

1 STATE OF OHIO

2 COUNTY OF TRUMBULL

3 LORDSTOWN VILLAGE

4 PLANNING COMMISSION MEETING

5 OCTOBER 16, 2024 - 6:30 P.M.

6
7 **RE: Minutes of the Lordstown Village Planning Commission**
8 **Meeting - October 16, 2024**

9
10 **APPEARANCES:**

11 **LORDSTOWN VILLAGE PLANNING COMMISSION**

12 Tim Rech, Chairperson
13 Richard Rook, Vice Chairperson
14 Jackie Woodward, Mayor
15 Robert Bond, Councilman
16 Bob Shaffer

17 Matthew Ries, Village Solicitor

18 Kellie Bordner, Planning & Zoning Administrator
19 Dustin Hajnosz, Assistant Planning Director

20 **ON BEHALF OF NEW BUSINESS**

21 Mark Hernon, Vice President, Real Estate,
22 TJX Companies, Inc.

1 **NEW BUSINESS**

2 Case No. 02-2024, Petition for Zone Change by
3 HomeGoods, Inc. on Parcel No. 45-905570 from
4 Industrial (I-1) to Residential (R-1)

4

5

6 **PLACE:** Lordstown Administration Building
7 1455 Salt Springs Road
8 Lordstown, Ohio 44481

8

9 **REPORTER:** Dena K. Crissman, M.S., R.P.R., C.R.I.
10 4308 Lyntz Townline Road, S.W.
11 Warren, OH 44481
12 Phone: (330) 502-8862
13 Email: dkcrissman@ysu.edu

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 MR. BORDNER: Mayor Woodward?

2 MAYOR WOODWARD: Here.

3 MR. BORDNER: Richard Rook?

4 MR. ROOK: Here.

5 MR. BORDNER: Robert Bond?

6 MR. BOND: Here.

7 MR. BORDNER: Solicitor Matt
8 Ries?

9 SOLICITOR RIES: Present.

10 MR. BORDNER: Dustin Hajnosz?

11 MR. HAJNOSZ: Present.

12 MR. BORDNER: And I'm Kellie
13 Bordner.

14 MR. RECH: All right, thank
15 you. Could we have a motion to approve the
16 agenda for this evening?

17 MR. ROOK: I'll make a
18 motion.

19 MR. RECH: Mr. Rook -- is
20 there a second?

21 MAYOR WOODWARD: I'll second.

22 MR. RECH: Mayor -- everybody
23 in favor, aye?

24 MR. SHAFFER: Aye.

25 MR. BOND: Aye.

1 MAYOR WOODWARD: Aye.

2 MR. RECH: Aye.

3 MR. ROOK: Aye.

4 MR. RECH: Anybody opposed?

5 (WHEREAS, THERE WAS NO RESPONSE
6 FROM THE BOARD, AND THE VOICE
7 VOTE WAS AS FOLLOWS:)

8 (VOICE VOTE: 5, AYE; 0, NAY;
9 0, ABSTAINED.)

10 MR. RECH: All right, that
11 passes. Also, we have approval of the minutes
12 from the May 13th meeting that was presented to
13 you. Is there a motion to approve those?

14 MAYOR WOODWARD: I'll make a
15 motion.

16 MR. SHAFFER: I'll make a
17 motion.

18 COURT REPORTER: Okay, who
19 did we give it to?

20 MR. RECH: I heard the Mayor
21 first -- Mr. Shaffer, second. Okay -- all in
22 favor, "aye."

23 MR. SHAFFER: Aye.

24 MR. BOND: Aye.

25 MAYOR WOODWARD: Aye.

1 MR. RECH: Aye.

2 MR. ROOK: Aye.

3 MR. RECH: Anybody opposed?

4 (WHEREAS, THERE WAS NO RESPONSE
5 FROM THE BOARD, AND THE VOICE
6 VOTE WAS AS FOLLOWS:)

7 (VOICE VOTE: 5, AYE; 0, NAY;
8 0, ABSTAINED.)

