

ORDINANCE NO. 10-0096

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONSULTING AGREEMENT WITH BRIAN M. FRANTZ, AICP, AND DECLARING AN EMERGENCY.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:**

**Section I:** That the Finance Committee has recommended that the Village of Lordstown enter into a Consulting Agreement with Brian M. Frantz, AICP, a copy of which is attached hereto as Exhibit "A", the terms of which are incorporated herein by reference and made a part of this Ordinance.

**Section II:** That Mr. Frantz shall assist on matters involving the zoning code amendments and general consulting.

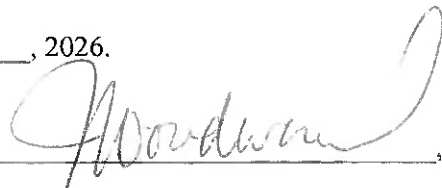

**Section III:** That the Council of the Village of Lordstown concurs with the Finance Committee and hereby authorizes the Village to enter into a Consulting Agreement with Brian M. Frantz, AICP.

**Section IV:** That the cost for such base work shall not exceed Seven Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$7,625.00) along with direct reimbursables not to exceed Two Hundred Sixty and 00/100 Dollars (\$260.00) shall be paid from 101.111.52239 Contractual Account.

**Section V:** That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety and welfare and for the further reason that this Ordinance must be enacted to ensure timely updates to the Village's Ordinances for future land use and planning and zoning purposes.

**Section VI:** That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Passed in Council this 10 day of July, 2026.

  
\_\_\_\_\_, Mayor  
  
\_\_\_\_\_, Clerk

Councilman Mark McGrail  
Village of Lordstown  
1455 Salt Springs Road  
Lordstown, OH 44481

RE: Zoning Code Amendment – Data Center Project

April 12, 2026

Dear Councilman McGrail,

Pursuant to your request, this letter outlines the process, and provides a budget, for a comprehensive evaluation and amendment of the Village's existing Planning and Zoning Code (herein referred to as the "Code"). My understanding is that the Village desires to create a conditional zoning certificate process and specifically provide for regulations related to data center uses.

Based on the above and my review of the Village's existing Code, the following items require research, thought and attention to provide the proper amendments to implement the Village's desired outcome:

- **ISSUE:** The existing Code does not contain a conditional use chapter or a process for the Planning Commission to review such requests. **ACTION ITEM:** Develop an entirely new conditional use chapter of the Code, inclusive of a new process for approval that will refer to an amended Planning Commission Chapter;
- **ISSUE:** The existing Code contains a Special Use Permit process that is similar to the intent behind conditional uses, but the special uses are reviewed by the Zoning Board of Appeals (ZBA). **ACTION ITEM:** Eliminate the Special Use Permit language and process by referring Chapters 1133 and 1137 to the newly created conditional use chapter of the Code;
- **ISSUE:** The Special Use Permit Chapter (1175) provides cross references (through American Legal online) but does not directly reference readers to ZBA Chapter (1127). Moreover, cross references refer to the Supplementary Regulations Chapter (1161) and within this Chapter there are differing ZBA standards/language separate from the primary Chapter 1127 of the Code. **ACTION ITEM:** Eliminate the Special Use provisions and for an additional services fee eliminate the inconsistencies of Section 1161.05 and Chapter 1127. The resulting modification will be an improved Chapter 1127 that includes the necessary Duncan factors and Unnecessary Hardship standards;
- **ISSUE:** The ZBA Chapter (1127) and Section (1161.05) regarding ZBA requirements have conflicting language. **ACTION ITEM:** Eliminate the inconsistencies and create a newly modified Chapter 1127 that contains up-to-date standards for review of dimensional and use variance requests. The current Code does not provide the ZBA with the tools necessary to differentiate between the two distinct requests;

Exhibit "A"

- **ISSUE:** The Planning Commission Chapter (1115) does not provide authority to review conditional uses or special uses. **ACTION ITEM:** Create a new authority for the Planning Commission within Title Two of the Code. This language will reference and integrate with the newly created conditional use permit process and standards created for data center uses; and
- **ISSUE:** The existing Code does not provide standards for data centers as a conditional use. **ACTION ITEM:** Work with the Planning Commission/Moratorium Committee to develop informed regulations and standards related to data center uses as a conditional use.

Two complete the work program noted above, three meetings with the Planning Commission and/or Moratorium Committee are envisioned. The fee to complete the base work (excluding amendments to the ZBA items) shall not exceed \$7,625. If elected, the additional services can be completed for a fee not to exceed \$1,875. Direct reimbursables are not included in the above referenced fees and are anticipated to be approximately \$260. If desired, additional meetings can be invoiced as an addendum to this agreement.

To complete the work program, I anticipate approximately three months from authorization. A digital copy of the Village's existing Code is helpful but not necessary to complete the work.

I appreciate the opportunity to work on this important project. If you agree to the scope of service documented herein and desire for me to begin work on this project, please sign in the space provided below.

Sincerely,

Brian M. Frantz, AICP

For the Village:

For the Consultant Planner

\_\_\_\_\_  
 Mayor Jackie Woodward  
 Village of Lordstown

\_\_\_\_\_  
 Brian M. Frantz, AICP

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date