

Village of Lordstown Planning Commission

May 14, 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

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

Also Present: Jeff Smith, CT Consultants  
Jason Altobelli, Altobelli Real Estate, Niles, Ohio  
William Makosky, Lynn, Kittinger & Noble, Inc.  
Dr. Michael Awad, Property Owner & Developer  
Bill Clipse, Meander Homes Construction  
Robert Bond, Council Member  
Karen Jones, Council Member  
William Catlin, School Board Member  
Cheryl Kistler, School Board Member  
Mike Sullivan, BPA Member  
Martin Jones, Lordstown, Ohio  
Karen Krisher, Lordstown, Ohio  
Ron Krisher, Lordstown, Ohio  
Jon Krisher, Lordstown, Ohio  
Mark McGrail, Lordstown, Ohio  
Michael Chaffee, Lordstown, Ohio  
James Gates, Lordstown, Ohio  
Mary Rose Catlin, Lordstown, Ohio  
Kay Arlow, Lordstown, Ohio  
Donna Schrader, Lordstown, Ohio  
Dan Wilson, Lordstown, Ohio  
Larry Tura, Lordstown, Ohio  
Jacquelyn Tura, Lordstown, Ohio  
Kim Butler, Lordstown, Ohio  
Peggie Ritchie, Lordstown, Ohio  
Marilyn Rhinehart, Lordstown, Ohio  
Eugene Leamer, Lordstown, Ohio  
Bob Sudzina, Lordstown, Ohio  
Jack DeMatteo, Lordstown, Ohio

**EXCUSE THOSE ABSENT:**

MR. RECH: All right, is there a motion to excuse Mr. Schofer?

MR. ROOK: Motion to excuse.

MR. REIDER: Second.

MR. RECH: Second -- all right, there's a motion. All in favor, "aye".

MR. REIDER: Aye.

MR. ROOK: Aye.

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MAYOR HILL: Aye.

MR. RECH: Aye.

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

MR. RECH: Before we get into the agenda, just a couple housekeeping items again. Number one, cell phones -- please put them on silence if you haven't done so already.

It's not a court proceeding, but it is a legal proceeding, so try to minimize the chitchatting. Just as before -- as I preached last week -- you know, everybody was there -- a good chunk of you, probably, were there -- be respectful of one another.

You know, I don't want to have to tell you to be quiet because you're trying to outtalk your neighbor, and we want to make sure we get everything on the record. So everybody who wants to speak should have an opportunity to do so, and we'll just go from there, okay? Thank you.

**APPROVAL OF AGENDA:**

MR. RECH: Reading and Approval of the Agenda -- is there a motion to approve the agenda?

MR. REIDER: So moved.

MR. RECH: All right.

MAYOR HILL: Second.

MR. RECH: I have a motion and a second -- Mr. Reider and Mayor Hill. All in favor, "aye".

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

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

**APPROVAL OF MINUTES of April 9, 2018.**

MR. RECH: Next item is approval of the April 9th, 2018, minutes that were in your packets. Is there a motion to approve them?

MR. REIDER: Motion to approve.

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

MAYOR HILL: I'll second.

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

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

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

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**PLANNING AND ZONING ADMINISTRATOR'S REPORT:**

MR. RECH: All right, moving on to Planning and Zoning Administrator's Report.

MS. BORDNER: No report, Mr. Chairman.

**SOLICITOR'S REPORT:**

MR. RECH: All right -- any Solicitor's Report this evening.

SOLICITOR ABRUZZINO: No report.

**CORRESPONDENCE:**

MR. RECH: Thank you, any Correspondence -- (NO RESPONSE).

**OLD BUSINESS:**

MR. RECH: Old Business -- (NO RESPONSE) -- okay.

**NEW 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).**

MR. RECH: New Business -- we have three (3) items on here. Let's get into the first one. Case 08-2018, Petition for Zone Change for Mala Properties Limited (Parcel 45-196400) -- Kellie?

MS. BORDNER: Yes, sir -- so Mala Properties Limited has filed a Petition for Zone Change. In conjunction with that, they've also filed an Informal Submission of the Preliminary PUD Plan under 1180.11; and under the Petition for Zone Change there are five (5) items that need to be presented:

1. A complete legal description and copy of the deed for the property to be rezoned. That is attached.
2. A sketch, tax map and/or surveyor's map showing all property lines, buildings, structures, easements, adjacent properties and road right-of-ways. That is attached, and does show, in particular, the gas wells, tanks, separators that are on the property.
3. A statement of why the change is necessary for the preservation and enjoyment of a substantial property right -- and in that regard, the applicant has stated -- "The change is necessary for the proper planning of future housing and smart growth, based on the community needs. Properly preserving areas of nature along with ensuring agricultural cohesiveness to existing homes in the area are vital to the success of this zone change/development. Therefore, ensuring the existing as well as future owners' rights and enjoyment, are preserved."
4. A statement as to how the proposed zone change will not be detrimental to the public welfare or to the property of other persons located in the vicinity -- to that, the applicant has stated "The request for a zone change will have no negative impact on the surrounding property owners based on residential use as per the existing PUD Zoning. Current adjoining properties are to the north, Residential, Village-owned property and communication towers; to the east, multi-family; to the south, agricultural; to the west, Route 45/ Commercial. This change will enhance the surrounding areas with desirable housing to meet all the needs of the Village of Lordstown."
5. A list of the names and address of the adjacent property owners to the above-described property, which they have attached.

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Mala Properties, Limited is owned by Dr. Awad. I do believe he is here this evening, and Dr. Awad's agent is Jason Altobelli, and he is also here tonight, and I do believe would like to make a presentation to the Planning Commission.

MR. RECH: All right -- where is Mr. Altobelli? Please come on up and introduce yourself again. Please spell your last name so we get it right. I know your real estate signs are all over the place.

MR. ALTOBELLI: Jason Altobelli -- A-L-T-O-B-E-L-L-I. I'm here tonight to present to you the conceptual design of the PUD, which is essentially in your zoning already; and to be clear, it's Planned Unit Development -- so, essentially, allows for strategic planning and comprehensive planning for Residential use. There is a small percentage that would be used for Commercial use, which would be allocated out towards 45, which is already commercially zoned.

The reason for the zone change is due to -- today's real estate market demands a little bit of diversity, you know. To just come in and build traditional housing, would take a long period of time -- whether its demands for condos or villas, along with housing, this provides you a comprehensive zoning and avoids spot zoning, so you can make one zone to enhance that whole area.

There would be green space, as required, by your zoning; and this proposed plan does exceed that in a percentage-bases; and of course, this is a long-term investment for the community and for the property owner.

I've been working on this for six (6) months, and we've learned a lot along the way and have had good dialogue with the community; and there seems to be a need for residential housing, and I've heard of people wanting condos and villas.

I know there's spots within the community that have stalled out over the years with development. This would allow all the development to take place in one spot. So for the community, efficiently maintaining, operating -- and, of course, preserving over the years, would be much more efficient.