9 MR. RECH: All right, very
10 good -- moving on to Planning and Zoning
11 Administrator's Report.

12 MR. BORDNER: No report.

13 MR. RECH: All right, thank
14 you. Is there a Solicitor's Report this
15 evening?

16 SOLICITOR RIES: No report.

17 MR. RECH: Thank you -- is
18 there correspondence?

19 MS. BORDNER: No
20 correspondence.

21 MR. RECH: Any old business?

22 MR. BORDNER: No old
23 business.

24 MR. RECH: All right, then,
25 new business, then -- we have Case Number

1 02-2024, Petition for Zone Change by HomeGoods,
2 Incorporated, on Parcel No. 45-905570, from
3 Industrial (I-1) to Residential (R-1) -- take
4 it away.

5 MS. BORDNER: On September
6 23, 2024, the Planning and Zoning Office
7 received a Petition for Zone Change packet from
8 Mark Hernon, as the Agent for the property
9 owner, HomeGoods, Inc./TJX Companies, Inc.
10 Mr. Hernon is present this evening.

11 Reviewing the petition and attachments, we
12 provide the following information for the
13 record:

14 The mailing address for HomeGoods, Inc./
15 TJX Companies, Inc. -- is 770 Cochituate Road,
16 Framingham, Massachusetts, 01701.

17 The property in question for which the
18 zone change is being sought is located at 3640
19 Ellsworth Bailey Road, Warren, Ohio, 44481, and
20 is known as Parcel ID 45-905570.

21 The corporate office phone number was
22 provided for the property owner, along with a
23 cell phone number for the property
24 representative.

25 A legal description for the entire

1 4.253-acre parcel was provided by the
2 Petitioner and attached as item number one
3 (1).

4 Petitioner is requesting a change of the
5 Zoning Classification from Industrial (I-1) to
6 Residential (R-1) -- and reports the existing
7 use of the property to be a vacant, residential
8 home on the property -- no current use.

9 Identified as item number two (2),
10 attached to the Petition for Zone Change, are
11 several documents, including a survey map of
12 the subject parcel, an aerial overview
13 photograph of the parcel, and a survey map
14 showing the subject parcel and the parent
15 parcel during a subdivision from the parent
16 parcel, which took place in 2023.

17 Identified as item number three (3),
18 attached to the Petition for Zone Change, is a
19 statement provided by the Petitioner as to why
20 the zone change is necessary for the
21 preservation and enjoyment of a substantial
22 property right as follows:

23 "The property is currently a vacant house,
24 but zoned as industrial. There have been many
25 inquiries about the property as a residence,

1 but turned away due to its zoning. We are
2 requesting the change in zoning to residential
3 to maintain the property for its highest and
4 best use."

5 Identified as item number four (4),
6 attached to the Petition for Zone Change, the
7 Petitioner has provided a statement of how the
8 proposed zone change will not be detrimental to
9 the public welfare or the property of other
10 persons located in the vicinity as follows:

11 "The proposed zone change will not be
12 detrimental to the public welfare or to the
13 property of other persons located in the
14 vicinity as it is currently a vacant house."

15 Identified as item number five (5),
16 attached to the Petition for Zone Change, the
17 Petitioner provided a list of names and
18 addresses of the four (4) adjacent property
19 owners to the within-described property.

20 Petitioner also provided a \$300 deposit as
21 required.

22 Petitioner has also provided a letter
23 requesting a waiver of the landscape barrier
24 requirement set forth in Lordstown Codified
25 Ordinance 1169.01(b), which reads as follows:

1 "Dear Lordstown Planning and Zoning,

2 I have read and understood the Zoning
3 Ordinance 1169.01 Landscaping, Buffers and
4 Barriers, and respectfully request a waiver for
5 Section (b), Side and Rear Yards of Industrial
6 Property Abutting Residential Property, for the
7 property located at 3640 Ellsworth Bailey Road.
8 The current house and property are surrounded
9 to the North by trees, and to the South and
10 West, by a Nature Preserve of over 100 acres.
11 There is already a buffer built in between the
12 Industrial property and the subject house. The
13 only entrance to the Industrial property on
14 Hallock Young is an emergency entrance. No
15 truck traffic is permitted on Hallock Young.
16 The current property, if rezoned, will be sold
17 as a residence as is where is and shows as open
18 and obvious to any buyer.

