

Trumbull County Planning Commission

State of the Commission Report

2024



INTRODUCTION

Our Mission

The Trumbull County Planning Commission is an organization founded to guide the unincorporated areas of Trumbull County as a planning and decision-making resource. Agency staff provides the county and its municipalities, regional agencies, and not-for-profit corporations with such services as:

- Comprehensive Planning
- Economic Development
- Subdivision Regulations Administration
- Zoning Amendment Recommendations
- Environmental Mapping, Recommendations and Preservation
- Floodplain Administration
- GIS Mapping
- Community Development Block Grants
- Housing Rehabilitation and Repair Projects
- Census Updates
- Grant Writing
- Park and Trail Planning

Acting from the county seat in the city of Warren, we at the Trumbull County Planning Commission continue our efforts to revitalize and encourage strategic growth for our existing clients and look forward to extending that same enthusiasm to those still in need of a helping hand.

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EXECUTIVE SUMMARY

Thank you for your interest in the Trumbull County Planning Commission's 2024 State of the Commission Report. This report highlights the activities of the Planning Commission, providing information on ongoing projects and initiatives, along with detailed maps, photographs, and statistics documenting the work completed and advanced during 2024.

In early 2024, the Annual Directory of Trumbull County Officials was released, containing the contact information for all of the county's elected officials, department heads, school systems, and more. This publication, which has been updated each Spring for over four decades, is produced by office staff as a public service.

Throughout 2024, the staff at the Planning Commission worked closely with other county departments to secure approval for American Rescue Plan (ARP) Act funds to complete several key projects. Additionally, Memorandums of Understanding were created to ensure that this funding will remain available until the end of 2026, the deadline for the ARP Program when the projects are expected to be completed. This arrangement provided the county and its departments with ample time to finalize plans and contracts in order to carry out much needed infrastructure and capital building projects with the once in a lifetime opportunity provided by the ARP funds. The following projects will impact all of the county's residents and leave a lasting legacy:

- 911 Dispatch Center Equipment Project
- Trumbull County Fairgrounds 4H Building Replacement/Other Building Projects
- Broadband Project Connecting County Buildings in Downtown Warren
- Sanitary Sewer Projects:
 - Blueprint Phase 2
 - Countywide SLAP
 - Crain Dr.
 - Maplewood Park
 - Meadowbrook
 - Scott Street 2
 - Sheridan Dr.
 - Stateline Rd.
 - Stillwagon Rd.
- County Floodplain Projects
- Law Library Steps Engineering
- MARCs Tower
- Mobile Command Center
- Trumbull County Planning Commission Building Updates

EXECUTIVE SUMMARY (CONTINUED)

In 2024, the Trumbull County Planning Commission continued to advance the \$3.3 million dollar Golden Triangle Infrastructure Improvement Project, which is funded through local funds and the Economic Development Administration (EDA). This multi-jurisdictional project, which focuses on roadway improvements within a 1,000-acre industrial area, will benefit over 36 businesses and approximately 1,700 jobs in the Golden Triangle Industrial District. Since the completion of the 2015 needs assessment and implementation plan for the Golden Triangle, more than \$6,000,000 in projects have been completed. Construction is scheduled to begin in 2025 for the EDA funded Golden Triangle Infrastructure Improvement Project.

Staff expended over \$300,000 in grant funds in 2024 through the Community Housing Impact and Preservation (CHIP) Program and the Warren-Trumbull HOME Consortium to address the county's housing needs assisting eligible property owners requiring home rehabilitation and repairs. In 2024, staff spent \$264,000 through the Home Sewage Treatment System Reserve Program assisting over a dozen eligible homeowners replace their failing septic systems. Almost 200 plats, deeds, zoning amendments and developments were reviewed and approved through the Planning Commission. The effort to complete a digital countywide zoning map that is both accurate and updated is ongoing. Moreover, action steps taken in 2024 in accordance with the county's Special Purpose Flood Damage Reduction Regulations ensure the county's continued participation in the National Flood Insurance Program. Finally, the Something Good Initiative recognized numerous deserving individuals and organizations for their outstanding contributions to the people of Trumbull County.

Additionally, in 2024, we welcomed Zak Steiner as the new Planning Coordinator. Zak brings many years of experience in the public sector and most recently lived in the Country of Luxembourg with his family. He repatriated to Trumbull County in May of 2024 after being away for three years.

Respectfully,

Julie Marie Green, Director



2024 Planning Commission Staff
and Mitzi Sabella, TCPC retiree

The Trumbull County Planning Commission (TCPC) has continued to grow and support the residents of Trumbull County. The Commission and its dedicated staff work diligently to assist the townships, cities, and villages throughout Trumbull County.

The Commission is comprised of eleven members representing various areas of the county. This group includes current and former township trustees, representatives from home rule townships, township zoning inspectors, attorneys, county commissioners, and professionals in the fields of economic development and redevelopment.

This diverse group supports the staff in their efforts to manage state and federal grants, update zoning and mapping regulations, and pursue economic development goals for the county to ensure sustainable growth for future generations. Additionally, the Commission collaborates with local organizations such as the Trumbull County Zoning Inspectors Association and regional councils of government.

Thank you for your interest in the Trumbull County Planning Commission. We remain committed to making a positive impact in our communities.

