

November 19, 2018

**PROCEEDINGS**

**Lordstown Village Council Public Hearing**

**(WHEREAS, the public hearing before the Lordstown Village Council commenced on Monday, November 19, 2018, at 5:30 p.m. and proceedings were as follows:)**

MAYOR HILL: I'd like to call the public hearing to order. If we could have roll call, please.

MR. BLANK: Mayor Hill?

MAYOR HILL: Present.

MR. BLANK: Mr. Bond?

MR. BOND: Here.

MR. BLANK: Mr. Liming?

MR. LIMING: Present.

MR. BLANK: Mr. Radtka?

MR. RADTKA: Present.

MR. BLANK: Mrs. Jones?

MRS. JONES: Present.

MR. BLANK: Mr. Sheely?

MR. SHEELY: Here.

MR. BLANK: Mr. Reider?

MR. REIDER: Present.

MR. BLANK: Clerk Blank, present.  
Vito Abruzzino?

ATTY. ABRUZZINO: Here.

MAYOR HILL: I'll entertain a motion for adoption of the agenda.

MR. RADTKA: So moved.

MRS. JONES: Second.

MAYOR HILL: Moved by Radtka; second by Jones. Comments?  
(NO RESPONSE FROM COUNCIL.)  
All in favor?

COUNCIL: Aye.

MAYOR HILL: Opposed?  
(NO RESPONSE FROM COUNCIL.)

**(VOTE: 6, AYE; 0, NAY; 0, ABSTAINED.)**

Motion carried.  
Reading of the public notice.  
"Lordstown Village Council will conduct a public hearing on November 19, 2018, at 5:30 p.m., at the Lordstown Administration Building, Council Chambers, 1455 Salt Springs Road, S.W., Lordstown, Ohio 44481.  
The following legislation will be presented for discussion:  
**AN ORDINANCE AMENDING THE LORDSTOWN VILLAGE ZONING MAP TO RECLASSIFY 116.865 (per Auditor website) ACRES OF REAL PROPERTY OWNED BY MALA PROPERTIES, LIMITED, BEING PARCEL NO. 45-196400 FROM R-1 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).**

The purpose of this meeting is to allow written and/or oral input from the public regarding the above. Any questions should be addressed to Ms. Kellie Bordner, Planning and Zoning Administrator, at (330) 824-2489, by order of Lordstown Village Council, William Blank, Clerk." This was published October 19, 2018.

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Mayor's comments. I do support this project. I wish it the best. I know a lot of the small businesses in town have said that with GM going down to one shift and without some people and everything, you know, we'd have a lot of small businesses going out of business, whether it be restaurants. And where it's at, it's not real obtrusive. It's right near the center of town. I do support this project. That's it for the Mayor's comments.

Are there any Council comments?

MR. BOND: Yes, Mr. Mayor. Kellie, you sent us an email recently about this on November 16. Could you read that into the record, please.

MS. BORDNER: Sure. This was an email addressed Friday, November 16, 2018, to all of the Council members, the Mayor, Mr. Dutton, Mr. Abruzzino, Mr. Blank and the Zoning Clerk. It's regarding the hearing today. "We have recently had many questions in our office about the status of the PUD What will happen before Council and what will happen next. As a result, we have done our best to, again, conduct a comprehensive review of Lordstown Codified Ordinance 1180 regarding Planned Unit Developments as it is related to the current proposed project to the south of Woodridge Way and would like to offer the following summary. This is the first time that we have gotten this far on a request for a Planned Unit Development; so in some sense, it is a learning experience for everyone. However, our Lordstown Codified Ordinance is fairly well comprehensive. If it is the desire of Council, I can also offer this summary at public hearing on Monday night.

Mala Properties came to Planning Commission seeking an informal review of Planned Unit Development plan and also petitioning for a zone change from R-1 to PUD for approximately 117 acres in their proposed development. They ultimately submitted a revised preliminary plan for Spring Creek Plat No. 1 and a conceptual plan of the overall PUD development. Under Attorney Dutton's advisement, this matter is coming to Council from Planning Commission's recommendation to determine if the petition for zone change will be approved before Mala Properties, as the owner/developer, is required to spend funds on a full preliminary and final PUD plan. As you are aware, Planning Commission voted to recommend the zone change from R-1 to PUD. Additionally, Attorney Dutton advised that a consensus of Planning Commission members as to the informal preliminary plan was sufficient. The consensus offered by Planning Commission members was of an affirmative nature to the revised preliminary plan for Spring Creek Plat No. 1 and a rudimentary conceptual plan of the overall PUD development.

