

Village of Lordstown Planning Commission

August 13, 2018

The Lordstown Planning Commission met in regular session on May 14, 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

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

Also Present: Jason Altobelli, Altobelli Real Estate, Niles, Ohio
Dr. Michael Awad, Property Owner & Developer
Robert Bond, Council Member
Karen Jones, Council Member
William Catlin, School Board Member
Cheryl Kistler, School Board Member
Marilyn Rhinehart, Lordstown, Ohio
Peggie Ritchie, Lordstown, Ohio
Mary Rose Catlin, Lordstown, Ohio
Bob Shaffer, Lordstown, Ohio
Bob Sudzina, Lordstown, Ohio
Jon Krisher, Lordstown, Ohio
Kay Arlow, Lordstown, Ohio
James Gates, Lordstown, Ohio
Martin Jones, Lordstown, Ohio
Ron Krisher, Lordstown, Ohio
Karen Krisher, Lordstown, Ohio
Keith Kistler, Lordstown, Ohio
Kathy Dickson, Lordstown, Ohio
Brett Dickson, Lordstown, Ohio
Rodney Bailey, Lordstown, Ohio
Larry Tura, Lordstown, Ohio
Jacquelyn Tura, Lordstown, Ohio

MR. RECH: All right, thank you. Just as a reminder, if you have your cell phone, please make sure it's on silence. This is a legal proceeding, so we do take minutes, and we appreciate minimal chitchat back and forth while we're going through this.

APPROVAL OF AGENDA:

MR. RECH: At this time, is there approval of the Agenda tonight?

MAYOR HILL: So moved.

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

MR. ROOK: Second.

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

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

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MR. ROOK: Aye.

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

APPROVAL OF MINUTES of May 8, 2018 and May 14, 2018:

MR. RECH: Approval of minutes of May 8th and May 14th.

MR. ROOK: Motion to approve.

MR. RECH: Okay, we'll do them together. Is that all right?

MS. BORDNER: Yes.

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

MR. REIDER: Second.

MR. RECH: All right, thank you, 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.)

PLANNING AND ZONING ADMINISTRATOR'S REPORT:

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

MS. BORDNER: No report, Mr. Rech, but I'll give you a recap from the last meeting right before we start.

MR. RECH: All right, thank you .

SOLICITOR'S REPORT:

MR. RECH: How about a Solicitor's Report this evening?

SOLICITOR DUTTON: No report.

MR. RECH: All right, thank you Mr. Dutton.

CORRESPONDENCE:

MR. RECH: Any Correspondence?

MS. DUGAN: No, sir.

OLD BUSINESS: 1. Case 08-2018 Petition for Zone Change for Mala Properties Limited (Parcel 45-196400). 2. 1180.11 Informal Submission of Preliminary PUD Plan for Mala Properties Limited (Parcel 45-196400). 3. Suggested repeal of Chapter 1180 PUD Planned Unit Development District.

MR. RECH: All right, thank you. We'll go into Old Business, then. First item, Case 08-2018, Petition for Zone Change for Mala Properties Limited, Parcel 45-196400 -- Kellie?

MS. BORDNER: So I kind of combined them both together, as we had in our May 14th meeting. The Planning Commission hearing was about the Petition for Zone Change from R-1 to PUD, and the Informal Submission of a Preliminary PUD Plan for the proposed Spring Creek Development. That was continued -- and then on June 4th, I sent an email to Jason Altobelli, as the agent of the owner/developer, Doctor Awad, representing Mala Properties.

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As a result, Attorney Dutton recommended that I should survey the Planning Commission members to determine if they were prepared to vote upon the PUD issues that were before them for the proposed Spring Creek Development on the next regularly-scheduled meeting, which would have been Monday, June 11th, 2018. At that time, I advised Mr. Altobelli that the Planning Commission members had the following five (5) questions and concerns, and those were:

Number one (1.) -- That the first phase of development have lot sizes of 100' x 200', and that the remainder of the 117-acre parcel be placed within a PUD, where purchasers within the first phase will be advised upon purchase of a lot, that a PUD will exist beyond the first phase to the south. Would the developer be inclined to consider this and adjust the development plans to reflect this suggestion?

Number two (2.) -- That a temporary road be constructed as a means of ingress and egress to the development construction site for Phase One and beyond, from the already-existing gas well road off Route 45, which is Tod Avenue. Would the developer be inclined to consider this and adjust the development plans to reflect this suggestion?

Number three (3.) -- That the storm water management areas, including ponds, not be considered part of a common area as they are not usable to the PUD community. Would the developer be inclined to consider this and adjust the development plans to reflect this suggestion?

Number four (4.) -- Will common areas be established with each phase of the development? Whose responsibility will it be to maintain common areas until 51% of development is sold and the Home Owners' Association is established, and/or if 51% is not achieved? Would the developer be willing to post bond payable in a sufficient amount, to the Village of Lordstown, in the event that the HOA is not established within five (5) years?

Number five (5.) -- Does the developer have any commitments from buyers to purchase any of the lots proposed in Phase One? How many -- and if so, is there a reviewable confirmation of those commitments?

Number six (6.) -- What other PUDs would you like the Planning Commission members to visit that will more accurately depict what is proposed for the PUD, here, in Lordstown?

And as was mentioned, back at the meeting on May 14th, the developer had thought that there were some other properties that you all could look at that would better represent what they were looking for in a PUD.

Mr. Altobelli then requested a 60-day continuance, on behalf of the owner/developer, to tonight's meeting so that he could assess options with the owner/developer, keeping in mind that undue increases in costs and time affect success. That's what he said.

So after that, on June 14th, I sent another email to Mr. Altobelli, again, asking what other PUD's that he would like the Planning Commission members to look at, along with asking approximately 12 additional questions concerning a developmental timeline to allow for a snapshot view into a PUD development.

On June 19th, Mr. Altobelli responded by providing the names of other PUD's for the Planning Commission members to look at. Those being Heron's Landing in Canfield, and Park Place in Niles -- and indicated that the owner/developer would be out of town until July 5th, at which time, they would meet and discuss responses.

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On July 31st, Mr. Altobelli dropped off a Revised Lot Layout for the proposed Spring Creek Development Plat No. 1 to the Planning and Zoning Office, and stated that they had reduced the lots on the northeast side of the first phase of the development by two, from 10 to 8 lots, thereby reducing the total number of lots from 21 to 19 in the first phase of development.

Mr. Altobelli stated that they were still seeking to have Phase One be a part of the PUD development -- and thus, part of the 116.8648 acres sought to be rezoned under the pending Petition for Zone Change; however, they have revised the proposed lot layout to provide additional frontage on certain lots, additional depth on certain lots, and have attempted to meet the 20,000 square foot lot size, which would otherwise be required under an R-1 subdivision.

Of the now 19 lots, three (3) do not meet the 20,000 square foot requirement, six (6) do not meet the 200-foot depth requirement, and nine (9) do not meet the 100-foot frontage requirement of a subdivision located in an R-1 zoning district. As a result of the unique shape of the proposed lots, the Planning and Zoning Office was unable to duplicate or confirm the square footage stated for each lot size; and due to time and financial constraints, this matter has not been provided to our Village Engineers for confirmation.

We were advised, by our Village Clerk, that an invoice of \$2,814.66, for reimbursement of Village Engineer fees, was sent to the owner/developer on July 11, 2018, and yet to be paid.

As to the questions asked of Mr. Altobelli following the polling of the Planning Commission members at the beginning of June, 2018, he stated, as he had in his past emails -- you have copies of all of those emails that went back and forth between us -- that there are too many variables to allow understandable answers. He did, verbally, offer the following while he was in the Planning and Zoning Office:

One (1) -- that it is unknown whether or not the developer would be inclined to consider a temporary construction road from the already-existing gas well road, when the residents on Woodridge should have expected that continued development would eventually occur when they purchased there;

Two (2) -- that an HOA would be established right away;

Three (3) -- that a Master Association will establish by-laws that purchasers will have to accept, and the Board of Directors will determine certain factors such as when common areas will be built and whether storm water management ponds will be deemed as part of common areas within a PUD;

Four (4) -- that they do have two (2) commitments from contractors to build spec homes, but no interested purchasers as of yet;

And five (5) -- that he was unable to provide any timeline, statistical or developmental information/details about other PUD areas, which they asked the Planning Commission members to see -- namely, Kline's Farms, Heron's Landing and Park Place.

