Board of Health ordered the property to be abated by May 28, 2025. Should the property not be brought into compliance by the deadline 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 5:16 PM.

President of the Board of Health

6-17-25

Date Signed

Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval

CANTON CITY PUBLIC HEALTH

100 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, May 20, 2025

Hearing

The hearing for the property at 1412/1414 – 12th St NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:02 PM. A representative of the property owner, Premier Homes, Inc., 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. no potable water service at an occupied property, inoperable plumbing/plumbing in disrepair, poor cleanliness, an accumulation of animal waste, junk, clutter, trash, garbage, rubbish and debris, foul and noxious odors and general unsanitary conditions on the interior). He requested this to be declared a public health nuisance.

Robert Porter of Canton City Building/Code was then sworn in and testified that the house had no flooring and contained an open and exposed electrical panel. He added that a notice to demolish the house had been issued.

The Board of Health ordered the property to be vacated by May 21, 2025 and to remain vacant until satisfactory Health Department and Code Enforcement inspections. Should the property not be brought into compliance by the deadline, 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 5:10 PM.

President of the Board of Health

6-27-25

Date Signed

Secretary to the Board of Health

6/25/25

Date Signed

June 24, 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, May 20, 2025

Hearing

The hearing for the property at 1812 – 4th St NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:10 PM. The property owner, Marcus Green, 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 tires, renovation waste, trash bags, scrap, junk, clutter, trash, garbage, rubbish and debris and an unmaintained pool). He requested this to be declared a public health nuisance.

The Board of Health ordered the property to be abated by May 28, 2025. Should the property not be brought into compliance by the deadline, 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 5:11 PM.

President of the Board of Health

6-17-25

Date Signed

Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval

CANTON CITY PUBLIC HEALTH

99 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, May 20, 2025

Hearing

The hearing for the property at 732 Marion Ave SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:59 PM. A representative of the property owner, Atlas Lion, LLC., was not present. The property tenant, Jacob Bowman, was present. Mr. Bowman 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, scrap, junk, clutter, trash, garbage, rubbish and debris). He requested this to be declared a public health nuisance.

Mr. Bowman testified that he would ensure the property is fully cleaned by the issued compliance date.

The Board of Health ordered the property to be abated by May 28, 2025. Should the property not be in compliance by the deadline, 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 5:01 PM.

President of the Board of Health

Date Signed

Secretary to the Board of Health

Date Signed

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, May 20, 2025

Hearing

The hearing for the property at 3416 – 9th St SW, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 5:01 PM. The property owner, Linda Smith, 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, 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 May 28, 2025. Should the property not be in compliance by the deadline, 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 5:02 PM.

President of the Board of Health

6-17-25

Date Signed

Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval

CANTON CITY PUBLIC HEALTH

100 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, May 20, 2025

Hearing

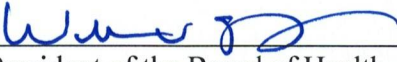
The hearing for the property at 1627 Pontius Pl NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:56 PM. The property owners, Jacob and Jenny Jewell, were present. Mr. Jewell, Mrs. Jewell, and Hearing Officer Gus Dria were all sworn in to testify.

Mr. Dria presented photographic evidence of the violations, which included substandard environmental conditions (i.e. rodent and insect infestations, poor cleanliness, an accumulation of trash bags with aluminum cans, junk, clutter, trash, garbage, rubbish and debris on interior and an accumulation of food, dog waste, trash, garbage, rubbish and debris on the exterior). He stated that the owners had abated the property by approximately 85%, but suggested that it still be declared a public health nuisance to ensure the remaining issues are fully addressed.

Both Mr. and Mrs. Jewell stated that they would finish cleaning the property by the issued compliance date.

The Board of Health ordered the property to be abated by May 28, 2025. Should the property not be in compliance by the deadline, 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.

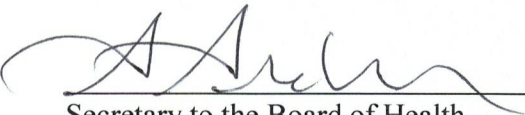
There being no further testimony, the hearing concluded at 4:58 PM.



President of the Board of Health

6-27-25

Date Signed



Secretary to the Board of Health

6/25/25

Date Signed

June 24, 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, May 20, 2025 **Hearing**

The hearing for the property at 2501 – 14th St NE, Canton, Ohio, was called to order by Ms. Kimberly Kingsbury at 4:58 PM. The property owner, Ivan D. Troyer, was present. Mr. Troyer 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, tires, trash bags, scrap, junk, clutter, trash, garbage, rubbish and debris). He requested this to be declared a public health nuisance.

Mr. Troyer testified that he would direct the tenants to clean the property by the issued compliance date.

The Board of Health ordered the property to be abated by May 28, 2025. Should the property not be in compliance by the deadline, 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 4:59 PM.

President of the Board of Health

6-27-25

Date Signed

Secretary to the Board of Health

6/25/25

Date Signed

June 24, 2025

Date of Approval