

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of 2025 Reorganization Meeting – January 14, 2025

Meeting opened by Mr. Mayberry at 6:06 pm

Roll call Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice Chairperson; Jim Gilmartin, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 5 guests were in attendance. Zoning Inspector Sarna and Mr. Baltes were absent.

Minutes: Mr. Mayberry moved to accept the minutes from the 12/10/2024 meeting as submitted. Mr. Smaldino seconded the motion. Vote was unanimous to accept the minutes as presented.

Reorganization for 2025

Secretary asked for nominations for Chairperson;

Mrs. Javorsky made a nomination for Mr. Mayberry, Seconded by Mrs. Hendricks. Roll Call Vote; Mrs. Hendricks YES, Mr. Gilmartin NO, Mr. Smaldino YES, MR. Mayberry YES, Mrs. Javorsky YES. With 4 Yes and 1 NO vote Mr. Mayberry accepted this nomination and will serve as Chairperson for 2025.

Secretary asked for nominations for Vice Chairperson;

Mrs. Javorsky made a nomination for Mr. Baltes, Seconded by Mr. Mayberry. Roll Call Vote; Mrs. Hendricks NO, Mr. Gilmartin NO, Mr. Smaldino NO, Mr. Mayberry YES, Mrs. Javorsky YES. Motion dies.

Mr. Gilmartin made a nomination for Mr. Smaldino, Seconded by Mrs. Hendricks. Roll Call Vote; Mrs. Hendricks YES, Mr. Gilmartin YES, Mr. Smaldino YES, Mr. Mayberry YES, Mrs. Javorsky YES. All in favor, none opposed. Mr. Smaldino accepted this nomination and will serve as the Vice-Chairperson for 2025.

Secretary asked for nominations for Secretary;

Mr. Mayberry nominated Mrs. Javorsky, Seconded by Mr. Smaldino. Roll Call Vote; Mrs. Hendricks YES, Mr. Gilmartin YES, Mr. Smaldino YES, Mr. Mayberry YES, Mrs. Javorsky YES. All in favor, none opposed. Mrs. Javorsky accepted this nomination and will serve as Secretary for 2025.

Meeting Dates will continue to be the 2nd Tuesday of each month at 6pm. We will meet at the Fire Hall.

Mr. Smaldino made a motion to close this portion of the meeting and move to Regular Meeting, Seconded by Mr. Gilmartin. Reorganization meeting, All in favor.
Adjourned 6:17pm


Jim Mayberry, Chairperson.


Angela Javorsky, Secretary

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - January 14, 2025

Meeting opened by Mr. Mayberry at 6:17 pm following reorganization meeting

Roll call Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice Chairperson; Jim Gilmartin, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 5 guests were in attendance. Mr. Baltes and Inspector Sarna were absent.

Minutes: Mr. Mayberry moved to accept the minutes from the 12/10/2024 meeting as submitted. Mr. Smaldino seconded the motion. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

Zoning Report January 10, 2025; December 11, 2024

Since my last zoning report I have written 1 zoning permits and received 1 zone change request. .

-12/31/24, Permit NEW 1,870 sq ft pavilion 10334 W. Akron Canfield Rd, Fee collected : \$374.00.

- 1/7/25 I received a zone change request for 28.88 ac on Knauf Rd from Ag to R-1. Fee collected \$425.00.

-I have forwarded the amended Ellsworth township zoning resolution for solar to the Mahoning County Prosecutor's office for their review and input and opinion

-Re: Violation 12082 Palmyra Road is pending and there has been no

response as to the vacant house as it has not yet been removed.

-Re: cleanup of 5843 Gault Rd., I am sending a letter

to the property owner this week setting a deadline to clean up the property.

-I have sent an email to the prosecutor's office re filing the foreclosure for back taxes

owed on 11830 Palmyra Road, Ellsworth Township

-The Township Zoning Amendment for solar was recorded with the Mahoning County Recorders office on November 19, 2024.

-I am discussing with the zoning commission re: filing a zone change request from business to all Agricultural to the 6 parcel owned by George Kostaglou, parcel nos 23-051-S-021.00-0, 23-051-S-022.00-0 , 23-051-S-023.00-0, 23-033-0-082.00-0, 23-033-0-083.00-0, 23-033-0-078.00-0 construct a business has been abandoned.

