

Village of Lordstown Planning Commission

April 9, 2018

The Lordstown Planning Commission met in regular session on April 9, 2018 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
Arno Hill, Mayor
Don Reider, Council Member

Vito Abruzzino for Paul Dutton, Solicitor
Kellie Bordner, Planning and Zoning Administrator
Denise Dugan, Assistant Planning & Zoning Administrator

Also Present: Jeff Smith, CT Consultants
Janet Krempasky, Lions Club
Jerry Apper, Lions Club
Gary Luzadder, Lions Club
Ian Proverbs, Bare Root Landscaping
Oliver Proverbs, Bare Root Landscaping
Regina Garver, Lordstown, Ohio
Donna & Bob Myres, Lordstown, Ohio
Robert Bond, Council Member
Mike & Melinda Mullins, Lordstown, Ohio
Karen Jones, Council Member
Martin Jones, Lordstown, Ohio
Bob Ward, Lordstown, Ohio
Karen Krisher, Lordstown, Ohio
Ron Krisher, Lordstown, Ohio
Jon Krisher, Lordstown, Ohio
Pat Rusk, Lordstown, Ohio
Mark James, Lordstown, Ohio
Rich Williams, Lordstown, Ohio
Terri Natale, Lordstown, Ohio
Jason Altobelli, Altobelli Real Estate, Niles, Ohio
Leslie & Karen Jones, Lordstown, Ohio
Mark McGrail, Lordstown, Ohio
Svetlana DeCesare, Lordstown, Ohio
Michael Chaffee, Lordstown, Ohio
Pamela Yeager, Lordstown, Ohio
Philip Eubank, Lordstown, Ohio
Kathy & Brett Dickson, Lordstown, Ohio
Barb & Gary Kohut, Lordstown, Ohio
Albert Pownell, Lordstown, Ohio
Michael Bills, Lordstown, Ohio
James Gates, Lordstown, Ohio
Roxanna & Mark Holton, Lordstown, Ohio
Teresa & Richard Schanz, Lordstown, Ohio
Ron Edwards, Lordstown, Ohio
Jaclyn Woodward, Lordstown, Ohio
William & Mary Rose Catlin, Lordstown, Ohio
Kay Arlow, Lordstown, Ohio
Donna Schrader, Lordstown, Ohio
Dan Cuckovich, Lordstown, Ohio
Richard Coe, Lordstown, Ohio
Larry Tura, Lordstown, Ohio

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EXCUSE THOSE ABSENT:

MR. RECH: Mr. Schofer called to say he had another meeting. Is there a motion to excuse him?

MAYOR HILL: So moved.

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

MR. ROOK: Second.

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

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

MR. RECH: Before we get started with the agenda, there are a lot of people here tonight. A couple of ground rules -- cell phones silenced, please. We don't want phones calls during the meeting. We do have a court stenographer here. She's taking a record of the meeting, so no side talking, please. Keep your comments to yourself.

I see a bunch of T.J.Maxx signs here. If I see them in the air, I'm going to ask you to take them outside. If you want to protest, protest outside. You're not protesting in our meeting. That's it.

MS. BORDNER: Make sure everyone signs in.

MR. RECH: And if you haven't signed in, please sign in.

APPROVAL OF AGENDA:

MR. RECH: Reading and approval of the agenda -- is there a motion to accept the agenda?

MR. REIDER: So moved.

MR. RECH: Mr. Reider makes that motion. Is there a second?

MAYOR HILL: Second.

MR. RECH: Mayor Hill -- all in favor say "aye".

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

MR. RECH: All right, that passes

APPROVAL OF MINUTES of February 12, 2018.

MR. RECH: Approval of minutes from February 12, 2018 -- those were previously distributed to us, I believe, in the March 21 packet. Is there a motion to approve the minutes of February 12?

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MR. ROOK: Motion to approve.

MR. RECH: We have a motion. Is there a second?

MAYOR HILL: I'll second.

MR. RECH: All in favor?

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

MR. REIDER: Aye.

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

PLANNING AND ZONING ADMINISTRATOR'S REPORT:

MR. RECH: Planning and Zoning Administrator's Report?

MS. BORDNER: None, Sir.

SOLICITOR'S REPORT:

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

SOLICITOR ABRUZZINO: None.

CORRESPONDENCE:

MR. RECH: Is there any correspondence?

MS. DUGAN: Yes, we received a letter to the Lordstown Planning Commission from Lordstown Village Council members.

MR. RECH: All right, can we read that, please?

MS. DUGAN: "March 20, 2018, to Lordstown Planning Commission Members from Lordstown Village Council Members concerning PUD regulations within the Lordstown Zoning Code Ordinances.

The undersigned members of the Lordstown Village Council would like to request that the Planning Commission members visit the Planned Unit Development language 1180, of the Zoning Code Ordinances for the Village of Lordstown. We respectfully request that you consider recommending to Council that 1180 be repealed in its entirety from the Zoning Code Ordinances for the Village of Lordstown.

Our reasons for this recommendation include, but are not limited to considerations such as:

1. Without the PUD language, we still have R-1, R-2, and R-3 zoning for the various housing types. R-1 addresses specifications for single family dwellings. R-2 addresses specifications for duplexes and triplexes as well as R-1 specifications, and R-3 addresses those same specifications for R-2 as well as structures up to 6 dwelling units, such as apartments. It took 17 years to sell out parcels in the scaled back Beaver Pond Condo development, and there are still lots available on Oakview for condos.

