

Trumbull County Planning Commission

**State of the
Commission
Report**

2023



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 2023 State of the Commission Report. This report highlights the activities of the Planning Commission and information on ongoing projects and initiatives, detailed maps, photographs and statistics documenting the work completed during 2023. The Annual Directory of Trumbull County Officials was released in early April 2023 containing the contact information for all the county's elected officials, department heads, school systems and more. This annual publication is updated each Spring and is a long-standing tradition published by office staff as a public service for the last four decades.

In 2023, the Trumbull County Planning Commission made significant progress advancing the Golden Triangle Infrastructure Improvement Project being funded with local funds and a \$3.3 million grant awarded by the U.S. Economic Development Administration (EDA). In 2023, Trumbull County entered into an agreement with ms consultants, inc. for engineering design. This multi-jurisdictional project, involving roadway improvements in a 1,000-acre industrial area, will benefit over 36 businesses and approximately 1,700 jobs in the Golden Triangle Industrial District. Over \$6,000,000 in projects have been completed over the past nine years since the 2015 needs assessment and implementation plan were completed.

The completion of the Military Installation Sustainability (MIS) Project in 2023 has increased awareness throughout the region of the importance of supporting the Youngstown Air Reserve Station. Over 90% of the 26 affected communities have met with this office to learn about and discuss what actions they can take to ensure YARS remains here long-term. With 95% of the Girard Leatherworks clean up completed, the community will be able to redevelop the property soon for recreational and light industrial uses. Work continues with Eastgate Regional Council of Governments to bring broadband services to the unserved/underserved areas of Trumbull County. Enterprise Zone Agreements were approved with Berk Enterprises, Yellowstone Industrial, LLC, and others resulting in more economic growth opportunities for Trumbull County.

EXECUTIVE SUMMARY (CONTINUED)

The Community Housing Impact and Preservation Program and the Warren-Trumbull HOME Consortium are actively addressing the county's housing needs through grant funding for eligible property owners with needed home rehabilitation and repair projects. The county secured a CDBG Allocation Grant in 2023 and implemented County Wide Homeless Assistance initiatives using CARES Act funds. The GIS and Plats & Zoning sectors have expanded significantly. Furthermore, action steps taken in 2023 in accordance with the county's Special Purpose Flood Damage Reduction Regulations ensures the county's ability for continued participation in the National Flood Insurance Program. Finally, the Something Good Initiative recognized numerous deserving individuals and entities for their contributions to the people of Trumbull County.

Additionally, in 2023, we welcomed two new team members. Andrew Cvetkovich joined in July as Environmental Coordinator and Danette Manusakis joined in September as Executive Assistant. Both team members bring with them years of experience in the private and public sectors bringing valuable skills and expertise to our office in support of our mission.



[Read more about Mitzi Sabella's 32 years of service with the Trumbull County Metroparks](#)

Lastly, we bid farewell to Mitzi Sabella, who retired after 41 years of dedicated service to Trumbull County. We are all grateful for her commitment to public service and her kind and generous spirit. Her contributions left a lasting impact on the Planning Commission, everyone she worked with, and all Trumbull County residents! We wish her peace, health and happiness in her retirement!

Respectfully,
Julie Green, Director

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

Bernard Carpenter (resigned Nov. 2023): Commission Member

James DiCenso (appointed Dec. 2023): 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

Malcolm Pullom (resigned June 2023) / **Melissa Phillips** (appointed October 2023): Alternate Commission Member, Plats and Zoning Committee, Housing Review Committee

GOLDEN TRIANGLE 2023 was a significant year of progress for the Trumbull County Planning Commission. The Golden Triangle Infrastructure Improvement Project funded through the United States Department of Commerce, Economic Development Administration



(EDA) FY 2021 American Rescue Plan Act Economic Adjustment Assistance Grant Program gained momentum with the execution of the design engineering agreement with ms consultants, inc. who commenced with engineering design of the multi-jurisdictional project.