Sincerely,
Jim Davies, Chairman

TRUMBULL COUNTY PLANNING COMMISSION MEMBERS & COMMITTEE ASSIGNMENTS

James Davies: Commission Chairman, Executive Committee, Personnel Committee, Plats and Zoning Committee

Mauro Cantalamessa: County Commissioner, Commission Vice Chair, Executive Committee, Revolving Loan Fund Committee, Comprehensive Planning Committee

Niki Frenchko: County Commissioner, Commission Member

Denny Malloy: County Commissioner, Commission Member, Executive Committee, Personnel Committee

David G. Barran: Commission Member

James DiCenso: Commission Member

Melissa Miller: Commission Member, Plats and Zoning Committee, Housing Review Committee

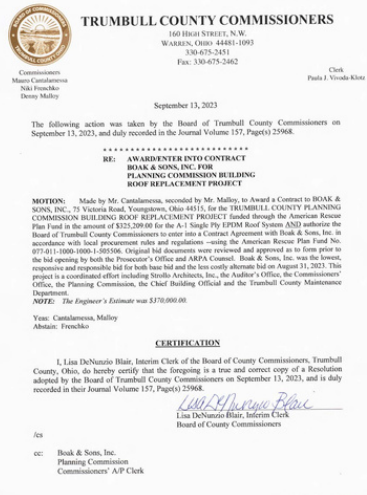
Robert Moody: Commission Member, Plats and Zoning Committee

Atty. Rachel Nader: Commission Member, Plats and Zoning Committee, Revolving Loan Fund Committee

Phillip M. Pegg: Commission Member, Personnel Committee, Revolving Loan Fund Committee, Comprehensive Planning Committee

Darlene St. George: Commission Member, Housing Review Committee, Comprehensive Planning Committee

Melissa Phillips: Alternate Commission Member, Plats and Zoning Committee, Housing Review Committee



In 2024, the staff of the Trumbull County Planning Commission worked collaboratively with the Auditor's Office, the Commissioner's Office, local public and elected officials and consultants to secure and obligate the remainder of the ARPA funds assisting almost 40 beneficiaries secure millions of dollars. Staff provided technical assistance to ensure the funds were obligated prior to the end of year deadline.






Coronavirus State and Local Fiscal Recovery Funds (SLFRF, or Fiscal Recovery Funds) Program; American Rescue Plan Act (ARPA) Commissioner's allocation for the TCPC roof replacement project.



MAHONING VALLEY PUBLIC POLICY CONFERENCE



Share this story!   

HOWLAND, Ohio – The Mahoning Valley's economic development prospects show a sharp contrast compared with years past.

The U.S. Census Bureau economic analysis shows improvement since 2020 in gross domestic product, and unemployment has been cut in half over the past 10 years, said Julie Green, director of the Trumbull County Planning Commission.

Anthony Trevena, Executive Director, Western Reserve Port Authority; Jim Kinnick, Executive Director, Eastgate Regional Council of Governments; Julie Green, Director, TCPC; Sarah Boyarko, VP of Economic Development, Lake to River Economic Development



On October 11, 2024, Director Green participated in the Mahoning Valley Public Policy Conference at the Grand Resort in Howland Township. Panel discussions included economic development and site selection process readiness, energy reliability and sustainability, and workforce participation and development.

MAJOR PROJECTS (CONTINUED)

YOUNGSTOWN AIR RESERVE STATION (YARS)

In 2024, Trumbull County Planning Commission staff continued coordination with the Youngstown Air Reserve Station (YARS) and surrounding communities to support military compatibility planning efforts. Building on the completion of the Military Installation Sustainability (MIS) grant in 2023, staff remained active in promoting the implementation of recommendations from both the MIS and Joint Land Use Study (JLUS) projects. A key focus of 2024 was working directly with local governments within the Military Compatibility Area Overlay District (MCAOD) to integrate compatibility strategies into zoning codes and comprehensive plans. Staff participated in follow-up meetings with several township trustees and local officials, offering technical assistance with updates to each affected community's zoning resolution or ordinance and comprehensive plans with land use policy adjustments benefiting the communities and YARS alike. Efforts were also made to track progress and gather feedback from communities that had initiated compatibility-related changes. Additionally, the Planning Commission maintained the YARS-specific section of its website to provide updated resources and guidance. Preparations continued throughout the year for the arrival of the new C-130J aircraft, which was officially delivered to YARS on July 16, 2025. Nicholas Coggins, Assistant Director, represented Trumbull County and the Planning Commission at the delivery ceremony, reinforcing the County's continued commitment to supporting YARS's long-term mission viability and fostering strong military-community partnerships.



Maj. Gen. Melissa Coburn, commander of the 22nd Air Force speaks to the crowd.



Nicholas Coggins, TCPC Asst. Director and Director of Economic Development, attends the arrival of the new C-130J aircrafts at the Youngstown Air Reserve Station on July 16, 2024.



Arrival of the C-130J at YARS.

GIRARD LEATHERWORKS

The Planning Commission led the effort, in coordination with the City of Girard and the Youngstown-Warren Regional Chamber, to obtain a \$500,000 Brownfield Cleanup Grant from the U.S. Environmental Protection Agency to remediate the former Ohio Leatherworks site of soil contaminated during the leather-making process. The grant was used for remediation of the site, community outreach activities, and preparing for future redevelopment. The project budget includes a \$100,000 local match provided by the City of Girard. The project consisted of remediation of contaminated areas identified by a Voluntary Action Program Environmental Phase II study and crushing and filling basements throughout the property to make the site shovel ready for redevelopment. It was during this process that three additional tanks and a basement were discovered not previously identified. They were removed and disposed of appropriately. The Girard Historical Society and Trumbull County Historical Society created materials for publication on their websites and on the City of Girard's website to preserve the history of the site in perpetuity. The final status report was submitted prior to the October 31, 2024 deadline. The final piece of a No Further Action (NFA) document was submitted returned for comments and now finalized. The NFA will result in a covenant not to sue for the property allowing for new development with specific guidelines to prevent recontamination of the site. The total cost of the project, including the additional work was \$670,246.

BROADBAND

The Planning Commission received funding in 2019 through the Appalachian Regional Commission's POWER program and the United States Economic Development Administration. Trumbull County partnered with Eastgate Regional Council of Governments and others expanding the project to a regional broadband initiative. The study was completed in July 2021 and available at Eastgate Regional Council of Governments (<https://eastgatecog.org/broadband/>), the County Commissioners, and the Planning Commission websites.

The Western Reserve Port Authority, lead applicant in partnership with the county, submitted an ARC planning grant application on April 29, 2022. The application request included completion of engineering and cost analysis for the installation of fiber and conduit in a concentrated area. Each community will have the ability to use the analysis to use ARPA funds or apply for grant dollars for installation. The lowest and best proposal was awarded to AECOM on May 23, 2023. The Engineering Analysis is completed and available on the Planning Commission website.