19 Thank you for your consideration.

20 Mark Hernon.

21 Vice President Real Estate, TJX Companies,
22 Inc."

23 It should also, additionally, be noted
24 that the property in question was originally a
25 Residential (R-1) parcel, upon which a

1 single-family dwelling was built in June of
2 2008. The parcel was then sold to Petitioner,
3 HomeGoods, Inc./TJX Companies, Inc., in 2018;
4 at which time, the parcel was consolidated into
5 the entire proposed development parcel, and a
6 zone change was also requested from Residential
7 (R-1) to Industrial (I-1) so that the
8 Petitioner could utilize the structure, as
9 construction office space, during the
10 development of the TJX warehouse.

11 Following the completion of the warehouse,
12 Petitioner subdivided the subject property back
13 out from the overall parent parcel and placed
14 it on the market for sale. They've not been
15 successful at selling, primarily, because
16 prospective purchasers would like to utilize it
17 as a residence; however, that cannot happen
18 until a zone change, back to Residential (R-1),
19 is successful, and a loan can then be properly
20 obtained on a residentially-zoned land.

21 That is all I have. The only other thing
22 I would offer is that the schedule, relative to
23 this particular zone change, would be the
24 meeting tonight; and then, if approved and
25 recommended that Council change the zone from

1 (I-1) to (R-1), the letter to Council and the
2 Legal Notice would go into the newspaper by
3 October 18th.

4 I would read the letter at Council on
5 Monday, October 21, 2024. A public hearing
6 would be held on Monday, November 18, 2024, and
7 that would be followed by the first reading of
8 Council. December 2nd, 2024, would be the
9 second reading by Council; and December 16,
10 2024, would be the third reading by Council and
11 the vote; and thereafter, the Ordinance would
12 go into effect thirty (30) days after the last
13 reading and the vote.

14 MR. RECH: Okay, thank you,
15 Kellie. Mr. Hernon -- am I'm saying that
16 right?

17 MR. HERNON: Yes.

18 MR. RECH: If you would just
19 introduce yourself, sir.

20 MR. HERNON: My name is Mark
21 Hernon. I'm the Vice President of Real Estate,
22 TJX Companies -- been there for 20 years. I
23 was involved when we started this. We started
24 the project, here, years ago -- and now we're
25 just kind of finishing it, I guess.

1 MR. RECH: All right --
2 anything else you need to add as far as what
3 Kellie read or you --

4 MR. HERNON: No.

5 MR. RECH: -- or you got it
6 all covered?

7 MR. HERNON: Yes, yeah.

8 MR. RECH: All right, very
9 good -- thank you, sir.

10 MR. HERNON: Okay.

11 MR. RECH: Very good -- is
12 there any member comments this evening?

13 MR. SHAFFER: Yeah, I'm
14 just -- I'm kind of a little uncomfortable with
15 it, I guess. I don't know -- when this whole
16 thing started, you could have just picked that
17 parcel out and left it Residential. Instead,
18 it was, I guess, maybe more convenient for you
19 guys to just take all of it -- knowing that
20 you're going to be stuck with a piece of
21 property that you can't use as a residence; and
22 now you want to come back before the Village of
23 Lordstown -- and not only turn that back into a
24 residence, but now you want a waiver for
25 landscaping buffers for that Ordinance.

1 So, I mean, I'm just -- construction
2 office -- you can rent construction offices.
3 You didn't need that house for a construction
4 office. So, for me, it's just -- I'm a little
5 kind of -- I don't know -- uncomfortable with
6 it, I guess.

7 MR. RECH: Okay -- anybody
8 else?

9 MR. BOND: Yeah.

10 MAYOR WOODWARD: Go ahead.

11 MR. BOND: Question. On this
12 (INDICATING) -- the property owners -- it says,
13 here, they are not adjacent to the described
14 property.

15 MS. BORDNER: Across the
16 street.

17 MR. BOND: Okay, okay.

18 MS. BORDNER: So the only --
19 the only property owner that would be adjacent
20 to the parcel in question would be the
21 HomeGoods/TJX parent parcel. That would be on
22 the same west side of Ellsworth Bailey that
23 this particular parcel is on.

24 The other adjacent -- we call them
25 adjacent, even though they are not -- property

1 owners, would be across the street. That would
2 be Imperial Communities, Mrs. Housel, DBR,
3 which is another Radtka-owned company, and then
4 the Campbells.

