

**Ellsworth Township Zoning Commission
Record of Proceedings
Minutes of Regular Meeting – September 9, 2025**

Meeting opened and was called to order by Mr. Smaldino at 6:02pm. 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	Present
James Gilmartin	Present
AJ Baltes	Present
Sara Hendricks	Present
Joan	Present
Trevor Calhoun (Alternate)	Present
Zoning Inspector Wayne Sarna	Present
Guests	8
Trustee Bob Toman attended the meeting.	

Minutes:

- August 12, 2025 minutes were reviewed and a motion to accept was made by Mr. Baltes; seconded by Mr. Gilmartin. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

- Please see attached.
 - **Open Discussion:** Mr. Sarna provided the update that the Ellsworth Sportsman Club has responded and will proceed with permit along with associated fees.

New Business:

- Mr. Smaldino introduced our new ZC members: Welcome Joan Madej and Trevor Calhoun (alternate) to the Board!
- Mrs. Hendricks will compile an updated directory along with term expiration dates that will be shared at next meeting.
- Discussion was held whether or not appointment of Chairperson and Secretary should be held at this time considering the new members just joined. The Board decided to hold elections for these offices that will expire at the end of the 2025 year.
 - Mr. Gilmartin made a motion to nominate Mr. Smaldino as Chairperson; seconded by Mrs. Hendricks. Vote was held; none opposed; Mr. Smaldino will serve as Chairperson until the end of 2025.
 - Mr. Smaldino made a motion to nominate Mr. Baltes as Vice Chairperson; seconded by Mrs. Madej. Vote was held; none opposed; Mr. Baltes will serve as Vice Chairperson until the end of 2025.
 - Mr. Smaldino made a motion to nominate Mrs. Hendricks as secretary; seconded by Mr. Gilmartin. Vote was held; none opposed. Mrs. Hendricks will serve as Secretary until the end of 2025. The ZC Board will hold elections during the Reorganization Meeting to be held January 2026.

Old Business:

- **REPLAT OF LOT 1 IN B.J. MCDONOUGH PLAT NO.1** was reviewed. Property Owner, Mr. Lee Sandstrom, was present and submitted documents regarding his request for replat. Documents included a cover letter outlining parcel information, surveyor's certificate, replat application and letter of approval from Health Department. ZC Board reviewed items and referenced the Ellsworth Township Zoning Resolution. A time for public comments was provided. Mr. Baltes then made a motion to recommend approval; seconded by Mrs. Hendricks. All in favor were: Mr. Baltes, Mrs. Hendricks, Mr. Smaldino and Mrs. Madej. Those opposing: Mr. Gilmartin. Motion accepted for replat to proceed to Mahoning County Planning Commission.

- **Centofanti property:** Zoning Inspector Mr. Sarna shared there has been no further communication received on this request and no further input needed from ZC Board at this time.
- **Bowman property:** Zoning Inspector Mr. Sarna shared he has reached out to the Planning Engineer/Developer who inquired about possible development being placed on this parcel. There has been no further communication received on this request. No other additional follow up at this time; ZC Board will await outreach from property owner and/or developer.
- **Ellsworth Ringbus Substation:** this was reviewed in the ZI report.
 - **Open Discussion:** resident Brian Blevins commented that the Bowman property has a pending contract that went into effect Aug 27. Again, the ZC Board will await input from property owner on any changes to the zoning or replat.
- **Land Use Plan:** draft#1 was reviewed. Changes and additions were discussed to include adding updated maps. Plan is for continued discussion and also allow time for our new ZC Board Members to review this plan. Updated copies will be provided and continued community input is welcomed.
 - **Open Discussion:** Resident Karen Grittie requested the suggested changes to the Land Use Plan be read aloud and this was done so by Mrs. Hendricks.

Adjournment:

- Mrs. Hendricks made a motion to adjourn; seconded by Mr. Gilmartin.
- Vote was unanimous to adjourn at 7:02pm.

Next Meeting: 10/14/2025 at 6pm at the Ellsworth Township Fire Hall

Jason Smaldino, Chairperson

Sara Hendricks, Secretary

ATTACHMENT #1 – Zoning Inspector Report

- Zoning Report September 4, 2025; Last report August 13, 2025 Since my last zoning report I have written 2 zoning permits.
- On August 12, 2025, I issued a zoning permit for a garage, 20' x 24' to 7210 E. Deihl Lake Dr. cost of structure \$20,000. Fee collected \$120.00 via check based upon \$6.00 per 1000 valuation of the cost.
- On August 19, 2025, I issued a zoning permit for a single-family dwelling to 4979 S.Bailey Road – Ellsworth Township. Fee collected \$1,950.00 based upon cost of dwelling - \$3,25,000.
- 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 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.
- I reinspected the property at 13177 Akron Canfield Road and the home still has not been torn down as the owner had advised that he had planned to do. I will continue to monitor.
- I attended the zoning commission meeting on 8-12-2025. Discussed was the land use plan amendment to be further discussed at their September 2025 meeting. Also discussed was the Centofanti replat, Bowman property, and Sandstrom replat. Additional information is being requested on the Centofanti and Sandstrom replats and on the Bowman property on Western Reserve Road.
- I also forwarded to the Board, a copy of the letter that I received from Sean McGuire CPESC – CPMSM; Environmental Compliance Inspector/District Technician II Mahoning Soil and Water Conservation District re the review of 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 Par #23-049-S-005.00-P & Par #23-026-O-002.00-O. This has not been approved and reasons for such are outlined in the letter.

/s/ Wayne W. Sarna

Ellsworth Township Zoning Inspector