If Council approves the petition for zone change from R-1 to PUD at the final reading of the Ordinance on December 17, 2018, its decision will become effective on January 17, 2019. Per Lordstown Codified Ordinance 1180.16, the owner/developer then has a one-year period of time, to January 17, 2020, within which to submit a full preliminary and final PUD plan and have the final PUD plan approved by

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Planning Commission and Council. If this does not occur, then the PUD zone change shall become null and void and the property shall revert to its former zoning classification of R-1. If the owner/developer moves forward, the village engineers will be engaged to review preliminary and final PUD plans. Per 1102.09(a) of the Lordstown Codified Ordinances, their fees and expenses are to be reimbursed to the village by the owner/developer. In addition, with the submission of the full preliminary PUD plan, will obviously include the Spring Creek Plan No. 1 for which greater developmental design work has already been accomplished, the owner/developer will be required to pay a \$50 fee plus \$10 for each dwelling unit in the entire PUD pursuant to Lordstown Codified Ordinance 1102.09(a)(11). As stated, these will be the next steps for the owner/developer should they choose to move forward.

Any questions, please feel free to contact me."

MR. BOND:

Thank you, Kellie.

MAYOR HILL:

Are there any other Council comments?

(NO RESPONSE FROM COUNCIL.) Hearing none, are there any public comments? Jason? Come to the microphone and give your name and address so we can get it in the minutes correctly, please.

MR. ALTOBELLI:

Sure. Jason Altobelli, 304 Vienna Avenue, Niles, Ohio 44446. Past couple months we've given presentations to the Planning Commission. With your approval, would you, as Council, be interested to see what we presented to Planning Commission as far as home designs and answer any questions?

Is it okay to turn these off? Can everybody see that? During this process, a lot of the questions from Planning Commission and the community revolved around, you know, what type of housing? So I think we overcame a lot of those questions and concerns and worked closely with the Planning Commission and the immediate neighbors to enlarge the lots as you enter off Woodridge Way for the first phase with homes that would be a similar architectural design, appeal and size. So, here are just some examples of the quality of the homes that we would be anticipating. Of course, it's all driven by market demand and, you know, ready, willing and able buyers. So, this would be a home we built up in Kline's Farm, which is already a PUD, very progressive concept as far as intertwining homes and villas and condos and green space, which is what we intend to work with upon your approval.

So, this is about 1,700/1,800 square foot in the way of a ranch. It's got ceramic floors, custom showers, big open-floor concept, everything on one floor. So that allows for, you know, people transitioning, downsizing or maybe a new homeowner coming into your community that wants something new that you can't offer on the market today. So we've had a lot of good feedback from buyers that have seen that.

Then people had asked about in the villa/condo sections of that preliminary plan, you know, what would those look like? Well, when you get 1,600/1,800/2,000 feet, there's

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only so many different ways to lay it out and switch it up. So, you see a couple variations of the condo development, villa development we have in Niles. It's Park Place Development. Now, this is solely a condo development, so this would be a subsection of the PUD. So, when you look at this here (indicating on map), there is a subsection of the development in here that would be identified as condo area, as per your PUD guidelines. We're following all those same percentages. So, when you see here, there's attached units and detached units, ranging from 1,600 to about 2,000 square foot in the way of a condo.

Now, condo/villa is an interchangeable word. In those subsections, that would have a full-blown condo association similar to the development further up Salt Springs. Mayor, I forget the name of the development.

MAYOR HILL:  
MR. ALTOBELLI:

Beaver Pond.

Beaver Pond. So that concept would be inlaid into your development and the grass, the snow, the reserve funds for roofs, maintenance, and exterior repairs are built into an association just like a normal condo. So, you can see, again, quality. You have brick, stone; all good, quality products; customized interiors; concrete driveways; sidewalks, as per what your community desires. So, we're trying to keep the aesthetics of what we're going to provide at the same level or better, while meeting today's housing demands.

Lordstown is a unique market. Don't know that we can do 20 houses in a year or 20 condos in a year; but we believe there's a mix that could provide a little bit of both. So, this is a long-term development. This is something that's going to be a long-term commitment for the owner; and if you'll so have us for that long, we'll work with you hand-in-hand on that to help deliver those products for the community.