So that's the reason for the requested zone change. If there's any questions, I might be able to answer.

MR. RECH: Any questions for Mr. Altobelli?

MAYOR HILL: I don't have any.

MR. RECH: Okay -- anybody?

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

MR. RECH: No? Okay -- all right. Thank you. Before we go any farther, I guess, is there any other member comments at this time?

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

MR. RECH: Okay. Is there any public comments this evening on this item?

FROM THE FLOOR: Can we ask questions -- or just comment?

MR. RECH: You can come up and make a statement, and then we can take the -- if you have a question, we can take the question down, and we can --

FROM THE FLOOR: Just -- my question is just (INAUDIBLE) --

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COURT REPORTER: She needs to come forward.

MR. RECH: Can you come up to the microphone?

COURT REPORTER: Thank you -- I'm sorry.

MR. RECH: That's fine.

COURT REPORTER: Your name and address.

MR. RECH: Your name and address, please.

MS. RITCHEY: All right, Peggy Ritchey -- I live at 6531 Woodridge Way.

MR. RECH: Okay.

MS. RITCHEY: And I guess what my concern is -- are they going to attach it to Woodridge Way and make it a thru street because our road is so narrow now? If we have guests, they park on the street. We can barely pass each other. I guess that's my big concern is that -- not have a thru street through Woodridge Way.

MR. RECH: Okay.

MS. RITCHEY: And what kind of development they were making -- but I know Jason's properties. They do look pretty nice -- the ones you made on Park Place --

MR. ALTOBELLI: Yes.

MS. RITCHEY: -- a similar set, in Niles?

MR. ALTOBELLI: That would be the condo/villas portion -- the Kline's Farm. The owner has some developments in Canfield he's done. So there's a -- there's a --

MS. RITCHEY: So it won't be apartments?

MR. ALTOBELLI: No -- am I allowed to answer that?

COURT REPORTER: Can you come up -- forward?

MS. RITCHEY: I was just wondering if there were any rentals.

MR. ALTOBELLI: No, the intention is to build all homeowner-owned property, residentially and/or -- the condo/villa concept is just simply detached or attached condos, but they'll all be ownership.

I mean, you can't restrict a person's right to rent it once they own it, but I don't believe our intention is to have rentals --

MS. RITCHEY: -- get rentals.

MR. ALTOBELLI: -- yeah, no; and as to the roads, they're all built to -- it would be built to Village specs. So whatever the Village would require, they would all be dedicated to the community just like any other development -- they would have their zoning.

MS. RITCHEY: Okay, thank you.

MR. RECH: Let me ask you a question, Mr. Altobelli. I have noticed over in Kline's Farm, you do have a section of that that is, essentially, rental condos; is that correct?

MR. ALTOBELLI: Correct -- that is a sub-development. So, basically, what happened is that person bought that off of Mill Creek years ago when they went bankrupt.

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MR. RECH: Okay.

MR. ALTOBELLI: We, essentially, developed that portion into condos, and he's retained ownership and rented them out.

That business model is a hard one because the ROI on that doesn't make a lot of sense. So that's a longer-term type of thing, where essentially, those condo bylaws are still in play. He just owns and operates the entire Association.

MR. RECH: Okay.

MR. ALTOBELLI: He still is held to all the same regulations and so forth. I don't want to speak for the owner, but I don't believe right now that is any intention -- simply to put in the infrastructure, prepare lots for construction, and expand on the -- maintain the architectural design of what we see on Woodridge Way now -- as far as the looks of the home and, you know, so forth -- square footages and things like that.

MR. RECH: The roadway on that particular section is probably the worse piece of road in that development. Is that because --

MR. ALTOBELLI: Where are we at -- Woodridge Way?

MR. RECH: No -- no, not Woodridge Way -- the rental part of --

MR. ALTOBELLI: That's a private road.

MR. RECH: That is a private road.

MR. ALTOBELLI: That's a private road that is outside of the jurisdiction. Again, a condo development, traditionally, has private roads.

What we've done in Niles at Park Place -- which is, I think, better for everyone -- is to construct the roads of Grade A quality dedicated to the City or Village, but retain the Homeowners' Association to maintain the grounds, the exterior maintenance -- that kind of stuff.

So those would be the things we would have to dive into once the actual hard planning comes in, and I believe Bill Makosky can talk more about that with your community Engineer and Zoning at that time. So this here is just, really, the conceptual footprint concept of how we would like to see it, and those things may change as time goes on; but we're held by that Zoning with certain ratios and certain requirements in that Zoning so --

MR. RECH: Okay. All right, thank you -- other public participation? Yes, one at a time. Mr. Sullivan, come on up -- name and address, sir.

MR. SULLIVAN: Mike Sullivan, 2766 Lydia. I was on CIC prior to the PUD, and we wanted to do some housing for residents of Lordstown that weren't able to do steps or whatever again -- and get some condos; and the Village didn't much care for that. They -- because it was Government subsidized, and they were afraid that it -- what it would bring into the community.

So then we got into the PUD, and we went months on that. I was on the Planning Committee and changed part of the PUD. The original plan for the condos was 900 square feet. We went to 1200 square feet, but it's really a needed thing.

I can think of at least ten (10) people, right now, I know, that can't handle the home that they're in, and they love Lordstown, like I do, and would like to stay here. And Arno bought the last two (2) lots, and he helped me. So it's a needed thing, and I sure hope the Planning Commission goes along with it. Thank you.

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MR. RECH: All right, thank you Mr. Sullivan -- who else, please? Go ahead, Mr. Tura. We'll get Mr. Tura, then you, sir. Come on, Larry.

MR. TURA: Yeah, my name is Larry Tura. I live at 6840 Tod Avenue and, basically, directly to the west of this -- and I'm all for it. I don't really have a problem with it. I just want to go on the record as to saying that, you know -- that the map that you have there is a little vague. You know, there's no lot sizes. It doesn't show any sidewalks or anything like that.

So I just wanted to go on record saying that I'm all for it as long as we don't get into a whole bunch of -- I won't even say variances -- waivers and things about buffers and green spaces and things that are on our current Zoning and Planning -- and that's really it.

MR. RECH: All right. Thank you, Mr. Tura. You're next, sir.

MR. SUDZINA: My name is Bob Sudzina, 6571 Woodridge Way. I have some questions for Mr. Altobelli. Looking over the plans, can you ask me -- or can you tell me why the lots are 80' feet?

MR. ALTOBELLI: They're 80' feet based on -- that's what the zoning is from previously --

MR. SUDZINA: Okay.

MR. ALTOBELLI: -- on your books; and again, in today's real estate market, density is required to make a project feasible.

MR. SUDZINA: You see the lots on Woodridge Way?

MR. ALTOBELLI: I do.

MR. SUDZINA: They're 100'?

MR. ALTOBELLI: Correct.

MR. SUDZINA: I would hope that those would be the same, too.

