

**Ellsworth Township Zoning Commission  
Record of Proceedings  
Minutes of Regular Meeting – July 08, 2025**

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Meeting opened by Mr. Mayberry at 6:00 pm

**Roll call:**

James Mayberry	Present
Angela Javorsky	Present
Jason Smaldino	Present
James Gilmartin	Present
AJ Baltes	Absent
Sara Hendricks (Alternate)	Present
Guests	8

**Minutes:**

- Mr. Smaldino made a motion to accept 06/10/2025 Minutes as submitted and seconded by Mr. Gilmartin.
- Vote was unanimous to accept the minutes as presented.

**Open discussion was held and members of the community did request that future Meeting Minutes offer more detailed information. In addition, suggestion was made that Zoning Meetings be recorded and/or offered via livestream. Mr. Mayberry acknowledged these suggestions.**

**Zoning Inspector's Report:**

- Zoning Report July 7, 2025; Last report June 9, 2025 Since my last zoning report I have written 4 zoning permits.
- On June 23, 2025, I issued a zoning permit for a pickleball court to 9399 Leffingwell Rd., Ellsworth Township Est. cost - \$51,000. Fee collected \$306.00 cash based upon \$6.00 per 1000 valuation of the cost.
- On Jun 26, 2025, I issued a zoning permit for a manufactured home per zoning appeals hearing held in case no 2025 BZA 1 . Fee waived per trustees.
- On June 26, 2025 I issued a zoning permit for a storage shed to 9352 W. Akron Canfield Road, Ellsworth Township, Cost \$5,500. Fee collected based per \$6.00 per \$1,000 valuation. \$55.00
- On Jun 10, 2025 I issued a zoning permit for 4 temporary signs to Whitehouse Fruit farm. \$5.00 for each temporary sign, Fee collected \$20.00
- I contacted Mahoning Co. GIS map Dept re: the Lucansky 28.88 acres that I have received inquiry calls and the County GIS map has not been changed to reflect any re-parceling of the parcel. I called Mahoning Co. GIS and they have no information as to re-parceling the property into 5 acre parcels as listed in the realtor's advertisement. I am asking the Board's input on the property and update on the current zoning map.
- 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. I am requesting the zoning commission for an update on this property that had a prior zone change application on the property
- 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 payment is being made in compliance with the payment schedule.

- Work is pending at 11632 Ellsworth Rd., and I am monitoring the condition of the residence and issues.
- The sale of property at 4223 S. Bailey Road from US Bank is pending a survey of the property The garage that needs to be taken down the existing house may need to come down as well.
- I am continuing to monitor the grass at 20 W. Hill to make sure it is mowed on a regular basis.
- I resent a zoning violation letter to 10749 Palmyra Road, Ellsworth Township for excessive debris and 2 unlicensed motor vehicles. Original letter returned as forwarding order expired. My letter was reset to 4823 PALMYRA Rd., Warren, OH 44481.
- I received a letter from an attorney re: the Centofanti property and split of the parcels: Mahoning County PPN 25-043-0-003.02-0 split into 2 portions. The back portion, which contain structures, would be added to PPN 25-043-0-003.01-0, and the front portion would be a new parcel. Please review this request this parcel split.
- On June 10, 2025, I sent a letter to the property owner at 11283 Palmyra Road for placing a chicken coup without a zoning agricultural exemption. I am waiting for a response and if none, I will contact the Mahoning Co. Building Dept.
- The current Ellsworth zoning resolution posted online needs to be modified to reflect the zoning amendment that was passed by the commission and trustees for solar. The Solar Amendment is recorded at Mahoning Co. Records office Vol. 142 pg 52-.

/s/ Wayne W. Sarna

Ellsworth Township Zoning Inspector

**Open Discussion was held regarding request for Zoning Secretary to send e-version of the Solar Amendment to Township so that it can be posted.**

**New Business:**

- Centofanti property (see attached) was discussed and request for additional information is needed. Zoning secretary was asked to reach out to property owner to invite to next Zoning Commission meeting so that their request may be heard, discussed and recommendations may be made.
- Lucansky property (see attached) was discussed and Zoning Inspector requested that additional information be provided by property owner re: parcel identification. Zoning Inspector reported that questions are coming into the office and more information is needed to address inquiries.
- Bowman property (email attached) was discussed and request for additional information is needed. Zoning secretary was asked to reach out to property owner to invite to next Zoning Commission meeting so that their request may be heard, discussed and recommendations may be made.

**Old Business:**

- Land Use Plan was briefly discussed and Mr. Mayberry suggested that all changes and updates be made by target date of October 2025.

**Adjournment:**

- Mr. Mayberry made a motion to adjourn; seconded by Mr. Smaldino.
- Vote was unanimous to adjourn at 7pm.

✓ **Next Meeting: 08/12/2025 at 6pm at the Ellsworth Township Fire Hall**