

Village of Lordstown Planning Commission

February 27, 2019

The Lordstown Planning Commission met on February 27, 2019 at 6:30 p.m. at the Lordstown Administration Building. The meeting was called to order by Chairperson Tim Rech, followed by the Pledge of Allegiance to the Flag. Roll call was taken.

In Attendance: Tim Rech, Chairperson
Richard Rook, Vice Chairperson
Arno Hill, Mayor
Don Reider, Council Member

Paul Dutton, Solicitor
Kellie Bordner, Planning and Zoning Administrator
Denise Dugan, Assistant Planning and Zoning Administrator

Also Present: Bruce Platt, Utilities Superintendent
Tom Dietz, Board of Public Affairs Member
Jeff Smith, CT Consultants
Hendrix Muhammad, dba Tumerica
Stuart Strasfeld, Roth, Blair, Roberts, Strasfeld & Lodge
Mark Walker, TJX HomeGoods
Ryan Bush, MS Consultants
Diana Tout, MS Consultants
Karel L. Cubick, MS Consultants
Sharyn Dietz, Lordstown, Ohio
David Horner, Lordstown, Ohio
Carroll Herrmann, Lordstown, Ohio
Marilyn Whipkey, Lordstown, Ohio
Fredrick Price, Lordstown, Ohio
Phil Eubanks, Lordstown, Ohio
Svetlana & Bill DeCesare, Lordstown, Ohio
Mark McGrail, Lordstown, Ohio
Bill & Mary Rose Catlin, Lordstown, Ohio
Harvey Lutz, Warren, Ohio
Jamie Moseley, Lordstown, Ohio
Bob Coupland, Tribune Chronicle
Ed Runyan, Youngstown Vindicator

EXCUSE THOSE ABSENT:

MR. RECH: Okay, thank you. We had a message from Mr. Shaffer. He had a family -- some type of graduation. So he is out of town, is there a motion to excuse him from this meeting?

MAYOR HILL: So moved.

MR. RECH: Mayor Hill -- is there a second?

MR. ROOK: Second.

MR. RECH: Mr. Rook -- all in favor, "aye".

MR. REIDER: Aye.

MR. ROOK: Aye.

MR. RECH: Aye.

MAYOR HILL: Aye.

(VOICE VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

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MR. RECH: All right -- anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

APPROVAL OF AGENDA:

MR. RECH: We'll have Reading and Approval of the Agenda. Is there a motion to approve the Agenda?

MR. REIDER: So moved, Mr. Chairman.

MR. RECH: All right.

MAYOR HILL: I would like to amend the Agenda -- to reverse all of the New Business.

MR. RECH: Okay, very good. We can handle this in one swoop, I think. We have to approve the Agenda per Mr. Reider. Is there a second on that?

MR. ROOK: Second.

MR. RECH: Okay, Mr. Rook -- and then Mayor Hill would like to switch Old to New Business. I'll put that under the same thing if everybody is in agreement. If not, say so. All in favor of approving the Agenda --

SOLICITOR DUTTON: -- as amended.

MR. RECH: -- as amended, just say "aye".

MR. REIDER: Aye.

MR. ROOK: Aye.

MR. RECH: Aye.

MAYOR HILL: Aye.

MR. RECH: Anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

(VOICE VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

APPROVAL OF MINUTES of January 14, 2019:

MR. RECH: Approval of Minutes of the January 14th meeting that were in your packets. Is there a motion to approve the minutes from January 14th?

MR. ROOK: Motion to approve.

MR. RECH: All right, I have a first. Is there a second?

MAYOR HILL: Second.

MR. RECH: All right, Mayor Hill seconds -- all in favor, "aye".

MR. REIDER: Aye.

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MR. ROOK: Aye.

MR. RECH: Aye.

MAYOR HILL: Aye.

MR. RECH: Anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

(VOICE VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

PLANNING AND ZONING ADMINISTRATOR'S REPORT:

MR. RECH: Okay, we're in approval of that as well. We'll move on to Planning and Zoning Administrator's report?

MS. BORDNER: No report, Mr. Chairman.

SOLICITOR'S REPORT:

MR. RECH: Any Solicitor's report this evening?

SOLICITOR DUTTON: No report.

MR. RECH: Thank you, sir.

CORRESPONDENCE:

MR. RECH: Any correspondence?