MR. ALTOBELLI: Well, that's something we can get to -- but at this point, everything is submitted under the PUD Zoning. So it's something -- the idea is to maintain the architectural design to what you guys have as far as for houses.

MR. SUDZINA: So that's the main thing -- to keep that cohesiveness?

MR. ALTOBELLI: Yes.

MR. SUDZINA: Which would be 100-foot wide?

MR. ALTOBELLI: Correct -- architectural design -- square footage --

MR. SUDZINA: So that's all you're saying -- is architecturally, you want everything to be the same that way. Is that my understanding? Is that what you're saying?

MR. ALTOBELLI: Again, that's (INAUDIBLE) -- to maintain the same cohesiveness, short of your lot sizes --

MR. SUDZINA: Yes.

MR. ALTOBELLI: -- the homes, the square footages, the architectural design -- so on and so forth -- to maintain those.

I've done homework on Woodridge Way throughout my last -- I've been doing it 20 years. The cost to build the new homes will exceed a lot of the most recent sale

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prices. So in order to discuss value and discuss where the properties go from there, I don't think it's a step backwards by any means.

MR. SUDZINA: I mean, you could make a house for \$200,000.

MR. ALTOBELLI: Pretty hard to do --

MR. SUDZINA: Yeah, but --

MR. ALTOBELLI: -- pretty hard.

MR. SUDZINA: It depends. I mean, there's a lot of factors going into that.

MR. ALTOBELLI: Well, if you're going to build a modular home, that's a different story -- but that's not the intentions.

MR. SUDZINA: And that's -- that's another thing. You keep saying -- the intentions are for us to do this and to do that. Intentions and what you do are two different things.

MR. ALTOBELLI: Well, I guess you have to go with the track records of the people involved; and I think if the Planning Commission would come to look at the different developments that we've done or are involved with now, you'll see that the integrity, the names involved -- and that the quality of the products is there.

The intentions are to bring in a couple select builders -- one of which is sitting over there. Bill Clipse -- he has a good reputation in Lordstown. I think he would be happy to be involved with this project.

So again, there are some things that I can't attest to until you get a buyer that says they want to do it. The idea of a PUD -- Planned Unit Development -- you'll have bylaws and covenants that will require certain things. I pulled your deed restrictions on Woodridge Way. They will meet or exceed those deed restrictions.

Also, it calls for an Architectural Review Board that will then approve or disapprove the looks of homes. Now, again, within certain reason. I mean, you have to have some flexibility for people.

MR. SUDZINA: I understand. These things -- these things, here -- what are they called again?

MR. ALTOBELLI: That's called water retention.

MR. SUDZINA: That's -- and these things right here?

MR. ALTOBELLI: Same thing -- it's all part of the same water retention plan.

MR. SUDZINA: Okay.

MR. ALTOBELLI: Now those are something to change, based on the new calculations of runoff water. I mean those are engineering -- engineering design.

MR. SUDZINA: The road that's going to go through --

MR. ALTOBELLI: Okay.

MR. SUDZINA: -- is there going to be -- once you start this project --

MR. ALTOBELLI: Uh-huh.

MR. SUDZINA: -- is this road going to stop here --

MR. ALTOBELLI: Yeah, I would --

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MR. SUDZINA: -- and that's it for the 21 lots or will it eventually -- not eventually -- or will it have an egress to 45 once this is started?

MR. ALTOBELLI: No. I mean everything is going to go in phases -- no different than the current phase you live on now. There's a T'd dead-end for emergency vehicles and so forth. So everything has to go in phases. It's not -- it's not feasible to blow in a mile of road.

MR. SUDZINA: Can I ask a question to the Mayor?

MR. RECH: Yes, go ahead.

MR. SUDZINA: Is there a certain number of residents, once you get to a certain point in an allotment -- to where you have to have in and out for safety reasons?

MAYOR HILL: I don't know.

MR. SUDZINA: Is there a number?

MAYOR HILL: I don't have an answer. I do not know, Bob.

MR. SUDZINA: Because it's -- to my -- from my past experience at the Engineer's office, I know there's a certain point that you have to have --

FROM THE FLOOR: -- ingress and egress.

MR. SUDZINA: Yes, correct -- once you get to that certain number, because of safety reasons, and that's why I was asking.

MR. ALTOBELLI: I don't know. Bill, is that something you might have an answer to?

COURT REPORTER: Please come forward. Thank you.

MR. MAKOSKY: My name is Bill Makosky. I'm with the Engineering Firm of Lynn, Kittinger and Noble, and we assisted in the construction drawings for this future development.

To answer your question, I don't know exactly the length of the road, but I do believe that there is something along the lines with minimum distance before the road has to be looped. In this case, we were looking at doing Phase One. We were looking at T'ing the end of the road -- much like there currently is right now; but eventually, in the future -- when future phases come up, we might have to look at looping that road back around or possibly extending it down to 45 in the future, to provide ingress/egress to the development -- but at this time, we were looking at this First Phase, which is for 21 lots, having a "T" at the end of the road for turnaround for emergency vehicles if necessary.

MR. SUDZINA: Amazing -- do you know how many vehicles come down my -- I don't want to say my street -- come down Woodridge Way every day?

FROM THE FLOOR: Six (6), seven (7).

MR. SUDZINA: Seven (7) -- seven (7)?

FROM THE FLOOR: Six (6) or seven (7).

COURT REPORTER: I'm sorry. Everybody has to come forward and identify themselves.

MR. SUDZINA: It's nowhere near seven (7). It's more like -- I'd probably say, 40 -- to turn around there; and now you're going to get 21 more lots in there?

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People have no idea that that's a dead-end street for one thing, and the tourists that come down there just to look is enough right there. So now you're going to add 21 more lots. It's going to be more traffic, and what are those roads going to look like?

MR. MAKOSKY: Oh, the roads are going to be designed and constructed according to the Village's minimum standards.

MR. SUDZINA: I understand. I understand that, but what is Woodridge Way going to look like when all of that truck traffic goes down and you put the sewers in and the water lines and the construction trucks?

MR. RECH: Okay, we're kind of getting off point a little bit. Mr. Sudzina, do you have any other questions or --

MR. SUDZINA: Just concerns.

MR. RECH: Okay, thank you -- very good. I want to give other people an opportunity to ask questions.

MR. SUDZINA: Thank you.

MR. RECH: Thank you, all right. Who else would like to speak? Mr. Krisher, come on up.

MR. KRISHER: Ron Krisher, 4510 Highland Avenue, S.W. I also own farm land north of this project.

Some of the things I've looked at is -- nobody has really explained to me what you're going to do with all the wetlands that are defined down here, and what we decided we're going to do with that, and there's a lot of wetlands in that particular piece of property.

Secondly, the green space cannot be divided up according to the specs. Even in the PUD, they got to be solid and usable -- not scattered around the thing. Even the engineers, when they looked at this plan, came to the same conclusion -- that you can't take the wetlands and just scatter them around or call the water retention basins, green space, and some of the things they've done.