On August 1, 2023, the Golden Triangle Coalition held a luncheon for the businesses providing them with projected construction schedules and listened to their comments to ensure that Trumbull County understands the business community's needs in an effort to retain their presence here in Trumbull County. The 3.3 million-dollar improvement project consists of three interrelated roadway improvements located within an industrial area of approximately 1,000 acres known as the Golden Triangle in Howland Township and the City of Warren within Trumbull County, Ohio.

Presently there are over 36 industrial, manufacturing and wholesale businesses in the Golden Triangle Industrial District that will benefit from the project. Golden Triangle businesses currently account for 1,355 industrial and manufacturing jobs, and 352 logistics jobs for an approximate 1,700 total jobs. Below is a table

Project	Federal	State	Local	Private	Total Cost	Public Funding Sources
Mill/Supreme/Larchmont Intersection	\$140,800.00	\$98,507.00	\$42,292.00	\$-	\$281,599.00	ARC, ODOT, TCE
Storm Water Property Acquisition	\$-	\$307,326.00	\$16,000.00	\$86,800.00	\$410,126.00	OPWC, Howland
Dietz Road, Waterline		\$621,000.00	\$279,000.00	\$-	\$900,000.00	CDBG, OPWC, TCE
Brownfield Phase I & II	\$100,000.00	\$-	\$-	\$-	\$100,000.00	USEPA
Phoenix Rd/ N. River Intersection	\$100,000.00	\$250,000.00	\$150,000.00	\$-	\$500,000.00	ARC, ODOT Jobs Commerce, TCE
Griswold St	\$46,750.00	\$38,250.00	\$-	\$-	\$85,000.00	CDBG, OPWC
Clark Dietrich Waterline	\$130,000.00	\$-	\$-	\$-	\$-	ARP
Signage	\$-	\$-	\$10,000.00	\$-	\$10,000.00	GT Partners (\$ Pledged)
Annual Clean Up Events	\$-	\$-		\$3,000.00	\$3,000.00	GT Businesses
GT Business Advisory Meetings	\$-	\$-	\$3,000.00	\$-	\$3,000.00	GT Partners
Larchmont Avenue NE/Bronze Road NE/Overland Avenue NE	\$1,439,836.00	\$-	\$359,959.00	\$-	\$-	EDA and Local Match TCE
Bronze Road NE Improvements	\$427,560.00	\$-	\$106,890.00	\$-	\$-	EDA and Local Match Howland
Dana Street Paige Avenue Improvements	\$790,439.00	\$-	\$197,610.00	\$-	\$-	EDA and Local Match Warren
TOTAL	\$3,406,835.00	\$1,315,083.00	\$1,208,775.00	\$89,800.00	\$6,020,493.00	

documenting the progress of the Golden Triangle Partnership in the last nine years after a needs assessment and implementation plan was completed in 2015 of the area, also funded in part with EDA funds.

Breakdown of funding for the projects of the Golden Triangle.

MAJOR PROJECTS (CONTINUED)

YOUNGSTOWN AIR RESERVE STATION (YARS)

In 2023, staff focused on outreach to the twenty-six (26) affected communities located within the Military Compatibility Area Overlay District (MCAOD) identified as result of the multiple planning grants completed in support of the Youngstown Air Reserve Station (YARS) including the Joint Land Use Study (JLUS) and the Military Installation Sustainability (MIS) grant funded projects. Go to YARSJLUS.com for more details. Trumbull County received almost \$700,000 over the last seven years to undertake these projects in coordination with Matrix Design Group and other stakeholders. The MIS grant was completed in 2023 with a Final Performance Report submitted at the end of August. A Public and Joint Committee meeting with Matrix Design Group was held earlier in the year on February 13, 2023. Throughout 2023, staff attended several public and trustee meetings to inform the 26 affected communities about changes to their comprehensive plans and zoning resolutions. They also updated the Planning Commission website with a YARS-specific tab. On May 25, 2023, staff met with the new YARS JLUS and MIS point of contact. They continued to meet with communities, including a December 19 meeting in Vienna Township. In May 2023 flying on a C130-H, Assistant Director Coggins, along with other civic leaders, traveled to Dobbins Air Reserve Base to witness the execution of the order for the YARS C-130J aircrafts. A Final Performance Report and Federal Financial Report were submitted to the OEA by the August 31, 2023 deadline.