And, lastly, I'll just show you a quick interior. This is a custom home sold for, I think, \$285,000 up in Oakwood Estates in Girard. Just a straight single-family home like we would be doing on that first subsection in the rest of the residential development off Woodridge Way. It's a 2,200 square foot ranch. All hardwood floors—80 percent hardwood floors; brick front—and this is all a Hardie board siding on the front. What that is, is cement board siding. So, you know, it's a solid surface for aesthetics and for long-term maintenance. It has granite counters, all custom showers, full basement, two-car garages. Things that are, I think, comparatively speaking, similar to what's on Woodridge Way presently.

So, again, our plan is to provide housing stock in the community that is attractive, desirable, and it provides opportunities for people to stay in the community. We've had people come to other developments, such as Park Place, and say, "Hey, I'm from Lordstown but I don't have a condo to live in. What are you doing here?" So we think there's a market to keep your people in your community and then provide openings for other people to stay or upgrade. Young families to maybe take that home that's \$125,000 or \$130,000, while that person moves into a condo. The natural progression of housing is essentially what this allows for.

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That development started many years ago and failed in 2008. You have a developer here in front of you that is sufficiently prepared to make all the right steps, work with your zoning, your engineer, and meet all of your guidelines in your zoning book. He's committed to it. He's already purchased the property and has put forth years' worth of time in an effort to get to this point.

With that, I guess I welcome any questions that might be in the room that I can try and answer for you. Want me to turn the lights back on?

MAYOR HILL: Yes, please.

MR. ALTOBELLI: Sorry for my little mishap with the easel here.

MAYOR HILL: Does anybody behind the dais have any questions for Jason?

MR. BOND: Yes, I have a question, Jason.

MR. ALTOBELLI: Sure, Mr. Bond?

MR. BOND: In looking at this, I saw you have a conceptual for the rest of the plans drawn up—I believe you've taken that down.

MR. ALTOBELLI: Yes. I'm sorry.

MR. BOND: What is the maximum number of villas and condos or whatever per acre in these sections?

MR. ALTOBELLI: The conceptual design—

MR. BOND: How many per acre?

MR. ALTOBELLI: We're basically following whatever your code calls for. I don't have it in front of me. I apologize for that. But I believe it allows for one percent commercial, which would be contained in the most sensible place, which would be up here on 45 (indicating on map). Then I want to say it's like—I don't want to misquote this because I may never live that down—I want to say it's like 25 or 30 percent condos.

MR. BOND: No. The number of condo units per acre surface area. What is the maximum number of condos?

MR. ALTOBELLI: Again, that we'll work with your zoning to—

MR. BOND: I see it. It's shown on the—

MR. ALTOBELLI: That's just a preliminary conceptual idea. What happens next is with your approval of your zone change, that's when we intertwine our engineer and the owner with your engineer to meet your guidelines.

MR. BOND: Because it looks like it's going to be like four an acre or something.

MR. ALTOBELLI: Again, if you use that map, it's going to be very hard to get you exact numbers. That's why we work with your zoning and your engineer to meet your requirements. We want to follow the PUD zoning you have on the books.

MR. BOND: Okay. So, you're telling me the figures on there are not accurate?

MR. ALTOBELLI: Again, it's a conceptual drawing to illustrate what the development could look like.

MAYOR HILL: Any other questions for Mr. Altobelli?

MR. BLANK: Do you know roughly how much those condos and villas will be priced at?

MR. ALTOBELLI: Again, construction prices really have changed a lot over the years. Right now, if we're using what we're doing presently as a rough comparison, we're selling condos, attached units anywhere from \$175,000 to \$185,000. And maybe a detached unit from, like, \$195,000 to \$205,000. And that's for about, like I said, 1,600 to 1,800 square feet. If you're

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out in the marketplace looking for a new home, building a new home is going to run you about \$135 a square foot. It just costs—the land, everything else, the improvements involved. Again, that's market driven—

MR. BLANK: Right.

MR. ALTOBELLI: — and we can tweak those numbers. But right now we're focusing on the first phase, which is your extension of Woodridge Way.

MAYOR HILL: Any other questions?  
(NO RESPONSE FROM COUNCIL.)  
Are there any other public comments?

MR. ALTOBELLI: Thank you for your time.

MAYOR HILL: Cheryl?

MS. KISLER: I just have—

MAYOR HILL: Cheryl, come to the microphone and give your name and address so we can get it recorded.

MS. KISLER: Cheryl Kistler, 1330 Tait Road. How wide are the lots at Kline?

MR. ALTOBELLI: Kline Farm? They vary because there's different sections. They range anywhere from 50 to 85. So Kline Farm was set up with sections of lots from 70 to 85 and then subsections around Potter's Circle, which are between 50 and 60. And then there's condo subsections.