There's no comparison to Kline's Farm as far as green space, layout or anything else. It's like two unrelated projects if you look at it.

They talk about the 2,100, 2,200 square foot homes on some of the lots our engineers have looked at. With a 1,500 square foot home, you got 175 square feet of back yard, total.

Some of the driveways will be connected, and I believe with 146 lots on 57 acres, and 57 lots on 20 acres, the density of what you have will drive down the property value of the people who live on Woodridge and Oakridge and mine, and I firmly believe that.

MR. RECH: All right. Thank you, Mr. Krisher. Anybody else like to speak this evening? Yes, Cheryl?

MS. KISTLER: Cheryl Kistler, 1330 Tait Road. When we were initially presented this project through the School Board, you had mentioned you were going to do a TIF. You were looking for the TIF.

MR. ALTOBELLI: Is this a question?

MS. KISTLER: Is it out the window?

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MR. ALTOBELLI: What's that?

MS. KISTLER: A TIF.

MR. ALTOBELLI: Oh, yeah -- after that meeting, trust me, I'm just sticking to the straight and narrow.

MS. KISTLER: Another thing -- I have a couple of questions. Is it okay or do you want me to --

MR. RECH: Go ahead -- don't make it long.

MS. KISTLER: Okay, I guess my question is -- with the Zoning that we already have, why is it necessary to do the PUD? I think that the Zoning we already have in place allows for all this to happen, but we allow for a little bit more classy development because you've got at least 10' -- maybe 20' feet on either side of the houses.

You know, you're going to be -- think about it -- you're going to be squished. When you're talking, like, 80' foot -- then you take off your allowance for fire on either side, you know, there's -- you got 20 feet there, right? Isn't it 10 foot on either side? So you're losing another 20 feet; and if you have a -- say a -- you talked about a one-story, I think -- maybe a brick or single-story house. You figure if you even have a 40-foot path to your house, okay, that's only going to allow you, like, 20 feet. Where is your garage going to be? There's just no space there on this side of the lot.

It just seems like we've made our lot size what we did because we felt that that was a fair and equitable solution to get some quality housing that could be put on those lots, and I just think when you start squeezing things down and crumbling a site like this, it just doesn't end up well, you know.

Green space was one thing that I had hoped -- and are you planning on turning the roads back over to the Village when they're done?

MR. ALTOBELLI: Yes. They're dedicated to your community, yes -- and built to your specs, yes.

MS. KISTLER: But they are -- initially, when you told us you were going to charge people a monthly fee to maintain.

MR. ALTOBELLI: No, I did not say that, so --

MS. KISTLER: Yep.

MR. ALTOBELLI: No, I did not. There's a -- am I allowed to speak to that or --

MR. RECH: Yes.

MR. ALTOBELLI: Are we going down this path?

MS. KISTLER: Yes, let us know.

MR. ALTOBELLI: Okay, so in a PUD or an association. There's two types of associations.

MS. KISTLER: Uh-huh.

MR. ALTOBELLI: There is a Condo Association, which provides reserves, maintenance --

MS. KISTLER: Correct.

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MR. ALTOBELLI: -- repairs. Well, you know the need for retention -- so provides maintenance, repairs of the facility, the grounds -- everything like that.

In a Master Association, such as a PUD, that allows for the maintenance. Everybody in there has a fee that they pay -- nominal fee -- like in Kline's Farm, \$240 a year. That goes into maintain all of your storm water management areas, your green space, any walking trails, any common area sites.

It takes the burden off of the Village to have to go mow grass or field a complaint about a storm water area overflowing or not working properly. It's really the best way to develop because it takes the pressure off of the Village and all the responsibility. So there would be a nominal fee once the association is in place, but it doesn't maintain roads. That's a Village --

MS. KISTLER: So these roads would all be your responsibility for snow removal and whatever?

MAYOR HILL: If they are put into our specs, and the Village accepted them, they would be ours.

MS. KISTLER: They would be part of it, okay.

MAYOR HILL: Yes.

MS. KISTLER: All right. Third thing -- just one more thing.

MR. RECH: Okay.

MS. KISTLER: Mr. Crouse -- about, like, a month ago, you ran a meeting, and Mr. Crouse stood there and told 150 people that the building, right now, is stagnant; and that he almost lost his shirt on condominiums in Howland -- of all places. He couldn't sell them.

So my question is maybe -- I mean, to commit this much property into a development -- because once it's a PUD, it's a PUD. You know what I mean?

If he goes bankrupt, it's still a PUD. So I just don't know, given the time and the economy and the real estate market, is that necessarily a good idea at this point in time? All I have to say.

MR. RECH: All right, thanks, Mrs. Kistler. Anybody else this evening? Yes, come up -- name and address, please.

MS. KRISHER: Karen Krisher, 4510 Highland Avenue, Lordstown. Did I hear you state, earlier this evening, that you might consider 100-foot lots?

MR. ALTOBELLI: That's something that, like I said, we can discuss in certain areas; but in the first --

MS. KRISHER: Well, if you're willing to discuss, then we don't need a PUD because that would meet our Zoning.

MR. ALTOBELLI: We're -- no, your zoning for a PUD is 80-foot lots.

MS. KRISHER: No, if you're willing to go with a 100-foot lot, we don't need the PUD.

MR. ALTOBELLI: You're misunderstanding what I'm saying. I said the discussion can be had at a later date; but right now, we're looking at rezoning the property to a PUD.

MS. KRISHER: Okay, then my feeling is that I don't believe we should have a zoning change. When we went through this with TJX, we made them jump through hoops to

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get that through. I don't believe we should have a zoning change based on a concept -- on a drawing that has no lot sizes on it, no definition of the area of the green space, other than some lines; and I just feel that we should have a more complete plan before we're willing to change the zoning to a PUD.

MAYOR HILL: Okay. Thank you, Mrs. Krisher -- anybody else? Mrs. Jones, go ahead.

MS. JONES: Karen Jones, 2786 Hallock Young Road. The PUDS that I have seen - - I've gone out and looked at Kline's Farm. There is no Commercial development there yet. Is there property there for Commercial development?

MR. ALTOBELLI: Yes.

MS. JONES: Well, if you can't get Commercial development there, how are you going to get it here? This community has asked for years to have a grocery store and a few other things here, and what you're going to do here is not going to entice them.

MR. ALTOBELLI: I would -- in my honest opinion, I've been doing this a long time -- when you see these big outfits come in and want to do that type of development, they want bodies. They want people. You need to have people.

MS. JONES: You don't at Kline's Farm yet, and that place has been there for quite a while.

MR. ALTOBELLI: I understand. So when all that development went in, the economy hit a big wall. Just like when Woodridge Way went in, the economy hit the wall. It's been stagnant for 10 years.

So I'm not saying there's a guaranteed Commercial aspect, but the owner happens to be in the medical field. You know, maybe there's an opportunity to have discussion with him at a later date.