2. We already have a significant amount of property zoned B-1 and B-2 to accommodate retail and professional development. Much of the frontage on Tod Avenue and Salt Springs Road is zoned for such development and is centrally

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located for all Village residents and therefore, commercial development within a PUD would not be sufficient cause to rezone property for this reason.

3. It is our position that we would like to see individuality expressed in our community to allow new homes on larger lots or acreage, if desired, to accommodate larger homes, bigger yards, etc. The esthetic feel is, and has been, in the Village such that a condensed metropolitan-style housing development, such as a PUD, would not be workable, advantageous or marketable. A PUD development requires green space, which can be used as retention/detention ponds; and therefore, are not viable, usable space for the residents. Our Village has lots of beautiful green space throughout the 25 square miles, including a couple of lovely parks that are well kept and very accessible to our residents.

Please consider these reasons and make a recommendation that Council repeal 1180, Planned Unit Development, from our Zoning Code Ordinances.

Respectfully" -- and it was signed by Karen Jones, Robert Bond, Don Reider, Lamar Liming and Howard Sheely.

MR. RECH: All right, thank you. Let the record also show that paper-clipped to that is just a copy of the Chapter 1180, PUD Planned Unit Development District from the Planning book.

Okay, so we have this read as correspondence. At this time, I -- we have enough -- we have a bunch of stuff on the agenda this evening. I would recommend that we push this back until the May meeting -- if everyone is in agreement with that? Do I need a motion on that?

ATTORNEY ABRUZZINO: Move to table it.

MR. RECH: Okay. I would just like to move to table this until May, then. Do I have a second on that?

MR. REIDER: Second.

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

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

OLD BUSINESS:

MR. RECH: Kellie, do you have any old business?

MS. BORDNER: No, sir.

NEW BUSINESS: 1. Site Plan Review for Lordstown Lions Club.

The Planning Commission followed this form that follows Section 1115.02 of The Planning & Zoning Code:

THE VILLAGE OF LORDSTOWN SITE PLAN REVIEW
Applicant: Mike Fagan, Architect (Olsavsky & Jaminet), Ed Barone & John
Evan, Engineers (Howland & Company)
ON BEHALF OF LORDSTOWN LIONS CLUB
NAME: Lordstown Lions Club Facility
ADDRESS: 6456 Tod Avenue, Lordstown, Ohio

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1. **Total area in the development:** 1.63 Acres
2. **Existing Zoning of the property:** B-1 **Property to the North:** B-2
Property to the South: B-1 **Property to the East:** B-1
Property to the West: R-1
3. **Public and private right-of-way and easement lines located on or adjacent to the property:** The 45 foot road right-of-way includes a 15 foot ODOT easement for sewer running north/south and 40 foot waterline easement running north/south.
4. **Existing topography:** Sloping up from the northwest corner of the property with a beginning elevation of 51 feet above sea level. Property is elevated in a 45 degree angle to 55 feet in the southeast corner.
5. **Proposed finished grade of the development:** Finished floor elevation is 53.80 feet.
6. **Location of existing buildings:** None
Location of proposed building: North central portion of the 200 feet x 355 feet parcel
Uses of existing buildings: None
Uses of proposed buildings: Essential public service, facilities and buildings (Lions Club)
Total number of buildings: One
Dimensions: 70 feet x 50 feet
Heights: 14 feet
Gross floor area: 3,500 square feet
Number of stories: One
7. **Location and dimension of:**
Curb cuts: 93 feet 3 inches from northern property line
Driving lanes: Two 12 feet driving lanes
Off-street parking: 47 parking stalls at 10 feet x 20 feet and 3 ADA compliant handicap stalls at 12 feet x 20 feet
Loading areas: There will be one 20 feet x 16 feet loading area located at the southwest corner of the building
Angles of stalls: 90 degree
Grades: Fairly flat
Surfacing materials: Standard duty asphalt
Drainage plans: Proposed detention pond in northwest corner. Pond is proposed to be approximately 2 feet deep.
Illumination of facilities: 6 Hubbell LED lighting fixtures will be installed and mounted to exterior of the building as shown in the civil site plan with zero upright and angled/shielded to prevent glare on adjacent properties
8. **Sidewalks and other open areas:** 9 feet wide sidewalk along south side of the building
9. **Location of all walls, fences and buffers:** A 20 feet x 10 feet dumpster enclosure will be located at the west side of the parking lot and will include brick and fencing. Applicant has been advised that this constitutes a structure and requires a zoning permit.
10. **Location, size, height and orientation of all signs:** None at this time; applicant has been advised that any signage must comply with Zoning requirements and a Zoning Permit must be obtained.
11. **Location of all existing and proposed streets and highways:** Tod Avenue (State Route 45)
12. **All existing and proposed water and sanitary sewer lines indicating pipe sizes, types and grades:** Applicant is proposing to run a 6 inch sewer tap line entering the sanitary manhole along the west side of State Route 45. Applicant is also proposing to run a 1.5 inch domestic water tap line to the existing 8 inch private water line owned by Lordstown School District, running through southwest corner of leased property for this project. The school's waterline loops through the campus and reconnects

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to the Village water system on Salt Springs Road. On November 27, 2017, the Lordstown Board of Education agreed to permit the Lion's Club to tap into its private water line to serve the proposed facility as long as no expense would be incurred by the School District and the facility would have its own meter and establish an account with the Village Water Department. The Lordstown BPA met on February 27, 2018 to discuss and approve waterline tie-in and separate tap.