MS. KISLER: What about the ones in Girard?

MR. ALTOBELLI: That one there was 80 foot, I believe.

MS. KISLER: All the ones that you're doing in the first phase I think you guys negotiated that at 80; is that what it was?

MAYOR HILL: Ninety is the smallest in the first phase and some were bigger than that, but they all have the correct square footage.

MR. ALTOBELLI: Yeah. We went ahead—and working with Kellie very closely on that, and the Planning Commission, we heard from residents and everybody involved, and these have all been made to exceed your current 20,000 square foot—

MS. KISLER: That's—

MR. ALTOBELLI: No. I mean, if you just look at a traditional square lot, it's 22,400 square feet—110 wide by 199. So we did our best to accommodate the concerns of the—

MS. KISLER: So, basically, what it is, is the lots are about the same size as Kline Farms?

MR. ALTOBELLI: I'd say they're similar. In some areas they're bigger; in some areas they're the same.

MS. KISLER: What about in Girard?

MR. ALTOBELLI: Same thing, yeah.

MS. KISLER: They're about the same.

MR. ALTOBELLI: Roughly, yes. Like on here these are 90 by 200 (indicating on map).

MR. KISLER: So these are larger?

MR. ALTOBELLI: Are we talking about square footage or talking about—

MS. KISLER: The lot because the house has got to go facing the street.

MR. ALTOBELLI: These widths are—these widths are actually smaller in some cases and they're bigger in other cases. That's what I'm trying to say, your standard lot is—

MS. KISLER: I know. You keep looking at Girard and Kline and my question is the size of the house that you're showing on those lots, are they going to fit on this lot?

MR. ALTOBELLI: Without a doubt. Very easily—

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MS. KISTLER: Same width?  
 MR. ALTOBELLI: —and still maintain all your—  
 MS. KISTLER: Same width?  
 MR. ALTOBELLI: Correct—what is the same width? I don't understand your question.  
 MS. KISTLER: Same width house?  
 MR. ALTOBELLI: Again, the footprint of the home can be changed to accommodate the square footage. So, your zoning calls for—so we would meet all of your zoning requirements for that so they would still maintain all of the same things they've been working on for the last six, eight, ten months.  
 MS. KISTLER: I guess I'm just curious how you plan to get the amount of square foot in those homes on those lots—  
 MR. ALTOBELLI: I mean, again—  
 MS. KISTLER: —with the garage to the side—  
 MR. ALTOBELLI: That's a very easy thing to do with 90 and 100 plus feet. You can get 1,800/2,000 square feet very easily.  
 MS. KISTLER: You would have, like, maybe 20 on the garage, double garage, and then 40 on the house? So you're right at 10 and 10 on each side.  
 MR. ALTOBELLI: Well, no. These are 90 foot. So if you go 40 and 20, that's 15 on each side very easily. That exceeds your current requirements of 30 foot of—  
 MS. KISTLER: I was just curious because the house and lots on Kline were bigger.  
 MR. ALTOBELLI: No. They're about 85 foot, I believe, up there—  
 MS. KISTLER: Okay.  
 MR. ALTOBELLI: — for the most part.  
 MAYOR HILL: Are there any other public comments?  
 (NO RESPONSE.)  
 Public comments?  
 (NO RESPONSE.)  
 Hearing none, I'll entertain a motion to adjourn.  
 MR. REIDER: So moved, Mr. Mayor.  
 MAYOR HILL: Moved by Mr. Reider. Second?  
 MR. LIMING: Second.  
 MAYOR HILL: Second by Mr. Liming. Comments?  
 (NO RESPONSE FROM COUNCIL.)  
 All in favor?  
 COUNCIL: Aye.  
 MAYOR HILL: Opposed?  
 (NO RESPONSE FROM COUNCIL.)

**(VOTE: 6, AYE 0, NAY; 0, ABSTAINED.)**

Motion carried. Meeting adjourned.

**WHEREAS, THE PUBLIC HEARING BEFORE THE VILLAGE OF LORDSTOWN COUNCIL ADJOURNED AT 5:50 P.M.)**

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

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STATE OF OHIO                    )  
  )  
COUNTY OF TRUMBULL        )

I, Sharon K. Vigorito, a Notary Public, within and for the State of Ohio, do certify that the foregoing public hearing before the Lordstown Village Council was written in the presence of witnesses and by me transcribed. I further certify that the foregoing is a true and accurate transcript to the best of my abilities.

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Sharon K. Vigorito, Notary Public  
My commission Expires May 9, 2022