Photos from Dobbins Air Reserve Base, Georgia

MAJOR PROJECTS (CONTINUED)

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 remediation of contaminated areas identified by a Voluntary Action Program Environmental Phase II study has been complete and crushing and filling basements throughout the property to make the site shovel ready. It was during this process that three additional tanks and a basement were discovered. The Girard Historical Society and Trumbull County Historical Society are working on materials for their websites and the City of Girard's to preserve the history of the site in perpetuity. The Grant is due to be completed by October 2024 and is currently ahead of schedule. The final piece is the No Further Action (NFA) document that is going through the technical analysis now.

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 for review.

Staff submitted a questionnaire of interest on behalf of the Trumbull County Commissioners for a \$30,000 grant through the Appalachia Digital Accelerator for Connect Humanity to provide Technical Assistance in broadband deployment. Trumbull County received an award, and the grant agreement was executed by Commissioner Malloy in 2023, staff is still currently working on the project.

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. Staff oversees the agreement for a Business Retention, Expansion, and Attraction (BRET&A) consultant that serves as a liaison between the county and private enterprises either existing in Trumbull County or looking to locate 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 May 2023, the Board of Commissioners approved an Enterprise Zone Agreement with Yellowstone Industrial, LLC for a 75 percent abatement over a period of 10 years for the renovation of a vacant industrial facility to be used for hot dip galvanizing of steel highway safety products at parcel number 14-588712 located at 1170 North State Street, Girard, Ohio 44420. The company plans to invest ranging from \$6,800,000-\$8,300,000 and create 20 full-time employment opportunities within three years.

In addition to handling the incentive programs we manage the Business Retention, Expansion, and Attraction agreement with our Local Economic Development Organization (LEDO) 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.



Enterprise Zone Agreement with
Yellowstone Industrial, LLC



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BY MARRIOTT

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TownPlace Suites by Marriott is designed to appeal to longer stay travelers who want to feel at home and stay productive. Featuring compelling economics and strong performance in Average Daily Rate (ADR), Occupancy, and Extended Stay Occupancy, the brand also appeals to owners, franchisees and investors looking for an excellent growth opportunity. Backed by Marriott's robust demand generation engine and holding the best Extended Stay sales rank in the industry, TownPlace Suites is poised to perform.

2019 FRANCHISE HOTEL PERFORMANCE	
AVERAGE OCCUPANCY	75%
AVERAGE REVPAR	\$45
AVERAGE DAILY ROOM RATE	\$150
AVERAGE EXTENDED STAY OCCUPANCY	27%
AVERAGE EXTENDED STAY REVPAR	\$43
AVERAGE REVPAR INDEX	105

Community Reinvestment Area Agreement with Steel & Liberty LLC

ECONOMIC DEVELOPMENT (CONTINUED)

In October 2023, the Board of Commissioners approved an Enterprise Zone Agreement with Millwood Incorporated for a 60 percent abatement over a period of 10 years for the construction of a new 17,000 square foot two-story office facility as an addition to their existing facility located at address 3708 International Boulevard (parcel number 16-901242) Vienna Township, Trumbull County, Ohio 44473. The company plans to invest ranging from \$5,000,000-\$5,750,000 and create 50 full-time employment opportunities within four years.

In June 2023, the Board of Commissioners approved a Community Reinvestment Area Agreement with Steel & Liberty LLC for a 75 percent abatement of a period of 10 years for the construction of a new 55,000-square-foot extended stay hotel with 89-99 rooms and include full kitchen studio rooms located along 1610 Motor Inn Drive in Liberty Township (parcel number 12-009400). The company plans to invest \$8,005,000-\$12,005,000 and create 48 full-time employment opportunities within three years of completion of construction. (Company broke ground in March of 2024).

HOUSING PROGRAMS

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.

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).

