

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting - June 10, 2025

Meeting opened by Mr. Mayberry at 6:00 pm

Roll call Members present: Jim Mayberry, Chairperson; Jason Smaldino, Vice-Chairperson; AJ Baltes, Member; Jim Gilmartin, Member; Angela Javorsky, Secretary; and Sara Hendricks, Alternate Member were present and 9 guests.

Minutes: Mr. Mayberry made a motion to accept 4/8/25 Minutes as submitted, Mr. Baltes seconded the motion. Vote was unanimous to accept the minutes as presented.

Mr. Baltes made a motion to accept 5/13/25 Minutes as submitted, Mr. Mayberry seconded the motion. Vote was unanimous to accept the minutes as presented

Zoning Inspector's Report:

Zoning Report June 9, 2025; Last report May 13, 2025 Since my last zoning report I have written 2 zoning permits.

-On May 13, 2025, I issued a zoning permit for a single family dwelling 1 1/2 stories at 11186 S. Kiwantani Diehl Lake. Est. cost - \$240,000. Fee collected \$1,330.00 based upon \$6.00 per 1000 valuation of the cost.

-On April 28, 2025, I issued a zoning permit for a storage Bldg., 26' x 56' at 12581 Akron Canfield Road. Fee collected \$100.00 cash.

-I received a call from Det Deangelo Mahoning Co. Sheriff Dept and the address for the reparable Diehl Lake property will be 11440 Campfire Cir., Canfield, OH

-I spoke with the Mahoning County Prosecutor's office re the vacant at 12082 Palmyra Road and has sent a letter to the property owner Proverbs Bros for them to contact me to discuss demolition of the abandoned home. .

-The zoning issue and cleanup of 5843 Gault Rd., Ellsworth Township of accumulated debris at the front of the home and neighboring garage is pending. I drove by the property 6-9-2025 and clean up of the property is proceeding.

-I spoke to the Mahoning Co. prosecutor's office re the status of the foreclosure for back property taxes for the property at 11830 Palmyra Road, Ellsworth Township . The property owner has entered into a repayment plan and first installment is due 8-1-2025.

-I will follow up with the prosecutor to determine if a payment has been made or the foreclosure will proceed.

-I am monitoring the work at 11632 Ellsworth Rd., re: the home and issues being corrected. .

-I received a call re: the vacant land on Western Reserve road near 8890 Knauf road and there appears to be survey stakes to the south of the residence on the vacant land. It appears the property has not yet been subdivided I have not been contacted by the MCPC re: reparing the parcel comprising of 28 acres.

-The property at 4223 S. Bailey Road has not yet been transferred or sold by US Bank and I drove by and there is still a for sale sign in front of the home but there has been no further movement re: the deteriorating garage. I will contact the prosecutors off and follow up with the mortgage company re: the garage that needs to be taken down as well as the existing house.

-I am monitoring the property at 10960 W. Western Reserve Road for excessive debris. The 2 abandoned cars have been removed. I drove by the home 6-9-2025 and there appears to be no further clean up necessary. I am closing this complaint.

-I drove by the property at 20 W. Hill and the lawn appears to have been cut. I will continue to monitor the lawn to make sure it is mowed on a regular basis

-I do not have a permit request yet for the manufactured home that the zoning appeals board approved on April 1, 2025 to place a manufactured home at 9352 Akron Canfield

Rd., Ellsworth Township. I did receive a complaint call during the week of May 1, 2025 from a neighboring property owner that there as a shared driveway an there was concern re: the weight of the manufactured home on the driveway.

-I received the documentation re: permits and drawings on the Encino Energy gas/oil well on Ste Rt 45 and Leffingwell as a result of my visual inspection. I printed the information and documentation re: property owners name and address, the company conductioning the drilling, site plan including boundary lines, all buildings, location of well buildings, structureand copies of all federal and state of Ohio permits for our records.

/s/ Wayne W. Sarna
Ellsworth Township Zoning Inspector

New Business:

Information regarding Annual Workshop was discussed and emailed.

Old Business:

Land Use Plan: change year to 2036, identify parcels, remove “cluster” from Section “H”

Next Meeting 7/08/2025 at 6pm at the Fire Hall

Adjournment: Mr. Smaldino made a motion to adjourn; seconded by Mr. Gilmartin. Vote was unanimous to adjourn at 6:55 pm.

Jim Mayberry, Chairperson

Angela Javorsky, Secretary