

**Ellsworth Township Zoning Commission
Record of Proceedings
Minutes of Regular Meeting – August 12, 2025**

Meeting opened and called to order by Mr. Smaldino at 6:00 pm.

Roll call:

Jason Smaldino	Present
James Gilmartin	Present
AJ Baltes	Present
Sara Hendricks (Alternate)	Present
Zoning Inspector Wayne Sarna	Present
Guests	12
Trustee Bob Toman, Fred Houston & Artie Spellman attended the meeting.	

Minutes:

- Mr. Smaldino made a motion to accept 07/08/2025 Minutes as submitted and seconded by Mr. Baltes. Vote was unanimous to accept the minutes as presented.
- **Open discussion:** none.

Zoning Inspector's Report:

- Zoning Report August 12, 2025; Last report July 8, 2025 Since my last zoning report I have written 4 zoning permits.
- On July 17, 2025, I issued a zoning permit for a storage bldg.6829 S. Salem Warren Rd, Ellsworth Township Est. cost - \$8,700.00. Fee collected \$52.00 via check based upon \$6.00 per 1000 valuation of the cost.
- On July 28, 2025, I issued a zoning permit for a single family dwelling to 11130 N.Kiwatani Trail, Diehl Lake – Ellsworth Township . Fee collected \$2,200.00 based upon cost of dwelling - \$370,000.
- On July 29, 2025 I issued a zoning permit for a deck at 11160 Berlin Station Road, Ellsworth Township . Fee collected based per \$6.00 per \$1,000 valuation. \$72.00.
- On August 12, 2025 I issued a zoning permit for a 20' x 24' garage to 7210 E. Diehl Lake Dr., Diehl Lake, Fee collected \$120.00 based on Cost of garage - \$20,000.
- I received a call re: the sale of two of the Lucansky 28.88 acres lots that was listed for sale from a buyer that signed a purchase agreement for two of the platted lots. The potential buyer had a question re: the zoning on the parcels. The potential buyer of 2 of the lots then stated he cancelled the purchase of 2 lots because the lots failed the perc test through the county for a septic system. The county auditor website reflects the Lucansky property of 28.88 acres has been divided into 5 parcels.
- The property owner of 12082 Palmyra Road has not contacted me back re: removal of the abandoned house. I will have the house inspected by our fire chief to have the property condemned.
- I am monitoring the zoning issue and cleanup of 5843 Gault Rd., Ellsworth Township re: the accumulated debris at the front of the home and neighboring garage.
- I checked on the status of back taxes to 11830 Palmyra Road, Ellsworth Township. There appears to have been a payment made on the back taxes. I sent an email to the prosecutor re: status of the foreclosure and condition of the property.
- I am monitoring the condition of the residence and issues to 11632 Ellsworth Rd. The sale of property at 4223 S. Bailey Road from US Bank is still pending a survey of the property. The garage needs to be taken down and the existing house may need to come down as well. The auditor's site still lists
- I am continuing to monitor the grass at 20 W. Hill to make sure it is mowed on a regular basis
- I resent a zoning violation letter to 4823 PALMYRA Rd., Warren, OH 44481 re:10749 Palmyra Road, Ellsworth Township and for excessive debris and 2 unlicensed motor vehicles. The letter sent to the 4823

Palmyra Rd, Warren OH was not returned and it appears several vehicles have been removed from the driveway.

- Upon inspection that the chickens at 11283 Palmyra Road have been removed although the coup is still on the property. There was no agricultural exemption signed for this property.
- I sent a zoning permit application to the property owner at 10872 N. Palmyra Road for a fence installed to the back portion of the property and am waiting a response.
- I emailed a zoning permit application to the Ellsworth Sportsman Club for a metal structure being constructed on the property located at 12081 N Palmyra Rd, and am awaiting a response.
- I received a replat request for REPLAT OF LOT 1 IN B.J. MCDONOUGH PLAT NO.1 – Sandstrom property for the Board's review.

/s/ Wayne W. Sarna

Ellsworth Township Zoning Inspector

- **Open Discussion:** deferred to New Business regarding recent replat requests.

New Business:

- Resignations of Mr. Mayberry and Mrs. Javorsky were acknowledged.
- New appointments of additional Zoning Commission Board members will be reviewed and determined by our Trustees. Trustee Spellman shared that there are several candidates and interviews are currently underway. For additional updates please attend our Ellsworth Township Trustee meeting.
- REPLAT OF LOT 1 IN B.J. MCDONOUGH PLAT NO.1 was reviewed, and it was decided that this property owner would be invited to next meeting so that further questions and discussion can be held prior to decision of replat. It was agreed that Mr. Sarna would reach out to the Mahoning County Planning Commission to update this decision. The reason for this delay is that the existing property is zoned "Business" and further information needs to be received to ensure the Land Use Plan is followed. A motion to table this until next meeting was made by Mr. Baltes with this seconded by Mr. Gilmartin. All were in favor.
- REPALT of MEANDER VFW POST 9517 PLAT NO.1 was reviewed. Fred Schrock was in attendance to offer additional information re: this request. Per Mr. Schrock, based on the changes VFW made to moving the Memorial Park to the area where helicopter is located the land submitted for replat (2.37 acres) is no longer needed for use by VFW. Thus, the VFW has made the decision to sell the property. The land was surveyed by Mr. Ewing (see attached) and there are potential buyers. The request has been submitted to the Mahoning County Planning Commission (to be reviewed 8/26/2025) and the Health Department has reviewed and found no objections (as it is a non-building vacant lot). The property is zoned Ag/Res and the VFW has a notarized letter stating that there will be application process should new owners wish to build on this property (signed and notarized by the Health dept per Mr. Schrock). Motion was made to recommend approval for this replat "As Is" made by Mr. Gilmartin with this seconded by Mr. Baltes; all were in favor.
- Ellsworth Ringbus Substation notification letter (see attached EPA letter) was acknowledged and there is an understanding that this request is under review by the SWCD. Mr. Sarna provided this update as an FYI for the Zoning Commission.

Old Business:

- Centofanti property: Zoning Inspector Mr. Sarna shared there has been no further communication received on this request. Zoning Commission reviewed the request again and requested that the owner please be invited to next meeting so that additional information can be provided. Mr. Sarna will reach out to the contact and offer the invitation.
- Lucansky property: See Zoning Inspector report for updates. Mr. Sarna stated he cannot confirm any sales of this property but that the property has been divided into 5 lots as per the County Auditor website.
- Bowman property: Zoning Commission reviewed the previous information that was provided with this request. After review, it was determined that additional information does need to be provided prior to

making any recommendations. Mr. Sarna will check his contacts and reach out to the property owner to invite them to the next meeting (initial contact was from a developer).

- Land Use Plan was discussed in detail. Changes and additions were discussed to include adding updated maps. Plan is for continued discussion. Mrs. Hendricks volunteered to edit the changes to the existing LUP. All changes and suggestions discussed this evening will be updated in the document (notable in red) and the Board will continue their review. Updated copies will be provided and continued community input is welcomed.

Adjournment:

- Mr. Baltes made a motion to adjourn; seconded by Mr. Gilmartin.
 - Vote was unanimous to adjourn at 7:12pm.
- ✓ **Next Meeting: 09/09/2025 at 6pm at the Ellsworth Township Fire Hall**

Jason Smaldino Chairperson

Sara Hendricks Secretary