On November 27, 2017, the Lordstown Board of Education agreed to permit the Lions Club to tap into the new school track's st-5 storm structure which is located approximately 15 feet from the southwest corner of the Lions Club parcel so long as the applicant's engineers can establish that the post-development flows leaving the Lions Club parcel will be less than that which currently exists (pre-development) and that the existing storm water system will have the capacity necessary to avoid further design work. Lions Club will be responsible for having its own storm water management by way of a retention pond. Any change orders must be received and approved by Village Engineer and Street Commissioner.

13. The schedule of phasing of the project: Proposed start date for April of 2018 with a project end date in September of 2018.

14. All existing and proposed front setbacks: Proposed is 100 feet; **rear setbacks:** Proposed is 139 feet 10 inches; **side yard setbacks:** Proposed is 13 feet 9 inches north side and 19 feet 6 inches south side to the parking lot

15. Other information required by the Planning Commission:

16. Prior approval of water mains and appurtenances by the BPA: PPE form provided on February 22, 2018 to Water Department and Utility Superintendent.

MR. RECH: New business, then -- we'll move on to Site Plan Review for the Lordstown Lions Club.

MS. BORDNER: The Lordstown Lions Club is here on behalf of the Lordstown School Board. I see that Gary Luzadder and Janet Krempasky are here and -- along with our School Board President William Catlin, to answer any questions -- along with our own Village Engineer, Jeff Smith.

This is for a facility -- their Lions Club facility -- that would be located at 6456 Tod Avenue. It is on the grounds of the school property.

The total area of the development would be 1.63 acres.

The Existing Zoning of that property is B-1. To the north, it's B-2. To the south, it's B-1. To the east, it's B-1. To the west, is R-1.

There's a 45-foot road right-of-way, which includes a 15-foot ODOT easement for the sewer running north and south, and there's a 40-foot waterline easement running north and south.

The existing topography is sloping from the northwest corner of the property, with a beginning elevation of 51 feet above sea level. Property is elevated in a 45-degree angle, to 55 feet in the southeast corner.

The finished floor elevation is going to be 53.80 feet.

They don't have any buildings on the parcel.

The proposed building is going to be north central portion of the 200-foot by 355-foot parcel. Again, there's no existing building, so there's no use.

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The use of the proposed building is going to be for essential public service, facilities and buildings.

There's going to be one building.

The dimension will be 70 feet by 50 feet with a height of 14 feet. The gross floor area will be 3500 square feet, and it will be one story.

The curb cuts will be 93 feet, 3 inches from the northern property line.

There will be two 12-foot driving lanes.

There will be 47 parking stalls at 10 x 20 feet, and three ADA compliant handicap stalls at 12 x 20 feet.

There will be one 20 x 16 foot loading area located at the southwest corner of the building.

The angle of the stalls are 90 degrees.

The grades will be fairly flat. They will use standard duty asphalt.

The drainage plans -- there's a proposed detention pond that's going to be in the northwest corner of the property, and the pond is proposed to be approximately 2-foot deep.

With regards to illumination at the facility, there will be six Hubbell LED lighting fixtures that will be installed and mounted to exterior of the building that's shown in the civil site plan, with zero up-lighting, and angled and shielded to prevent glare on adjacent properties.

The sidewalks and other open areas -- they're going to have a 9-foot wide sidewalk along the south side of the building; and with regards to walls or fences and buffers, there's going to be a 20 x 10 foot dumpster enclosure that will be located at the west side of the parking lot. It will include brick and fencing. The applicants have been advised that this will constitute a structure, and they'll need a Zoning Permit for that, and they will come into the Planning and Zoning Office to get that if this is approved.

There are no signs proposed at the time. Again, the applicant has been advised that if they do wish to put up a sign, they'll have to comply with the Zoning requirements, and a Zoning Permit will need to be obtained.

The location of all the existing and proposed streets and highways is Tod Avenue (State Route 45) -- that will be their main ingress and egress.

The applicant is proposing to run a six-inch sewer tap line entering the sanitary manhole along the west side of State Route 45.

They're also proposing to run a 1.5-inch domestic water tap line, to the existing 8-inch private water line owned by Lordstown School District, running through the southwest corner of the leased property for this project. The school's waterline loops through the campus and reconnects to the Village water system on Salt Springs Road.

On November 27th, 2017, the School Board agreed to permit the Lions Club to tap into its private line to serve the proposed facility as long as no expense would be incurred by the School District, and the facility would have its own meter and establish an account with the Village Water Department. Thereafter, the Lordstown BPA met on February 27th, 2018, to discuss and approve the waterline tie-in and

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separate tap, and we received a letter from the BPA that they did, in fact, approve that.

On November 27th, 2017, the Lordstown Board of Education also agreed to permit the Lions Club to tap into the school's new track storm water. It's an st-5 storm structure, which is located approximately 15 feet from the southwest corner of the Lions Club parcel so long as the applicant's engineers can establish that the post-development flows leaving the Lions Club parcel will be less than that which currently exist (pre-development), and that the existing storm water system will have the capacity necessary to avoid further design work. Lordstown Lions will be responsible for having its own storm water management, by way of a retention pond, which they have proposed; and any change orders must be received and approved by the Village Engineer and the Street Commissioner.

The scheduling of the phasing of the project is going to be one phase. They are hoping to start later this month, with a project ending in September of 2018.

