

## ELLSWORTH TOWNSHIP ZONING COMMISSION

### RECORD OF PROCEEDINGS

Minutes of Regular Meeting - February 11, 2025

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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

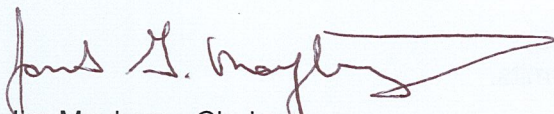
**Old Business:**

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.

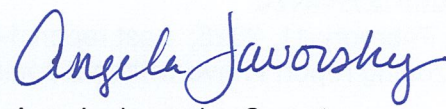
Update to the Land Use plan is due in 2026, we will have work sessions to discuss what we would like to see in the update.

**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