Staff received an award through the Appalachia Digital Accelerator for a \$30,000 Connect Humanity grant to provide Technical Assistance in broadband deployment. The grant agreement was executed by Commissioner Malloy in 2023 on behalf of the Trumbull County Commissioners. The Plan was completed at the end of 2024 and finalized by Connect Humanity with a digital copy available on the Planning Commission website.

BROADBAND (Continued)

Trumbull County Commissioners awarded Eastgate Regional Council of Governments \$1.5 Million through ARP for broadband deployment in the Northern Townships of Trumbull County that are unserved and underserved. Staff participated with Eastgate on the selection and steering committee for the RFP issued in November of 2024.

ECONOMIC DEVELOPMENT

The Trumbull County Planning Commission is the designated Office of Economic Development for the County in accordance with Ohio Revised Code Section 307.07 and responsible to develop and promote plans and programs designed to assure that county resources are efficiently used, economic growth is properly balanced, and that county economic development is coordinated with that of the state and other local governments. Planning Commission staff handles state programs such as Enterprise Zone Agreements, Community Reinvestment Areas, Tax Increment Financing, and Joint Economic Development Districts to aid companies looking to build in Trumbull County. Also, working with a pro-active network of partners routinely collaborates on Comprehensive Economic Development Strategies for the region, financing options, and workforce development and training.

In addition to handling the incentive programs, this office manages the Business Retention, Expansion, and Attraction agreement with our Local Economic Development Organization (LEDO) Lake-To-River as designated by JobsOhio and meet with business representatives looking to locate or expand in the area. While doing this staff works with other Economic Development Partners in the area to assist the respective business in their specific needs and best serve our communities.

In March 2024, Steel & Liberty LLC broke ground for the construction of a new 55,000-square-foot extended stay hotel with 89-99 rooms and include full kitchen studio rooms located at 1610 Motor Inn Drive in Liberty Township (parcel number 12-009400). In June 2023, the Board of Commissioners approved a Community Reinvestment Area Agreement with Steel & Liberty LLC for a 75 percent abatement for a period of 10 years for this project. The company plans to invest \$8-12 million dollars and create 48 full-time employment opportunities within three years of completion of construction.

COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM

Trumbull County was awarded the maximum grant of \$250,000 for the PY2021 Community Housing Impact and Preservation Program (CHIP) by the Ohio Department of Development, Office of Community Development (OCD). With these funds, the County supported around nine low- and moderate-income households by addressing substandard housing conditions through a combination of four full rehabilitations and five repair projects. In total, the County invested \$562,712.50 to benefit 23 homeowners in need of assistance between 2022 and 2024.

Trumbull County applied for and was awarded the maximum grant of \$250,000 for the PY2024 Community Housing Impact and Preservation Program (CHIP) by the Ohio Department of Development, Office of Community Development (OCD) to continue the work previously done.

HOME PROGRAM

The Warren-Trumbull HOME Consortium, through the United States Department of Housing and Urban Development (HUD) HOME Program, administers a Single Family, Owner-Occupied, Housing Rehabilitation Program designed to assist low and moderate-income individuals living within Trumbull County outside the Cities of Warren, Cortland, Girard, Niles, and the Village of McDonald (they have their own programs and funding for similar projects). These funds are used to supplement the CHIP funding.

Program Participating Lenders

Prime Lending,
Mattatha Easton, 330-307-1015

Amerifirst Home Mortgage,
Bradley Miller, 330-965-1008

Bank of America,
Rita Indericco, 614-987-0109

Ruoff Mortgage,
Harry Krause, 330-519-8544

Farmers National Bank,
Keith Solson, 330-442-2435

Premier Bank,
Jehmari Davis, 614-549-1001

Huntington National Bank,
Floyd E. Cline II, 330-941-5616

PNC Bank,
Maureen Madari, 614-871-9113

Seven Seventeen Credit Union,
Mark Senkowitz, 330-372-9401

Howard Hanna Mortgage,
Stephanie Pappada, 330-836-0700

Cross Country Mortgage,
Janine Yacobi, 330-979-1061

Citizens Bank,
Joseph Piacquadro, 330-565-0111



Trumbull County Commissioners
Rick Hernandez, President
Tony Bernard
Denny Malloy

Trumbull County Planning Commission
Nicholas I. Coggins

City of Warren
William D. Franklin, Mayor
Eddie L. Culbert, Safety Service Director
Michael D. Keys, Director of Community Development

For more information or to request an application, please contact:
Nicholas I. Coggins
Assistant Director/
Director of Economic Development
Trumbull County Planning Commission
PCCoggins@co.trumbull.oh.us
330-675-2480 ext. 1

Warren-Trumbull HOME Consortium



HOME Homeownership Loan Program






Updated January 2025



Property Eligibility

The prospective property must meet all of the following requirements in order to participate:

- Must be a single-family dwelling located within Trumbull County, excluding the Cities of Warren, Cortland, McDonald, Niles, and Girard.
- Must be vacant or occupied by the seller/owner. Home purchases that require relocation or displacement of the current tenants are not eligible.
- An independent home inspection must be conducted to ensure the property meets HUD's Section 8 Housing Quality Standards.
- A visual inspection will be conducted by the Consortium to assess any lead-based paint concerns and/or major code violations. Any chipping/peeling paint, or any code violations will cause the property to be ineligible.
- The property value at the time of purchase must not exceed 95% of the area's median purchase price as determined by HUD.

Applicant Eligibility

The prospective buyer must meet all the following requirements in order to participate:

- Must occupy the property as a principal residence.
- Must be prequalified by a Mortgage Lender.
- Must complete a 3-hour session of Home Ownership Counseling provided by the Consortium.
- Must be low-to-moderate income. The annual gross income must be between 50% and 80% of the area median income for the area.

About Us?

The Warren-Trumbull HOME Consortium, in partnership with local lenders and the U.S. Department of Housing and Urban Development (HUD), created a program to assist low-to-moderate income households with down payment assistance for up to \$10,000 or 30% of the purchase price, whichever is less.

The participating local lenders will finance the remaining balance for up to 30 years at the current fixed rate real estate loans.