The proposed front setback is 100 feet. That meets the requirement. The rear setback is proposed 139 feet, 10 inches -- more than meets the requirement. The side yard setbacks that are proposed -- 13 feet, 9 inches on the north side, and 19 feet 6 inches on the south side to the parking lot, which also both meet the requirements.

The BPA received -- the preliminary water form was provided to them on February 22, 2018, and to the Utilities Superintendent.

And I just have to say that this is the first time, in a very long time, that -- coming to Planning Commission, that an Applicant has met all Code requirements. They're in complete compliance, and they have requested no waivers.

MR. RECH: Sweet, okay -- also attached, we have -- do you want to read these or --

MS. BORDNER: So also attached, you just have the School's approval that I referenced, allowing the Lions Club to tap into the private water line and the storm water system -- and meet those requirements that I already stated.

MR. RECH: Okay.

MS. BORDNER: And then you have Mr. Smith's review; and that's, I believe, his last review which simply states that they recommend approval because they have clearly and totally worked very hard to meet all of the requirements; and the last one is from Mr. Platt, our Superintendent of Utilities -- just going through what they discussed at the BPA; and as I stated allowing that tap in; and they know they still have to -- anything they're going to do in terms of change orders or anything like that, they will keep in touch -- especially with Mr. Platt and with Dale Grimm, Street Commissioner, and my office; and if they need any Zoning Permits, they'll have to come to get the Zoning Permits for the building if you all approve it tonight and for the waste facility that they have proposed at the one end of the parking lot; but they know all that -- and they, again, have been very compliant.

MR. RECH: Okay. I see Mr. Luzadder is here. Would you like to step up to the mic, Mr. Luzadder? Come on. You're the President of the Lions Club.

MR. LUZADDER: Yes.

MR. RECH: Go ahead and introduce yourself.

MR. LUZADDER: Gary Luzadder, Lordstown Lions Club.

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MR. RECH: All right, just briefly, any questions for Mr. Luzadder from anybody up here?

MR. REIDER: No -- I think they've done a real good job.

MR. RECH: All right.

MR. REIDER: Thank you.

MR. RECH: Congratulations.

MR. LUZADDER: We're always looking for new recruits.

MR. RECH: Ah, there you go. I think we have meetings about every two weeks now so -- all right, anything else on this?

MS. BORDNER: I don't think so, sir.

MR. RECH: All right -- is there a motion to approve the Site Plan Review for Lordstown Lions Club?

MR. REIDER: So moved.

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

MR. ROOK: Second.

MR. RECH: All right, Mr. Rook -- could we have a roll call on this, please.

MS. DUGAN: Yes, sir -- Mr. Rook?

MR. ROOK: Yes.

MS. DUGAN: Mr. Reider?

MR. REIDER: Yes.

MS. DUGAN: Tim Rech?

MR. RECH: Yes.

MS. DUGAN: Arno Hill?

MAYOR HILL: Yes.

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

MR. RECH: All right, 4-0 -- thank you very much. Good luck to you guys.

NEW BUSINESS: 2. Site Plan Review Not Involving New Construction for Bare Root Landscaping.

The Planning Commission followed this form that follows Section 1116.03 of The Planning & Zoning Code:

The Village of Lordstown Site Plan Review Not Involving New Construction

NAME: IAN & OLIVER PROVERBS dba BARE ROOT LANDSCAPING

ADDRESS: 8447 Tod Avenue, SW, Warren, Ohio 44481

- 1. Existing zoning of the property:** B-2 for first 500 feet of the parcel; R-1 for remainder of property
- 2. Describe the floor plan of intended building for specific use:** The 78' x 29' front building behind the structure currently utilized as a rental dwelling, will house a main office and a smaller office, along with a showroom and design area. There will also be sufficient room for an employee's locker room, laundry room, storage area and a gender non-specific bathroom. The attached, roofed breezeway will include a handicap ramp for easier accessibility to the rear door of the building. The 57' x 30' building attached to the east of the roofed

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breezeway will be the main garage for the company. The 55' x 31' building to the rear, northeast of the B-2 section of the property will be utilized for future storage. A floor plan / diagram has been submitted by the Applicants.

3. **Location and dimension of all off-street parking and loading areas including the number of spaces:** The building housing the offices will have 3 parking spaces directly to the south and 7 parking spaces (including one ADA compliant handicap space) to the southeast. These two areas are already paved and the Applicants will stripe the parking spaces to be 10' x 20' for regular spaces and 12' x 20' for the handicap space. Pursuant to Lordstown Codified Ordinance 1163.06 (a)(6), no less than 2 spaces for each individual office area is required and Applicants meet that requirement. Nonetheless, there is proposed to be an additional 8 employee parking spaces to the east of the building at the rear of the B-2 section of the property to be used for future storage, after the land is cleared in that area, and an additional 3 parking spaces directly to the south of the future storage building can be easily accomplished. The Applicants will also clear the 110' x 16' graveled, looped area to the southeast of the B-2 section of the property to accommodate the orderly placement of their trucks and trailers. Five aerial views / diagrams have been submitted by the Applicants to reference the business parking and exterior layout.
4. **Location, size, height and orientation of all signs, both existing and proposed:** There is an existing sign post on the property to the south of the driveway which Applicants propose to remove. There is no definitive plan for a sign at this time; however the Applicants will work with the Planning & Zoning office to comply with the zoning codes and provide a plot plan and zoning permit application when and if they are prepared to obtain and place a sign on their property.
5. **Location of all streets project is fronting on:** Tod Avenue
6. **Other information required by the Planning Commission:** The property has an existing dwelling in front which is currently being utilized as a rental unit and for which there is an existing tenant. Applicants wish to leave the tenant in the current rental house undisturbed and will take over the responsibilities of landlord for such unit.