-Re: complaint 7639 Duck Creek by a neighboring property owner for a neighbors spot light has been resolved.

-I am monitoring the work at 9753 Palmyra Road for the property owner to contact me for a zoning application to construct a new deck/ or porch in the spring, 2025.

-I am monitoring the work at 11632 Ellsworth Rd., to correct the abandoned structures. .

-Re: Violation 4145 Bailey Road is being monitored as a prior violation letter was sent due to the number of RVs and trailers being parked on the residence.

-Re: 11106 Akron Canfield Rd letter sent; trailer on the property and it needs to be tarped since it cannot be used as residence.

-I have reviewed the zoning permit fees with the outlying townships will make

recommendations as to my findings as to adjusting these fees.

-I received the copy of the legislative update on HB 315

-I will contact the Ohio Township Assn and ask as to the procedures in funding for obtaining a zoning consultant.

New Business:

Zone change request ZC25-1M this will be sent to MCPC for their 1/28/25 meeting. We will hold a public meeting 2/11/25.

Mr. Sarna has brought up the Kostaglou property; the board would like to review any records and correspondence regarding these parcels and previous zone change requests.

Trustees reappointed Jim Mayberry, to a new 5 year term at their Jan 11th meeting. They also raised ZC and BZA pay by \$10 per meeting for all positions. There is talk of training opportunities for both boards in the coming months.

The Board was provided some fee schedules of surrounding townships and the Secretary has provided a spreadsheet for comparison purposes. They requested some time to review the information before making a recommendation.

Old Business:

Update to the Land Use plan is due in 2026, we will have work sessions to discuss what we would like to see in the update.

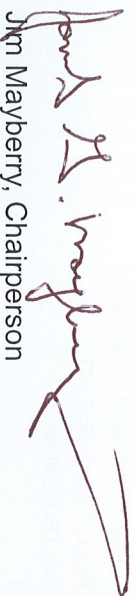
Secretary provided everyone with the 27 page presentation given by Atty. Griggs at the previous training session.

Public Comment:

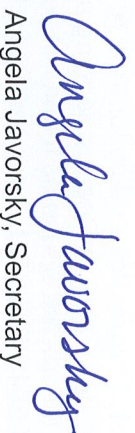
Mr Sandstrom was in attendance and he is looking to get clarification regarding the solar amendment and possible future modifications to the document.

Next Meeting 2/11/2025 at 6pm at the Fire Hall

Adjournment: Mrs. Hendricks made a motion to adjourn; seconded by Mr. Mayberry. Vote was unanimous to adjourn at 7:16 pm.



Jim Mayberry, Chairperson



Angela Javorsky, Secretary

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - February 11, 2025

Meeting opened by Mr. Mayberry at 6:03 pm

Roll call Members present: Jim Mayberry, Chairperson; AJ Baltes, Member; Jim Gilmartin, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 15 guests were in attendance. Jason Smaldino, Vice Chairperson was absent.

Minutes: Mrs. Hendricks moved to accept the minutes from the 1/14/2025 meetings as submitted. Mr. Gilmartin seconded the motion. Vote was unanimous to accept the minutes as presented.

Public Meeting: Chairperson read meeting procedures, Secretary read application for Zone Change case ZC25-1M

MCPC letter of recommendation was presented to members. Applicant was present. After some discussion and questions. Mr. Baltes made motion to approve the zone change from A- Agricultural to R-1 Residential. A Second by Mrs. Hendricks. Roll Call Vote Mr. Mayberry- Yes; Mr. Baltes- Yes; Mr. Gilmartin- No; Mrs. Hendricks- Yes. Mrs. Javorsky has recused herself from voting on this matter. With 4 Yes Votes and 1 No vote the motion passes and the secretary will present the case to the trustees for public meeting.

Regular Meeting started 6:25pm

Zoning Inspector's Report:

Zoning Report February 11, 2025; Last report 1-8-2025
Since my last zoning report I have written 2 zoning permits.

On January 30, 2024, I issued a zoning permit for a 2,500 sq ft single family dwelling plus 2 car garage at 7610 Knauf Rd., Ellsworth Township., Fee collected : \$1,350.00.

On February 7, 2025 I issued a zoning permit for a modular structure – 1,387 sq ft to 4289 Bailey Rd., Ellsworth Township. No garage. Fee collected \$721.00.