Terms
The Consortium will provide a zero percent (0%) interest loan, forgivable at the end of five (5) years, provided all terms and conditions are met. The deferred loan will be secured by a second mortgage on the property.

The buyer must reside in the home and maintain ownership for the 5 year period from the date of the mortgage. The owner must agree not to rent or abandon the property for the life of the loan. The homeowner must maintain homeowner's insurance with Trumbull County as additional insured for the life of the loan if these requirements are violated, the Consortium will notify the owner that the loan is due and payable within 30 days.

Subordination requests will only be considered if the homeowner is seeking to obtain a lower interest rate on the balance of the existing loan with a higher position than the HOME loan. Trumbull County will not subordinate for requests for debt consolidation or lines of credit.



Household Size	Minimum Income	Maximum Income
1	\$29,850	\$47,750
2	\$34,100	\$54,550
3	\$38,350	\$61,350
4	\$42,600	\$68,150
5	\$46,850	\$73,650
6	\$49,450	\$79,100
7	\$52,850	\$84,550

Limits revised annually (April 2025)

Warren-Trumbull HOME Consortium brochure

COMMUNITY DEVELOPMENT

PY2023 CDBG ALLOCATION GRANT - % COMPLETED IN 2024

Howland SCOPE Center Improvements Project

Budget - \$336,664

- PY2023 CDBG Allocation Funds = \$290,100
- CDBG Revolving Loan Funds = \$46,564

PY23 CDBG Allocation funds were used to purchase six items of commercial grade kitchen equipment (convection oven, range, reach-in freezer, reach-in refrigerator, work table, and dishwasher) from A&N Restaurant Equipment and Supplies for the Howland SCOPE Center. The 17,000 sq. ft. parking lot was also resurfaced and striped by Miller Yount Paving. Interior improvements will begin in early 2025 which includes the installation of the newly purchased kitchen equipment.



Howland SCOPE Lot Resurfacing Project



Girard Multi-Generational Center Gym Roof Replacement

Budget - \$81,944

- PY23 CDBG Allocation Funds = \$81,944

Freedom Roofing, Windows & Siding replaced the existing failing gym roof (3,060 sq. ft.) at the Girard Multi-Generational Center with a new TPO roof system using PY23 CDBG Allocation funds.



Girard Multi-Generational Center Roof Replacement

COMMUNITY DEVELOPMENT (CONTINUED)

FAIR HOUSING CONTACT & ADMINISTRATOR OF PROGRAM

As the Fair Housing contact for the County, the Planning Commission coordinates with Community Legal Aid, Niles City and the Warren City Community Development Department to carry out the following Fair Housing responsibilities:

- Community Training
- Publication and Development of materials
- Distribution of information
- Client referrals to direct legal services

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

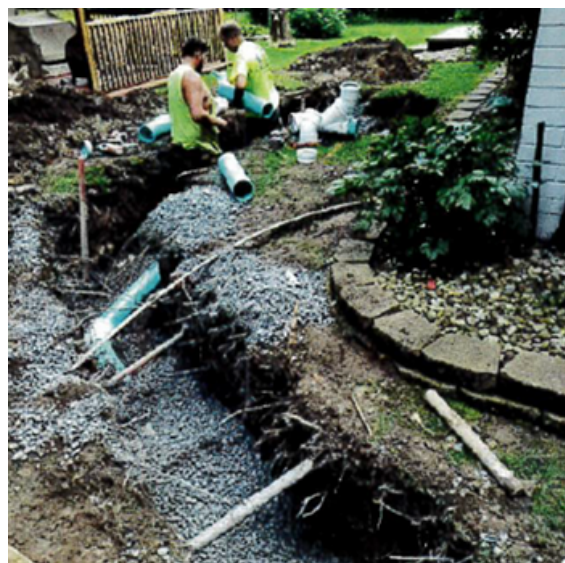
Trumbull County, the Cities of Warren and Niles, and Youngstown State University partnered to conduct an update to the current countywide Analysis of Impediments (AI) to Fair Housing Choice Plan in 2024. The AI is a required element of the CDBG Program and must be updated every 5 years. The purpose is to identify fair housing impediments and then take meaningful action to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The Analysis of Impediments document can be viewed at <https://www.co.trumbull.oh.us/planning/commdev.html>.

PY2022 CDBG RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT (RPIG)

Low-and Moderate-Income Household Connections
Budget – \$296,275.63

- PY22 CDBG RPIG Funds = \$200,000
- ARPA Funds = \$96,275.63

Thirty-four (34) low-and moderate-income households in the Heaton Chute area of Weathersfield Township were connected to the newly constructed sewer in Weathersfield Township in 2024 using CDBG RPIG Funds (21 households) and American Rescue Plan Act (ARPA) funds (13 households). The CDBG RPIG grant also provided \$520,000 towards the construction of the mainline sanitary sewer in 2023 and \$30,000 for general administration.



Heaton Chute Sewer Connection

COMMUNITY DEVELOPMENT (CONTINUED)

PY2022 CDBG CRITICAL INFRASTRUCTURE GRANT (CIG) PROGRAM

Budget - \$479,407.46

- PY22 CDBG CIG Funds = \$381,900
- CDBG Revolving Loan Funds = \$97,507.46

During wet weather, Townsend Avenue experienced flooding, impassible roads, property damage, and icy conditions. TK Excavating & Grading completed a stormwater infrastructure improvement project in 2024 using CDG CIG funds. The project involved the replacement of 1,590 feet of linear pipe, replacement of 7 catch basins, 1 catch basin adjusted to grade, 3 manhole replacements, 1 manhole adjusted to grade, and 4 catch basins replaced. The beneficiaries of this project are determined to be 57 residents determined to be 84.2% low- and moderate-income based on an income survey conducted by the Liberty Township Trustees and Planning Commission staff in 2023.