So that's kind of just a wrap-up of where we're at. You all did receive the updated lot plot plan for the 19 -- now 19 lots as compared to the previous 21. That's all I've got.

MR. RECH: All right. Thank you, Kellie -- comments up here?

MAYOR HILL: Not yet.

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MR. RECH: Not yet -- Mr. Altobelli, you're here, I see. Do you want to come on up and introduce yourself, again, for everybody?

MR. ALTOBELLI: Jason Altobelli, 304 Vienna Avenue, Niles, Ohio.

MR. RECH: All right -- thank you.

MR. ALTOBELLI: To follow up with Kellie's questions, it's hard sometimes to project sales and interest. I did a little homework on the community, the development -- and where things have been, and where they can go.

I'm pretty confident. I mean, I've been doing it 20 years, and Dr. Awad has been doing it for 30 years, plus -- that there's a market for what we're attempting to do.

We went back to the drawing board, with the Engineer, to revamp the lots to meet as many criteria as we could. Where we couldn't meet the 100-foot frontage, we tried to meet the 20,000 square foot minimum. So we tried to find any kind of middle ground in the whole first phase to kind of work with the Board to achieve that.

Some of the variables, such as the construction drive -- things like that -- I believe that's something that we can deal with in the next phase of engineering and approvals and so forth. I don't know that that's something that has to be locked in now because we don't know what the future holds as far as the engineering, the water ways, the retentions, and those kind of things that need to be put in.

That road has to be maintained for gas and oil purposes when it could be moved. So as long as you have access to the gas and oil structure, that's all they require. So based -- underneath that road, and the variables that would play into that, would affect that. So it's very hard to answer a lot of those questions.

Now I had heard there were some questions or concerns about the types of homes that were going in -- projected homes or villas, styles, things like that, sizes. There was a comment made that -- I believe, Mr. Reider, you had went through one. You said you were concerned with the visual look of it. In Cortland, I believe it was?

MR. REIDER: Cortland.

MR. ALTOBELLI: I did bring a quick little slide -- do I have time to show you just some of the variables as far as the looks, to kind of show you the aesthetics of the homes -- the villas and a couple houses?

MR. RECH: Yes.

MR. ALTOBELLI: This is very basic -- but, again, maybe it will help illustrate quality and so forth. So let me just kind of slide through it real quick.

So the word, "villa," is a pretty interchangeable word, right? It's just another word for a house, but this here is -- when this comes up, we'll show you kind of -- this is what we had success with in the villa/condo world right there.

(WHEREAS, MR. ALTOBELLI THEN RAN A SLIDE SHOW PRESENTATION FOR THOSE IN ATTENDANCE, AND HIS TESTIMONY AND PROCEEDINGS WERE AS FOLLOWS:)

MR. ALTOBELLI: So that house there is, essentially, 1,600 to 1,800 square foot -- one floor, three (3) bedrooms, two (2) baths, full basement, two-car garage; and we sell those anywhere from, probably, \$235,000 to \$240,000; and you may say, "Why is it that much?" That's just the cost of the land, the street, the house -- the whole nine yards.

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So that would be a visual aesthetic of what a villa would look like -- potentially. Now the homes on Woodridge, I believe, are built to a higher standard. Even though they only follow the minimum square foot for the community, which is 1,500, our goal would be to keep the deed restrictions at or above what is existing on that street in a residential area, which is the first phase, and then -- sorry about that.

(WHEREAS, MR. ALTOBELLI WAS ADJUSTING THE SLIDE PRESENTATION, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. ALTOBELLI: Then that is, like, the inside look -- some of the finishes inside -- custom showers, hardwood floors, tile and so forth. Then here would be some of, like, the condo area -- such as, like, when you're looking at condos, there are attached and detached units. See, here -- we have some attached units, again, selling from \$175,000 to \$200,000. This would be an 1,800 square foot unit -- 1,600 hundred square foot unit there -- all nice finishes, and the whole plan is to keep that quality and aesthetic look and the appearance of the community to a certain level. It isn't to water it down or go backwards for you.

This will give you -- this is a quick little video. It only takes about ten (10) seconds, okay? This kind of shows you the villas in Niles. Now I'm not comparing Niles to Lordstown, but this would be a similar concept -- how it abuts residential housing. Sidewalks, curbs, streets, streetlights, concrete driveways -- all the same finishes you currently have that's been wildly successful in the community -- good quality folks, good quality housing -- and I think Lordstown lacks some of that right now. I'll show you that.

And then, lastly, this would be just a custom home. This is a 2,100 square foot ranch we built -- sold that up in Oakwood, and that was about \$285,000 brand new. So, again, granite countertops, custom kitchens. That's a stone and a cement board siding, so it's all -- no vinyl siding-type stuff -- hardwood floors and so forth.

So that kind of gives you, maybe, an idea of just what we're trying to accomplish in the houses and the condos -- villa area. Then I went ahead and did a little homework for us because everybody is a real estate expert. In my experiences, everyone knows more about real estate than me.

So in the last 10 years in Lordstown, you had about 144 houses built -- averaging about 14 homes a year. Now that's fallen way off in the last, probably, three (3) to five (5) years. That average is skewed, heavy, to the '06-'07 range -- somewhere in there.

I believe there's a demand there. I mean, you guys have a lot of variables going on. I don't live in the community, but I know the variables that are out there. I think -- I think if things pan out, you can persevere and buy good quality housing, good schools, and a good community to live.

The other thing I noticed that may affect that lack of building is -- and this might be a point of contention depending on prospective -- but there is a lack of buildable lots; and I say that, Cheryl, to the point that the large lots may be available -- acreage-style lots; but residential, half-acre lots, there are -- right now, in your community, there's four (4) for sale. Three (3) on Virginia Drive, and I have one (1) for sale on Rustic Run; and I would say to you, I don't believe those are the most marketable lots in today's environment.

I would believe that all of the construction that has taken place happened on Woodridge Way because there is a demand for a good location, with a nice-size lot,

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and a nice-size home with the same aesthetics and appeal -- and we're not trying to undermine that. We're trying to continue that.

Now the PUD -- the PUD zoning -- essentially, the PUD zoning is just simply the way in which these properties are held. It accounts for all of the maintenance of the area -- the green spaces and the design and layout. It gives you more control, as a community, over what goes in as far as -- once it's committed to, that's all it can be.

So when we say we want the first phase to be a PUD, it's essentially just because you have to get people involved in that association right now -- from the word go. They have to sign off on receiving PUD documentation, so they can't say they weren't aware of it. So they are fully aware when they come in -- and then, of course, when the condo or villa section would be subdivided or developed, in conjunction with that, there's another association that would maintain those grounds for the common area.

So it's a very well, thought-out plan. A PUD is a very -- ahead if its -- it's, like, 10 years ahead of where we're at, here, as far as -- in our whole area -- as far as these Master PUDs.

So I'm hoping to address your concerns. I know change is difficult. There's so many variables that come with it, but I feel strongly, the goal is to create desirable housing in your community that only goes to compliment your schools, provides more income tax, provides more people. In a thought-out way, it's here. It's close to town. It's manageable for the community, and it's easier to maintain than spreading your resources across the whole, you know, square.

So I hope you guys would consider our request, and then we would look to -- look for your approval. I mean, it's something that -- I know the owner is serious about getting started. He has the financial where-with-all to get it done. I know you've had some experiences, in the past, where things have sputtered out. This is something he's committed to.

I've even thrown out the idea -- and willingness to come in and build one of the first houses for him to help jump start the project. So we're excited about it, but we want the community's support, and we need it; and we want to be part of the community -- not against the community.

So I would ask if there's any other questions, maybe, I can answer?

MR. ROOK: Park Place Villas in Niles -- how long did it take to fill that up?

MR. ALTOBELLI: That's a good question -- and, again, I go back to the variable stage. It started in, like, '07, '08, when the economy was rough. So it's been 10 years, but I would say the first two (2) or three (3) years, I bet you he sold maybe six (6) or seven (7) units; but back then, no one was putting any streets or roads in so the timing was off.

Since then, I bet you he builds -- this is my dad I'm referring to, my father -- I bet you he builds anywhere from six (6) to eight (8) units a year, and we've had people come from Lordstown; and say, "Hey, we want to stay in Lordstown, but there's nothing there, but we really like what you have to offer."