You know, a lot of things can evolve from this instead of just throwing your shot at the Residential. Out at Kline's Farm, development is taking place. Right around the corner, they're putting in a multi-million dollar assisted living facility. It's not on Kline's Farm --

MS. JONES: It's not Commercial. This is what I'm talking about. The people in this community want some Commercial development.

MR. ALTOBELLI: So if we go to a -- we, as a community -- I'm not in your community, but now if we do become part of your community -- we take this and start to market this to a smaller grocery store.

MS. JONES: We tried marketing that.

MR. ALTOBELLI: Well, I mean has -- I mean there's other ideas that maybe your -- the leadership or the administration can work on, and we can help out.

MS. JONES: The other thing I want to know is who would own -- if you did develop commercially, who would own it because I've seen PUDS all over the country where the association owns the buildings and rents those Commercial buildings out?

MR. ALTOBELLI: Again, those are all different. That's -- again, that's just negotiations with the Commercial tenant and owner.

MS. JONES: So we have no answers. Thank you.

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MR. RECH: Sir, do you want to have re-direct?

MR. MAKOSKY: Yes, thank you. Bill Makosky, Lynn, Kittinger and Noble. In regard to Commercial development, there is Commercial development shown along State Route 45. There are two (2) lots currently being shown -- one (1) is for 3.17 acres; one (1) is for just over one and a half acres.

Now with the PUD -- with the PUD, there are restrictions of the amount of Commercial development. It only makes sense to have better use of the land along 46 for Commercial development, and that's where the Commercial development is being proposed for this -- where it's more than likely to get developed.

In regards to details on this, this is a schematic plan. If you were to look at the detailed drawings, they have a lot more information than this. This is a visual aid to help people visualize what is being proposed.

In regards to some of the lot sizes, we're not looking at just putting shoebox lots across this and minimizing and squeezing as much as possible in. To give you an example, with the PUD's, the minimum lot size is 14,000 square feet. The minimum size for the first Phase is 14,300; but right across the street, on Lot 20, there's a lot which is 23,000 square feet.

So, naturally the size of the lots vary as you're going around these radius and these curves, they vary in size; but for Phase One, the minimum -- we exceed the minimum. We actually have almost twice the minimum with 23,000 on Lot 21.

In regards to wetlands -- there was a question on wetlands. When we first got started with this in the beginning of the year, we provided the Village a copy of the Natural Wetland Inventory Map by the Fish and Game; and a lot of the wetlands are sort of in this northeastern corner. There are wetlands -- pockets of them on the property; but one thing that we're going to have to do with the development -- is we're going to have to have those wetlands delineated to see just exactly what we are impacting, and what we can do to, possibly, even avoid these wetlands.

So this is based upon the natural wetland inventory map; but also, we're going to have to have it delineated in the near future when this project moves forward.

MR. RECH: All right, thank you. Sir, you're next.

MR. DEMATTEO: Hi, Jack DeMatteo, and I'm at 6560 Woodridge Way. I've been in Lordstown quite a few years. I just moved onto Woodridge Way within the last year, and I moved there because I liked the looks of the street. I liked the size of the lots, and I'm a little concerned about the size of the lots, mostly.

You know, the idea of a Planned Unit Development, I'm fine with that. I do think the lots need to be at least 100-foot wide. That's what we're at. If you look at something that comes in at 80' feet, by the time you put a ranch in -- a one-level -- which, we're talking about Senior Citizens, they're mostly going to go to the one level.

If you put a ranch on that 80-foot lot, you're going to have to put the garage up in front of it. It's going to be up in the front. It's not going to look like the houses that are there now. You can't put a house off to the side. You're never going to turn the garage sideways -- not on an 80-foot lot.

So my biggest concern is the size of the lots. I'd like to see that 100-foot lot be in there -- as far as your covenants and your specifications and everything -- so that we know we're there, and you still have a back yard.

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If you take the setback. You put the house. You put the garage in front of it. What do you have for back yard? It's gone -- and that's my reasoning for -- let's stick with the 100-foot lots. If there's something that could be worked out with that, I'm fine with that.

MR. RECH: Okay. Thank you, sir -- anybody else like to speak? Yes, Mr. Bond, come open up.

MR. BOND: Thank you. Hello, Robert Bond, 5092 Highland Avenue, here, in Lordstown.

My questions on this are -- when I look at the green spaces -- these narrow bands, what are these -- mainly drainage swales? What are they? And why don't you do the delineation of the wetlands before we're considering this. We're told this is what you want to build, but you don't know that the wetlands are delineated yet.

I find that very hard to fathom. It looks like we're getting the cart ahead of the horse. We do not -- now, these here -- these narrow bands that you see running around the perimeter and stuff, that's your green space.

We keep hearing about Kline's Farm over in Liberty. Here is their green space. It's not these little narrow bands. How wide are these -- 15 feet, 20'? What are they? How are you going to mow them? How are you going to maintain them?

And I see nothing here -- like the recreational areas you see up here on this? I see one thing here. I see something totally different here. When you look at the size of the lots, the design, the fragmentation of the green space. Even -- I'm told this is a water retention pond. It's listed as green space. That, to me, is a problem.

And then I look at the lot size -- like we've heard these other gentleman talk. They moved to Woodridge Way. They bought a house. They expected the rest of it to be developed to be comparable, and I think that's what we're looking for here.

We're not looking for something like this. This area here is all listed as condominiums and villas. What's your definition of a villa? What's your definition of a condominium? We don't even know that.

Looks to me, like there's a lot more to be done before you can even get to this point to see what you're talking about. Let's make sure we're comparing apples to apples and oranges to oranges. Thank you.

MR. RECH: All right. Thanks, Mr. Bond -- anybody else this evening?

MR. CLIPSE: Yes, my name is Bill Clipse. I own Meander Homes Construction. Actually, I have two (2) houses -- one, we just finished, Mr. DeMatteo's; and as Bob Sudzina's under construction right now.

I also know Mr. Altobelli. I know his dad better than him. We've only met a time or two -- and again, he's approached me about building in there.

I have put several developments in -- probably a half a dozen over the last 30 years. A couple of them -- most of them are in Austintown. One is in Hubbard.

To answer a couple of your questions, if I could -- I'm not an engineer. I apologize if I step on your toes, but putting a development in is a phase. You talk about your wetlands, your green space -- items like that. These people aren't going to go out and spend tens of thousands of dollars to do wetland studies on this property until they're sure they can put in -- whether it be a PUD, whether it be 100-foot lots,

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whether it be a residential development. Usually, you get your -- if it's a zone change -- is that zoned PUD already or no --

MR. RECH: No.

MR. CLIPSE: -- they're after a zone change, okay. Then in that situation, they need that zone change before they're going to go out there and spend thousands of dollars to do a wetland study. Is there wetlands there? Probably, I don't know the property. I know where I'm building behind Bob's house, it's low, and water drains there.