Townsend Avenue Infrastructure Improvement Project

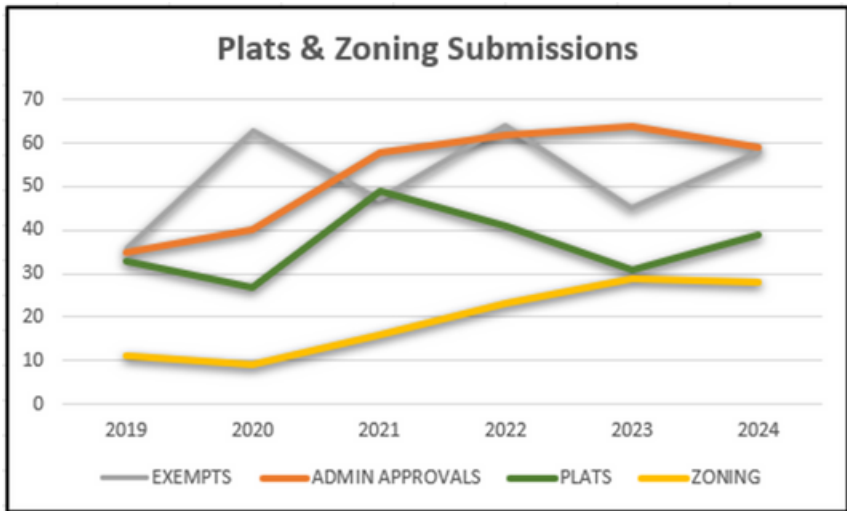
AMERICAN RESCUE PLAN ACT (ARPA) SANITARY LATERAL CONNECTIONS

The Trumbull County Sanitary Engineer secured \$1,500,000 from the Trumbull County Commissioners ARPA funding to connect low-to moderate-income owner-occupied households to existing and newly constructed sanitary sewers throughout Trumbull County. Trumbull County Planning Commission staff are processing the income qualification applications for this project. One hundred forty five (145) applications were processed in 2024, one hundred twenty three (123) of these applicants are income qualified for assistance.

Subdivision

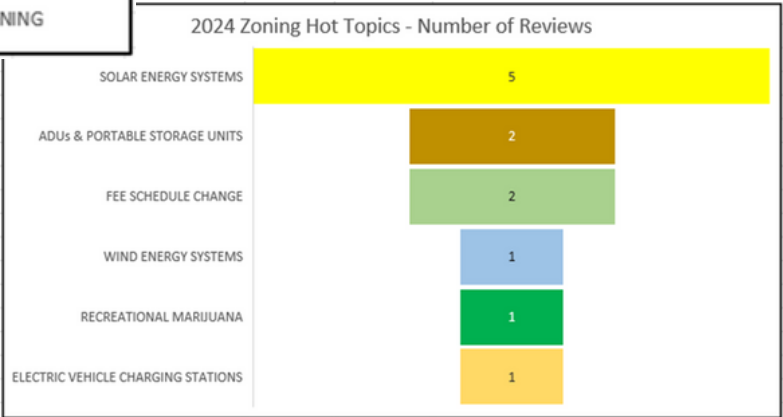
The land subdivision process can be intricate and daunting. The Planning Commission staff is dedicated to guiding applicants through the multifaceted application, regulation, and approval process, offering solutions that align with both regulatory requirements and individual needs. The Plats & Zoning Coordinator manages numerous daily inquiries, providing consultation to private landowners, developers and public officials. This support includes a comprehensive overview of the entire process, ensuring a smooth journey from initial proposal to final approval. In 2024, we completed several key mapping projects, including:

- Preparation of new official zoning maps for Warren, Bristol, Vienna, and Kinsman Township. Drafts were also created and delivered for Bloomfield, Braceville, and Hubbard Townships.
- Mapping of/for:
 - emergency exits for our office
 - the YNDC Older Adult HOME Modification Program ERR
 - the PY2024 CDBG Meadowbrook and Pendleton-Gilmer Sanitary Sewer Projects
 - the PY2024 CHIP Grants and ERR
 - the Clean Ohio grant submitted for a property in violation of flood regulations in Champion Township
 - the PY2024 HSTS Reserve Program Nomination, Ohio Water Pollution Control Loan Fund



Comparison of Plats and Zoning submission activity over the past five years

Graph gives an idea of the types of zoning text amendment review requests received in 2024



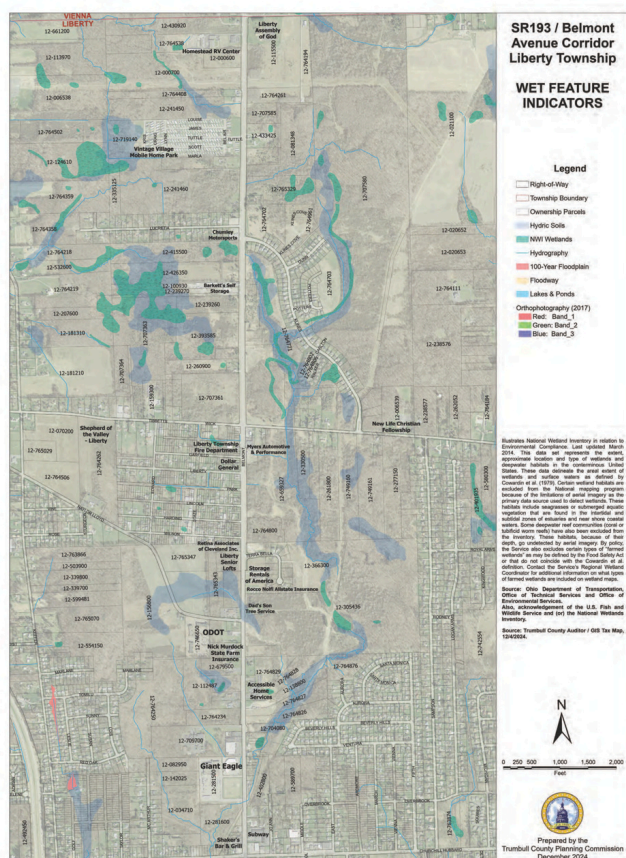
GIS AND MAPPING SUPPORT

2024	PLATS	ADMIN APPROVALS	EXEMPT	ZONING	DEED VAR	SUBDIVISION DETERMINATIONS	TOTAL
YEARLY TOTAL	39	59	58	28	1	0	193

This chart is a summary of 2024 subdivision related requests.