We brought this concept up to Kline's Farm. It's been successful. I feel like this concept could be a winner for the community because you have a population that is younger, and the other population is aging, and it doesn't want to take care of their large plots of land. It fills a purpose.

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And what it does, too, Mr. Rook -- is it frees up other existing homes. The natural movement of a real estate market is -- that person is in the house that's a big, old two-story, that's marketable for young couple. Well, they go into the condo, and that person backfills it. So it creates the cycle of real estate to keep the community moving forward.

MR. RECH: Other questions?

MR. ROOK: I appreciate the changes on the drawing with dimensions on the lots. But there are several along the -- I guess it would be the west -- southwest side of the street that are still held at 180. Did you give consideration to put them out to 200?

MR. ALTOBELLI: Could I see which ones you're referring to? Am I allowed to approach?

MR. ROOK: Come on.

SOLICITOR DUTTON: To maintain the record, here, somebody should initial this -- what you're going to talk about -- like lot one (1), lot two (2), A, B, C, whatever. Write it on there, and then give it to the stenographer, here.

(WHEREAS, THERE WAS THEN AN INAUDIBLE DISCUSSION BETWEEN MR. ALTOBELLI AND MR. ROOK OVER THE DRAWINGS, AND THE COURT REPORTER REQUESTED THAT THEY SPEAK UP FOR THE RECORD. PROCEEDINGS WERE AS FOLLOWS:).

MR. ALTOBELLI: The question was on this side of the southern part of the lot, here - - those all have been increased to meet the depths -- or exceed the depths that are required. Where I think -- the question of Mr. Rook is -- what is the frontage?

MR. ROOK: The width.

MR. ALTOBELLI: The frontage of those lots is being maintained at 80. The problem that we ran into -- we're trying to bring that out -- you start to dig further into that -- that next phase, and we're not sure that next phase will be there. Let alone, how do we address that corner there?

The way we're projecting it is the next one will be a couple of pie-shaped lots like this. We can't get that much further out.

MR. ROOK: If you were -- and I'm not an engineer -- but if you were to eliminate a couple of these lots, and take that dimension and add onto this, would it not make the other ones 100 feet?

MR. ALTOBELLI: Certainly.

MR. ROOK: What I'm trying to do is protect the people on Woodridge Way.

MR. ALTOBELLI: And we are, too -- and I think we made those concessions. I talked to Mr. Sudzina the other night -- about two months ago? I had talked to you two (2) months ago, and we had said we were going to try to expand those lots in order to try to give you the same area -- square footage in those lots. So that's what we tried to work to do on that side of the street.

This side of the street had a hard property line, which is that back L-shaped.

MR. ROOK: Sure.

MR. ALTOBELLI: There was only so much we could do there -- since we were trying to make these changes over here to meet the square footage at least.

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MR. ROOK: Yeah, and the depth gave you the square footage, but the width is -- would be the biggest issue. That was one of the biggest complaints that I got from the people living in the area, the neighbors.

MAYOR HILL: Right.

MR. ROOK: I can't see why if you eliminate one of these lots, and put those dimensions on to the others, you could easily get them all to 100 feet.

And I'm not saying that your whole development would be that. My thought would be that if you make them, in the first plat, similar to what is on Woodridge Way; and the people on Woodridge are not damaged or harmed in any way, then the rest of the people would know, from then on, this is what we're going to build.

MR. ALTOBELLI: What I guess I don't understand is -- what is the -- what is the damage? I haven't been told what the damage is -- just a skinnier lot with the same style home and the same square footage?

MR. ROOK: It would be my belief -- and I'm not a real estate agent -- that that would decrease the value of these houses in here.

MR. ALTOBELLI: I would beg to differ, respectfully.

MR. ROOK: (INAUDIBLE)

MR. ALTOBELLI: The good thing about new construction is -- it's not based on emotions and negotiations. It's cost.

MR. ROOK: Sure.

MR. ALTOBELLI: So all of these homes are going to cost as much or more as Woodridge Way for the most part. You know, Sudzina's had built a beautiful home, and there was another home that was up in here that got built, just recently. Those were beautiful, new homes -- and those were very expensive.

Now, whether that person gets to that level of home, I don't know -- but we're projecting those first-phase homes to be anywhere from, probably, \$225,000 to \$275,000; and that's at or higher than what they're reselling for so -- I'm sorry?

MR. RECH: Quiet, please.

MR. ALTOBELLI: The resales on Woodridge Way are circling around \$210,000 to \$250,000 on average. So we're going to be at that or higher with brand new homes. So I'm one hundred percent (100%) sure that it's not going to bring the value of those homes down.

MR. ROOK: What I'm looking at -- when you drive through a lot of these developments, you see the houses will appear to be real close together. Sure --

MR. ALTOBELLI: We're going to maintain the same side lot -- same side lots. We're not asking you to decrease side lots. So if there's less frontage, there's still going to be the same distance between homes. So we're not asking for any waivers on that.

We're just simply saying -- this is what we can fit in there at this point in time. We're asking for a little help.

MR. ROOK: That wouldn't force you to smaller homes, then?

MR. ALTOBELLI: Again, if you look at that little one I built, 1,600/1,800 -- that house is only 40 feet wide -- 45 feet wide. So you could build a nice wide ranch and still get the square footage you want.

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So we've adapted these styles one (1) floor one -- one a half (1.5) floors to meet 55-foot lots. Now, I'm not asking for that here, but I'm saying we've adapted this floor plan to be able to expand and contract -- and still meet the smaller lots that are out there.

So if you drive all through Kline's Farms, for example -- and I'm not comparing the communities. I'm just saying that type of development -- all of those lots are 80 foot in Kline's Farms.

MR. ROOK: All of them? Bigger homes on them --

MR. ALTOBELLI: All of them -- everything in there is 80 foot. On the circle, is smaller.

MR. ROOK: Were some homes built on two (2) lots?

MR. ALTOBELLI: No, they were not. actually, in the bylaws -- and that's part of the PUD situation is -- when you come to develop the PUD, you have to develop the bylaws. You know, that's where I think we want to sit down with the community and get their input and try to develop it together.

My point is they wouldn't allow one owner to buy two (2) lots. Do you follow me? You had to build one home on every lot because that maintains that aesthetic look. You don't want something oblong.

MR. ROOK: Some of them, when I went through -- again, I didn't get out and measure anything, but it looked like those lots were considerably bigger than that.

MR. ALTOBELLI: All 80-foot -- along Kline Drive and Dunn Drive, yes, yes.

MR. ROOK: Okay.

MR. ALTOBELLI: So, again, we have maintained the side yards, and you still have all the same clearance and everything else -- just a little bit -- see, and on the opposite side, that wouldn't be abutting Woodridge Way.

MR. ROOK: Yeah, and again, the majority of these -- the majority of the comments from the residents, was that concern -- that we're going to drop the value of these by making lots smaller.

MR. ALTOBELLI: Respectfully -- I would just say, I don't believe that would be the case because we're going to be doing something based on cost; and the goal, again, is keeping the deed restrictions the same. So if you keep the deed restrictions -- that being square footage, aesthetics, all of those items -- then that's the same house on just a tad bit smaller lot. There's not a big difference as far as that.

Actually, it would be more because of the cost. This probably doesn't get put in for another six (6), eight (8) months because of the weather. So lumber prices -- I mean, everything can go up by then. So, I mean -- again, you're driving costs up. And I appreciate your input.

MR. RECH: Other questions?

MAYOR HILL: You say you want to put this into a PUD?

MR. ALTOBELLI: Correct.

MAYOR HILL: What are you actually -- is there going to be, like, yard maintenance or are people going to be responsible for their own maintenance --

MR. ALTOBELLI: Yes.

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MAYOR HILL: -- or, you know, what is that -- so what are you proposing that to be -- included in that?

MR. ALTOBELLI: So a Planned Unit Development, essentially, calls for an association to maintain, operate whatever they want; and in most cases, it's the common areas, the water retention, the green space, any signage -- things like that.

You know, Kellie and I had briefly discussed street lights. You know, do we have to form a lighting district? I mean, there's a lot of variables that go into this. So the PUD will not maintain the person's home or yard.

They will have a fee simple ownership in that house. They'll maintain their grass. They'll do their own roof. They'll do their own windows. It's their home.