The zoning violation at 12082 Palmyra Road for the abandoned house is pending and there has been no response from the property owner PROVERBS BROTHERS, 8447 Tod Ave SW, Warren, OH 44481; PH 330-951-1863. I have sent a letter to the property owner setting a deadline to respond.

The zoning issue re cleanup of 5843 Gault Rd., Ellsworth Township for accumulated debris at the front of the home and neighboring garage with a March 1, 2025 deadline to clean up the accumulated property .

I checked the status of back property taxes owed on 11830 Palmyra Road, Ellsworth Township. There is a total of \$4,651.48 owed for taxes with \$3,682.64 as delinquent. The property has a built up of accumulated debris.

The Township Zoning Amendment for solar was recorded with the Mahoning County Recorder's office on November 19, 2024.

The construction of the structure located on the 6 acre parcel owned by George Kostaglou, parcel nos 23-051-S-021.00-0, 23-051-S-022.00-0 , 23-051-S-023.00-0, 23-033-0-082.00-0, 23-033-0-083.00-0, 23-033-0-078.00-0 torn down by the township with a lien placed on the property. I ask the Zoning board's opinion as to proceeding to change the zoning on the parcels back to agricultural as any business use has been abandoned.

I am monitoring the work at 9753 Palmyra Road for the property owner to contact me for a zoning application to construct a new deck/ or porch in the spring, 2025.

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

The property at 4145 Bailey Road is being monitored as a prior violation letter was sent appeared re: the violation letter sent due to the number of RVs and trailers being parked on the residence.

I received an email from the Mahoning Co Sheriff dept re: Captain Gerald D'Angelo is taking over the 911 coordinator duties for approval of street addresses for Maggi McGhee

The trailer that was located at 11106 Akron Canfield Road that sold Christmas trees at the request of my letter to the property owner. The trailer has been relocated to the driveway at 8740 Palmyra Road. There are pending zoning issues.

I received a call from the Ohio Dept of Trans re: whether I issued a solar permit to the property on Rt 224

New Business: Mr Sarna suggested preparing an updated Resolution Document

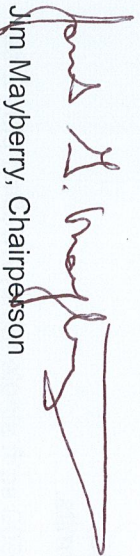
Old Business:

The Board was provided some fee schedules of surrounding townships and the Secretary has provided a spreadsheet for comparison purposes. They requested some time to review the information before making a recommendation. Secretary has requested accounting information from the fiscal office for the zoning department budget. This is ongoing.

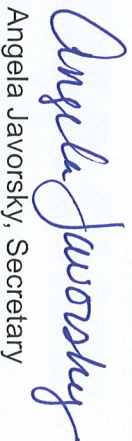
Update to the Land Use plan is due in 2026, we will have work sessions to discuss what we would like to see in the update.

Next Meeting 3/11/2025 at 6pm at the Fire Hall

Adjournment: Mr. Gilmartin made a motion to adjourn; seconded by Mr. Baltes. Vote was unanimous to adjourn at 6:59 pm.



Jim Mayberry, Chairperson



Angela Javorsky, Secretary

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - March 11, 2025

Meeting opened by Mr. Mayberry at 6:04 pm

Roll call Members present: Jim Mayberry, Chairperson; AJ Baltes, Member; Jim Gilmartin, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 11 guests were in attendance Jason Smaldino, Vice Chairperson was absent.

Minutes: Mrs. Hendricks moved to accept the minutes from the 2/11/2025 meetings as submitted. Mr. Baltes seconded the motion. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

Zoning Report March 10, 2025; Last report February 11, 2025

Since my last zoning report I have written 2 zoning permits.

-February 25, 2025, permit for a 1,867 SF 3 car garage to 11170 N. Kiwatani Tr.,

Fee collected : \$1,045.00.

-March 6, 2025, permit for a carport to 11140 S. Kiwatani Tr., Flat Fee collected \$50.00.

-I spoke to the property owner at 12082 Palmyra Road for the abandoned house is pending who stated he would remove the abandoned house when he got to it and he set no timeline when the structure would be removed. Stated he bought the property 6 months ago. I will request the fire chief to view the house for purposes of condemning the property. The current owner was very rude and stated I would hear from his attorney.