MS. DUGAN: No, sir.

NEW BUSINESS: 1. Site Plan Review Not Involving New Construction for Hendrix Muhammad, dba Tumerica, 6100 Tod Avenue, Lordstown, Ohio.

The Village of Lordstown Site Plan Review

NAME: Hendrix Muhammad, dba Tumerica

ADDRESS: 6100 Tod Avenue

The Planning Commission followed this form that follows Section 1163.03 of The Planning & Zoning Code:

1. **Existing zoning of the property:** B-2 Highway Business.
2. **The floor plan of intended building for specific use:** Located at Suite 2 in the Lordstown strip plaza, a space roughly 19.5 feet x 63 feet to be used for a cashier space, "to go" pick up area, coffee station, retail merchandise wall, sinks, hot food / food counter, approximately 5 tables, restroom, and storage room.
3. **Location and dimension of all off-street parking and loading areas including the number of spaces:** Parking is shared with the entire plaza; there are 75 total spaces and the stalls are 10 feet x 20 feet. An off-loading / loading area is located in the back of the building and will be utilized for the delivery of goods and supplies.
4. **Location, size, height and orientation of all signs, both existing and proposed:** It is proposed that there will be one sign approximately 10 feet long x 2 feet high x 6 inches deep to be located above the entrance of the business suite on the building face and Applicant will complete an application and obtain a Zoning Permit for such sign. The Applicant has no current plans to place a sign on the existing Lordstown Plaza group sign face in front of the complex near the roadway; however, he is aware that if he decides to do so in the future, he will need to obtain a Zoning Permit from the Lordstown Planning & Zoning Office for any proposed signage.
5. **Location of all streets project is fronting on:** Tod Avenue (State Route 45)
6. **Other information required by the Planning Commission:** Tumerica is using an open and existing suite within the Lordstown Plaza. The Owner/Applicant has projected an approximate opening date of March 1, 2019 dependent upon obtaining all necessary permits. This will be family owned and operated business with no employees at this time. The hours of operation will be Monday through Saturday

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10:00 AM to 5:00 PM, closed Sunday. Tumerica will feature food with an Asian flair, sushi, noodles, fried rice, and American comfort food, hot dogs and soups.

MR. RECH: All right, we'll then move to New Business -- Site Plan Review Not Involving New Construction for Hendrix Muhammad, dba Tumerica, 6100 Tod Avenue, Lordstown, Ohio -- Kellie?

MS. BORDNER: Yes, Mr. Muhammad would like to place a restaurant in the property located at 6100 Tod Avenue, which is the Lordstown Plaza. The existing zoning of the property is B-2 Highway Business; and therefore, this use is appropriate.

The floor plan of the intended building for the specific use is located at Suite 2 in the Lordstown strip plaza -- a suite, roughly, 19.5 feet x 63 feet, to be used for a cashier space, and "to go" pick up area, coffee station, retail merchandise wall, sinks, hot food/food counter, approximately five (5) tables, restroom and storage room.

The parking is shared with the entire plaza. There are approximately 75 total spaces, and the stalls are 10 feet x 20 feet. They also have appropriate ADA compliant handicapped stalls and off-loading and loading areas located in the back of the building, and that will be utilized for the delivery of goods and supplies by Mr. Muhammad.

It is proposed that there will be one (1) sign, approximately 10 feet long x feet high, 6 inches deep, to be located above the entrance of the business suite, on the building face, and the Applicant will complete an application and obtain a Zoning Permit for that sign. The Applicant has no current plans to place a sign on the existing Lordstown Plaza group face sign in front of the complex near the roadway; however, he is aware that if he decides to do so in the future, he will need to obtain a Zoning Permit for that, as well, from the Lordstown Planning and Zoning Office.

This is fronting on Tod Avenue.

The other information that you might like to be aware of is that Tumerica is using an open and existing suite within the Lordstown Plaza. His layout is very very similar to those that have come before us in the past. It is attached to your Site Plan Review Not Involving New Construction sheets, so that you can see how he plans to lay things out. He has projected an approximate opening date of March 1st depending on Commission's pleasure, here, and obtaining all necessary permits that he would need to.

This will be a family-owned business and operated with no employees at this time. The hours of operation will be Monday through Saturday, 10:00 a.m. to 5:00 p.m -- closed Sunday; and Tumerica will feature food with an Asian flair, sushi, noodles, fried rice and American comfort food, hot dogs and soups.