As far as the retention areas and stuff, those areas are put into what's called a 200-year flood plain; which basically means once every 200 years; you could get a storm that would fill these retention ponds. Every development since, probably -- I would have to say, about 1995, have to have retention ponds -- either full wet ponds or dry ponds.

If it's a dry pond, the water drains into it. It fills up. It gradually releases it down stream, so nobody is flooded out down the road. That's all determined by the County or the State. I'm not sure exactly which one, but most of the counties would dictate that.

Back to the PUD. There was a lady -- I think it was a lady was talking about the grocery stores. I saw you put out a monthly letter, I believe, or every other month -- there was -- there's no drugstores. There was no grocery stores. The only way you're going to get that, folks, is to develop.

I'm not here to -- I was invited by the Homeowners. Mr. Altobelli had no idea I was even coming tonight. So if I step on his toes, I apologize -- but I own two (2) condo developments. We talked about devaluing homes. I have three (3) sizes of condos in that development. One's 1,334. The other one is 1,600, and the other one is 1,765. Some in the development are 2000 square feet.

It's on Fitch Boulevard -- right behind the school they just tore down in Austintown. It's call Springs Lakes Development. I have three (3) under construction right now. I have three (3) more coming in this week. We have open house every Sunday. I probably average five (5) people a week. So as far as demand, there is demand out there.

The cheapest unit -- the 1,334 square foot unit that I build -- and again, I have not seen his plans. I have no idea what sizes he's looking at -- but the cheapest unit I have starts at \$184,000, and it can be brought down with a slab, for somebody who is elderly, that doesn't want steps, I can make them a slab instead of a basement. It would reduce it about \$12,000 bucks.

The most expensive ones I have are well into the \$260,000's. One of them I just built over there. They talked about different size lots. Here's something you want to look at -- I have the only condo, that I know of, in four (4) counties that has a three-car garage.

MR. ALTOBELLI: I saw that.

MR. CLIPSE: Yeah -- and, I mean, that homeowner wanted it before I ever started it. Zoning, in Austintown, approved it -- and you just don't find condos with -- they don't have any storage to begin with, let alone an extra garage. That one, basically, was about a \$260,000 condo.

So the demand is out there. I have nothing to do with Jerry. I have nothing to do -- right here is a list from Mahoning and Trumbull County. This is put out by the

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Homeowner's Association, which I'm on the Executive Board. There's seven (7) people on the Board. There was 17 -- as of January 1st, 'til March 28th, there were 17 homes built in Trumbull County; and there was, probably, 25 or 30 built in Mahoning County. You're welcome to look at it, and see where all the builders are.

There is a demand out there. From the building standpoint, we need lots desperately. There are no -- go try to find a lot in Austintown. Go try to find a lot in Howland. I have a gentleman that's a Detective at the City of Kent, waited five (5) years to find a lot. Your Village had the foresight to put sewer lines through your whole Village. That will definitely help the situation.

Right now, the banks are not allowed to loan on model homes, spec homes or housings developments -- okay? Whatever these guys are doing, it's out of somebody's pocket.

There's no bank loan out there. It's not allowed. There's a -- it's not the CAB Law -- it's called -- some other Act, and Trump is looking at repealing that -- releasing the banks hands.

The banks are tied right now. They are not allowed to loan on that unless you have the collateral. For instance, I put a street in Hubbard -- oh, about a year ago now. I had to back all that with my collateral; and I learned -- there's no bank loan involved there. You don't have five (5) builders in Mahoning and Trumbull County that can go out right now and put a development in without bank help. There are no developments.

I'm very good friends with the Building Inspector in Trumbull County. I asked him the other day, "Mike, is there any developments going in Howland -- or in Trumbull County?" He owned -- his dad owned the property before he passed away. There's 10 acres in Howland. That's going in. I'm not sure if you have anything going extra in Kline's Farm or not -- but that's it. I just filled up a street in 12 months, in Hubbard, with 12 lots.

FROM THE FLOOR: How big -- how big were the lots?

MR. CLIPSE: The lots in Hubbard -- that's not a Planned Unit Development.

FROM THE FLOOR: How big?

COURT REPORTER: I need people to come forward.

MR. CLIPSE: They would vary from -- from an 85-foot frontage. I think one of them might have been 75; but most of them are 180-foot deep. There's some of them that are 8/10's of an acre.

FROM THE FLOOR: Yeah.

MR. CLIPSE: So they're all various sizes -- but you're not going to get that in a Planned Unit Development, okay? And I'm not trying to -- I'm not trying to pull punches. I'm not trying to -- here to -- I was asked by your residents to stop in here and say that.

Again, you -- what's the minimum? 1,500 -- is that what is it was? A 1,500 square foot house, you're going to be \$200,000 plus. You cannot build it cheaper than that right now. I don't care what you do.

MR. RECH: Wait, hold on -- anything else, sir?

MR. CLIPSE: No -- unless they have a question.

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MR. ALTOBELLI: Thanks.

MR. RECH: John, do you have something you want to say?

MR. KRISHER: Jonathan Krisher, 1271 Tait Road. My only concern is -- how come he got almost 15 minutes on the clock, when some other residents got 5 minutes?

MR. RECH: John, I haven't timed anybody this evening.

MR. KRISHER: I sat there -- watched the clock go for 15 minutes from the time he got up there, until he finally sat down.

MR. RECH: John, is that all you have to say?

MR. KRISHER: No. Why are you bringing up Howland and Girard when there's lots for sale in Virginia Drive? Why do we need this when there's still lots available in other places in Lordstown? That's all I wanted to say.

MR. RECH: Thank you -- anybody else this evening? Yes, Mark.

MR. MCGRAIL: Mark McGrail, 3656 Goldner Lane, Lordstown. I just have a question.

MR. RECH: Please come forward -- looks more official. Thank you.

MR. MCGRAIL: Oh, does it. You had the Special Meeting last week, and I believe it was maybe your regular meeting prior to this one -- there was a letter read from Council; am I correct?

MR. RECH: Uh-huh.

MR. MCGRAIL: Okay. In that letter, if I -- I'm going from memory -- if I recall, the letter was signed by five (5) Members of Council --

MR. RECH: Uh-huh. --

MR. MCGRAIL: -- requesting that you consider -- I'm not sure if the phraseology is correct -- repealing the PUD language from our Ordinances. Is that what it was?

MR. RECH: Uh-huh.

MR. MCGRAIL: Okay. So my question is -- shouldn't that issue be dealt with prior to considering this -- because the Council is our Legislative Body, and the Members are elected by the citizens to represent them.

MR. RECH: Uh-huh.

MR. MCGRAIL: No disrespect to you guys, so -- I believe most of you are -- well, the Mayor of course and Don, are elected. The rest of you are appointed. Shouldn't their, you know, request be considered first?

MR. RECH: Good question. If we did consider their request first, then what's the point of continuing after this point? We felt, in fairness to the property owner -- I mean, they just purchased this property -- to let them do their presentation. We have, actually, that item on the agenda.

