

# ELLSWORTH TOWNSHIP ZONING COMMISSION

## RECORD OF PROCEEDINGS

Minutes of Regular Meeting – April 2, 2024

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The regular meeting opened by Mr. Mayberry at 6:00 pm

**Roll call** Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice Chairperson; Jim Gilmartin, Member; Angela Javorsky, Secretary; AJ Baltes, Alternate member. Dan Stout was absent. 4 guests were in attendance.

The Secretary distributed March minutes at the start of the meeting. The board did not approve the minutes in order to give more time for review.

### **Zoning Inspector's Report -**

Zoning Report April 2, 2024; Last report March 7, 2024

- Since my last zoning report I have written 1 zoning permit for a single family dwelling and 2 car attached garage to 10872 Palmyra Road. The building permit fee has been waived by the Trustees due to the owner having lost the previous residence at the site to a fire.
  - The demolition of the structure at 10610 W. Akron Canfield Road has been completed
  - I received and reviewed the draft of the lawsuit prepared by the Mahoning Count Prosecutor's office to file the lawsuit against Canfield Corner LLC seeking injunctive relief to repair the collapsed wall on the northern property line of the store property along St rt 45 . The lawsuit is ready to file.
  - Asst Prosecutor; 12036 N PALMYRA RD, re: zoning violation of abandoned vehicles and storage of junk. The assistant prosecutor is contacting the property owner by sending a letter 1 last time
  - 12036 Palmyra, She is 81 years old, she and her son reside in the mobile home that is on the parcel. I suggested that the Asst prosecutor and I go out to the site to discuss what needs to be removed. The property owner was receptive to this idea . I will contact the asst prosecutor the week of April 8, 2024 to set up a date and time.
  - Asst prosecutor issued notice 12082 N PALMYRA RD via a foreclosure sale and the abandoned trailer and garage and/or structure. There has been no response and the deadline to remove the abandoned trailer and garage was March 15, 2024. The Asst prosecutor to follow up.
  - The initial stages of a proposed solar project with Kevin McGinnity, Manager, Distributed Clean Energy Development RWE Clean Energy, on 37.665 acres of property on W. Akron Canfield road is still pending and awaiting more information
  - I received a response from the property owner 5843 Gault Road. The owner is the father resident, has health issues, will does best to get the property cleaned up and just requests additional time. I also receive a call from the daughter she will continue to make progress
  - violation letter dated 3-26-2024 to owner 8740 Palmyra Road as to accumulated vehicles, trailers, debris and junk. To comply by 4-15-2024.
  - violation at 6666 S Salem Warren Rd for a shed placed without a permit and over the property line, the property has been listed for sale, per owner.
- Wayne W. Sarna, Ellsworth Township Zoning Inspector

### **New Business-**

Resignation of Dan Stout. Thank you for your service. We will need to replace him, his term runs through 2026. We will request that AJ Baltes is now a member and we will need an alternate.



**Old Business-**

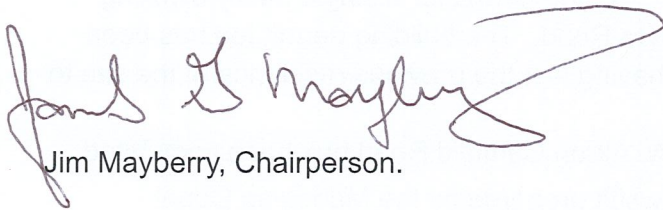
The proposed solar amendment was reviewed and there was discussion regarding conditional use and accessory use.

Motion to accept the amendment was made by Mr Smaldino, 2nd by Mr Gilmartin. Roll call vote: There were 5 YES votes and None opposed. Motion was carried.

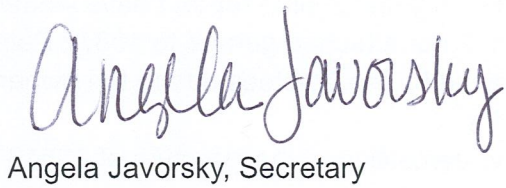
Amendment will be presented to the Mahoning County Planning Commission for their meeting on April 23rd, 2024.

**Next Meeting** 5/14/2024 at 6pm at the Fire Hall

Mr. Baltes made a motion to adjourn; seconded by Mr. Smaldino. Vote was unanimous to adjourn at 6:45pm.



Jim Mayberry, Chairperson.



Angela Javorsky, Secretary