

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - May 13, 2025

Meeting opened by Mr. Mayberry at 6:03 pm

Roll call Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice-Chairperson; AJ Baltes, Member; Jim Gilmartin, Member; Angela Javorsky, Secretary; and Sara Hendricks, Alternate Member were present and 37 guests.

Minutes: The Secretary requested that the board delay accepting the minutes from the 4/8/2025 meeting, due to the late addition of the ZI report and to allow time for review.

Zoning Inspector's Report:

Zoning Report April May 13, 2025; Last report April 7, 2025 Since my last zoning report I have written 3 zoning permits.

On April 8, 2025, I issued a zoning permit for an in ground swimming pool at 4146 S. Bailey. Fee collected \$100.00 which included a \$50.00 penalty for the pool being installed without a permit

On April 22, 2025, I issued a zoning permit for addition to an existing home at 8811 Duck Creek Road, Ellsworth Twnship, 252 sq feet. Fee collected \$240.00 based on cost of addition \$40,000.

On April 28, 2025, I issued a zoning permit for a storage Bldg., 26' x 56' at 12581 Akron Canfield Road. Fee collected \$100.00 cash.

I am writing a zoning permit for a single family dwelling at 11200 S KIWATANI TRL OH, Diehl Lake. I am meeting with the property owner prior to the zoning meeting 5-13-25.

I am in contact with the Mahoning County Prosecutor's office re the vacant at 12082 Palmyra Road and will follow up with the Asst prosecutor as to when they can send a violation letter to the owner. .

The zoning issue and cleanup of 5843 Gault Rd., Ellsworth Township of accumulated debris at the front of the home and neighboring garage is pending.

I checked the status of the foreclosure for back property taxes for the property at 11830 Palmyra Road, Ellsworth Township . The Asst Prosecutor's office is attempting to serve the owner at 3925 S NEWTON FALLS ROAD DIAMOND, OH 44412. The Court docket reflects that service was refused at the Diamond Ohio property address. I will contact the Asst prosecutor for an update.

I am monitoring the work at 11632 Ellsworth Rd., re: the home and issues being corrected. .

I received a call re: 8890 Knauf road and there appears to be survey stakes to the south of the residence on the vacant land. I have not been contacted by the MCPC re: any replat.

The property at 4223 S. Bailey Road has been sold and I am monitoring the garage that needs to be taken down and the existing house that was cleaned out.

I am monitoring the property at 10960 W. Western Reserve Road for excessive debris. The 2 abandoned cars have been removed. I will follow up with debris around home.

I received a call back from the property owner at 20 W. Hill re: the lawn that needs mowed. The property owner stated that her mower was broken and she would do her best to get the lawn cut

I do not have a permit request yet for the manufactured home that the zoning appeals board approved on April 1, 2025 to place a manufactured home at 9352 Akron Canfield Rd., Ellsworth Township. I did receive a complaint call during the week of May 1, 2025 from a neighboring property owner that there as a shared driveway an there was concern re: the weight of the manufactured home on the driveway.

I made an onsite visit to the Encino Energy gas/oil well on Ste Rt 45 and Leffingwell . I have also been in contact with the operations manager and requested the well co supply me with the registration application as noted in Chapter 10 of the Ellsworth Resolution and the information and documentation re: property owners name and address, the company conducting the drilling, site plan including boundary lines, all buildings, location of well buildings, structure and copies of all federal and state of Ohio permits for our records.

I was contacted by WFMJ reporter for comment on the land use plan scheduled discussions before the board. I referred the reporter to the zoning commission for further comment.

/s/ Wayne W. Sarna
Township Zoning Inspector

Ellsworth

New Business:

Plat review: Combining of lots on Campfire Circle, Lot 140 & 141 of Diehl Lake Plat No. 1. After some discussion, Mr. Baltes made a motion to approve the replat, Seconded by Mr. Smaldino, All were in favor.

Angela completed her Certification for Public Records training offered at no cost by Ohio Auditor of State's Office 4/10/2025

Old Business:

Ongoing update to the Land Use Plan is due in 2026, we held a work session to discuss what the residents and board members would like to see in the update. There were many residents present, there was discussion regarding the current land use plan and the board heard some concerns and will take them under advisement. This will be an ongoing conversation for the majority of the year. We are hoping to have a working draft in the next month.

Next Meeting 6/10/2025 at 6pm at the Fire Hall

Adjournment: Mr. Baltes made a motion to adjourn; seconded by Mr. Smaldino. Vote was unanimous to adjourn at 7:10 pm.


Jim Mayberry, Chairperson


Angela Javorsky, Secretary