

**MINUTES OF THE HOWLAND TOWNSHIP BOARD OF TRUSTEES**

**The Howland Township Board of Trustees held a special meeting on November 2, 2022, at 6:00 PM at the Howland Township Government Building, 205 Niles Cortland Rd. NE, Warren, OH 44484**

**PLEDGE OF ALLEGIANCE**

**Roll Call:** Matthew Vansuch – Present  
Dr. James LaPolla - Present  
Rick Clark - Excused

A motion was made by Matthew Vansuch and seconded by Dr James LaPolla to excuse Rick Clark from the meeting:

**Roll Call:** Matthew Vansuch -yea  
Dr. James LaPolla -yea

**STATEMENT BY THE HOWLAND TOWNSHIP BOARD OF TRUSTEES  
ON THE PROPOSED ANNEXATION OF 31 ACRES OF PROPERTY  
AT THE INTERSECTION OF STILLWAGON AND NILES-VIENNA ROAD**

**NOVEMBER 2, 2022**

*First*, we have not been approached by these property owners regarding their proposed development or the extension of utilities or services to these properties or how we can help them.

*Second*, so much new economic activity and redevelopment is happening in our Valley. This is what can happen when local governments and businesses work together, not against each other. A perfect example is the \$2.7m grant from the Economic Development Administration to improve the infrastructure in the Golden Triangle for the 39 existing businesses and 3,000 employees there. That enables them to stay there and grow, which many of them are doing. Howland Township has had a comprehensive plan for our community’s future for a while; we’re currently in the process of updating it. Our plan talks about working together with our neighbors to get things like economic development done.

Annexations like this one send the contrary message that the City of Niles would rather go it alone. In fact, their proposed comprehensive plan would encourage annexation as an economic development policy. No one benefits from that. And that isn’t the message that our local governments should be sending to current and prospective businesses.

*Third*, this annexation brings the City further within the Township’s borders and closer to the residents that it wants to forcibly annex to it by cutting off their utilities if they don’t annex. The City can deny that all it wants, but that is the City’s law, Ordinance No. 58-19. We disagree with it, legally and morally. It’s wrong. Until that Ordinance is repealed, nearly a quarter of our residents will live under the threat of Niles’ forced annexation policy.

*Finally*, our residents chose to live in this area for a reason. It’s set away from the already established commercial corridors on State Routes 422 and 46. The City has been pushing for ODOT to build a new interchange from State Route 11 onto Niles Vienna Road. That would completely transform this area from the rural and residential areas that they are into more

commercial development. We know our residents in that area do not want to see their neighborhoods and homes abutting strip malls, large commercial buildings, and sprawl. Nor do they want the traffic that goes along with it. So it's Howland Township's policy to promote infill and redevelopment, something that we are seeing happen.

The current petition before the Trumbull County Commissioners fits within the City of Niles' explicit policy of annexing its way into prosperity. But it doesn't meet the statutory requirements, and it isn't for the general good, especially for the four jurisdictions within the half-mile of the proposed annexation, so the Trumbull County Commissioners should deny it.

#### **COMMENTS FROM THE PUBLIC:**

##### **The following people spoke on the proposed annexation:**

Tim McElhaney  
Paul Monroe  
Nancy Gatta  
Kevin Brichetto  
Tim Halchuck  
Don Butler  
Bruce Gump  
George Kuriatnyk  
Tom Orwig  
Debra Pirock  
Ben Berkman

A motion was made by Matthew Vansuch and seconded by Dr. James LaPolla to vote on Resolution 2022-140:

*WHEREAS*, on October 4, 2022, the owners of 31.380 acres in Howland and Vienna Townships — Jeffrey W. Heston and Mary Ann Heston (PPN 28-429451) and Bagnoli Irpino LLC (PPN 28-901787, 28-901667, 28-901788, 28-018325, 16-007835, and 16-007830) (“Property Owners”) filed a petition with the Clerk of the Board of County Commissioners of Trumbull County, Ohio for the real estate to be annexed from the respective townships into the City of Niles under R.C. 709.02 (“Petition”);

*WHEREAS*, on October 26, 2022, the Board of County Commissioners of Trumbull County, Ohio set a hearing date of December 7, 2022 to consider the Petition;

*WHEREAS*, the Property Owners have not discussed any proposed developments on or the extension of utilities or other services to their properties with the Board of Trustees or administration of Howland Township;

*WHEREAS*, the annexation proposed in the Petition is a regular or Type I annexation that removes the Property from the unincorporated area of the townships;

*WHEREAS*, the Board of Trustees of Howland Township opposes the Petition;

*WHEREAS*, the Board of Trustees of Howland Township does not consider the Petition to comply with the statutory requirements to grant the proposed annexation;

*WHEREAS*, the Board of Trustees of Howland Township does not believe that, if the proposed annexation is granted, on balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area; and

*WHEREAS*, the Board of Trustees of Howland Township intends to participate in the proceedings on the Petition before the Board of County Commissioners of Trumbull County, Ohio.

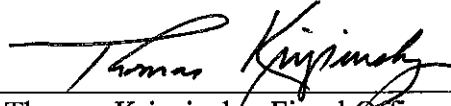
*NOW, THEREFORE, BE IT RESOLVED* by the Board of Trustees of Howland Township, Trumbull County, Ohio, that:

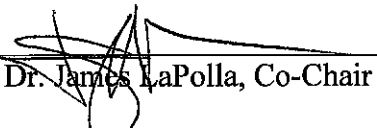
1. The Fiscal Officer shall certify this resolution and transmit the same to the Clerk of the Board of County Commissioners of Trumbull County, Ohio, with a copy to the agent designated in the Petition.
2. This resolution shall serve as the notice of the objection and opposition of the Board of Trustees of Howland Township to the Petition.
3. It is hereby found and determined that all formal actions of this Board concerning and relating to passage of this resolution were taken in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public and in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

**Roll Call:** Matthew Vansuch -yea  
Dr. James LaPolla -yea

A motion was made by Matthew Vansuch and seconded by Dr. James LaPolla to adjourn the meeting at 7:15 P.M.

**Roll Call:** Matthew Vansuch -yea  
Dr. James LaPolla -yea

Approved by:  Dated: 11/4/22  
Thomas Krispinsky, Fiscal Officer

Approved by:  Dated: 11/4/22  
Dr. James LaPolla, Co-Chair