-I spoke to the daughter of the property owner at 5843 Gault Road re the zoning issue and cleanup of 5843 Gault Rd., Ellsworth Township of accumulated debris at the front of the home and neighboring garage. The daughter requested an extension of the March 1, 2025 deadline. I told the daughter I will reinspect March 31, 2025

-I received a call from the prosecutor's office-Atty Karen Gagloine and Atty Thomas Michaels: the foreclosure for back property taxes was filed and there is a failure of service as the property at 11830 Palmyra Road, Ellsworth Township is empty. Total of \$4,651.48 owed for taxes with \$3,682.64 as delinquent. The assistant prosecutor's office will locate a current service address for the owner. The property has a build up of accumulated debris.

-I have received numerous emails and texts from the property owner if the following parcels 23-052-N-022.00-0., 23-052-N-012.00-0, and 23-052-N-013.00-0 inquiring to change the land use plan on these parcels to business to put in a small solar farm on these parcels. I responded to the emails and provided the procedure to apply to change zoning on the parcels and that he applied to change zoning but withdrew his application. Also provided a response to the landowner that the land use plan cannot be changed just for specific parcels, that the zoning commission and /or trustee are responsible to change the land use if warranted.

-I am monitoring the work at 9753 Palmyra Road for the property owner to contact me for a zoning application to construct a new deck/ or porch in the spring, 2025.

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

-The zone change application for 8890 Knauf road was scheduled to be heard by the trustees on 3-12-2025 at 6:00 p.m This hearing may not be going forward and I will confirm the status.

-I received an anonymous letter dated 3-1-2025 re: zoning complaints against 5 properties:

1 3935 S. Bailey Road for Excessive junk and debris – this property is not within Ellsworth Township.

2 4050 S. Bailey Road for abandoned pick up truck and wire fence with no permit;

3 4145 S. Bailey Road for accumulated junk/trash, and numerous trailers, autos and trucks;

4 4223 S. Bailey Road for an abandoned home and deteriorated garage;
5 4289 S. Bailey Road for 2 trailers parked parked by existing garage - no residential structure.

-I sent violation letters to 3935 S. Bailey Road, 4050 Bailey Road, 4145 S. Bailey Road, 4223 S. Bailey, and \$289 S. Bailey Rd. and will await responses

Also I received a complaint re: an abandoned Chevy pick up truck and Cavalier that are sitting in the driveway at 10960 W. Western Reserve Road. I violation letter was also sent out.

-I received a letter from the Mahoning Co. Auditor, Ralph Meachum requesting the procedure for permits for the following:

New Construction; Demolition, Agricultural, and zoning permits.

-I attended the zoning commission meeting: Issues discussed were:

The manufactured home that was destroyed by fire in November 2024 across from St Paul Monastery and replacement of a manufactured home – resulted in a variance being filed;

Zoning permit fees were discussed;

Upcoming meetings in 2025 re: land use plan to be updated in 2026;

Zone change and land use plan changes to the Sandstrom property on Rt 224.

During my zoning hours, I also discussed with a township resident an issue with a ver the driveway entrance way onto Gault road that is directed over the property line of Candace Neff who sold the property. The entranceway to Gault Road has been in existence over 21 years, since the home was built. Appears that an easement or right of way needs to be entered into between the parties to avoid a dispute or a new driveway approach needs to be cut out onto Gault Road.

New Business: The zoning change application for the Lucansky property has been withdrawn.

Ms. Carrie Howard was present to inquire about installing a manufactured home on the site of her home that was destroyed by fire in November 2024.
She was advised that her request would have to be through BZA for a variance.

Zoning permit fee schedule, after some discussion the board moved to vote on the proposed changes in the way permit fees are calculated.

Mrs. Javorsky made a motion to amend the fee schedule and method to calculate permit costs. This would result in \$6.00 per \$1000 of the cost of the construction. Mr. Baltes seconded the motion. Vote was unanimous in favor in the change. Motion carries.

Old Business:

Update to the Land Use plan is due in 2026, plan for work sessions to discuss what we would like to see in the update. We will use our May meeting date to hold a public forum style meeting for community input.

Next Meeting 4/8/2025 at 6pm at the Fire Hall

Adjournment: Mr. Gilmartin made a motion to adjourn; seconded by Mrs. Hendricks. Vote was unanimous to adjourn at 7:15 pm.


Jim Mayberry, Chairperson


Angela Javorsky, Secretary