The PUD is just there to be, basically -- it's almost like another layer of zoning. That PUD -- that board will then field complaints, concerns, and address them as needed. Everybody would pay into that, in perpetuity -- and, again, that would maintain all of your retention areas. Your community is no longer involved in that.

Now, when you go to a condo, that's its own association. That's where the homeowner pays a prorated portion of maintenance repairs, lawn maintenance, snow removal -- that kind of stuff. That's a different type of association.

MAYOR HILL: I want to get that clarified.

MR. ALTOBELLI: Yes, the PUD association is simply just a group overseeing. There's a board that oversees the development and the aesthetics. So when the PUD comes in -- you want to bring in a home -- the owner/developer will sit on the Board, along with residents, and they will approve the aesthetics of the home. It's like a review committee, basically. It's to maintain that integrity.

Then as the development phases out and the developer moves on, that Board is still there. Now, it's wholly ran by the residents and owners in that development. It's not a condo association.

Now if a condo association goes in, they're members of both. A PUD, like in Kline's Farm, they pay 20 bucks (\$20) a month. That maintains all the green space, the common area, the lighting, the watering of all the areas that wouldn't be owned by a homeowner or the community. Sorry for the long answer, but I'm trying to be clear on that.

MR. RECH: Other questions? (NO RESPONSE) Okay, I guess I have a couple -- maybe a couple of comments, too, but I -- this is the original pack of paperwork for everything and the new stuff -- driven around quite a bit -- probably driven on Woodridge three (3) times since our last meeting.

I appreciate what you guys have done as far as changing the diagram -- from dropping it from the 21 to 19 lots. I'd almost say that if you look at the first three (3) lots on there -- 1, 2 and 3 -- if you take those and split it in half, you know, you'd get like roughly 25,000 -- 25,000 square footage on those; but in my mind, I'm not opposed to the PUD, but I don't -- I don't feel that we, as a Board, are representing, fairly, the Homeowners' on that street.

I would say that if you want to -- and again, this is me -- this is my mind -- the first phase, do you want to follow our residential guidelines, basically, and re-do your lots however you can to make that work and let -- as you're selling those and building, let those people know that we're planning on a Planned Unit Development for

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subsequent phases? You know, I wouldn't be opposed to that. Again, I said I'm not -
- I'm not opposed to the idea of a PUD --

MR. ALTOBELLI: -- just not now because there's people, in advance, there.

MR. RECH: Right -- and I just don't think it's fair to that street. I mean, my street that I live on is Brookhollow. At the end of my street is a dead-end, and I don't even know who owns that property. It's been sold three (3) or four (4) times in the 25 years that I've lived here. You know, I guess somebody could, basically, want to do the same thing down there; and again, I wouldn't necessarily be opposed to it.

I think we, probably, have a little bit more buffer between -- a little larger lots and a little more buffer down there --

MR. ALTOBELLI: You were designed with bigger lots. That's why.

MR. RECH: -- than they do on Woodridge.

MR. ALTOBELLI: Yeah.

MR. RECH: That's my -- that's my thoughts, and that's how I feel about this at this point in time, so --

MR. ALTOBELLI: I respect that.

MR. RECH: Okay, all right -- anybody else?

MR. ALTOBELLI: My question is this -- if we're going to plan to vote on this tonight, I mean, now would be the time to -- what would you want us to change to get your approval -- because we've been kind of circling this for a while now.

Are you telling me, Mr. Rech, that if we move those first two (2) lots and made them wider, that you would be okay -- I mean, the PUD is essential. It is essential to getting it off on the right foot.

We're not asking you to change your style of homes or the cohesiveness of the development. We're just, simply, taking the maintenance and common area -- and the way in which that next phase of that development is going to be run, it's going to be run by an association, which will defray a lot of nonsense.

So, I mean, it's essential. You have to have people in the PUD. You have to have people. You have to have members. You have to have ownership. You have to have that. I mean, it's not like we can just keep putting it off.

MR. RECH: Yeah.

MR. ROOK: What -- if you change lots from 80 feet to 100 feet, none of that will change. People can still be in the PUD. All you've done is make the lots bigger to protect --

MR. ALTOBELLI: So I'm hearing two (2) different -- that's what I'm trying to decipher here. Are we against the PUD or are we against --

MR. ROOK: No -- no, I'm not against the PUD, but I'm against the restriction that -- the limit of the size lots for the people on Woodridge Way.

MR. ALTOBELLI: Again, it's all about prospective, and I respect that.

MR. ROOK: Right, right --

MR. ALTOBELLI: But I'm trying to --

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MR. ROOK: But their perception -- their perception, when we had the meeting here and a lot of people spoke, was the (INAUDIBLE). And I think two of them -- there were maybe one (1) or two (2) who disagreed. Everybody else was like that --

MR. ALTOBELLI: Fear of change, I think, is what the big thing is.

MR. ROOK: It could be.

MR. ALTOBELLI: Then that's the crutch of what we're -- what we're differing on. So, you know, like my question goes back, though -- I mean, are we back to the PUD being delayed to the next phase -- or are we saying -- can we work together that if you increase the lot size, would you be willing to come along with the PUD -- to get this off on the right foot?

Because developing is much more than us sitting here in a room and making decisions based on emotions. There's a lot of -- there's a lot of variables that go into this that are driven by setting it up properly from the beginning -- laying the proper foundation, so that it is successful. I mean, it isn't just because we picked that. I mean, a lot of thought went into this.

MR. ROOK: I, personally, don't have any -- like you, Tim, I'm not against the PUD, just -- but we need to put a buffer into it; and so if you come back and you said, "Well, we will do everything we can to protect those people on Woodridge Way". Tell everybody else, from here on, "Here's what we're going to develop." I don't have a problem with that.

MR. ALTOBELLI: So you're both -- now you're both saying that you guys are on the same page, then, right? I mean, we're saying --

MR. ROOK: I think we've always been on the same page.

MR. ALTOBELLI: But, saying -- say the first 20 lots, you do not want in a PUD -- is that what I'm hearing now?

MAYOR HILL: No, I think -- I think what he's saying is the first 20 lots, he'd like to have them, substantially, similar in frontage and everything, to the first 18.

MR. ROOK: Right.

MAYOR HILL: I think that's what he's saying. If you would, you have like 100-foot frontage on all of them. You know, from what I've seen -- and I've been looking at this before --

SOLICITOR DUTTON: Why don't you -- to clarify the record -- identify which lots -- numbers you're talking about?

MR. ALTOBELLI: Can I ask one question though, real quick, Mr. Dutton? I'm sorry to interrupt.

When they put Woodridge Way in -- the first road -- did all of those lots meet exactly 100 by 200? If I'm not mistaken, I don't believe that every, single one of them did. So, again, there's design features involved that sometimes don't reflect perfect, symmetrical squares. I mean -- and I don't mean to put you on the spot, Kellie or Denise, but do we recall if there were any?

MS. BORDNER: I can answer that.

MR. ALTOBELLI: Please, thank you.

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MS. BORDNER: The original -- there were 16 single-family residences. Only one (1) property had a frontage less than 100-foot, and it was 97 feet. So it was only three (3) feet less than what was required.

MR. ALTOBELLI: Sure, and I think -- go ahead. I'm sorry.

MS. BORDNER: Of the 16 properties, there were five (5) that did not meet the 200-foot depth requirement; however, again, these were very very close to that 200-foot mark. One (1) was 192 feet. Four (4) of them were 198 feet, and one (1) was 199 feet.

MR. ALTOBELLI: So that's my question of the -- of the -- where we don't meet, I don't think we're -- I mean I know we have 80 foot.

MS. BORDNER: But these were very insignificant -- they were only very insignificant matters of feet, so -- and there weren't very many.

MR. ALTOBELLI: But of 16, you had 8 that didn't meet up perfectly.

MR. ROOK: Keep in mind, 80-foot lots, that's 20 percent smaller in width.

MR. ALTOBELLI: But it's still 200 -- it's still meeting the square footage requirement, I think, is a fair trade off. I mean, that's what we're here to do is talk through it because we can't deliver you 100 by 200-foot lots. We tried very hard to do it.

MAYOR HILL: Jason, if you could take lots 9 through 16, and just cut one of those out and make it 90-foot frontage, I wouldn't have a problem with that; and if you'd take lots 1, 2 and 3 -- and make that two (2) -- to bring the square footage up, you would meet every square foot, and you would only have -- you would only be 10-foot shy on the other ones, and you would have quite a bit of frontage when you first go in there. I could live with that.