MR. MCGRAIL: Okay.

MR. RECH: My guess is we'll probably ask to continue it again just because we're going to take, probably, all of this under advisement.

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MR. MCGRAIL: I didn't see your agenda, and I have no idea what's on there; and I have no problem with them making a presentation because, at some point, no matter what your decision is, they would have to make a presentation anyway.

MR. RECH: Right. Okay, thank you -- anybody else? Going once, going twice.

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

MR. RECH: Okay, very good. All right. Thank you, everybody.

All right, so we've had the Petition for Zone Change, and we've had the informal submission of the Planned Unit Development. We had a lot of questions; and I'll ask, at this time, if there's any Member Comments?

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

MR. RECH: No, okay -- very good.

MS. BORDNER: If I could, Mr. Chairman?

MR. RECH: Yes.

MS. BORDNER: I would just like to say that the informal submission was gone over by our Village Engineer. Mr. Smith is here should anyone have any questions for him -- and I mean, obviously, it is a secondary part of the primary issue, which is Petition for Zone Change. So once that's determined, then I think we may have to delve a little bit deeper into the informal submission if it is the pleasure of the Planning Commission to approve or recommend approval of the zone change.

MAYOR HILL: I think we should hear from Mr. Smith and see what -- if there were any negatives or any deficiencies in the plan?

MR. RECH: Mr. Smith, do you want to come up?

MR. SMITH: Jeff Smith, with CT Consultants, 20 West Federal Street, Youngstown, Ohio, 44503.

We have reviewed the plan -- actually, we reviewed the plans twice. The first time we reviewed it was against the R-1 Zoning, which is the current zoning; and obviously, with that, there were several deficiencies.

First of all, the plans were submitted as Plat No. 1, which included the end of Woodridge Way, up to about this area here. It included this storm water management.

So the original plan that was presented was for the original -- just the first plat, which involved -- I'm not sure how many lots that was?

MR. ALTOBELLI: Twenty (20).

MR. MAKOSKY: Twenty (21) lots.

MR. SMITH: About twenty-one (21) lots -- so with that being said, we did review against the current R-1 Zoning. It was brought to our attention that the Applicant was seeking PUD Zoning; and again, I'm not sure the communication issue; but at any rate, we did a secondary review in March in regard to the 1180 Code, which was the PUD Zoning, as they were looking to get it rezoned to PUD, from R-1; and then from there a number of items that we caught was a lot lesser amount, and what we did was we looked at it as the overall project area because for a PUD zoning change,

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you need to have a minimum of 100 acres; and collectively the whole site is 116 acres. So we couldn't just look at this one (1) piece. We had to look at it as an overall development.

So that said we issued a memo on March 14th, and shot it out to Kellie, as well as the Applicant and his representatives; and some of the things that we had mentioned were brought up.

Mr. Bond, as a matter of fact, brought up about the fragmented open spaces in the Code 1180.09(a). It basically said the common open spaces to be meant more for a park or a trail system.

I'm not sure if the linear areas that are shown in green up here are for trails? It wasn't really clarified to us at the time; but we were just trying to follow the spirit of the PUD Zoning.

One of the other items that we found, too, is the -- just some of the information wasn't immediately available; and since, we've had some correspondences from their Engineer, Mr. Makosky, regarding the proposed density levels of each residential area and the phasing plans.

Also with regards to the treatment of the existing typography, drainage ways and tree cover for the PUD parcel; and then, also, for Storm Water Management Plan -- when this was done in 2007 they provided a calculation book; but unfortunately, the County requirements changed slightly, but significantly enough that the calculations that were presented did not completely comply with the Trumbull County Code.

However -- and I don't want to misstate Mr. Makosky -- but I believe that was something that would be tweaked and dealt with during the final design stages of this because, in all essence the site is still going to flow from south to north and be caught in one of those three (3) ponds. It's just a matter of, perhaps, tweaking the size of the ponds to make it work better.

And as far as the general comments that I had, there was an indication of a change in a road name from Woodridge Way to Abby Lane. Again, that's just the semantics - - that recommend that they just maintain the same street name for simplicity and for emergency vehicles, obviously.

And then the area designated as Commercial, on Route 45 -- there was a question whether or not the gas facilities that were on those parcels would remain in place or if they would be removed because those gas facilities would affect the available building space within those lots.

And then, jumping back to Environmental and Resource Protection, we had made mention of the wetland delineation. The NWI map was provided to us, and it did show a couple of spots of the wetland; and it was our recommendation that before they got to the final plan, that they did a final delineation so that we know exactly where all the wetlands are and they can plan around them.

And that pretty much concludes the comments -- because there was a lot more co-compliance issues with the R-1 Zoning than there were with the PUD -- and I would be happy to answer any questions anyone might have.

MR. RECH: Any questions for Mr. Smith? Okay, thanks Jeff. All right -- any other comments, questions?

MAYOR HILL: Yes, I have a couple of comments.

MR. RECH: Sure.

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MAYOR HILL: You know, I was at the meeting which Cheryl brought up -- when Mr. Altobelli brought up about the TIF; and there were five (5) School Board members there, three (3) Council members, myself, a couple of residents, Treasurer was there for the School; and immediately after that meeting, the rumor of low-income housing coming in here; and Mr. Altobelli tried to stop that and said, "No, it's not low-income housing." And it was posted all over social media.

And then Mr. Altobelli brought up and said -- well, we're looking at \$225,000 to \$250,000 houses; and then the discussion went -- well, who could afford a \$225,000 to \$250,000 house?

Well, then after that, I believe this came from the Clerk's Office. This is a valuation of all the houses on Woodridge Way, and one of the lowest ones there is, I believe, \$189,000. They go up to \$358,000 if you take the couple lots in Mr. Sudzina's -- and \$226,000, \$281,000, \$192,000; and I believe there is a market there, but there has been a lot of valid questions brought up this evening.

I know I haven't seen Mr. Awad's developments he's put in yet. I would like to see that. I have taken a run through Kline's Farm.

I think the biggest concern is if the lot sizes were comparable, you probably wouldn't have half the audience here -- just taking a guess. So my opinion is if we can take a -- you know, put this -- give it some thought and review this, and make a decision. Call another meeting and table this. That's my recommendation.

MR. RECH: Other comments?

MR. REIDER: I did visit the Kline's development area over the weekend, and there's some very very huge homes there. I did see them. There were a couple of small ones, and I see where they're doing -- more construction going on.

I also visited the one in Cortland. I think it was called Hanred's. That one there reminded me, when I was a little boy many many years ago, and I lived in the project in Hollander -- and those homes were just home to home to home to home. That development, there, they had them all attached -- right in a row. It was like six (6) of them right -- all attached to each other. That I -- I did not like that at all, and I did not visit the one in the Canfield area -- which I plan on doing that, also. So that's all I have, sir.