Mr. Muhammad is present, and he is -- I am sure -- able to answer any questions if you have any. Mr. Muhammad, would you like to come up to the microphone, please.

MR. RECH: Go ahead and introduce yourself, sir.

MR. MUHAMMAD: Greetings, all -- my name is Hendrix Muhammad. I'm currently working at the casino and planning to open up the restaurant just like Miss Kellie told you guys earlier, and I am excited to do it, so -- it's a small, beautiful town, which I currently just moved from West Palm Beach, Florida. So, hopefully, things are going to work out here.

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MS. BORDNER: You're a Chef at the casino.

MR. MUHAMMAD: I am the Chef at the casino at this moment right now, and I was previously Executive Chef for American Cruise Line as well, which is -- I worked in different vessels from the east and west coast area, as well as down in South America, as well as in Alaska.

So currently, I -- mostly, like, I work internationally as well, in the Bahamas, as well as in the Cayman Islands; but this is the first time -- first yours -- and I would like to open up a business here. I'm kind of tired of working for somebody else -- or a corporate environment. So I'm really interested in kind of doing my own -- looking forward to opening my own business; and hopefully, things will work out.

MR. RECH: Any questions -- feel free?

MAYOR HILL: I don't have any.

MR. RECH: Okay, very good, thank you.

MR. MUHAMMAD: All right, thank you.

MR. RECH: All right, at this time then, is there any other discussion on this?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Hearing none, could we have roll call on the Site Plan Review for this business, Hendrix Muhammad, Tumerica -- doing business as Tumerica?

MS. DUGAN: Do we have someone to make a motion?

MAYOR HILL: I make a motion that we accept the Site Plan.

MR. RECH: Mayor Hill made a motion. Is there a second?

MR. REIDER: I'll second that.

MR. RECH: Mr. -- I heard Mr. Reider first. Okay, now we'll try for roll call.

MS. DUGAN: Tim Rech?

MR. RECH: Yes.

MS. DUGAN: Don Reider?

MR. REIDER: Yes.

MS. DUGAN: Richard Rook?

MR. ROOK: Yes.

MS. DUGAN: And Arno Hill?

MAYOR HILL: Yes.

(ROLL CALL VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, thank you very much. That passes. Good luck to you, sir.

MR. MUHAMMAD: Thank you.

MR. RECH: Wish you success.

OLD BUSINESS: 1. Amended petition for vacating and relocating a portion of Hallock Young Road in Lordstown.

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MR. RECH: Okay, now moving on to Old Business -- Amended petition for vacating and relocating a portion of Hallock Young Road in Lordstown.

MS. BORDNER: Mr. Chairman, we received the amended petition for vacating and relocating that portion of Hallock Young Road. We revisited the issue before, and it was structured as having a cul-de-sac -- came back before Planning Commission; and after being voted down by Council -- essentially the same petition just allowing for a different verbiage to have the thru-street; and there's also maps that were provided so that you all can see what their layout is going to look like, appropriate legal description.

And our Engineer has reviewed everything. You also have his February 26th, 2019, memorandum which, in essence, just indicates that he's reviewed all the documentation submitted, and that they have completed their technical review, found everything to be in compliance; and therefore, our Village Engineers are recommending approval of the vacation and relocation of Hallock Young Road.

Mr. Smith is here if you have any questions for him, as well as Mr. Strasfeld, the Attorney for TJX, locally; and Mr. Walker is here, and I believe some of their engineers are here. So any questions that you all might have, I'm sure they might want to give a little presentation.

MR. RECH: Okay.

ATTORNEY STRASFELD: I'm Stuart Strasfeld from Roth, Blair, Roberts, Strasfeld & Lodge in Youngstown. We represent HomeGoods on the amended petition. As Miss Bordner said, when we were here the first time, there was to be a cul-de-sac, and that was not approved.

So what we're proposing now -- and this is our original -- this is the diagram that we've used since the beginning of time, and this shows where the road will be vacated because it's right -- going to be in the smack, middle of our construction.

You should know that all of the abutting property owners have joined in the amended petition, so what happens is -- when this gets vacated, it will -- half of it will then benefit each side of the property -- each side of the road, I'm sorry.