2024 Zoning Amendments Submitted	
Southington	7
Hubbard	5
Farmington	4
Vienna	4
Hartford	3
Warren	3
Bristol	2
Kinsman	1
Weathersfield	1

This chart shows the number of zoning text amendment review requests by township in 2024.



Map created for Liberty Township Trustees. They wanted to visually illustrate Wet Feature Indicators for the area surrounding SR 193.



Zoning map created by TCPC Plats and Zoning Coordinator for Bloomfield Township.



Zoning map created for Braceville Township.

FLOODPLAIN ADMINISTRATION RESPONSIBILITIES

Floodplain Administration

- Received/responded to 17 floodplain determination inquiries
- Issued 13 floodplain permits
- Worked with County building officials on one Stop Work Order
- Evaluated every plat submitted to ensure compliance with floodplain regulations.
- Attended a four-day Floodplain Management training course hosted by ODNR and FEMA in Brooklyn Heights, Ohio.
- Coordinated with ms consultants, Inc. to develop Corrective Action Plans for the properties identified in the 2020 FEMA Audit.

Grant Application and Award Supporting Tasks

- Delivered the completed Environmental Assessment to Weathersfield Township regarding the Multi-Jurisdictional Education and Workforce Development Training Center.
- Prepared and submitted a Clean Ohio Grant Application to the District VI NRAC.
- Prepared a Tier One Environmental Review for Youngstown Neighborhood Development Corporation's OLDER Adult Home Modification Program.
- Initiated the Tier One Environmental Review for the CHIP Program.
- Initiated the Environmental Assessment for the Pendleton-Gilmer Sanitary Sewer Project.
- Coordinated with Ohio EMA to prepare for HMGP, BRIC, and FMA grant applications for the coming year.

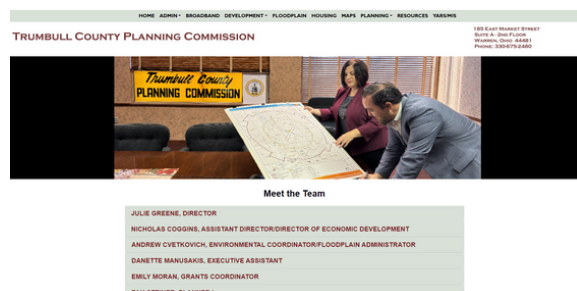
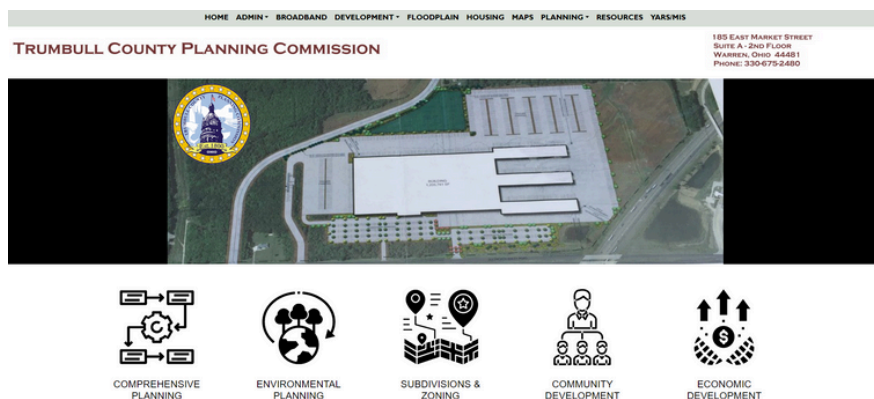


Installation of a septic system in Southington Township.

Office administration ensured that the activity did not encroach on the floodplain.



COUNTY PLANNING & COMMUNITY RELATIONS



New sections have been added to this website, including staff biographies and a page on the county's broadband initiative.

Launched in the Fall of 2024, the updated website provided new and updated information to the residents of Trumbull County thanks to Lisa Hovance, Auditor's Office Data Processing Department!

38th and 39th Annual Trumbull County Civic Day March 22 and October 24, 2024



Trumbull County Planning Commission Director, Julie Green and Assistant Director, Nicholas Coggins participate in the 38th Civics Day.



Andrew Grant, Senior, Lordstown High School and Danette Manusakis, TCPC Executive Assistant at the county courthouse. Prior to this tour, the group toured the TCPC offices and the county jail.



Zak Steiner, TCPC Planning Coordinator and Andrew Grant, Senior, Lordstown High School touring the county courthouse.

Ohio Conference of Community Development (OCCD)



TCPC staff members, Emily Moran, Danette Manusakis and Zak Steiner, attended and participated in the 2024 OCCD on November 13 and 14. The event covered topics such as CDBG, environmental reviews, economic development, job creation, Section 3, and networking. The two-day conference was held in Columbus.



The conference celebrated 50 Years of Community Development Block Grants (CDBG). Klein Steiner modeled her father's shirt for a photo with Emily and Danette!

Good Morning Mosquito Lake



Ohio Department of Natural Resource's staff presents to the group.



TCPC Staff attended the Chamber's anniversary event for Mosquito Lake.



ODNR 75th Anniversary Badge shared with attendees.

Building updates in 2024

In the summer of 2024, the roof of the Trumbull County Planning Commission building was replaced. The roof replacement project was approved by the Trumbull County Commissioners and funded through the American Rescue Plan Act (ARPA) funds. The replacement process, which began in 2023, was overseen and managed by the Trumbull County Planning Commission staff.

With the completion of the roof replacement, the next step is to work on the interior of the office. The County Maintenance Department has replaced the ceiling tiles in the conference room.



The process has begun for the replacement of additional ceiling tiles, an elevator and the installation of carpet throughout the office.

