



BOARD OF DIRECTORS

Regular Meeting Minutes

April 29, 2026
Jackson County Commissioners Office
200 E. Main Street, Jackson, Ohio 45640

PRESENT

Anthony Brenner, Paul Haller, Lee Hubbard, Gary Radabaugh, David Swackhammer (proxy), Donnie Willis, Nicole Havens, and John Stabler

CALL TO ORDER

The meeting was called to order by Mr. Hubbard at 10:30 a.m.

MINUTES

The minutes of the April 1, 2026, meeting were approved on a motion by Mr. Willis, seconded by Mr. Brenner. Motion Carried.

FINANCE REPORT

Mr. Hubbard presented the financial report.

The financial report was approved on a motion by Mr. Haller, seconded by Mr. Willis. Motion carried.

OLD BUSINESS

Demolition & Site Revitalization Grant Program

Properties have been submitted and waiting for approval.

67 Main Street, Oak Hill

The State Historic Preservation Office MOU has been received and will be sent to Mr. Hubbard for signature.

12 Exline Street, Coalton

Property is being purchased through the 2024 Demolition and Site Revitalization grant.

40 E A Street

A motion was made by Mr. Brenner, seconded by Mr. Swackhammer, to purchase the property located at 40 W. A Street, Wellston, using remaining funds from the 2024 Demolition and Site Revitalization Grant. Motion carried.

Mowing & Costs

The City of Wellston agreed to mow the Land Bank's Wellston properties for \$20 per property. Mr. Stabler will provide Mr. Swackhammer with the parcel numbers for the Jackson properties for the City of Jackson to provide a quote for mowing services.

State & Maple:

The Board discussed reaching out to the neighboring property owner to determine if there is still interest in purchasing the property.

617 Michigan Avenue, Wellston

The property is being donated to the Land Bank.

East 2nd Street, Wellston

The property owners expressed interest in donating the property to the Land Bank. The City of Wellston is willing to release the liens on the property; however, an individual is currently squatting in the home, and the property will need to go through the eviction process.

NEW BUSINESS

Infill Housing

Mr. Stabler discussed engineered housing designs for narrow lots and noted that updates to zoning codes would be necessary to accommodate these designs. With the growing demand for housing, infill housing could help address some of the community's housing needs.

Community Zoning

The Board discussed current zoning setback requirements and noted that new homes would be required to be built farther back from the road than many existing homes in the area. This difference in setbacks could create an inconsistent and potentially unappealing layout within established neighborhoods.

Welcome Home Ohio

An extension request will be submitted for the grant, and the projects will be rebid without garages. The revised plans will include a side access door to allow future homeowners the option to add a garage.

Change to Sales Agreements

The Board discussed adding clawback provisions to property sales agreements that would require purchasers to begin the building process within 6–12 months. This approach would help discourage the purchase of properties solely for use as side lots or additional acreage by neighboring property owners. No action was taken.

PUBLIC COMMENTS

None

DATE OF NEXT MEETING

The next regular meeting will be *Wednesday, May 27, 2026, at 11:00 a.m.*

ADJOURNMENT

The meeting was adjourned at 11:12 a.m. on a motion from Mr. Willis and a second from Mr. Brenner. Motion carried.

Respectfully Submitted,
Nicole Havens