Once this is vacated, then Hallock Young Road will be relocated this way. (INDICATING ON THE MAP) If you want to look here, that's what -- this is what we attached to our amended petition. Here is the vacated Hallock Young Road, and you will see it's abutted by Lutz, Price, DBR of Ohio, DBR of Ohio, HomeGoods and DBR of Ohio; and so this, we're proposing to be vacated, and then this will be relocated. (INDICATING ON MAP)

You see that there still will not be entrances into our facility from Hallock Young Road. The entrances will be on Ellsworth Bailey Road, except I think a construction entrance on a temporary basis -- am I saying that right?

MS. TOUT: I am not sure.

ATTORNEY STRASFELD: So we think we've met the concerns that everyone had from the beginning. Mark Walker is here from TJX, and the people from MS Consultants if you have engineering questions; but this is what the amended petition is all about. So this gets vacated, and this gets relocated (INDICATING ON MAP) -- questions?

MR. RECH: Anybody?

MAYOR HILL: No.

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MR. RECH: Mr. Dutton -- do you have anything else?

SOLICITOR DUTTON: Stuart, are there any other changes from the first petition that need to be identified for the record?

ATTORNEY STRASFELD: The only changes are the -- we're not doing the cul-de-sac because we're relocating.

SOLICITOR DUTTON: Right.

ATTORNEY STRASFELD: And as a result of relocating, we do not have to rename.

SOLICITOR DUTTON: Okay.

ATTORNEY STRASFELD: So those are the two (2) significant changes. So there will be this roadway, no cul-de-sac, and we don't have to have a new name for the, you know -- for the remaining portion of Hallock Young Road. Those are the only changes -- and Mr. Price has joined in.

SOLICITOR DUTTON: Okay, I wanted that for the record, also.

ATTORNEY STRASFELD: Yes -- so Frederick Price has joined in because he will now be an abutting land owner.

SOLICITOR DUTTON: And as I advised the Planning Commission and Village Council, there's a provision in the Statute that waives the necessity of a public hearing at the level of Village Council if all abutting property owners join in the petition; and for the record --

ATTORNEY STRASFELD: -- all abutting property owners have joined in the petition including East Ohio Gas, which has a tiny, little parcel.

MR. RECH: Okay. So I guess I have a couple of questions. How's the process? I mean, you basically have to move this road around. So will the -- essentially, the construction of the new road would happen first -- or will the road be temporarily blocked for a while, or how is that --

MR. WALKER: Mark Walker with TJX HomeGoods for the record.

MR. RECH: Good evening.

MR. WALKER: What will happen with the road is we'll have to shut it down, probably, in April and then start, immediately, on the new road. It's probably more a function of the utilities more than anything, and working with the gas company. And so that's where the long wait is. We anticipate, certainly, by the end of the year, if not sooner. We're going to go at it pretty hard and pretty quick -- that we'll reopen the road and have the new road in; but, again, a lot depends on some things out of our control such as working with the gas company.

They've had to redesign all of their utility plans the last month. We re-designed the road. So the good news is the design seems to be ready. It's all coming into Kellie's office tomorrow or Friday; and again, it will be something that we'll get at right away.

And worse case is it's the end of the year. I would love to tell you it's going to be fall, but I can't give you any answers right now.

MR. RECH: Okay -- and I guess the only other follow-up question I had -- and I don't know if it's either a question for you to answer or Kellie or who -- but when the road does get redirected and ends up back on Ellsworth Bailey Road, will there be like a median for a left-hand turn -- or will it strictly be a right-hand turn?

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MR. WALKER: We have our traffic consultant -- well, Ryan, why don't you walk them through, maybe, even the signalization as well?

MR. BUSH: Sure -- Ryan Bush with MS Consultants. So this is the exhibit from the Traffic Impact Study. So we have the relocated Hallock Young Road coming out here onto Ellsworth Bailey Road; and we are going to construct a break in the median to allow for left turns in and out of Hallock Young Road just as it is today -- just up here, obviously, and then we're also constructing a southbound turn lane onto Hallock Young Road. (INDICATING ON MAP)

MR. RECH: Okay, and then your drive A, B and C are your drives that you'll have, and there will be -- it looks like signals at two (2) out of three (3) of them?

MR. BUSH: Correct -- we'll have signals at the two (2) driveways that are for the employees or associates to be using, and then the truck -- the dedicated truck access point -- that's going to be down here at drive C.

