

**Ellsworth Township Zoning Commission**  
**Record of Proceedings**  
**Minutes of Regular Meeting – December 9, 2025**

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Meeting opened and was called to order by Jason Smaldino at 6:01pm. Pledge of allegiance was recited, and a moment of silence was held in honor of our Military, those serving and who have served.

**Roll call:**

Jason Smaldino, Chairperson	Present
AJ Baltes, Vice Chairperson	Absent
James Gilmartin	Present
Sara Hendricks	Present
Joan Madej	Present
Trevor Calhoun (Alternate)	Present
Zoning Inspector Wayne Sarna	Present
Guests	7
Trustee Artie Spellman attended the meeting.	

**Minutes:**

- October 14, 2025 minutes were reviewed and a motion to accept was made by Jim Gilmartin; seconded by Joan Madej. Vote was unanimous to accept the minutes as presented.

**Zoning Inspector's Report:**

- Full report provided via email and was reviewed in full. One permit issued in November and there were none issued in December. Manufactured home being installed is having final inspection by Central Electric Inspection. A follow up email sent for outcome of that inspection. Assistant Prosecutor letter sent to homeowner of 11830 N Palmyra Rd; copy of letter provided with report. Property owner for 4223 S Bailey Rd responded to letter and structures will be torn down. No response re: permit for fence for 10872 N Palmyra; will send another letter. Letters sent for violations and/or monitoring cleanup of following: 13177 Akron Canfield, 8597 S Duck Creek Rd, 8740 Palmyra Rd, 9595 Leffingwell, and 10460 N Palmyra Rd.
  - **Open Discussion:** Deferred to New Business (inquiry of Kostoglou property).

**New Business:**

- **Kostoglou property** inquiry as per ZI report; potential buyers (Mr. & Mrs. Vanhorn) were invited and attended the meeting. Zoning Commission reviewed the parcels via Mahoning County Auditor website, answered questions as to how to initiate zone change. In addition, discussion was held regarding the current Ellsworth Land Use Plan and that this property is currently zoned commercial which aligns with the Land Use Plan. Encouraged potential buyers to seek counsel via their real estate agent and/or attorney to gain more insight into the needs of this property (i.e. curb cut out via ODOT, well and septic needs, discussion with Mahoning County Planning Commission).
- **Noble Plat No 1**-proposed lot split: ZC reviewed the email from MCPC and requested ZI update that additional information is needed from property owner re: details of the request (it was unclear as to which property is requesting lot split based on the information provided). ZI will reach out to MCPC with this update.

**Old Business:**

- Proposed zoning fees were reviewed. Comparison of fees from neighboring townships and communities reviewed. ZC recommended the following: Site development plan review: \$500, Site Plan Development Amendments: \$250, Demolition of structure \$50 (Residential structures requiring permit i.e. house or accessory use garage) and \$100 Commercial (structure requiring permit). Joan Madej made a motion to recommend fees as outlined above and Jim Gilmartin seconded this motion. Vote was unanimous to recommend fees and will be forwarded to Township Trustees for review and approval.

- Land Use Plan: ZC has completed its review of this document and prepared recommendations which have been submitted to the Township Trustees. This process is on hold. MCPC has recommended this be placed on hold until 2026. Will hold public comment meeting once MCPC has sent their request for updated 2026 LUPs.
- Zoning Commission directory and term expiration dates were reviewed. Any changes to contact information are to be sent to Secretary Sara Hendricks and an updated list will be sent to the ZC members. Regarding term expiration dates, AJ Baltes term expires Dec 31, 2025, and Chairperson Jason Smaldino will reach out to inquire if he wishes to seek another term. Township Trustees to be notified of AJ Baltes decision.

**Adjournment:**

- Jim Gilmartin made a motion to adjourn; seconded by Joan Madej.
- Vote was unanimous to adjourn at 7:20pm.

**Next Meeting: January 13<sup>th</sup> 6pm Ellsworth Township Fire Hall – Reorganization Meeting and Regular Meeting**

**Jason Smaldino, Chairperson**

**Sara Hendricks, Secretary**