Applicants wish to be good neighbors and will immediately begin efforts to clean up the property and make it more aesthetically appealing.

Applicants will also work to update the drainage on the property and will make contact with Street Commissioner, Dale Grimm, and Utility Superintendent, Bruce Platt, before any work is begun for any requirements or restrictions in doing so.

Applicants have provided a current listing of their vehicles, trailers and equipment in inventory at the time of their request for site plan approval.

Applicants will have hours of operation Monday through Friday 8:00 AM to 5:00 PM during peak season and 9:30 AM to 5:00 PM in the winter off-season months.

Bare Root Landscaping is a family owned and operated business. They have an internet presence with their web page located at barerootlandscaping.com, and Applicants have provided a company mission statement, history and awards listing.

MR. RECH: Next item is the Site Plan Review Not Involving New Construction for Bare Root Landscaping.

MS. BORDNER: I have Ian and Oliver Proverbs, doing business as Bare Root Landscaping. They are here, as agents, on behalf of Pamela Yeager, who owns the property located at 8447 Tod Avenue in the Village of Lordstown.

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The existing zoning of the proposed property is B-2 for the first 500 feet of the parcel, and it's R-1 for the remainder of the property.

The floor plan of the intended building for specific use is -- they have a 78 x 29 foot front building behind the structure, which is currently being used as a rental unit. So the very first building that you see, as you go onto the property, is a house; and that's currently being used as a dwelling -- for rent; and that will -- the building right behind it, that I'm referencing -- 78 x 29 feet, will house a main office and a smaller office, along with a showroom and a design area. There will also be sufficient room for an employees' locker room, laundry room, storage area, and a gender non-specific bathroom. The attached, roofed breezeway will include a handicap ramp for easier accessibility to the rear door of the building; and then behind that, there's a 57 x 30 foot building attached to the east of that roofed breezeway. That will be the main garage for the company, and then there's another building that's 55 x 31 foot building to the rear, northeast of the B-2 section of the property. It will be utilized for future storage. A floor plan/diagram was beautifully submitted by the Applicants. You can see everything that they're going to do, and that all is maintained within that B-2 area of the parcel.

The building housing offices is going to have three parking spaces, directly to the south; and seven parking spaces (including 1-ADA Compliant handicap space) to the southeast. These two areas are already paved, and the Applicants will stripe the parking spaces to be 10 x 20 foot for regular spaces; and 20 x 12 foot for the handicapped space, Pursuant to Lordstown Codified Ordinance 1163.06(a)(6), not less than two spaces for each individual office area is required, and the Applicants have met that requirement. None the less, there's proposed to be an additional eight employee parking spaces to the east of the building, at the rear of the B-2 section -- that is the very end of it, and they're going to be where the building is going to be used for future storage, after that land is cleared in that area, and an additional three parking spaces directly to the south of the future storage building can easily be accomplished. The Applicants will also clear the 110 x 16 foot graveled, looped area to the southeast of the B-2 section of the property to accommodate the orderly placement of their trucks and trailers. They have provided five different aerial views and diagrams to show the parking and exterior layout for the business so that you can see what they're proposing.

There's an existing sign post at the front of the property, to the south of the driveway. They propose to remove that. They don't have any definite plan, at this time, for a sign; however, they will absolutely work with the Planning and Zoning office to comply with the zoning codes and provide a plot plan and get a zoning permit application completed and submitted if and when they're prepared to obtain and place their sign on the property.

This project fronts on Tod Avenue.

The other information that they wanted the Planning Commission to know was that the property has an existing dwelling, as I spoke of, in front -- which is currently being utilized as a rental unit, and there is an existing tenant. The Applicants wish to leave that tenant in the current rental house undisturbed, and they will take over the responsibilities of landlord for such unit.

Applicants wish to be good neighbors, and they will immediately begin efforts to clean up the property and make it more aesthetically appealing.

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The Applicants will also work to update the drainage on the property and will make contact with Street Commissioner Dale Grimm, and Utilities Superintendent Bruce Platt, before any work is begun for any requirements or restrictions in doing that.

The Applicants have provided a current listing of their vehicles, trailers and equipment in inventory at the time of this request for site plan approval.

The Applicant's will have hours of operation Monday through Friday, 8:00 a.m. to 5:00 p.m., during peak season; and 9:30 a.m. to 5:00 p.m. in the winter off-season months.

Bare Root Landscaping is a family-owned and operated business. They have an internet presence with their web page located at barerootlandscaping.com, and they have also provided a company mission statement, history and awards listing.

And Ian Proverbs is here; ready to answer any questions that you might have -- but again, they were very compliant.

MR. RECH: All right -- step up, Mr. Proverbs. State your name and address.

MR. PROVERBS: Ian Proverbs, 9798 New Road, North Jackson, Ohio.

MR. RECH: All right, thank you. So you're, essentially, relocating the existing business? Is that what you're doing?

MR. PROVERBS: Yes, sir.

MR. RECH: All right, very good -- any questions for Mr. Proverbs?

MR. ROOK: Parking changes and that -- are you going to be blacktopping or anything like that that would change the water flowing off of it?

MR. PROVERBS: No, sir.