MR. WALKER: And keep in mind, gentleman, we'll come back in March to go through this as part of the Site Plan approval. We can certainly handle a lot of that tonight; but if you like, again, we're planning on a more detailed traffic evaluation for you at that meeting.

MR. RECH: Now you had it up there, I thought -- I figured I would ask about it.

MR. WALKER: Yes, absolutely.

MR. RECH: All right -- any other questions?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Okay. Well, I want to -- I guess, just one of the -- for you, for your record, we have Exhibit "A" -- relocation of Hallock Young Road. It has a timestamp on it of February 27th at 10:33 a.m. if you want to reference that in the minutes.

(WHEREAS, EXHIBIT "A" WAS MARKED AND INTRODUCED, FOR IDENTIFICATION PURPOSES, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: I guess I would ask, then, is there any public comments this evening? Anybody have anything they want to say?

MR. DIETZ: I got a question.

MR. RECH: Okay, let's -- can you come up?

MR. DIETZ: I'll try.

MR. RECH: Okay, very good. If not, you can stand up right there, sir. Just speak loudly, so she can hear.

COURT REPORTER: I cannot hear, and I need a name.

MR. DIETZ: Sure -- Tom Dietz, 2821 Hallock Young Road. The gentleman that was talking said he wasn't sure. Now right where they have their parking lot, they're not going to be able to get onto Hallock Young Road?

MS. TOUT: No.

MR. DIETZ: I mean, he said he wasn't sure.

MS. TOUT: He was saying construction access.

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MR. DIETZ: Well, they do construction, then they're liable to end up -- just keep it going.

MS. TOUT: There's no permanent access to the site.

MR. DIETZ: There's not going to be any permanent access?

MS. TOUT: Right.

MR. DIETZ: And you're going to take care of all the creeks that run through your property -- so you don't contaminate Duck Creek?

MS. TOUT: Yes -- yes.

MR. WALKER: That's all being -- right now, there's a phase with the Army Corp and the Ohio EPA.

MR. DIETZ: Yeah, I know.

MR. WALKER: So that's all going through them, but they're keeping --

MR. DIETZ: I got a (INAUDIBLE) -- from the Corp on it.

MR. WALKER: -- but, sir, what we would do is probably put a "road closed" barrier here. (INDICATING ON THE MAP) We'll work with Dale Grimm and the Mayor's administration on that -- on closing the road here, reconstructing the new road, and --

MR. DIETZ: That's not what I'm talking about. Your parking lot for your truck entrance is close --

MS. TOUT: You're talking here? (INDICATING ON THE MAP)

MR. DIETZ: Right.

MS. TOUT: No.

MR. WALKER: It doesn't even connect to Hallock Young Road. It comes right off of --

MR. DIETZ: Well, I just want that in the minutes. You're saying it won't --

MR. WALKER: That's correct.

MR. DIETZ: -- because things have a tendency to change.

MR. WALKER: And this will, eventually -- when you have -- we have a Site Plan approval meeting that we need to come back for here, and we'll have the same plans here, and all of this becomes part of the Site Plan approval.

MR. DIETZ: I just want it on the minutes --

MR. WALKER: You got it.

MR. DIETZ: -- that way you can't change it, and say, "Well, we said we were" --

MR. RECH: All right, thank you. I should have said in the beginning, we'll do this -- we'll do pro and cons, all right. So anybody that wants to speak for this, come up, introduce yourself. You can say what you want to say -- are you for?

MR. HERRMANN: All right, I'm just in between. I just have a couple of questions. Number one, is there a provision --

COURT REPORTER: I need his name, please.

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MR. HERRMANN: Carroll Herrmann, 2909 Hallock Young. Okay, a couple of questions as to -- this road coming through here now, is that going to be -- have road frontage taxes to it or is -- how we -- like, we have frontage on our street right now. We have frontage. We pay a tax on that. Is this all going to be a road tax on that for that development?

And my second question is -- is this property that fronts on this road, will it -- in the future -- be able to be divided so we have, like, an industrial park in there?

MR. RECH: I'm not sure how to answer either one of those, sir.

MR. HERRMANN: Okay.

MAYOR HILL: As far as -- as far as industrial park, are you saying industrial park on the west side of that road?

