

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - March 11, 2025

Meeting opened by Mr. Mayberry at 6:04 pm

Roll call Members present: Jim Mayberry, Chairperson; AJ Baltes, Member; Jim Gilmartin, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 11 guests were in attendance. Jason Smaldino, Vice Chairperson was absent.

Minutes: Mrs. Hendricks moved to accept the minutes from the 2/11/2025 meetings as submitted. Mr. Baltes seconded the motion. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

Zoning Report March 10, 2025; Last report February 11, 2025

Since my last zoning report I have written 2 zoning permits.

-February 25, 2025, permit for a 1,867 SF 3 car garage to 11170 N. Kiwatani Tr.,
Fee collected : \$1,045.00.

-March 6, 2025, permit for a carport to 11140 S. Kiwatani Tr., Flat Fee collected \$50.00.

-I spoke to the property owner at 12082 Palmyra Road for the abandoned house is pending who stated he would remove the abandoned house when he got to it and he set no timeline when the structure would be removed. Stated he bought the property 6 months ago. I will request the fire chief to view the house for purposes of condemning the property. The current owner was very rude and stated I would hear from his attorney.

-I spoke to the daughter of the property owner at 5843 Gault Road re the zoning issue and cleanup of 5843 Gault Rd., Ellsworth Township of accumulated debris at the front of the home and neighboring garage. The daughter requested an extension of the March 1, 2025 deadline. I told the daughter I will reinspect March 31, 2025

-I received a call from the prosecutor's office-Atty Karen Gagloine and Atty Thomas Michaels: the foreclosure for back property taxes was filed and there is a failure of service as the property at 11830 Palmyra Road, Ellsworth Township is empty. Total of \$4,651.48 owed for taxes with \$3,682.64 as delinquent. The assistant prosecutor's office will locate a current service address for the owner. The property has a build up of accumulated debris.

-I have received numerous emails and texts from the property owner if the following parcels 23-052-N-022.00-0., 23-052-N-012.00-0, and 23-052-N-013.00-0 inquiring to change the land use plan on these parcels to business to put in a small solar farm on these parcels. I responded to the emails and provided the procedure to apply to change zoning on the parcels and that he applied to change zoning but withdrew his application. Also provided a response to the landowner that the land use plan cannot be changed just for specific parcels, that the zoning commission and /or trustee are responsible to change the land use if warranted.

-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 zone change application for 8890 Knauf road was scheduled to be heard by the trustees on 3-12-2025 at 6:00 p.m This hearing may not be going forward and I will confirm the status.

-I received an anonymous letter dated 3-1-2025 re: zoning complaints against 5 properties:

1 3935 S. Bailey Road for Excessive junk and debris – this property is not within Ellsworth Township.

2 4050 S. Bailey Road for abandoned pick up truck and wire fence with no permit;

3 4145 S. Bailey Road for accumulated junk/trash, and numerous trailers, autos and trucks;

4 4223 S. Bailey Road for an abandoned home and deteriorated garage;

5 4289 S. Bailey Road for 2 trailers parked by existing garage - no residential structure.

-I sent violation letters to 3935 S. Bailey Road, 4050 Bailey Road, 4145 S. Bailey Road, 4223 S. Bailey, and 4289 S. Bailey Rd. and will await responses

Also I received a complaint re: an abandoned Chevy pick up truck and Cavalier that are sitting in the driveway at 10960 W. Western Reserve Road. I violation letter was also sent out.

-I received a letter from the Mahoning Co. Auditor, Ralph Meachum requesting the procedure for permits for the following:

New Construction; Demolition, Agricultural, and zoning permits.

-I attended the zoning commission meeting: Issues discussed were:

The manufactured home that was destroyed by fire in November 2024 across from St Paul Monastery and replacement of a manufactured home – resulted in a variance being filed;

Zoning permit fees were discussed;

Upcoming meetings in 2025 re: land use plan to be updated in 2026;

Zone change and land use plan changes to the Sandstrom property on Rt 224.

During my zoning hours, I also discussed with a township resident an issue with a ver the driveway entrance way onto Gault road that is directed over the property line of Candace Neff who sold the property. The entranceway to Gault Road has been in existence over 21 years, since the home was built. Appears that an easement or right of way needs to be entered into between the parties to avoid a dispute or a new driveway approach needs to be cut out onto Gault Road.

New Business: The zoning change application for the Lucansky property has been withdrawn.

Ms. Carrie Howard was present to inquire about installing a manufactured home on the site of her home that was destroyed by fire in November 2024.

She was advised that her request would have to be through BZA for a variance.

Zoning permit fee schedule, after some discussion the board moved to vote on the proposed changes in the way permit fees are calculated.

Mrs Javorsky made a motion to amend the fee schedule and method to calculate permit costs. This would result in \$6.00 per \$1000 of the cost of the construction. Mr. Baltes seconded the motion. Vote was unanimous in favor in the change. Motion carries.

Old Business:

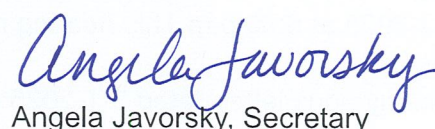
Update to the Land Use plan is due in 2026, plan for work sessions to discuss what we would like to see in the update. We will use our May meeting date to hold a public forum style meeting for community input.

Next Meeting 4/8/2025 at 6pm at the Fire Hall

Adjournment: Mr. Gilmartin made a motion to adjourn; seconded by Mrs. Hendricks. Vote was unanimous to adjourn at 7:15 pm.



Jim Mayberry, Chairperson



Angela Javorsky, Secretary