MR. ROOK: Everything will remain the same?

MR. PROVERBS: Uh-huh, yep.

MS. BORDNER: If they get approval tonight, my understanding is that they will be purchasing the property from Pamela Yeager; if that's correct -- right, Ian?

MR. PROVERBS: Yes.

MR. RECH: My only recommendation would be to consider, at least, getting a sign just for -- you know, everybody is on the internet today; but we still have a -- you know, a fair amount of people that aren't computer savvy with all that kind of stuff -- myself, included sometimes -- well, anyways.

MR. PROVERBS: I appreciate it.

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

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

MR. RECH: Is there a motion to approve the Site Plan Review Not Involving New Construction for Bare Root Landscaping?

MAYOR HILL: I'll make that motion.

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

MR. ROOK: I'll second.

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MR. RECH: Mr. Rook, okay -- can we have roll call on this?

MS. DUGAN: Yes, sir -- Don Reider?

MR. REIDER: Yes.

MS. DUGAN: Tim Rech?

MR. RECH: Yes.

MS. DUGAN: Arno Hill?

MAYOR HILL: Yes.

MS. DUGAN: And Richard Rook?

MR. ROOK: Yes.

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

MR. RECH: All right, thank you. That's approved. Thank you, Mr. Proverbs.

MR. PROVERBS: Thank you.

MR. RECH: All right, those are the two items under New Business this evening.

PUBLIC COMMENTS:

MR. RECH: Do we have public comments this evening? Okay -- go ahead and step up to the microphone and introduce yourselves. State your name and address -- and go ahead and spell your last name. I know who you are, but for the record.

MS. JONES: Karen Jones, 2786 Hallock-Young Road -- J-O-N-E-S.

MR. RECH: Thank you.

MS. JONES: I just wanted to let you know that several of the Council members, as you know, have signed that letter to you regarding the removal of the PUD language from the Zoning Ordinances; and, you know, we are here to answer any questions that you might have. I think there's a couple other members of Council here as well, and -- so if you have any questions tonight or in the future, please give us a call, and we would be happy to answer those for you.

This is something that was brought up to me a few weeks ago; and then I mentioned it at a Council meeting, and there were, obviously, five members of Council at that time that agreed that they'd like to see this removed.

MR. RECH: Okay. Thank you, Mrs. Jones -- anybody else? Mr. Altobelli -- go ahead and state your name.

MR. ALTOBELLI: Jason Altobelli, 304 Vienna Avenue, Niles, Ohio. I'm kind of here to speak in regard to that letter you guys just received. My timing is probably not real good, but we're here to just discuss it.

So we sold the property back here, Spring Creek, about six months ago, to an individual who planned on developing the property under the premise of the PUD zoning. There were some discussions over the last 60 days, where I think some of the public misinterpreted PUD with HUD. I had calls while I was in Florida -- about saying we're bringing low-income housing, and that's not the case.

It's Grade A, quality residential housing -- and PUD is just simply a Planned Unit Development, which essentially blends all three of your zoning -- R-1, R-2 and R-3 together. So when the letter stated that there is three separate zoning that is correct.

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What I brought with me tonight is to show you an example of Kline's Farm, in Liberty, which is a Planned Unit Development. Essentially, it takes all of the spot zoning out of the back and forth, when certain areas want to go to be an R-1, R-2, or R-3. So it's a good way to blend and diversify your housing.

I understand, in the letter, they stated the fact that there are some open lots in the area. We've been in business for 35 or 40 years, and the market has come back to where there's starting to be more demand for new construction; however, there's lack of infrastructure.

So there are lots sprinkled throughout. Condo lots and villa lots have become a new phenomenon, I guess, is the best way to put it -- with people aging, and less people wanting to maintain yards and to have a quality of life. So blending all of that together in one site makes it efficient for the Village, for the residents; and it reduces the responsibilities on the Village, such as the water retention areas become what the County will require -- storm water drainage districts, which will then stay on site, and be managed by the association, therefore relieving the Village of any of those responsibilities for when those ponds need to be maintained, cleaned out, grass cut - - so on and so forth.

All the roads would be slated to be built Grade A, dedicated streets to your standards, 25-foot roads. I think it's 60-foot right-of-way in your residential areas; and everything we've done up until now, we've worked diligently with Kellie, and I do commend Kellie. She's done a good job. She does a very good job for you guys.

I've been working on this for six months, under the premise of the PUD, because we have engineering plans from the previous owner, and that was the way we were going.

So the point of my being here tonight is just to ask for the opportunity to give a full presentation when we can be on the agenda for further discussion. It isn't anything that we're asking to jam down the community's throat. It's more or less an open dialogue of what would you like to see so we can put it in one spot.

It's a centrally-located location with housing all around it. I visited a bunch of the neighbors on Woodridge Way, and not many had too many concerns once I started educating them on what it was all about.

So I think what surrounds that property is residential land, farmland, and there's apartment zoning and a radio tower. So all the people that are mostly affected on that street -- and they appear to be okay or at least willing to have a conversation.

Before we just yank the zoning out, I would appreciate an opportunity to present that to you, which would be on next month's agenda; and lastly, the commercial portion. Again, nothing would be done outside of the realm of where commercial should belong, and that's up to Zoning to work with the developer and say, "These are the sections that would be there."

So anything to be done commercially would be done on 45. Jeff Smith, your Engineer, has mentioned that it may not be feasible to do commercial because of the gas well, so that would ultimately limit that. So the idea is not to bring commercial into the interior development, but keep it on the perimeters that would be available -- which would only be 45.