COMMUNITY DEVELOPMENT

PY2021 CDBG Allocation Grant

West Farmington Sanitary Sewer Low-and Moderate-Income Connections

- Budget - \$503,948.23
- PY2019 CDBG Allocation Funds = \$345,750

PY2021 & 2022 HSTS Funds = \$158,198.23

43 low- and moderate-income households housing 102 people were connected to West Farmington Village's newly constructed sanitary sewer in 2023.

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
- Direct client services;
 - Providing direct legal services



CDBG description

PY2020 CDBG TARGET OF OPPORTUNITY

Homeless Assistance County Wide

Budget- \$90,000

This grant enabled us to safely house the homeless for 1,346 nights as they worked with social service providers to secure permanent housing in response to the COVID-19 pandemic. 241 of those nights were from January 1, 2023 to June 30, 2023. Captain Chris Williams of the Salvation Army referred homeless persons to the Fairfield Inn by Marriott in Niles, Ohio, for temporary housing. A room was also maintained for an onsite worker providing wraparound support to the homeless population during their stay.



Fairfield Inn by Marriott in Niles, Ohio

COMMUNITY DEVELOPMENT (CONTINUED)

PY2022 CDBG Residential Public Infrastructure Grant

\$750,000 was secured in 2022 as the final piece of funding for the Heaton Chute Sanitary Sewer Project in Weathersfield Township. Mainline construction was completed by Pollard Land Services, Inc. in 2023 and 23 low-and moderate-income households were income qualified for connection to the newly constructed sanitary sewer. Applications for assistance will continue to be accepted and connections will begin in Spring 2024.

PY2022 CDBG Critical Infrastructure Grant Program

Funding in the amount of \$424,302 was secured for a stormwater infrastructure improvement project along Townsend Avenue in Liberty Township. During wet weather, Townsend Avenue experiences flooding, impassible roads, property damage, and icy conditions. This project will replace four culverts, 568 feet of linear pipe, and 11 catch basins to eliminate these conditions. 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.

PY2023 CDBG Allocation Grant

Funding in the amount of \$578,000 was secured for the following projects:

Howland SCOPE Center Improvements - \$271,100.00

Emmanuel Community Care Center Masonry & Window Improvements - \$96,610.00

Girard Multi-Generational Center Gym Roof Replacement - \$94,690.00

Fair Housing/Administration - \$115,600.00

Federal dollars allocated to TCPC in 2023

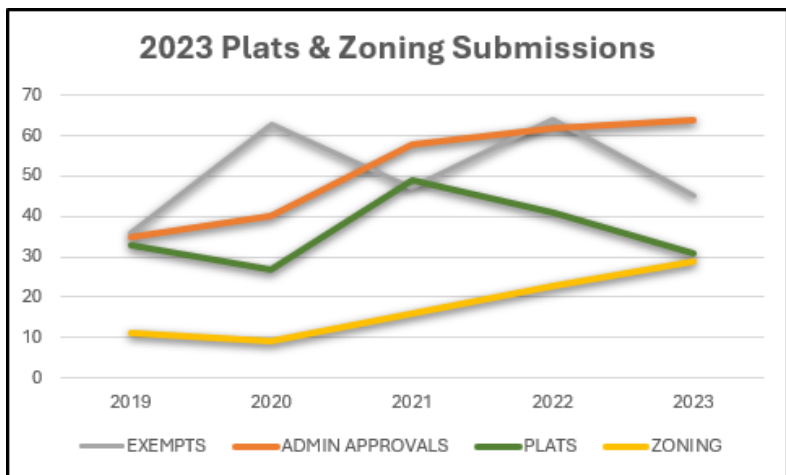
\$1,727,985.69

SUBDIVISION AND ZONING

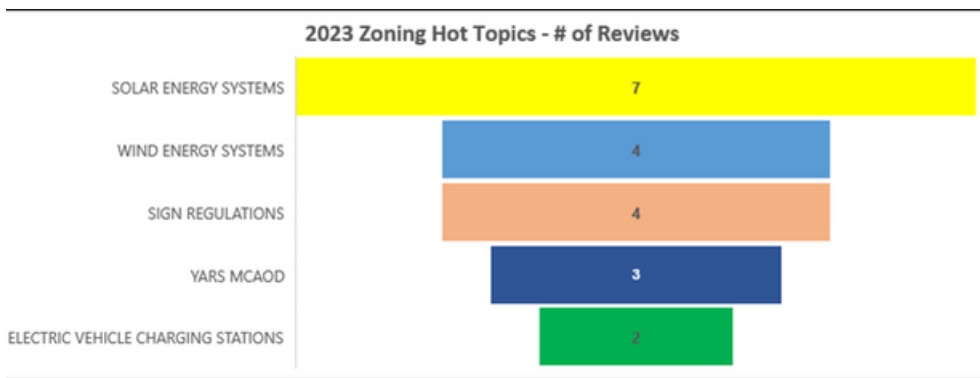
Subdivision

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 landowners and developers. This support includes a comprehensive overview of the entire process, ensuring a smooth journey from initial proposal to final approval. In 2023, we completed several key mapping projects, including:

- Preparation of maps for several political subdivisions for the YARS Military Compatibility Area Overlay District
- Preparation of new zoning maps for the cities of Hubbard and Girard
- Completion of a street map for Warren Township
- Recreation and update of floor layout/map
- Completed mapping for Trumbull Neighborhood Partnership Environmental Review Record
- Mapping for the Tourism Bureau for locating large, vacant land parcels that could potentially become recreation areas



Comparison of Plats and Zoning Submission activity over the past five years.



Graph gives an idea of zoning topics received in 2023.

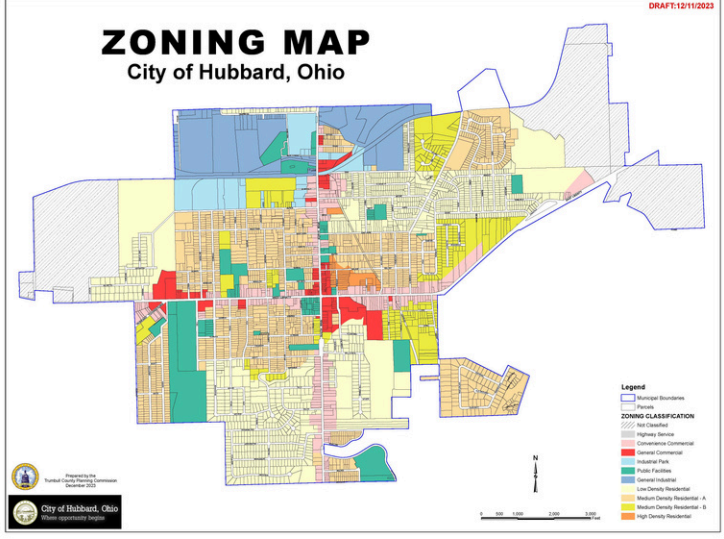
GIS AND MAPPING SUPPORT

	SUBDIVISION DETERMINATIONS	PLATS	ADMIN. APPROVALS	DEED VAR	EXEMPT	ZONING	TOTAL SUBMITTALS
Total Submittals in 2023 to date:	0	39	71	1	53	53	217

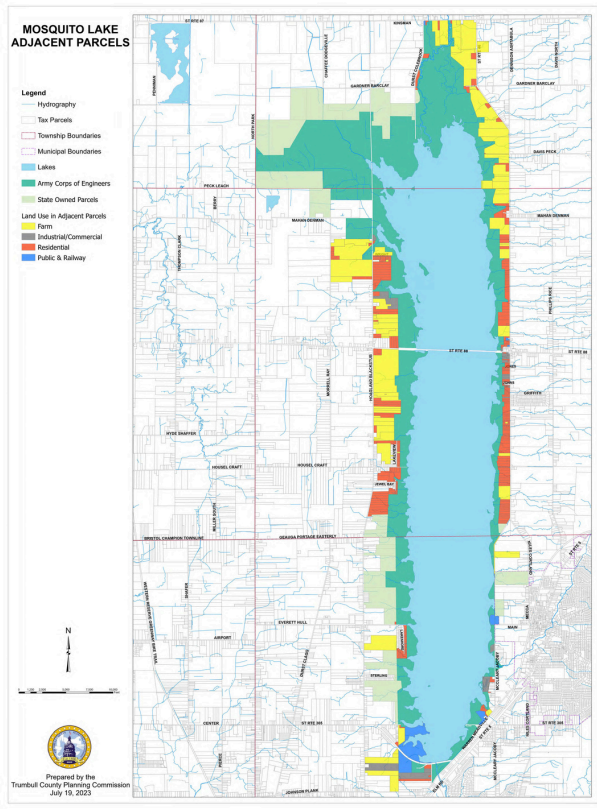
This chart is a summary of 2023 requests.

