

Village of Lordstown Planning Commission

April 12, 2021

(WHEREAS, THE LORDSTOWN VILLAGE PLANNING COMMISSION MET ON MONDAY, APRIL 12, 2021, AT 6:30 P.M., VIA ZOOM CONFERENCE. DUE TO SOCIAL DISTANCING MANDATES, NO MORE THAN TEN (10) PEOPLE WERE PERMITTED IN THE VILLAGE ADMINISTRATION MEETING ROOM. DIAL-IN INSTRUCTIONS WERE GIVEN TO CALL IN AND ASK QUESTIONS OR SPEAK IN REGARD TO THE SITE PLAN REVIEW OR TO MAKE OTHER PUBLIC COMMENTS. THOSE IN ATTENDANCE SPOKE WEARING MASKS, AND THE TRANSCRIPT WAS PRODUCED TO THE BEST OF THE COURT REPORTER'S PROFESSIONAL ABILITY WITH REMOTE AUDIO TESTIMONY AND SOCIAL DISTANCING GUIDELINES FOLLOWED. PROCEEDINGS WERE AS FOLLOWS:)

The Lordstown Planning Commission met on April 12, 2021 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
 Bob Shaffer, Member

 Denise L. Dugan, Assistant Planning & Zoning Administrator

Also Present: Branden Brickles, Ultium Cells, LLC

EXCUSE THOSE ABSENT:

MR. RECH: Both Mr. Dutton and Ms. Bordner notified us beforehand that they both could not attend this evening. So I'll make a motion to excuse them. Do I have a second on that?

MR. REIDER: Second, Mr. Chairman.

MR. RECH: All right, Mr. Reider. Thank you. All in favor, "aye."

MR. SHAFFER: Aye.

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye. Anybody opposed?

(NO RESPONSE FROM THE BOARD.)

(VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: Okay. They are excused.

APPROVAL OF AGENDA:

MR. RECH: Is there a motion to approve the agenda this evening?

MAYOR HILL: So moved.

MR. RECH: Mr. Mayor. Is there a second?

MR. SHAFFER: I'll second.

MR. RECH: Mr. Shaffer. All right. Everybody in favor, "aye."

MR. SHAFFER: Aye.

MR. REIDER: Aye.

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MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye. Anybody Opposed?

(NO RESPONSE FROM THE BOARD.)

(VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

APPROVAL OF MINUTES of March 8, 2021:

MR. RECH: Next item is the approval of the minutes of the last meeting from March 8, 2021. Is there a motion to approve those minutes?

MR. ROOK: Motion to approve.

MR. RECH: Mr. Rook. Is there a second?

MR. REIDER: Second, Mr. Chairman.

MR. RECH: All right. Mr. Reider. Thank you. Everybody in favor, "aye."

MR. SHAFFER: Aye.

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye. Anybody opposed? (NO RESPONSE FROM THE BOARD.)

(VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: Okay. That passes.

PLANNING AND ZONING ADMINISTRATOR'S REPORT:

MR. RECH: Anything under the Planning and Zoning Administrator's report?

MS. DUGAN: No. I checked with Kellie Bordner, but she said she had nothing new.

MR. RECH: All right, thank you.

SOLICITOR'S REPORT:

MR. RECH: No Solicitor's report.

CORRESPONDENCE:

MR. RECH: Any correspondence this evening?

MS. DUGAN: No, sir.

OLD BUSINESS:

MR. RECH: Anything under old business?

MS. DUGAN: No, sir.

NEW BUSINESS: 1. Site Plan Review Not Involving New Construction for Ultium Cells, LLC – Flex Office Location, Lordstown Plaza, 6100 Tod Avenue, Lordstown, Ohio.

NAME: Ultium Cells, LLC – Flex Office Location

ADDRESS: 6100 Tod Avenue – owned by Your Mortgage Center, LLC (Landlord)

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1. **Existing zoning of the property:** B-2 Commercial Highway Business
2. **The floor plan of intended building for specific use:** Applicant's proposed space consists of 5,088 square feet (being 48 feet by 106 feet in size) and is located in Suite 8 of the Lordstown Plaza, which was the previous home of Dollar General. The space will include numerous tables for meeting employment candidates and support team for the Ultium Cells plant at 7400 Tod Avenue. The tables will be equipped to support the use of a laptop computer. The backroom includes a storage closet, mechanical room and both women's and men's restrooms which will be for employee use only, not for the general public. Applicant has submitted an abbreviated floor plan.
3. **Location and dimension of all off-street parking and loading areas including the number of spaces:** Applicant states that there is a shared parking lot for all tenants of the Lordstown Plaza complex with a total of 75 spaces, being 10' x 20' or larger, and having two ADA compliant spaces.
4. **Location, size, height and orientation of all signs, both existing and proposed:** Applicant states that they will not have any signage at this location. Applicant has been informed of the code requirements under Lordstown Codified Ordinance 1165 and that an application for zoning permit, along with a plot plan, must be completed and submitted to the Lordstown Planning & Zoning Office before the placement of any signage.
5. **Location of all streets project is fronting on:** Tod Avenue (State Route 45)
6. **Other information required by the Planning Commission:** Applicant, Ultium Cells, LLC, entered into a short-term lease agreement with the Landlord, through December 31, 2021, to use the proposed space as a flex office for purpose of hiring and registering their work force for the plant at 7400 Tod Avenue. Applicant states that there will be no more than 10 people working in this location on a regular basis, to include individuals representing human resources, payroll, information technology, and administration, for the Ultium workforce.
The Ultium Cells workforce will be training in Holland, Michigan or locally at YSU/Eastern Gateway Community College.
Typical hours of operation will be Monday through Friday, 8:00 am to 5:00 pm.