MR. ALTOBELLI: Can the Board live with that?

MAYOR HILL: 9 through 16, they're all 80 foot. If you took one of those out, you would go to ninety (90) foot.

SOLICITOR DUTTON: You're talking about 9, 10, 11, 12, 13, 14, 15 and 16.

MAYOR HILL: 15 and 16 -- those 8, if we cut that to 7, you would add approximately ten feet (10'). So you'd have at least 90 on those, and that's close; and if you combined 1, 2 and 3 with 17,000 square foot -- 17,000 plus and 18,000 -- and made that two (2), you would have -- substantially, you would have everything over 20,000 square foot.

SOLICITOR DUTTON: -- and the applicant would lose two (2) lots in that scenario, right?

MAYOR HILL: They would lose one (1) here, and one (1) here -- but 9 through 16, rather than 80-foot frontage, you would now have 90, 91, 92; and you would meet all the square footage requirements for the lot, and the people on Woodridge -- the bigger lots coming around the corner, I could live with that.

MR. ALTOBELLI: And again, that's -- I would like to work with you guys to help meet in the middle. It's hard -- everyone can't go each way. I mean, I'm here to work with you to try to accomplish that. I mean it's easy to wipe lots off a page when you're behind the table. It's a hard thing to do.

MAYOR HILL: I know some people look at -- well, if you look at the back yard, it's only 50 foot or 43 foot or 61 foot; but I think if you took the first three (3), and

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combined it with two (2), the back of this one lot, with 61.18, you could make that a little bit more in the back -- I can live with that.

MR. ALTOBELLI: So in our world, going back and redoing and bringing it back again, allows for a lot of time and cost, and so forth -- and I know cost isn't a contributing factor, but it really is because it drives everything. So --

MAYOR HILL: I think that every lot would be over 20,000 square foot, and you would have a smaller handful -- instead of 80, they're 90; and it's also at the far end of that development. I don't think 10 foot -- to me, I could live with that.

MR. ALTOBELLI: Could the Board live with it today -- and have us go back and make those changes?

MR. ROOK: I would prefer 100-foot lots instead of 90. In the spirit of compromise, I could live with the 90 foot; but to get to 100, all you need to do is eliminate two (2) lots.

MR. ALTOBELLI: That would eliminate three (3). If you keep picking away at this, it's not feasible. I mean there's a -- in any -- in any engineering or anything you do, it's called a feasibility study, and there's cost acquired -- so everything is driven by that -- a school board, a community. Everybody is driven by cost.

If we keep peeling away, for emotional concerns, it's not feasible. So, again, I was kind of liking -- I was kind of hearing -- but can we all get on the same boat and go the same way.

MR. RECH: Well, he just said, in the spirit of compromise that --

MR. ROOK: In the spirit of compromise, I could do the 90.

MR. ALTOBELLI: Okay.

MR. ROOK: But I wouldn't agree to anything smaller than that -- that's for certain.

MR. ALTOBELLI: Well, I mean I -- could I get the Board to offer up an approval based on that, and we can take it back and bring it to your engineer?

MAYOR HILL: That's what I could live with. I don't know how anybody else feels, but if he would make the first three (3) lots where they would be -- to have enough square footage; and then at the end there, 90 instead of 80, I could live with that.

MR. RECH: Okay.

MR. ALTOBELLI: This is where we needed to get to, Kellie. I wanted to be able to be in front of the decision makers and work together with them -- to be able to work something where it would make sense for everybody involved. So if you're willing to give us that, I'm certainly willing to go back with the owner, sit with the engineer, and try to work that out.

MAYOR HILL: I sat on this Board when we went from 80 to 100, and we went 80 to 100 because most people, at that time -- and that was probably 20 years ago. I can't remember when that was -- they wanted bigger lots.

I do acknowledge, right now, sometimes -- the way the world is changing, sometimes you want a little bit smaller lot; but if you could get -- if you could make that work, I could live with that.

SOLICITOR DUTTON: Are there any other issues in the proposal up here? So these were the only issues that would concern you?

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MAYOR HILL: Right now, you know, I don't have any problem with the concept of a PUD as long as everybody knows what it's going to be when it comes in. That's why I wanted --

SOLICITOR DUTTON: All right -- but procedurally, you can't vote on this on the if/come tonight. You would have -- you would have to continue this meeting again, with the consent of the Applicant; and then you would come back -- and it doesn't have to be a month from now. You could schedule this in two (2) weeks -- or whenever you get your engineering drawings done; and then you would have to pay the fee that, apparently, has not yet been paid, and then they would vote on this, and then we would go through the whole process at that point; but it would be with an understanding that there's a consensus here, and that no one is going to, you know, throw another red herring into it at that point.

MR. ALTOBELLI: That's -- thank you, Mr. Dutton. I mean, that's essentially what --

SOLICITOR DUTTON: But you can't vote on the if/come.

MR. RECH: As I said in the beginning, I'm not opposed to having a PUD in Lordstown. I just want these to be -- this first phase to be more resembling what our residential requirements are. So if we're talking about a compromise of 10 feet on frontage, I can live with that as well.

MR. ALTOBELLI: I appreciate your consideration.

MR. RECH: Okay. Mr. Reider is shaking his head "yes".

MR. REIDER: Yes, I agree.

MR. RECH: Okay.

MR. ROOK: There's still a lot of technical questions that -- this is probably not the forum for doing it -- but the size of the drainage ponds, and whether the drainage ponds are --

MR. ALTOBELLI: That's the next -- yes. That's part of the engineering, the design, talking to your department heads -- things like that.

SOLICITOR DUTTON: That's where the \$2,000 comes in because we would turn that over to the Village's Engineer to work with your Engineer, and they're not going to work on the if/come either.

MR. ALTOBELLI: I understand that.

MAYOR HILL: That gives every lot here at least the 20,000 square footage minimum, and you're close on the frontage. That's why I threw that out there.

MR. ALTOBELLI: Okay.

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

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

MR. RECH: You're good with going back to --

MR. ALTOBELLI: Yes.

MR. RECH: Okay.

MR. ALTOBELLI: -- with the understanding that we're all on the same page. We can deliver the engineering, and go from there.

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MR. RECH: Okay. So at this time, we're just going to say we're going to continue this.

SOLICITOR DUTTON: We're going to continue the meeting, and item number three (3) has been negated.

MR. RECH: Okay.

MR. ALTOBELLI: Thank you.

NEW BUSINESS:

MR. RECH: All right -- thank you, Mr. Altobelli. Is there any other -- any New Business?

MEMBER COMMENTS:

MAYOR HILL: Well, I think that they should know that, you know, if they get it done within a month, if they let Kellie know, we can call a Special Meeting as long as we can get a quorum.

MR. RECH: Okay, yes -- did you hear that Mr. Altobelli?

MR. ALTOBELLI: How much time did you need?

MR. RECH: We'll schedule for next month. If you get it done sooner, and you want us to have a Special Meeting, we'll work with Kellie and --

MR. ALTOBELLI: I'll talk to the owner.

MR. RECH: Okay.

SOLICITOR DUTTON: For the record, is there a way in which you could take your video display and reduce it to paper?

MS. DUGAN: We have that.

MR. ALTOBELLI: I did -- I did deliver that early on, yes.

MS. BORDNER: You guys all have that as part of your first packet.

SOLICITOR DUTTON: Okay.

MR. ALTOBELLI: I just wanted to be able to illustrate it for you.

SOLICITOR DUTTON: Right -- but it has to be part of the record because that's what you've presented tonight.

MR. ALTOBELLI: Okay.

MS. DUGAN: I read the minutes, and number three (3) was continued.

MR. RECH: But what Mr. Dutton is saying is if we're moving forward, then it's -- it's negated by the fact that we're moving forward. Is that --

SOLICITOR DUTTON: If you're considering approving a PUD, you can't -- at the same time -- vote on repealing the legislation that grants the PUD.

MS. DUGAN: Okay, so we just take it off the Agenda?

SOLICITOR DUTTON: Well, somebody would have to make a motion to delete that item from the Agenda.

MS. DUGAN: Okay.

SOLICITOR DUTTON: I mean, those are incompatible actions.

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MS. DUGAN: Okay.

