THE VILLAGE OF PHILLIPSBURG COUNCIL

SPECIAL MEETING

JUNE 10, 2025

Mayor Newsom: Meeting called to order at 7 p.m.

Members Present: Josh Simpson, Chris Steiner, Donna Mullins, Hope Hoard, Heather Craft
Guests: Mark Wysong, Ben Mazer

Pledge of Allegiance

Meeting called to review, discuss, and consider current zoning policies.

Council was given copy of regular zoning book.

Council Member raised a question about where to find the section regarding maintenance of properties.

Mark stated Ordinance 696, which is separate from the zoning code book, and was created with the title Minimal Housing Standards for the Village of Phillipsburg. It is for residential and not commercial property.

Discussion regarding yards that have trash and debris and have had for several months/years. The understanding is that the Code does not specifically state what trash and debris are acceptable or not acceptable in yards. Mark stated it does define and breaks it down into garbage and junk. Council Member stated that what is garbage and junk to one person is not garbage and junk to another. So that is where some of the problems lie. It was suggested to narrow down or fine tune the wording as to what is junk or garbage. How should junk be defined in the Code? Many things are found in yards like a couch, cardboard, carpet, etc. Mark talked about the planning commission and the zoning code. The current code has been in place since 2007. Most residents comply with zoning violation letters. Discussion regarding revising of code language. Mark explained the zoning appeals process. Residents can file a written appeal arguing the interpretation that a violation exists. Solicitor Ben Mazer said we can do clean up and charge the resident, but only after an appeal process. Discussion regarding appeal process. Discussion regarding homeowner responsibility. Ben Mazer offered to help with updating the Village of Phillipsburg zoning code. Discussion about how to enforce the code. Council Members express disgust at properties that are abandoned and not taken care of by the owner. There was a long discussion about unsightly properties and how to deal with them.

Ben Mazer discussed process for dealing with the old school building, nuisance, abatement, etc.

Mayor: Proceed with motion process to rewrite zoning code.

All in favor of looking into getting external contractor to rewrite the Village zoning code. All yesses. Motion passed.

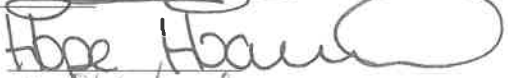
Mayor motioned to move into executive session in accordance with O.R.C. 121.22(G)(1). The council will go into executive session to consider the appointment of an employee. Josh Simpson motioned; Donna Mullins seconded. Roll Call: Heather-yes, Hope – yes, Donna - yes, Steiner- yes, Simpson -yes. Motion passed.

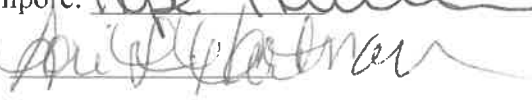
Mayor: Return from executive session at 8:28 p.m.

Mayor requests motion to hire Derek Shell as a water operator. Steiner motioned to hire Derek Shell as water operator, Donna seconded. Roll Call: Heather – yes, Hope – yes, Donna – yes, Steiner – yes, Simpson – yes.

Mayor asked for a motion to adjourn. Hope motioned, Donna seconded. All in favor. All yesses. Meeting adjourned.

Mayor: 

Mayor Pro Tempore: 

Fiscal Officer: 

(June 10, 2025, Special Council Meeting – zoning, hiring Derek Shell)