SOMETHING GOOD INITIATIVE FROM THE TRUMBULL COUNTY PLANNING COMMISSION

Beginning in February 2022, the Planning Commission began an official award recognition program known as the Something Good Initiative to highlight and celebrate individuals who have demonstrated excellence in private or public service by creating a positive impact on the quality of life of residents and/or public officials. Our 2024 Award Recipients:



January 9, 2024, Mayor Arno Hill, Honoree, Village of Lordstown

Also pictured are Julie Green, TCPC Director;
Nicholas Coggins, TCPC Asst. Director

February 13, 2024, Gwen and Terrence Shavers, Honorees, Braceville Community Foundation



March 12, 2024, Darlene St. George, Honoree; Howland Twp. Administrator

Also pictured is Melissa Miller, Planning Commission Member

April 9, 2024, Fred Hanley, Honoree, former Hubbard Township Trustee



SOMETHING GOOD INITIATIVE FROM THE TRUMBULL COUNTY PLANNING COMMISSION (CONTINUED)



May 14, 2024, Meghan Reed,
Honoree, Trumbull County Historical
Society



June 11, 2024, Treasurer Sam
Lamancusa, Honoree



July 9, 2024, William Turner, Honoree,
Workforce Development Board,
Executive Director



August 13, 2024, Deryck Toles, Honoree,
inspiring Minds, Founder and CEO

SOMETHING GOOD INITIATIVE FROM THE TRUMBULL COUNTY PLANNING COMMISSION (CONTINUED)



September 10, 2024, Auditor
Martha Yoder, Honoree



October 8, 2024, Western
Reserve Port Authority Honorees
Randy Partika, Project Manager;
Marty Loney, Board Chair; Rich
Edwards, Board
Secretary/Treasurer; Sterling
Williams, Board Member; Anthony
Trevena, Executive Director, Krista
Beniston, Planning Manager; Joe
Maxin, Director of Compliance.

Also pictured far left Zachary Steiner, Community
Planning Coordinator, Trumbull County Planning
Commission



November 1, 2024, Honoree Kenneth
David, Medal of Honor Recipient &
Trumbull County Resident, Cari
Delgado, Director, Trumbull County
Veterans Service Commission
Resource Center; Robert Marino Sr.,
Trumbull County Veterans Service
Commission Board Member

Also pictured left are Zachary Steiner, Community
Planning Coordinator and Jim Davies, Chair,
Trumbull County Planning Commission

SOMETHING GOOD INITIATIVE FROM THE TRUMBULL COUNTY PLANNING COMMISSION (CONTINUED)



December 10, 2024, Karen Infante Allen, Honoree, Trumbull County Clerk of Courts; Julie Green, TCPC Director.

December 10, 2024, Andrew Cvetkovich, TCPC Environmental Coordinator; Jim Davies, TCPC Chair



December 10, 2024, Commissioner Mauro Cantalamessa, TCPC Member; Julie Green, TCPC Director.



December 10, 2024, Zak Steiner, TCPC Planning Coordinator; Melissa Phillips, TCPC Member



December 10, 2024, Danette Manusakis, TCPC Executive Assistant; Tod Latell, Honoree, Trumbull County Recorder; Chris Schiavone, Chief Magistrate, Probate Court; Judge James Fredericka, Honoree, Probate Court; Karen Allen, Honoree, Trumbull County Clerk of Courts



Julie Green

Julie is entering her 8th year as Director of the Trumbull County Planning Commission and has served the residents of Trumbull County for over twenty-five years carrying out a wide range of community and economic development projects throughout Trumbull County and our region. Julie was born and raised in Youngstown, Ohio, graduated from Chaney High School, and currently resides in Girard with her husband Jim. Julie earned a Bachelor of Arts degree through the Geography Department at Youngstown State University and a Master of Science degree from The University of Akron. Julie works collaboratively with regional partners on a wide range of projects and initiatives including recreation and infrastructure projects, economic development efforts and quality of life issues impacting our region. Her hobbies and interests include crafts, sewing, creating, party planning, knitting and the preservation of history. Julie has been a member of the Trumbull County Historical Society for the last eight years and served as President for three of those years.

One of the most important and meaningful projects Julie has worked on over the past several years is the collaborative effort in support of the long-term sustainability of the Youngstown Air Reserve Station (YARS). Julie has led efforts with various regional partners to secure over \$700,000 in grants for studies that help align community and military land uses. This work aims to ensure YARS's long-term sustainability and protect both the base's operations and the surrounding areas. Julie will keep working to boost community support and achieve full participation in this crucial initiative.

Nicholas Coggins

Nicholas serves as the Assistant Director of the Trumbull County Planning Commission and has been with the office since 2016. In his role at the Planning Commission, Nicholas manages the Office of Economic Development as the Director of Economic Development for Trumbull County overseeing Business Retention, Expansion and Attraction efforts performed by our staff, consultants and coordinating locally offered incentives for investment and job creation. He also manages the housing programs for Trumbull County, offering housing rehabilitation and repair to single-family, owner-occupied homes for low-to-moderate income households.

Nicholas represents the Trumbull County Commissioners on multiple different committees and boards, including serving as Chairperson of the Trumbull County Transportation Improvement District, Former Chairperson of the Mahoning River Corridor Initiative and Secretary of the Warren-Trumbull Community Improvement Corporation.

Nicholas is a 2014 Graduate of Youngstown State University, where he received a Bachelor of Creative Arts & Communication Degree in Communication Studies and was a member of the Lambda Pi Eta Honor Society. He holds several professional certifications through the International Economic Development Council directly related to Economic Development in Trumbull County. Nicholas was a presenter at the 2016 OEDA Annual Conference for unique and affective community outreach done with a USEPA grant, he was a vital team member who received the Champion Award for the Northeast Ohio Sustainable Communities Consortium in 2021. Nicholas was a 25 under 35 Honoree in 2022, and he received the Trumbull County Planning Commission Something Good Initiative Award in 2022.

STAFF BIOGRAPHIES (CONTINUED)

Andrew Cvetkovich

Andrew Cvetkovich serves as the Environmental Coordinator and Floodplain Administrator at the Trumbull County Planning Commission. In this role, he ensures that development in flood-prone areas adheres to safety standards, provides essential flood information, and keeps flood maps up to date. He also manages environmental planning efforts, assisting communities with regulatory compliance and funding acquisition.

Andrew earned a Bachelor of Science in Spanish Translation with a minor in Business Administration from Kent State University and furthered his studies at the European University of Madrid in Valencia, Spain. Since stepping into the role of Floodplain Administrator in July 2023, he has completed extensive floodplain management training and aims to earn Certified Floodplain Manager (CFM) certification by 2025. He has also been officially appointed as Trumbull County's Floodplain Administrator by the County Commissioners.