MR. RECH: Do you want that now -- or you just want that at the next meeting?

SOLICITOR DUTTON: Well, you're continuing this meeting. I would do it -- this may blow up. They may come back and say, "No, we're not going to do it." Let's just leave it on the agenda.

MR. RECH: All right, very good -- any other Member Comments?

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

PUBLIC COMMENTS:

MR. RECH: Is there any Public Comments this evening?

FROM THE FLOOR: Oh, yeah.

MR. RECH: All right. You may, one at a time, step up and introduce yourself, name and address. We'll go a couple minutes. Nobody ramble on for ten, please.

MRS. JONES: Karen Jones, 2786 Hallock Young Road. I know Mr. Altobelli would like to see all of this in the PUD, and I would like the suggestion that you inform those first -- that first section that you're developing -- that when the continuance of the thing goes on, they will be required to join the PUD. Does that make sense to you?

MR. ALTOBELLI: A PUD is not expandable unless 100% vote that way. So that's why the -- setting it up -- up front, initially -- for everyone, from that time point forward, is the best way to structure it. What happens in expanding associations, there's required votes and so forth. So that's why it's essential to have the zoning in place right now and work together to develop a product that's workable.

MRS. JONES: The only other comment I have is I would like to see you stay at the 100-foot lot frontage on these lots simply because it tends to go along with what is already there. Thank you.

MR. RECH: Okay. Thank you, Mrs. Jones -- somebody else had their hand raised there. Sir, do you want to step up?

MR. BAILEY: Rodney Bailey, 6521 Woodridge Way. Can I ask a couple of questions first? Miss Bordner, the reading at the beginning -- it was towards the end of your statement. I think it was number three (3) off the sheet that you read -- that owners of the street or properties should be aware that there is a gas well access for future projects at the end.

I, as a home owner on the street, with a house, was not aware of that. I don't know if it's my job to -- shame on me or the real estate agent that we bought it from; but I believe that's a false statement to say -- or if it's in the reading, about -- that we should have been aware of that. Could you look at that while I ask another question, please?

MS. BORDNER: I know exactly what you're talking about. I was just -- when I was giving that, I was just saying what Mr. Altobelli had said.

In other words, what he was saying was -- is that when people purchased, I believe -- and I'm sure that he will correct me if I'm wrong -- but when people purchased the lots on Woodridge Way, there was empty land out there that existed beyond; and I believe his idea and his concept was -- is that when you purchase a lot where there's empty land that exists beyond, you need to understand that there is going to be more development. Did I get that correct?

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MR. ALTOBELLI: That is correct. To the gas well point, the gas well comes off 45 --

MS. BORDNER: But -- right.

MR. ALTOBELLI: -- so it wouldn't --

MR. BAILEY: That's one of the reasons why we did go -- because there wasn't, and we asked some of the residents on the street. I didn't get the strong --

MS. BORDNER: But please understand that any development, whether it's in a PUD or in an R-1, there are existing gas wells on this property. They will either -- they will have to address that at some point on down the road, and they're aware of that; and what would have to happen -- because you cannot build on -- by any oil well, whether it's in the PUD Code or whether it's in our other Code sections, you cannot build a development closer than -- I believe it's 100 feet to a gas well --

MR. ALTOBELLI: Yeah, there's ODNR --

MS. BORDNER: -- separator tank, you know -- well, any of that. So they're going to have to either -- either they're going to shut those gas wells down, move them, cap them, do whatever -- and that's going to be a process as well.

MR. BAILEY: Okay, thank you. Can I ask a question right now? I don't know you all, individually, but can I ask you, Mr. Reider -- do you already have a decision made of -- for this project -- no disrespect at all --

MR. REIDER: Okay.

MR. BAILEY: -- to come down Woodridge --

MR. REIDER: Do I?

MR. BAILEY: Yes -- instead of access of another means to the project?

MR. REIDER: I would -- I would prefer that they -- in fact, that was even addressed at one time -- the possibility of using a gas well road -- because I overseen all the --

MR. BAILEY: So as of now, you don't have it made up yet -- you're undecided.

Can I ask you, Mr. Hill, do you have a decision made already? Are you already committed to coming down Woodridge?

MAYOR HILL: For what purpose?

MR. BAILEY: Of this -- construction of the development.

MAYOR HILL: For the construction, you know, I have -- I have been up the other gas well road. It may almost tie in. I haven't made a decision yet.

MR. BAILEY: Can I ask you Mr. Rech?

MR. RECH: You know, I think it's a little naive to believe that potential construction equipment may not come down your road; and obviously, I would like to see it tied into this gas well road or something else; and, you know, I would think there would be a point where they get there; but for this first phase, it may very well, in my mind, come down your road; and, I -- you know, I went through the same thing when they expanded my road 25 years ago. I mean that's a part of building. I mean it's a minor -- maybe "minor" is not the right word, but it's a temporary inconvenience of sorts so -
-

MR. BAILEY: Uh-huh.

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MR. RECH: It should be something that I would live with if that would be necessary to -- for the expansion.

MR. ROOK: I'm with the same flavor where he is.

MR. BAILEY: Okay.

MR. ROOK: The only thing I would ask of Mr. Altobelli would be -- look at the cost. It doesn't have to be a definitive cost, but look at the cost of what it would take to upgrade that gas well road to allow access in the back. If we're talking two thousand dollars (\$2,000), then -- you know, in the spirit of everybody getting along, you should do that.

You know, if you're looking at ten million dollars (\$10,000,000) -- putting in a road, I understand that; but we need to look at it, and find out what it would cost.

MR. BAILEY: On that -- on that subject of cost and coming down that -- first, it's a different -- its own main road.

I'm originally from Austintown -- Kirk and Raccoon area, where there -- 30 years ago, there used to be Stan Jim Homes, and they broke up so -- but now, behind there, Fox Run -- those are half million dollars houses, but they didn't connect to that neighborhood; and they could have because there's still several -- or one (1) -- two (2) -- but one (1) where they could have come in through that neighborhood, but they didn't.

That was just a dirt gas well road at the time, too. I don't know exactly how many homes are back there, but they didn't come through that neighborhood to do that.

I just think it's wrong for the Commission, wrong for a developer, to come down an existing road, even if you want to continue the style of homes; and the integrity of them and the quality of them, it changes, and they're not the same; but one other comment, please -- on that it's not very timely to build a home, you know -- for the construction and that.

I disagree because it's still quite a long time -- almost a year, from day one, to the very last truck comes in there -- whether it's a piece of pavement or some sod or a painter or a plumber or a heating and cooling or air-conditioning, roofing -- whatever it might be, there's travel; and when you get all that travel, and done -- and that's totally developed, I don't know if there is a restriction for a one-entrance emergency exit, and that was one of the reasons why we didn't particularly want to stay in Austintown because it was too busy, and it was too crowded; and we couldn't find a development that had only a few homes, and it wasn't going to continue; but if you only have one (1) entrance and one (1) exit, and you get quite a few homes, there's a lot of traffic.

I know I've become a little spoiled at waiting at the stop sign --

MR. RECH: Sure.

MR. BAILEY: -- for a few cars, but instead of behind five (5) cars at 7:00 -- or whatever time you leave for work in the morning -- or going to the grocery store or what have you; but you have that traffic building up, and it changes a lot there, too.

MR. RECH: Okay.

MR. BAILEY: Thanks for your time.

MR. ROOK: Let me ask Mr. Altobelli, isn't -- the final plan was hoping the development would be able to access onto Route 45?

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MR. ALTOBELLI: Correct.

MR. ROOK: So there would be two (2) ins and outs on the development.

MR. BAILEY: Towards the ending of the phase.

MR. ALTOBELLI: Again, depending -- you never --

MR. BAILEY: -- of how far it goes?

MR. ALTOBELLI: Well, again, you may strike -- as your community changes, maybe 45 now -- that that parcel becomes attractive or developable. Maybe that's where condos go. You know, it's hard to really say. What I'm trying to say is this has to be a community-driven thing; but you eventually, I think, want to tie it together for safety -- ingress and egress -- for everything, I mean, yeah.

So, I mean it's hard to commit to that right now. Right now, you're putting in the next phase -- whatever we end up with.

MR. BAILEY: I thank you for your time, and I really appreciate it if you keep that on your mind during that vote.

MR. RECH: Okay.

MR. BAILEY: That's the most important of -- if you use that access.

