

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting – November 12, 2024

Meeting opened by Mr. Mayberry at 6:03 pm

Roll call Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice Chairperson; Jim Gilmartin, Member; AJ Baltes, Member; Angela Javorsky, Secretary; Sarah Hendricks, Alternate. 4 guests were in attendance.

Minutes: Mr. Mayberry moved to accept the minutes from the 8/13/2024 meeting as submitted. Mr. Baltes seconded the motion. Vote was unanimous to accept the minutes as presented.

Zoning Inspector's Report:

Zoning Report November 12, 2024;

Since my last zoning report I have written 3 zoning permits

-10/10/24 Permit New SFD 11951 N. Palmyra Rd, 2,000 Sq ft living area, Fee collected : \$1,090.00.

-10/29/24, Permit for an addition 8739 Duck Creek Rd, 24'x 24'. Fee collected \$103.00.

-10/29/24, Permit for a privacy fence 4050 Bailey Rd., Fee collected \$35.00.

- 2 agricultural exemptions; 1. 10609 LEFFINGWELL RD PID# 23-022-0-001.09-0 30 x 40 pole barn on 11-1-2024; 2. Parcel No. 23-038-0-013.02-0 60 x 100 pole barn.

-Re: Violation 12082 Palmyra Rd trailer and accessory structure have been removed

-Re: Cleanup of 5843 Gault Rd., for accumulated debris; violation is still pending

-Re: 11830 Palmyra Road, violation accumulated debris, abandoned vehicles, contacted Prosecutors Office.

-Re:10653 Berlin Station Rd. \$5,000.00 for tree removal lien on the property by the township.

-10/7/24 Zoning Solar Amendment approved by the Trustees, awaiting verification that the amendment was recorded with the County Recorder.

-10/9/24 Re: Sandstrom conditional use permit application, BZA denied this request. No appeal filed.

-Zoning violation PID# 24-011-0-024.00-0 Contact was made with the property owners and the RV Trailer and tents were removed the week of November 4, 2024.

Wayne W. Sarna Ellsworth Township Zoning Inspector

Old Business:

Trustees approved Solar Amendment at a public meeting Sept 30th, 2024 with the following changes; height limit increased from 10 feet to 12 feet. Added verbiage regarding BZA ability to increase setbacks as determined. This amendment went into effect 10/30/2024.

Angela attended an information meeting 10/9/24 at Canfield Library that was provided by Mahoning County Soil and Water Conservation District regarding land development, wetlands, flood plains, septic requirements and resources available for use. Representatives from Mahoning County Health District, Ohio EPA and the US Army Corp of Engineers were also present. Power Points will be sent to all members.

Members of both boards attended seminar provided by Canfield Twp; ZC 10/15 & BZA 10/16, I will request PowerPoint from Tracy Decapua.

BZA held a public meeting for the application by RWE & Lee Sandstrom on 10/2, a conditional use permit application for a proposed small solar project. BZA voted to deny this request. Mr Sandstrom has the transcript.

New Business:

Owner of 11632 Ellsworth Rd was in attendance to inquire about the continued business use of this property. States he was told by this board when he purchased the property that it was zoned for business. According to the map this property is zoned AG. He was encouraged to make a

records request for 2009 meeting minutes to help research this matter. This property had gone through the foreclosure process and had been vacant for some time.

Replat of Lots 134 & 135 DIEHL LAKE PLAT NO. 1, board has no objections.

Submission of Zone Change Request -Lee Sandstrom
Will be sent to MCPC for recommendation at their 11/26 meeting
ZC public hearing 12/10/24

Next Regular Meeting 12/10/2024 at 6pm at the Fire Hall

Adjournment: Mr. Baltus made a motion to adjourn; seconded by Mr. Smaldino. Vote was unanimous to adjourn at 7:25pm.

Jim Mayberry, Chairperson

Angela Javorsky, Secretary