MR. HERRMANN: Yeah, can the property be divided so that there's future development on the --

MAYOR HILL: The west side of the road, sir, is going to be put in a conservancy, and there will be no construction there.

MR. HERRMANN: Okay, okay.

MAYOR HILL: As far as road tax -- they're going to be paying property taxes. They have a tax abatement, so it is somewhat abated but the school and the Village will be getting more than what we got the way the present condition of the land is; but anything -- they won't be subdividing it. They are going to be putting that in a land conservancy, and it will not be developed.

MR. HERRMANN: Okay, answers my question.

MR. RECH: Okay. Thank you, sir -- anyone else care to speak this evening?

(WHEREAS, THERE WAS NO RESPONSE FROM THE FLOOR, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Okay, hearing not -- anything else from the Members, any comments?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Okay, hearing not -- Kellie, do we need anything else? Do we need to break it down any other way or --

MS. BORDNER: I don't believe so.

MR. RECH: Okay, very good. All right then, at this time, I will -- and Mr. Dutton will correct me as I misspeak. I'm sure I will because I've been doing it all night.

SOLICITOR DUTTON: You're doing all right.

MR. RECH: At this time, I will ask if there is a motion to -- for the amended petition for vacating and relocating a portion of Hallock Young Road --

SOLICITOR DUTTON: -- to approve the petition.

MR. RECH: -- to approve the petition to do so -- got it?

SOLICITOR DUTTON: Yes.

MR. RECH: Okay, that's -- that's what we have.

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MR. ROOK: Make the motion.

MR. RECH: Mr. Rook -- is there a second?

MR. REIDER: Second.

MR. RECH: Mr. Reider, all right -- any other discussion?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Hearing none, give me a roll call on this, then, please.

MS. DUGAN: Yes sir -- Mr. Reider?

MR. REIDER: Yes.

MS. DUGAN: Mr. Rook?

MR. ROOK: Yes.

MS. DUGAN: Mayor Hill?

MAYOR HILL: Yes.

MS. DUGAN: Mr. Rech?

MR. RECH: Yes.

(ROLL CALL VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: Okay, very good -- we are passed with that. Is there any other business this evening?

SOLICITOR DUTTON: I think I need to advise the public -- since we have gone through some gymnastics over this -- this action is simply to approve the Petition to Vacate Hallock Young Road, and then realign it -- as opposed to the original petition to vacate it and create a cul-de-sac. So this issue now goes to Village Council, which will meet on Monday; and assuming that there are five (5) votes on Village Council to suspend the rules; and assuming that, thereafter, there are three (3) votes in favor, then this vacate petition will be ratified by Council.

The next step is to put all of this into Site Plan Review, as Mr. Walker said, and that is scheduled for March 11th; and at Site Plan Review, all of these issues that you've been talking about are germane for discussion; and Council has no role in Site Plan Review. So Council's last bite of this apple is on Monday on this issue over vacating the road.

After that, it is the Planning Commission's discretion in terms of Site Plan Review. Now there may be some issues for the Board of Zoning Appeals; but at this point, we don't envision that that's in the mix here.

So I just wanted to let everybody know -- show up if you're that concerned on Monday -- show up on March 11th if you're concerned.

MR. RECH: Okay -- anything else?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD OR THE FLOOR, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Mr. Walker, thank you to your team, again, for coming out.

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MR. WALKER: And thank you, and thank everybody, here, in the community -- and MS as well. They've been working night and day to get the plans together -- and thank you, Kellie.

MS. BORDNER: Thank you.

PUBLIC COMMENTS:

MR. RECH: Any last public comments this evening?

(WHEREAS, THERE WAS NO RESPONSE FROM THE FLOOR, AND PROCEEDINGS WERE AS FOLLOWS:)

ADJOURNMENT:

MR. RECH: Okay, hearing none, I'll ask for a motion to adjourn.

MAYOR HILL: So moved.

MR. RECH: I heard two (2). All in favor say "aye".

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

(VOICE VOTE: 4, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, we are adjourned. Thank you, everybody.

(WHEREUPON, THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION, IN THE ABOVE CAPTIONED MATTERS, CONCLUDED AT 6:56 P.M.)

Submitted by:

Approved by:

Denise L. Dugan
Assistant Planning & Zoning Administrator

Tim Rech
Chairperson