

## ELLSWORTH TOWNSHIP ZONING COMMISSION

### RECORD OF PROCEEDINGS

Minutes of Regular Meeting - January 14, 2025

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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 Records 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:**

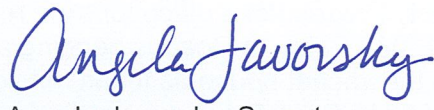
Mr Sandstrom was in attendance and he is looking to get clarification regarding the solar amendment and possible future modifications to the document.

**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