Outside of his professional life, Andrew enjoys spending time with his wife and two sons, as well as playing the saxophone, gardening, cooking, and making wine. He is dedicated to community development and values teamwork as a means to enhance the county.

Emily Moran

Emily is the Grants Coordinator at the Trumbull County Planning Commission, a role she has held since February 2022. She manages grants for the Community Development Block Grant Program (CDBG), the Home Sewage Treatment Reserve System (HSTS) Reserve Program, and other initiatives. Emily is also responsible for Fair Housing and Prevailing Wage coordination. Her 2024 projects include sanitary sewer connections in Weathersfield Township, storm drainage improvements in Liberty Township, and improvements to the Girard Multi-Generational Center and Howland SCOPE Center. She has secured over \$1.7 million in CDBG funds during her time with the Commission.

Emily has undergraduate and graduate degrees from Kent State University and previously worked in grant writing and program management at Beatitude House. She is dedicated to enhancing the quality of life for those in poverty in Trumbull County and represents the Planning Commission at the Trumbull County Housing Collaborative meetings.

Danette Manusakis

Danette has been the Executive Assistant for the Trumbull County Planning Commission since September, 2023. With more than 11 years of experience in the County Prosecutor's Office and Probate Court, she brings a rich background of knowledge and commitment to her role. Danette's duties encompass preparing reports, assisting with the financial portions of the grants, and coordinating the Commission's monthly meetings. She earned her Associate in Arts from Kent State University and is passionate about supporting a team dedicated to community and economic development. Danette finds great satisfaction in contributing to the advancement of her community.

STAFF BIOGRAPHIES (CONTINUED)

Zachary Steiner

Zak Steiner joined the Trumbull County Planning Commission in July 2024, bringing a strong background in education, community engagement, and project management. He holds a Master of Arts from The University of Akron and serves as Planning Coordinator, handling tasks such as income verification, prevailing wage coordination, and managing housing rehabilitation programs. Zak previously worked as the Director of Career Development & Alumni Engagement at Eastern Gateway Community College, overseeing operations for over 41,000 students. His time living in the Country of Luxembourg from 2021 to 2024 with his family enriched his understanding of cross-cultural collaboration and community involvement. Zak is also a Court Appointed Special Advocate for Mahoning County Juvenile Court and was honored with the "30 for the Future" award in 2015, demonstrating his commitment to service and growth in Trumbull County.

Kimberly Vaughn

Plats and Zoning Coordinator since May 2022, Kim manages subdivision, zoning, and mapping activities. She reviews subdivision applications for Trumbull County, approves or denies requests, and presents major subdivisions to the Planning Commission. Kim also handles commission correspondence, writes resolutions, and maintains detailed records. For zoned townships, she reviews proposed amendments and zone changes, prepares and maintains zoning maps, and supports departmental projects with maps and reports. She is involved in key projects like the 2025 Subdivision Regulations Update and the countywide zoning map initiative.

Kim holds a B.A. in Geography from Youngstown State University and an M.S. in Geography from Virginia Tech. With extensive GIS experience, including roles as GIS Administrator, GIS Programmer, and GIS Director, she has developed notable systems and received an ESRI Honorable Mention (2001). Passionate about eco-conscious development and affordable housing, Kim also aims to integrate historic records with her mapping work to improve public access to historical documents and information.



ACKNOWLEDGEMENTS

We appreciate your ongoing support for our efforts in comprehensive planning, economic development, GIS mapping, and various other initiatives that benefit the residents of Trumbull County.

Cities, Townships & Villages

Bazetta Township
Bloomfield Township
Braceville Township
Bristol Township
Brookfield Township
Champion Township
Cortland City
Farmington Township
Fowler Township
Girard City
Greene Township
Gustavus Township
Hartford Township
Howland Township
Hubbard City
Hubbard Township
Johnston Township
Kinsman Township
Liberty Township
Lordstown Village
McDonald Village
Mecca Township
Mesopotamia Township
Newton Falls Village
Newton Township
Niles City
Orangeville Village
Southington Township
Vernon Township
Vienna Township
Warren Township
Warren City
Weathersfield Township
West Farmington Village
Yankee Lake Village

Trumbull County Planning Commission Partners

Archives/Microfilm
Building Inspection
Child Support
Dog Warden
Human Resources
Job & Family Services
Law Library
Maintenance Department
Sanitary Engineer/Water & Sewer
Senior Levy Services
Emergency Management
Veteran's Service Office
Children Services Board
Geauga-Trumbull Solid Waste District
Mental Health & Recovery Board
Trumbull County Combined Health District
Trumbull County Election Board
Trumbull County Fair Board
Trumbull County MetroParks
Trumbull County Soil & Water Conservation District
Trumbull County Tourism Bureau
Trumbull County Historical Society
Trumbull County Auditor/Tax Map/Data Processing
Trumbull County Clerk of Courts
Trumbull County Commissioners
Trumbull County Coroner
Trumbull County Courts
Trumbull County Engineer
Trumbull County Prosecutor
Trumbull County Recorder
Trumbull County Sheriff's Office
Trumbull County Treasurer
Trumbull Neighborhood Partnership
Eastgate Regional Council of Governments
Northeast Ohio Community Alternative Program
Ohio Department of Development
Ohio EPA
Ohio Means Jobs
U.S. Dept. of HUD
U.S. EPA
Western Reserve Port Authority
Youngstown Air Reserve Station

Companies

2M Services, LLC
A.P. O'Horo
Brownfield Restoration Group
GPD Group
IBI Group
K.O. Consultanting
MJD Excavating, Inc.
ms consultants, inc.
Pollard Land Services, Inc.
Proscape Septic & Landscape Contractors
S & P Septic & Excavating Inc.
Tk Excavating & Concrete
UST Incorporated
Yoho Action Septic Tank & Supply

We have made every effort to recognize all contributors to the Trumbull County Planning Commission's 2023 accomplishments. If any individuals or organizations are inadvertently omitted, please accept our apologies. We appreciate everyone's support and collaboration.

Contact

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