2023 Zoning Amendments Submitted	
Farmington	9
Bristol	6
Champion	6
Bazetta	3
Fowler	3
Hubbard	2
Vienna	2
Weathersfield	2
Gustavus	1
Johnston	1
Warren	1

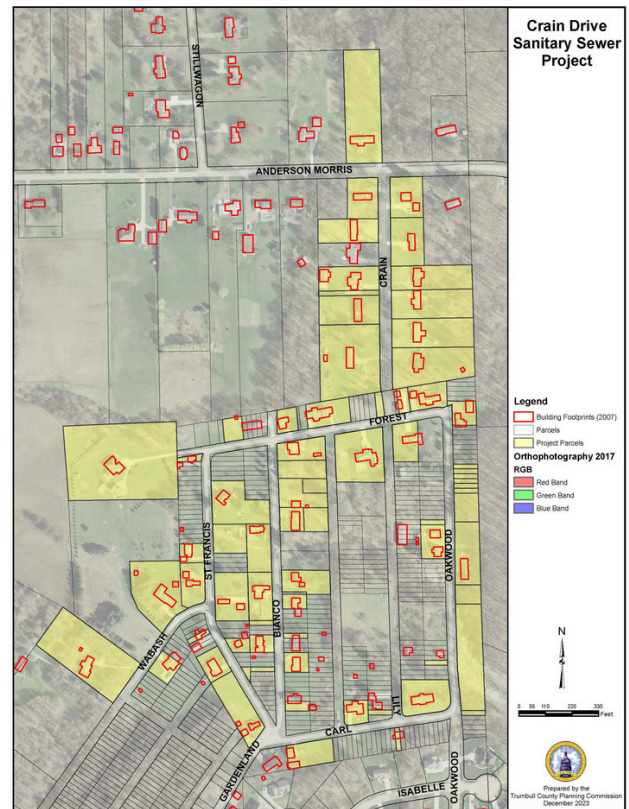
This chart shows the number zoning amendments and townships that submitted them.



Zoning map created by TCPC Plats and Zoning Coordinator for the City of Hubbard.



Map of land use on parcels adjacent to lake prepared for Trumbull County Metro Parks.



Map of the Crain Dr. Sanitary Sewer Project to determine income qualification.

FLOODPLAIN ADMINISTRATION RESPONSIBILITIES

Floodplain Development Permitting

In 2023, our department continued its commitment to maintaining compliance with the National Flood Insurance Program (NFIP) through permitting and oversight. Key activities included:

- **Special Flood Hazard Area Development Permits:** Issued 10 permits to ensure that new and ongoing developments adhere to floodplain regulations.
- **Inquiry Management:** Addressed 11 inquiries regarding property locations within Flood Hazard Zones. Provided clear guidance on the steps required to achieve or maintain compliance, including detailed explanations of the permitting process.