MAYOR HILL: Can I ask you something. How many houses were in the development you just came out of? How many ins and outs were there?

MR. BAILEY: There was two (2) ins and outs, and there was probably -- oh, I want to say 185 individual -- individual houses, not a duplex or --

MAYOR HILL: Thank you.

MR. RECH: Mr. Krisher, I see your hand up. Do you want to the come up? I think everybody in Trumbull County knows you, but go ahead and introduce yourself.

MR. KRISHER: Ron Krisher, 4510 Highland Avenue, S.W., Lordstown. I guess what I would like to consider is the restructuring of the PUD before we move forward with this. We haven't built a PUD before. I'm certainly not, necessarily, opposed to a PUD; and as Paul said -- I was talking to him earlier about the diversity of housing out here, and I think some of those things make sense; but I also think that all of the Council members, except for one (1), wanted to totally do away with a PUD -- signed a petition to be submitted to this organization, which hasn't been considered yet.

I think, also, that these gentlemen have purchased something with an understanding that they could do certain things, but I think the PUD needs to be looked at harder, as far as lot sizes, and what you're trying to do with it when you're done.

I'm not opposed to it. Certainly, not opposed to these gentleman. They have an understanding -- but I believe that we're launching into something that is 117 acres, and a whole bunch of lots, and really no thought, other than how to bring people into the Village, which was what the Mayor at the time had in his mind.

So I think -- I think it needs reviewed more, but I also understand you can't have these guys standing in the weeds waiting for everybody in Hell's creation to do whatever it is they want to do with this; but I think we really ought to put more consideration into what this is going to be.

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You've got a small 16-lot deal, and then you're going to throw a whole bunch of things behind it that's going to turn that into something that's not worth what you started out with; and the people on Woodridge got the same problem, I think.

I think there's a right way to do it. It might be size. I don't know what it is, but I think we should really consider, harder, what we're doing -- because nobody has really looked at a PUD in the past in this Village, and I don't think we're aware of all the consequences for the people living on those streets; and I live up the road -- or are going to live up the road, and I think they ought to be looking at all those things.

MR. RECH: Thank you, Mr. Krisher -- anybody else? Yes, Mr. Bond.

MR. BOND: Robert Bond, Highland Avenue, Lordstown, Ohio. I heard talk of construction vehicles. There's a development going in, now, in Canfield Township that has a separate, dirt road for all construction vehicles so it's not driving through the areas that are already built and populated. I think that sounds like a reasonable request for people, there, on Woodridge Way.

Also, I agree with a lot of what Mr. Krisher said. I think you need to take a look at it. I saw the pictures, there -- some single-family houses that looked very nice. I also saw pictures of duplexes or condos -- whatever you want to call them -- two-family homes. I think we need to know something about that -- and percentages and things.

There's a lot to be determined here, and if you give approval for the one area of it, I don't think that should be, necessarily, linked to the other being approved just the way it is. I think you need to look at the whole picture before you get too involved in this. Thank you for your time.

MR. RECH: Thank you, Mr. Bond. I saw there was another hand -- yes?

MS. KRISHER: Karen Krisher, 4510 Highland Avenue, Lordstown. Okay, my first point is -- for all of the people that are sitting out here, the next time when you come back, we need a board -- because we can't follow anything that they're talking about with their diagrams in front of them -- that none of us can see anything.

MR. ALTOBELLI: I apologize.

MS. KRISHER: Okay, that's my first thing -- because we didn't know what you were talking about? Okay, the other -- really, I guess what I don't understand is -- you keep saying a PUD is essential. Why?

MR. ALTOBELLI: The PUD zoning allows for the overall association and membership to that association -- to create the overall PUD; and again, it's not just about housing. It's about the maintenance, preservation, and cleanup of the water retention areas that would, ultimately, fall on your community -- again, costs.

If there's any private drives, if there's anything in the community, in that area, they're responsible for -- sidewalks, street lights. It takes and defers a lot of the risk against the community -- gives the person in there -- living there, membership and ownership, and they feel as though they can count on the consistency of the development -- "This will be maintained to a certain level because I pay for that."

MS. KRISHER: Okay. You're telling me the PUD Association -- or whatever it's going to be called -- is going to take care of the streets, the sidewalks -- and the Village isn't?

MR. ALTOBELLI: I didn't say "streets." What I said was if there's private streets -- these are all built to spec. These are built to the community's guidelines for streets and sidewalks.

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So, essentially, if you have -- a condo association goes in, that wants to put in a private road or a private drive for their use, if the community allows it, then that association maintains that. Do you follow me?

MS. KRISHER: Okay.

MR. ALTOBELLI: This plan that we submitted is a publicly-dedicated right-of-way with streets, curbs, sidewalks. We have to talk about street lighting. These are all the -- this is like the next chapter of what we have to get into -- to figure out how we can deliver the product that the community wants.

MS. KRISHER: Okay, from what I understand about this, if you would approve this, it's going to be approval of the PUD for the whole 117 acres -- not even knowing what the rest of the phases are going to be like, and you would still subject the people on Woodridge to whatever is going to be behind them -- because you're going to go, probably, back to the smaller lot sizes. So how is that going to make things good for them?

MR. ROOK: What I think would help is -- you have a master drawing of the whole development, right?

MR. ALTOBELLI: Last time we were here, yes.

MR. ROOK: And it's something you may have not seen.

MS. KRISHER: Correct.

MR. ROOK: It would be very helpful to see that. The whole idea is out there -- what it will look like back in there. I'm sure that will change as times goes, but that's -- that's all there.

MR. ALTOBELLI: Well, we're held to certain percentages. I mean, there are -- there are guidelines that dictate how many of this and how many of that.

MS. KRISHER: Yeah, I read that.

MR. ALTOBELLI: So it's kind of a -- I don't want to say educated guess -- but you kind of know. Now how it's going to look, I don't know -- but you know there's going to be so many houses, so many condos.

MS. KRISHER: Well, I know on the first drawing that you had, there were questions about the common areas. They weren't big enough.

MR. ALTOBELLI: Again, the calculation of the common areas is where we need to work with the community to figure out where they want --

MS. KRISHER: We have to see what it's going to look like before we can say to our members, here, we like it or dislike it. We can't just go on a certain percentage. You have to show us those common areas, and I read the zoning regulations over and over today. I know that you have to have 10% percent common areas, and they can't be all strung out all over the place. So we need to see that to know that it's going to meet even our requirements for the PUD.

MR. ALTOBELLI: Again, so that's where we'll work -- once we have the approval to move forward, if we're so lucky, then we'll come back with all the designs and finalize all that.

MS. KRISHER: Thank you.

MR. RECH: Anybody else?

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SOLICITOR DUTTON: I wanted to clarify the record.

MR. RECH: Sure.

SOLICITOR DUTTON: Mr. Krisher reminded us that there -- that there was item three (3), which was -- Council had voted -- all but one (1) member of Council, I think -- voted at one meeting; and it was just raised, I think, by Mrs. Jones -- to recommend to the Planning Commission that they repeal the -- or they vote to repeal and recommended Council repeal the Provisions of the Codified Ordinances that deal with PUDs. Well, that was after an application had been filed.

MS. KRISHER: No, it wasn't. No, it wasn't.

SOLICITOR DUTTON: It was -- there was an application in the office.

MS. KRISHER: Nope -- no, it wasn't.

SOLICITOR DUTTON: You had sent a memo about PUDs.

MS. BORDNER: The letter came first.

SOLICITOR DUTTON: Yes.

MS. BORDNER: The letter from Council, came first --

MS. KRISHER: -- came first.

SOLICITOR DUTTON: But there was -- we got something in our office from your office inquiring about PUDs.

MS. BORDNER: I had no formal submission.

SOLICITOR DUTTON: Well, that may be the case, but you cannot allow a public agency, where someone owns property, and they have a certain right, under the Ordinances, to seek a zone change -- in this case, a PUD or some legal remedy, some legal right -- and your response is to repeal the law. I mean you can't do that.

Now, if for some reason, you vote this down -- or it is voted down or it goes up in flames, then you can repeal it; but I would urge you, at that point, to have a community-wide public hearing to enlist, you know, testimony from everybody, including Members of Council, as to why a PUD isn't good.