If I had a minute, could I just show you this quick map -- or would that take up too much time?

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MR. RECH: Why don't you do that after this meeting? If anybody wants to go upstairs with you can put it on the tables up there and spread it out.

MR. ALTOBELLI: Okay, it would give you an idea of a conceptual design, and we could have a further discussion about it.

MR. RECH: We could do that after the meeting, sure.

MR. ALTOBELLI: So I look to see you guys next month, and hope that maybe that letter could be delayed -- or at least a decision on that delayed until we could at least have an open dialogue and a fair shot.

MR. RECH: Okay, thank you.

MR. ALTOBELLI: Thank you for your time.

MR. RECH: Anybody else this evening? Can you step up to introduce yourself?

MS. GARVER: Now, can you make comments on anything?

MR. RECH: It's public comments.

MS. GARVER: Okay.

MR. RECH: You may not get answers, but you can make comments.

MS. GARVER: Oh, I don't expect answers. My name is Regina Garver, and I'm going to make comments about the -- I'm allowed to say -- about the T.J.Maxx HomeGoods?

MR. RECH: Sure -- we also ask that you be concise on what you're going to say. We're not going to have a 20-minute --

MS. GARVER: No, I know --

MR. RECH: -- dissertation or anything.

MS. GARVER: -- but I'm going to read it because I have a paper.

MR. RECH: Okay.

MS. GARVER: Okay.

MS. DUGAN: We need an address.

MR. RECH: What's your address, ma'am?

MS. GARVER: 3008 Robinwood Drive, Southwest, Lordstown, Ohio, 44481.

MR. RECH: Okay, thank you.

MS. GARVER: This is my comments.

MR. RECH: Okay.

MS. GARVER: As more merchandise is purchased online, industry is in a frenzy to build bigger distribution centers to keep up with e-commerce demand, thus buying up patches of neighborhoods and squeezing warehouses into the open space.

Large cities have long prepared for this type of development in their communities with prepared development profiles for distribution centers, and New York's development plan includes regulations for surrounding land use for the noise created by this industry which states -- and I have the paper here.

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Due to high volume truck traffic and potential continuous, round-the-clock operations, surrounding land uses must allow for the 24-hour operation of facilities without noise level restrictions on heavy truck engines. That's for their proposal for when they put in a distribution center.

Studies have shown modern distribution centers are typically serviced by 300 to 1,000 heavy truck trips per day. Such industries have not been willing to provide traffic estimates, and such data is not published. Estimates are provided from secondary sources, including the State of New York, which presents a standard development profile for distribution centers as follows:

For a 500,000 square foot facility on 50 acres, the State of New York estimates 350 truck trips per day.

On an AMB Property Corporation center in Redlands, a city in California -- 1,000 truck trips per day for a 1.3 million square foot structure. Wal-Mart Distribution Center in Pueblo, Colorado -- 700 truck trips per day for a 880,000 square foot facility. Connecticut and Delaware, both -- 1,000 truck trips per day for 1.2 million square foot structures.

HomeGoods will be a 1.2 million square foot facility with parking, as I understand it, for 1,000 trucks; and I think that's not including the 490 truck bays. The distribution center plans are for distribution to the 12 Midwest States. It's going to be a Midwest facility -- distribution facility -- the States of Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, North and South Dakota, Nebraska, Ohio and Wisconsin.

The increased truck traffic has a major effect on air quality because of the emissions associated with diesel fuel exhaust. Diesel exhaust contains two major parts -- gases and diesel particulate matter. The diesel particulate matter is of major concern in medical research because of its minute particles, size and toxicity. Health concerns about diesel exhaust relate not only to cancer, but also to other heart problems, such as heart and lung disease.

This isn't going to be much longer.

MR. RECH: You've got about twenty (20) seconds.

MS. GARVER: Yeah -- no, you can give me more. You had two years.

The International Agency for Cancer Research, part of the World Health Organization, has classified diesel exhaust, including diesel particulate matter, as a known human carcinogen group 1.

The EPA states, concerning human health and the environment -- exposure to diesel exhaust can lead to serious health conditions, especially to children and the elderly. Emissions from diesel engines contribute to the production of ground-level ozone and acid rain. These emissions contribute to property damage.

A time-out on massive warehouse and distribution centers in Lordstown and a moratorium on spot-zoning would well serve the citizens of this community. The community needs a comprehensive land use and transportation plan that protects this community from industrial developments that negatively impact the community's quality of life, natural resources, and air and water quality.

Citizens of Lordstown want to preserve quality of life so that industry compliments, rather than overruns, the region. If any industry wants to be part of the Lordstown community, then the land use and transportation plan should be our plans, our rules. It's time to put the highest value on environmental justice and quality of life for those

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that live, work and recreate near the freight traffic, warehouses and distribution centers.

And then we can all reference to the Planning Site Review 1115.01, with the PURPOSE that -- "The balancing of a landowner's request to use their land with the corresponding rights of abutting and neighboring land owners to live without undue disturbance (i.e. noise, smoke, fumes, dust, odor, glare, storm water runoff, etc.)."

I think that people are looking at jobs, and I understand that, okay -- but what I'm saying is -- is that we need to, as a community, get together and work it out, and we can have a good community. We can have anything in this community that we want if we all just work together; but these I brought forth because this is -- I really searched this.

MR. RECH: Okay, please wrap up.