MR. RECH: All right, thank you -- anybody else? I will say that I, too, did some driving. I went to Kline's, and I went to that one in Cortland. I haven't had an opportunity to get out to Canfield.

I appreciate everybody's comments tonight. Your developer, here -- your builder, here, who -- you know, I think, probably had some pretty good insight on this.

You know, as I look kind of, historically, at Lordstown -- and, you know, I've been here for 20-some years now, and some of -- my builder, back in the day, was Randy Durig; and he tried a couple of other things, and just never really got going -- took off or whatever; and, you know, in all fairness to Randy, he wasn't really a promoter.

Something like this, I think, you need the infrastructure. You need the builder, and then you need, the -- basically, the advertisement, and I think that's kind of what you get in this type of a situation, you know, with Mr. Altobelli here.

So I think it's interesting. I do agree -- I'm not totally sold on the whole PUD concept. As the Mayor said, I think it would be a lot easier if we were just talking about, you

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know, residential lots and putting a housing development in there. I think that would be kind of a no-brainer.

So I agree with him. It's probably best for us to continue this at this point and try to gather some more information, and to make a -- I don't know if "wise" is the right word, but at least an informed decision. So that would be my recommendation as well -- anybody else?

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

MR. RECH: Okay. So then, Mr. Mayor, are you --

MAYOR HILL: I'll make a motion we continue this for a couple of weeks when we can get with Kellie, and find out when we can get a mutual date to get back together.

MR. RECH: Okay -- is there a second?

MR. REIDER: I'll second.

MR. RECH: Mr. Reider -- any discussion?

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

MR. RECH: Can we have roll call on that, please -- that we are, in fact, going to continue this?

MS. DUGAN: Yes, sir -- Arno Hill?

MAYOR HILL: Yes.

MS. DUGAN: Tim Rech?

MR. RECH: Yes.

MS. DUGAN: Don Reider?

MR. REIDER: Yes.

MS. DUGAN: Richard Rook?

MR. ROOK: Yes.

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

MR. RECH: Okay, thank you. That passes.

**NEW BUSINESS: 3. Suggested repeal of Chapter 1180 PUD Planned Unit Development District.**

MR. RECH: And then the other item on the agenda -- suggested repeal of Chapter 1180 PUD Planned Unit Development District.

Again, my recommendation is that we just table that until we kind of figure out what we're doing. Is there -- I'll make that motion.

MR. CHAFFEE: Can you take comment on that issue?

MR. RECH: What's that?

MR. CHAFFEE: Can you accept comment on that issue? I thought the comment period before was for what was presented before.

MR. RECH: Okay, do you want to?

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MR. CHAFFEE: I would like to make a comment on that issue.

MR. RECH: Sure -- I'll let you make a comment on that.

MR. CHAFFEE: Michael Chaffee, 2999 Hallock Young Road, Lordstown. I think tonight's meeting is a good example of how the process should work. When we put the PUD Zoning in, it envisioned this, you know.

The zoning, itself, isn't really what should be discussed. It's -- does this fit it, and can it work? And, you know, I think the idea to just dismiss the whole zoning is grotesquely overreacting to something that -- this is the first time somebody has really seriously looked at doing it.

We had a plan before, and the market collapsed immediately afterwards, but these are things that can grow a community. I don't know what the demographics are now. I know when I was the Mayor, our average age was over 50, and I don't think any us are getting any younger in the last how many years it was; but the nice part, to me, about housing -- is that housing brings income taxes that aren't abated. I'm glad there's not going to be a TIF so -- and it also brings children, hopefully, and children bring money for schools.

In Lordstown, we get -- I'm going to estimate it -- about two grand (\$2,000) for every kid that comes in, and I don't think any of that would be a bad idea; and I also don't think that having some smaller options, inside a development, is a bad idea.

I grew up in Youngstown. We had a 60-foot lot -- and when I cut the grass, I thought it was about five (5) acres so, you know -- those things happen.

So, you know, I just think that -- I am a fan of the PUD. Tim and I are going to disagree on that a little bit and that's okay; but I do see growth in other places, and I see those numbers; and again, we all have to make our own decisions down the road. I don't know how much -- I don't foresee myself being 75 and on my current lot, but I would like to stay around here, and I would like, maybe, a smaller lot.

You know, I think maybe a solution -- if you could transition into 100-foot lots; and then eventually, 80-foot lots, and everybody would kind of know what they were -- what they were getting into. The guys that built on Woodridge would probably be 100'. So if you went a little ways on 100', then maybe transitioned to 80', and let people know that, maybe that would be a solution so -- but I think this is a good process. I think to get together -- I think we were very civil and shared good ideas and asked good questions. So I appreciate that.

MR. RECH: Okay, thank you. At the risk of opening up Pandora's Box, does anybody else have anything they want to say?

MR. CHAFFEE: I was waiting for the topic.

MR. AWAD: Good evening, everybody, and I appreciate everybody's input.

COURT REPORTER: I need a name -- your name, please?

MR. AWAD: Michael Awad, I'm the President of the company that bought the property here; and before we even bought the property, I met with the Mayor. I met with Kellie. I met with the Engineer, and they were all excited about, you know, the need for housing in the area; and as a matter of fact, Kellie gave me the book, and this is the Planning Commission book; and in her handwriting, she put the "PUD 1180."

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So we bought the property on good faith that we would be able to do a PUD because this amount of land in this community, no developer is going to put like housing, you know, without the variety of demands for everybody. So that's the only way we'll be able to do it. So we did it with good faith, like I said, and with the understanding that there's a need for housing in this area. So I should hope that you guys consider this very carefully because the only way we can develop is with a zone change.

MR. RECH: Thank you, sir.

MR. AWAD: Thank you.

MR. RECH: Okay, all right. So I started to make a motion to continue the tabling of - - suggested repeal of 1180 PUD Development Plan? Is there a second on that?

MR. ROOK: Second.

MR. RECH: Can we get a roll call on that, please.

MS. DUGAN: Yes, sir -- Tim Rech?

MR. RECH: Yes.

MS. DUGAN: Don Reider?

MR. REIDER: Yes.

MS. DUGAN: Richard Rook?

MR. ROOK: Yes.

MS. DUGAN: Arno Hill?

MAYOR HILL: Yes.

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

MR. RECH: All right, thank you. That is tabled until the next meeting.

**MEMBER COMMENTS:**

MR. RECH: All right -- is there any additional Member Comments this evening?

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

**ADJOURNMENT:**

MR. RECH: Okay, is there a motion for adjournment?

MR. REIDER: So moved.

MR. ROOK: Second.

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

MR. REIDER: Aye.

MR. ROOK: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

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

MR. RECH: All right, thank you everybody. We're adjourned.

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(WHEREUPON, THE PUBLIC MEETING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION, CONCLUDED AT 7:38 P.M.)

Submitted by:

Approved by:

Denise L. Dugan  
Assistant Planning & Zoning Administrator

Tim Rech  
Chairperson