MR. RECH: We'll move on to Site Plan Review Not Involving New Construction for Ultium Cells, LLC, Flex Office Location, Lordstown Plaza, 6100 Tod Avenue, Lordstown, Ohio.

MS. DUGAN: I'll just read Kellie's part.

MR. RECH: Sure. Thank you.

MS. DUGAN: Existing zoning of the property: B-2, Commercial Highway Business.

The floor plan of intended building for specific use: Applicant's proposed space consists of 5,088 square feet (being 48 feet by 106 feet in size) and is located in Suite 8 of the Lordstown Plaza, which was the previous home of Dollar General. The space will include numerous tables for meeting employment candidates and support team for the Ultium Cells plant at 7400 Tod Avenue. The tables will be equipped to support the use of a laptop computer. The back room includes a storage closet, mechanical room and both women's and men's restrooms, which will be for employee use only, not for the general public. Applicant has submitted an abbreviated floor plan.

Location and dimension of all off-street parking and loading areas, including the number of spaces: Applicant states that there is a shared parking lot for all tenants of the Lordstown Plaza complex with a total of 75 spaces, being 10' x 20' or larger, and having two ADA compliant spaces.

Location, size, height and orientation of all signs, both existing and proposed: Applicant states that they will not have any signage at this location. Applicant has been informed of the code requirements under Lordstown Codified Ordinance 1165 and that an application for zoning permit, along with a plot plan, must be completed and submitted to the Lordstown Planning and Zoning Office before the placement of any signage.

Location of all streets project is fronting on: Tod Avenue (Also known as State Route 45).

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Other information required by the Planning Commission: Applicant, Ultium Cells, LLC, entered into a short-term lease agreement with the Landlord, through December 31, 2021, to use the proposed space as a flex office for purposes of hiring and registering their workforce for the plant at 7400 Tod Avenue. Applicant states that there will be no more than ten people working in this location on a regular basis, to include individuals representing human resources, payroll, information technology, and administration, for the Ultium workforce.

The Ultium Cells workforce will be training in Holland, Michigan or locally at YSU/Eastern Gateway Community College.

Typical hours of operation will be Monday through Friday, 8:00 a.m. to 5:00 p.m.

MR. RECH: Sir, you're from?

MR. BRICKLES: Ultium Cell. I'm Branden Brickles, in charge of construction on the project side. I think I've met all of you fine people before.

MAYOR HILL: He's been here before.

MR. RECH: Any questions for him?

MR. ROOK: Any idea how many - are they going to take applications and that there?

MR. BRICKLES: The purpose - everything is online for recruitment. The idea is to just have a place, you know. The bottom line is, I'm not going to finish the building soon enough for everybody to have an office. And they've got to start ramping up with some of the management leadership. So, they need somewhere to sit temporarily -

MR. ROOK: Okay. I'm -

MR. BRICKLES: - while I'm working on the building.

MR. ROOK: I'm primarily concerned with parking spaces there. You know, we had approved a thing with the Chicago Midwest Regional Joint Board. There was a question about parking then, but if you're not bringing in applicants, then I guess ten people would be the most you'd see there at a time?

MR. BRICKLES: I think - I don't want to shoot myself in the foot, but what I heard him say was ten regular people there. I think there might be days when there's a few more people there. But, in general, you know, it's going to be ten regular people. In fact, like I said, right now it's pretty low, so it should reach up to ten.

MR. RECH: Any other questions? (NO RESPONSE FROM THE BOARD.)

MAYOR HILL: I'll make a motion to approve.

MR. RECH: All right. At this time, we have a motion to approve Site Plan Review Not Involving New Construction for Ultium Cells, LLC, Flex Office, located in the Lordstown Plaza. I have a motion from the mayor; is there a second?

MR. SHAFFER: I'll second that.

MR. RECH: Mr. Shaffer seconds. Any other comments? (NO RESPONSE FROM THE BOARD.) Hearing none, can we have roll call on this, please.

MS. DUGAN: Yes, sir. Arno Hill?

MAYOR HILL: Yes.

MS. DUGAN: Tim Rech?

MR. RECH: Yes.

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MS. DUGAN: Don Reider?

MR. REIDER: Yes.

MS. DUGAN: Richard Rook?

MR. ROOK: Yes.

MS. DUGAN: And Bob Shaffer?

MR. SHAFFER: Yes.

(VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, very good. That passes. Thank you very much. That was a little bit quicker than your last proposal to the Planning Commission.

MR. BRICKLES: Well, it was a lot simpler, as well.

MR. RECH: Yes, exactly.

MR. BRICKLES: Thanks, everybody, for your time. I'll excuse myself unless you need anything.

MAYOR HILL: No, you're good to go.

PUBLIC COMMENTS:

MR. RECH: Do you have anybody online, Mr. Mayor?

MAYOR HILL: No.

MEMBER COMMENTS:

MR. RECH: Are there any additional member comments this evening?

(NO RESPONSE FROM THE BOARD.)

MR. RECH: Any other comments?

(NO RESPONSE.)

ADJOURNMENT:

MR. RECH: If not, is there a motion for adjournment?

MAYOR HILL: So moved.

MR. RECH: Mayor Hill makes the motion. Second?

MR. ROOK: Second.

MR. RECH: Mr. Rook. All in favor, "aye."

MR. SHAFFER: Aye.

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

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(VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: We are adjourned. Thanks, guys.

(WHEREAS, THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION ADJOURNED AT 6:43 P.M.)

Submitted by:

Approved by:

Denise L. Dugan
Assistant Planning & Zoning Administrator

Tim Rech
Chairperson