You don't have to approve PUDs. Having one in your Zoning Ordinance, is a good thing. It, potentially, adds diversity. Otherwise, every home, here, has to have 100-foot frontage -- whether you like it or dislike it.

So that's the reason why the vote wasn't taken here -- and if for some reason you voted this down, we would have gone to number three (3) on here, and you would have considered that vote.

MR. RECH: Thank you, Mr. Dutton -- anybody else this evening?

MS. KISTLER: Cheryl Kistler, 1330 Tait Road. I just have a couple of questions. Do those houses have basements?

MR. ALTOBELLI: The ones I showed you?

MS. KISTLER: Yes.

MR. ALTOBELLI: Yes, full basements.

MS. KISTLER: Okay, and then the entire -- we're assuming that the entire acreage is all going to be houses, whatever --

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MR. ALTOBELLI: Yeah, based on the --

MS. KISTLER: -- from front to back, side to side?

MR. ALTOBELLI: I'm not following your question?

MS. KISTLER: Is there any open space that you are anticipating doing something else with?

MR. ALTOBELLI: No, the PUD zoning that's spelled out in your Code already lays out what we can do with it.

MS. KISTLER: So you're not putting any commercial -- or anything else in that area?

MR. ALTOBELLI: Well, again, if you saw the drawing -- I don't know if you saw it? Out on 45 -- which is already, I think, a commercial district. So that first 1% percent of the acreage would stay Commercial. I think that's good for the community.

MS. KISTLER: Fine, but you haven't said what the potential development of that is? Is there a reason? Is that out of your --

MR. ALTOBELLI: You can't -- you can't take on 10 things. You have to stay laser-focused on getting the first thing going, and then as that picks up, maybe something spawns from that -- say, hey, we have a commercial on our front that we can tie in. That's kind of the evolution of the process.

MS. KISTLER: All right, and then, like -- the second thing I was wondering about -- say, for example, you change this to the PUD; and say -- God forbid, Jason -- you go belly up, okay -- and you can't finish it, which the same thing happened when they started Woodridge, from my understanding. They didn't have enough money to put the streets in or whatever.

What happens then? Does the PUD still stay? Does the plan still stay? Does the plan stay with him? Do you understand what I'm saying? Does it pass on?

SOLICITOR DUTTON: There's a two-year life cycle, and if the project isn't -- I think the word "substantially" commenced -- completed, without getting a waiver, it dies.

MS. BORDNER: Correct.

MS. KISTLER: The entire project?

SOLICITOR DUTTON: Yes -- in fact, on this property, there was a PUD that was approved -- how many years ago --

MS. BORDNER: -- preliminarily.

SOLICITOR DUTTON: -- preliminarily, and it never was completed, within two (2) years, and it died.

MS. KISTLER: So if he doesn't have his development done -- on the entire thing, in two (2) years, it's done?

SOLICITOR DUTTON: In the phases that he has submitted here.

MS. KISTLER: Okay, so again, we are back to the two (2) years, then?

MR. ALTOBELLI: Can I clarify that -- or ask a question -- "substantially developed" would be a roadway put in, water retention, I mean, is what you're talking about, right?

SOLICITOR DUTTON: No.

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MR. ALTOBELLI: No? Okay.

SOLICITOR DUTTON: Well, it depends upon what is negotiated --

MR. ALTOBELLI: I see.

SOLICITOR DUTTON: -- and the details of the PUD.

MR. ALTOBELLI: I see.

SOLICITOR DUTTON: And, you know, if you have a PUD that involves, say, 25 units, that's going to take less time than if you had 100 units, right? So the time span is one thing, and the phasing of it; and then this Planning Commission can give you an extension, but they have to be convinced that it's -- it's in the interest of the Village to do so.

MR. ALTOBELLI: So back to that timeline, that's what you were -- that's kind of where the question was leading, okay. That clarifies --

SOLICITOR DUTTON: And the engineers will play a role in that --

MR. ALTOBELLI: Sure.

SOLICITOR DUTTON: -- as well as this Planning Commission, and Kellie's office will play a roll.

MR. ALTOBELLI: Fair enough.

SOLICITOR DUTTON: If you came in and said, "Well, we can't put a street in" -- you know -- "for three (3) years" --

MR. ALTOBELLI: Oh, right -- I get it.

SOLICITOR DUTTON: -- our engineer is going to say, "That's nonsense."

MR. ALTOBELLI: Sure.

MS. KISTLER: Question -- another question on putting in a PUD, okay -- and getting the developer and so forth -- what financial responsibility do they have to show you?

SOLICITOR DUTTON: Well, if they're going to use Woodridge Way, they're going to have to post what -- our engineer would probably -- I certainly would recommend a maintenance bond for that street. So that if, in fact, you have trucks that break curbing or something like that, the Village is not out-of-pocket for that.

MS. KISTLER: Well, but I'm also thinking about the houses and stuff.

SOLICITOR DUTTON: Right, but we don't --

MS. KISTLER: Do you know what I'm saying? You don't care, though. If they don't have enough money to proceed, that's okeydokey?

SOLICITOR DUTTON: Well, we obviously care.

MS. KISTLER: Yeah -- but, I mean, it's not your responsibility?

SOLICITOR DUTTON: But you don't require someone to post a bond to complete projects on their own property. I mean, if you bought a single-family lot --

MS. KISTLER: I understand, but --

SOLICITOR DUTTON: -- if you bought a single-family lot, and you're going to put up a half a million dollar home, all we do is look at the plans, and make sure it complies with the Zoning Ordinance --

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MS. KISTLER: Correct.

SOLICITOR DUTTON: -- and if you have the where-with-all to do it, great. If you don't, we don't know about it, and we can't regulate it.

Now if you build a house that's incomplete, our Fire Department can come and recommend that the Board of Health condemn it, and we've done that in the Village. We actually, I think, had the Fire Department burn down some houses that were halfway done, but -- we do care, but you don't regulate that by posting a bond -- but the street, which the Village owns, we do require a bond.

MS. KISTLER: I just -- you know, you're going to all the trouble to change this to a PUD -- all this hoopla, and whatever, and it's kind of -- maybe it's going to work, and maybe it's not. You know what I mean? I -- I don't know.

MR. RECH: I think there's a certain amount of uncertainty --

MS. KISTLER: Yeah.

MR. RECH: -- risk in a regular, residential development.

MS. KISTLER: Sure.

MR. RECH: It's the same thing.

MS. KISTLER: Yeah, yeah -- but we're changing the zoning for this. That's --

MR. RECH: We are, but we're actually --

SOLICITOR DUTTON: We're actually changing the subdivision regulations. We're varying the subdivision.

MS. KISTLER: My question is why? Why can't you just put in the darn thing with a variance? Why do we need the PUD?

MS. BORDNER: You mean with waivers, Cheryl?

MS. KISTLER: Yeah.

MS. BORDNER: You mean have the lot sizes --

MS. KISTLER: Yeah.

MS. BORDNER: -- as close to 100 x 200 as you can?

MS. KISTLER: Yeah.

MS. BORDNER: And if you can't make those, just give the waivers?

MS. KISTLER: I would assume that they had to waiver the other houses down there, didn't they?

MS. BORDNER: The ones that I mentioned, yes, there were waivers given.

MS. KISTLER: Yeah, why couldn't you?

SOLICITOR DUTTON: You could on a lot-by-lot basis.

MS. KISTLER: Sure, you could.

SOLICITOR DUTTON: And if someone owned 10 lots, you could do all 10 of them --

MS. KISTLER: Sure.

SOLICITOR DUTTON: -- by a waiver or a variance.

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MS. KISTLER: Yeah, because basically, you're ending up with the same thing in the end.

MR. RECH: All right -- anybody else?

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

MR. RECH: All right, nobody is flashing their hands up. All right, thank you.

Okay, so we are going to continue this, either to our next monthly meeting or to, possibly, Special if you guys are ready to go? One (1) other announcement, FYI -- I'm sure you all know this. Don't forget about next Tuesday, being Election Day here in the Village, for the Special Election.

ADJOURNMENT:

MR. RECH: And at this time, does anybody else have anything --

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

MR. RECH: -- or I'm going to adjourn.

(WHEREUPON, THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION, IN THE ABOVE-CAPTIONED MATTERS, CONCLUDED AT 7:45 P.M.)

Submitted by:

Approved by:

Denise L. Dugan
Assistant Planning & Zoning Administrator

Tim Rech
Chairperson