MS. GARVER: Okay, and this is really an issue with -- it's a health issue and damaging to people -- surrounding people's health, and to the area -- and the noise that it's going to bring, and the trucks -- the traffic that it's going to bring.

MR. RECH: Okay, thank you -- anybody else? Please step up, Mr. McGrail -- name and address?

MR. MCGRAIL: Name and address.

MR. RECH: Spell your last name for Dena.

MR. MCGRAIL: Is this a spelling test?

COURT REPORTER: It's for me.

MR. MCGRAIL: Mark McGrail, 3656 Goldner Lane, Lordstown, Ohio -- M-C-G-R-A-I-L.

I wanted to make a couple of remarks with regards to your agendas coming up at your next meeting. Here we are, again, talking about spot zoning after a couple of years -- going through that fiasco with the power plant.

I think these -- this type of issue strikes at the very heart of the Zoning Code that we have, and the Zoning Code -- the intent -- was to keep the Village predominately agrarian and rural for residents with some industry. It was also, in part, as a result of the siting of the GM plant here, and the people that put the Zoning Code in place, wanted to be sure that they wasn't rampant development, industrially, in the Village.

There are people who I've heard and I've spoken to that think that our Zoning Code is outdated, and it needs to be upgraded. I don't mind having that conversation; however, that's something that needs to be -- takes time, and needs to be done in depth, and we would have to say "no" to this project based on that.

The other thing is -- once you -- one of the problems that I have with that plant -- although, if you see the thing, would you want it down there now that you see what it looks like? No way -- but it leads you down, kind of a slippery slope, to other people coming into the Village and saying -- "Wow, there's a nice, large piece of property. I want to develop that"; and offer the landowner, you know, an equitable sum to buy it, and they're off and running.

Some people said, "Awe, you don't know that" -- except that in the answer -- one of the answers that this company made in the questionnaire on the application, they state -- it is anticipated this project and the contracted prices for the property will increase land values in the community, vicinity benefiting the owners of large parcels

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of land that are suitable for commercial development. I mean, they defeat their own purpose right there in that answer.

If you look at where that property is, there are three properties -- large properties -- and I think they're about 50 -- between 50 and 80 acres that are just adjacent to it. If I owned them, I know I would be in here asking for a zoning change. Of course, there's the -- you hear a lot about the financial benefits, and they talk in here about -- well, one of the things -- let me just say this --

MR. RECH: One more minute, Mr. McGrail.

MR. MCGRAIL: Okay, I'm about done.

MR. RECH: Okay.

MR. MCGRAIL: I don't know how you can talk about financial benefits to this project when you don't even have a proposal in front of you from this company? I think before anybody does anything -- the Village Council, you folks or anybody else -- the company needs to put in front of you a written proposal, such as what concessions do they want -- and what, you know, benefits they see actually coming to this community?

And for the people who live over on Lyntz and Pleasant Valley, you know, they talked about this buffer that they're going to put around there. It doesn't mean that someday, down the road, that that buffer is gone. I would suggest that before the land is sold, deed restrictions be put in the deeds of sale that says that that land has to always stay residential. Thank you.

MR. RECH: Okay. Thank you Mr. McGrail -- anybody else? Okay, come up here and state your name and address, sir.

MR. KOHUT: Gary Kohut, 3577 Lyntz-Townline Road, Lordstown, Ohio.

MR. RECH: How do you spell your last name?

MR. KOHUT: K-O-H-U-T.

MR. RECH: Thank you.

MR. KOHUT: I second Mark on that. I don't know how we can pass anything without having, you know, a contract of what Lordstown is going to benefit from this, and I thought that maybe he educated me that that kind of strikes me as odd that that hasn't already happened? I don't understand why they're here if that hasn't happened?

Secondly, I would like to know if -- will -- if they do proceed, and they do rezone that, and they build that, will that affect our State funding for education or for the schools? Will we be cut, depending on what we give them on an abatement -- by that amount? How will that affect our funding from the State?

MR. RECH: I don't know the answer to that. We're not -- we're letting you make public comments. We're not, necessarily, answering questions.

MR. KOHUT: And the other thing is I think a lot of people here -- you got to remember that twenty years ago, we came into this community for the same reason. It was a nice place to build a house. It was a nice place to live, and we wanted to have a country atmosphere.

I think a lot of us that live around that area, that's what we bought into when that was zoned residential; and also, on top of that -- with that, you know, if I wanted to build

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next to a plant, I could have went to Warren, Austintown -- anywhere like that -- and I could have built for 1/5th of the cost or 1/3rd of the cost of what I built for here. So people paid an upscale price to be in that country and stuff; and we kind of feel like, now -- that the blanket is being yanked out from under us. That's it.

MR. RECH: Okay. Thank you, sir -- anybody else? Going once?

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

MEMBER COMMENTS:

MR. RECH: Okay, that's it for public comments, then. Are there any member comments this evening?

MAYOR HILL: No.

MR. RECH: No, okay. Just a reminder, our next meeting is April 25th at 6:30, correct?

MS. BORDNER: 6:30.

ADJOURNMENT:

MR. RECH: Is there a motion for adjournment?

MAYOR HILL: So moved.

MR. RECH: All right, Mayor Hill -- second?

MR. REIDER: Second.

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

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

(WHEREAS, THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION, CONCLUDED.)

Submitted by:

Approved by:

Denise L. Dugan
Assistant Planning & Zoning Administrator

Tim Rech
Chairperson