Environmental Assessments and Reviews

Our team conducted comprehensive environmental assessments and reviews to support various projects and funding applications. Notable activities included:

- **Plat Reviews:** Evaluated every plat submitted to ensure conformity with floodplain regulations.
- **Grant Application Support:** Completed environmental assessments and reviews for several key projects:
 - **Weathersfield Multijurisdictional Education and Workforce Development Training Center:** Provided a thorough environmental assessment to support new construction.
 - **Trumbull Neighborhood Partnership (TNP) Home Repair Program:** Delivered a Tier One Environmental Review, facilitating TNP's submissions to funding agencies.
 - **PY2023 CDBG Projects:** Conducted both Tier One and Tier Two Environmental Reviews for the following projects, enabling successful funding applications:
 - Howland Scope Center
 - Emmanuel Community Care Center
 - Girard Multi-Generational Center

2023 Metrics:

- Determinations of Non-Encroachment: 11
- Inquiries Handled: 11
- Violations Issued: 1 (subsequently rescinded)
- Plats Reviewed for Conformance: Comprehensive review of all submitted plats
- Permits Issued: 7

SOMETHING GOOD INITIATIVE FROM THE TRUMBULL COUNTY PLANNING COMMISSION

Beginning in February 2022, the Planning Commission began an official awards program known as the Something Good Initiative to bring commendation and recognition to 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 2023 Award Recipients:



January 10, 2023, Nicholas Coggins, TCPC Asst. Director; John Saunders, Honoree, Ohio Department of Development; Julie Green, TCPC Director.

February 14, 2023, Nicholas Coggins, TCPC Asst. Director; Julie Green, TCPC Director; April Caraway, Honoree, Trumbull County Mental Health and Recovery Board, Director; James Davies, TCPC Chair.



March 14, 2023, Johnna Ben, Trumbull County Combined Health District; Jenna Amerine, Honoree, Trumbull County Combined Health District.

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

April 11, 2023, Julie Green, TCPC Director; James Davies, TCPC Chair; Mauro Cantalamessa, TCPC Vice Chair and County Commissioner; Gary Newbrough, Honoree, Trumbull County Sanitary Engineer.



May 9, 2023, Julie Green, TCPC Director; James Davies, TCPC Chair; Rebecca Whitman, Honoree, Hartford Township Trustee.

June 13, 2023, Julie Green, TCPC Director; Amy Reeher, Honoree, Trumbull County Soil and Water Conservation District, Administrator; Phillip Pegg, TCPC Member.



July 11, 2023, Julie Green, TCPC Director; Mitzi Sabella, TCPC Executive Assistant; Sister Jean Orsuto, Honoree, Emmanuel Community Care Center, Director; Nicholas Coggins, TCPC Asst. Director.

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

September 12, 2023, James Davies, TCPC Chair; Steve Papalas, Honoree, Trumbull County Engineer's Office; Julie Green, TCPC Director; Nicholas Coggins, TCPC Asst. Director.



November 14, 2023, Julie Green, TCPC Director; Atty. Rachel Nader, TCPC Member; Michael Keys, Honoree, Warren City Community Development Office, Director; Nicholas Coggins, TCPC Asst. Director.



December 12, 2023, Nicholas Coggins, TCPC Asst. Director; Mayor James J. Melfi, Honoree, Girard; Julie Green, TCPC Director; James Davies, TCPC Chair.





STAFF BIOGRAPHIES

Julie Green

Julie is entering her 5th year as Director of the Trumbull County Planning Commission and has served the residents of Trumbull County for over twenty-four 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), Trumbull County's largest employer. 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.

STAFF BIOGRAPHIES (CONTINUED)

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 and Trumbull County on ten different committees and boards, including being the 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.

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.

STAFF BIOGRAPHIES (CONTINUED)

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 2023 projects include sanitary sewer connections in West Farmington and Weathersfield Township, storm drainage improvements in Liberty Township, and various community center upgrades. 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.

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. Kimberly also handles commission correspondence, writes resolutions, and maintains detailed records.

For zoned townships, she reviews proposed amendments and zoning changes, prepares and maintains zoning maps, and supports departmental projects with maps and reports. She is involved in key projects like the 2024 Subdivision Regulations Update and various zoning map updates. Kimberly 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 and GIS Director, she has developed notable systems and received an ESRI Honorable Mention in 2001. Passionate about eco-conscious development and affordable housing, Kimberly also aims to integrate historic records with her mapping work to improve public access to historical documents.

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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