

Ellsworth Township Zoning Commission
Record of Proceedings
Minutes of Regular Meeting – October 14 2025

Meeting opened and was called to order by AJ Baltes at 6:04pm. 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	Absent
James Gilmartin	Present
AJ Baltes	Present
Sara Hendricks	Present
Joan Madej	Present
Trevor Calhoun (Alternate)	Absent
Zoning Inspector Wayne Sarna	Present
Guests	9

Trustee Bob Toman attended the meeting.

Fiscal Officer Jim Decenso attended the meeting.

Minutes:

- September 9, 2025 minutes were reviewed and a motion to accept was made by Joan Madej; seconded by Jim Gilmartin. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

- Summary of report is as follows:
 - 1 zoning permit and received 1 re-plat request.
 - Inspected the manufactured home being installed at 4289 Bailey Road.
 - Visited 12052 Palmyra Road with the Asst Fire chief to inspect the abandoned home to have a resolution passed by the trustees condemning the home.
 - The cleanup of 5843 Gault Rd is complete and complaint is closed.
 - The prosecutor is reviewing the condition of the home at 11830 Palmyra Road.
 - Complaint to 11632 Ellsworth Rd. is being monitored, sale of property at 4223 S. Bailey Road has been completed and will be monitored, continue to monitor the grass at 20 W. Hill to make sure it is mowed on a regular. Continue to monitor 13177 Akron Canfield Road and the home still has not been torn down.
 - No permit application received for a fence at 10872 N. Palmyra Road and followup letter will be sent.
 - Mahoning County Planning commission recommended approval of the Re-plat LOT 1 IN B.J. MCDONOUGH PLAT NO.1.
 - Monitoring the Stormwater Pollution Prevention Plan (SWP3) that was submitted in regards to the project located in Ellsworth Township, Mahoning County, Ohio Ellsworth Ring Bus SS.
 - Letter sent to the property owner at 8597 S. Duck Creek Rd re: a zoning violation for accumulated junk and debris.
 - Letter sent to 4289 Palmyra Road to confirm that the double wide is a permanently sited structure.

New Business:

- Permit fees suggested by ZI Wayne Sarna were reviewed and discussed. The ZC Board deferred recommendation at this time. ZC Board would like to gather information from surrounding communities to compare fees related to site plan review, amendments and demolition. Sara Hendricks will gather data and share at next meeting.

Old Business:

- **Land Use Plan:** draft# 2 was reviewed and members of the ZC Board offered input. AJ Baltes provided the Core Development Area Land Use Map to be added to the Plan.
 - **Open Discussion:** Resident Dee Tripp offered suggestions and provided these in writing. Resident Karen Grittie offered input and voiced concern around the burden on Ellsworth Fire & EMS department should there be

- exponential housing or business growth in the community. Other members provided feedback voicing the desire for Ellsworth Township to "remain as it is, a rural community."
- Final review was completed and the ZC Board voted to recommend this be sent to Township Trustees for their review and approval. Motion was made by Joan Madej and seconded by Jim Gilmartin. Roll call vote was taken: AJ Baltes - Yes, Sara Hendricks -Yes, Jim Gilmartin -Yes, Joan Madej -Yes. Motion carried; Land Use Plan will be submitted to Township Trustees.

Adjournment:

- Joan Madej made a motion to adjourn; seconded by Jim Gilmartin.
- Vote was unanimous to adjourn at 7:28pm.

Next Meeting: 11/11/2025 at 6pm at the Ellsworth Township Fire Hall

AJ Baltes, Vice Chairperson

Sara Hendricks, Secretary