5 MR. BOND: Okay, that's what
6 I thought.

7 MR. RECH: Mayor Woodward?

8 MAYOR WOODWARD: My question
9 is in regards to the buffer. It's -- in the
10 letter that you wrote, it says, "The current
11 property, if rezoned, will be sold as a
12 residence as is where is" -- and that's to the
13 first buyer that comes along -- but what about
14 future property owners for that residence? Are
15 they also going to be under the stipulation of
16 "as is where is?" Is that going to continue
17 with that house if it's sold 15 times?

18 MS. BORDNER: I'm going to
19 let Matt answer that.

20 SOLICITOR RIES: It would be.
21 I mean, that's a normal clause in any purchase
22 agreement -- "as is where is" -- basically,
23 buyer beware.

24 MAYOR WOODWARD: I mean -- or
25 at any point in time, can future -- if not

1 this -- you know, the first person they sell it
2 to -- maybe the second or third person they
3 sell it to, wants the buffer, what -- what do
4 they have as far as that goes? Like, can they
5 go back to TJX and require that? Can they
6 require that through the Village?

7 SOLICITOR RIES: No -- the
8 waiver would run with the land -- not,
9 necessarily, as the property is sold.

10 MAYOR WOODWARD: Okay. So if
11 that's -- if this is granted, then this is
12 perpetual with --

13 SOLICITOR RIES: It's for the
14 property, right.

15 MS. BORDNER: So it would be
16 something that they would consider open and
17 obvious -- is my opinion or understanding. So
18 when you come to purchase a house, you're going
19 to see exactly what it looks like. You're
20 going to see that there's some trees that are
21 buffering on the north side, along with on the
22 west side behind the house; and then there's
23 the newly-relocated Hallock Young roadway to
24 the south; but then further south, is part of
25 that reserve -- that Nature Preserve.

1 SOLICITOR RIES: Yeah, so our
2 waiver would run with the land. It wouldn't
3 have anything to do with private transactions
4 between subsequent buyers and sellers.

5 MAYOR WOODWARD: Okay. I
6 just want to make sure, like, that's -- that
7 that is conveyed to future property owners, I
8 mean, who -- that message would have to be
9 passed along from buyer to buyer. You know, I
10 don't want to be back here in a couple of years
11 because somebody is not happy with the noise or
12 the lights or the business that goes on there.

13 MR. BOND: That brings about
14 another question for me. Are these two (2)
15 separate issues -- the waiver and the zone
16 change?

17 SOLICITOR RIES: They're not
18 -- I mean, they're not conditioned upon each
19 other. Yes, they're separate requests.
20 They're asking for the zone change.

21 MR. BOND: That's what I
22 thought.

23 SOLICITOR RIES: Yes.

24 MR. ROOK: So what is the
25 waiver? We're changing landscaping around --

1 behind it -- is that all that is?

2 MS. BORDNER: So the waiver
3 is asking that they don't have to put up the
4 4-foot mound, and then another 4-foot of trees
5 on top of that mound, that would have to go
6 down the north side -- to the north property
7 line -- and then the west, rear property line.

8 MR. ROOK: Okay.

9 MR. BORDNER: You're talking
10 about 300 feet on the rear property line, and
11 you're talking about 550 to 552 feet on the
12 north property line. So that's pretty
13 extensive.

14 So I can't speak for Mr. Hernon --
15 however, without the waiver, I don't know that
16 they would want to change the zoning?

17 MR. HERNON: Probably -- can
18 I just talk? Okay, sorry -- putting up a
19 mound, I think, would take away from the
20 property and its value right now. Not only
21 that, I think it would create some water issues
22 inside the parcel, itself, if you were to put a
23 mound up; and it would drain on one side into
24 the ditch that's already there, but it would
25 create water issues for the yard on the

1 property, itself.

2 MR. RECH: I guess I kind of
3 look at it like -- I know it's public record --
4 what you paid for that home back when you were
5 building and everything for that property. I
6 don't really remember what it was. It's not
7 really important, but you're going to sell it
8 -- put it up for sale as Residential property.
9 You're, obviously, not going to get what you
10 paid for it, initially. You're going to get,
11 hopefully, a fair market price for it right
12 now.

13 If the prospective buyer sees the land and
14 the location -- and anything else that might be
15 considered an eyesore or something like that --
16 then they would negotiate with you and the
17 purchase price, basically, to either alleviate
18 that -- or, you know, get a fair price that
19 they could do whatever they wanted to the
20 property at that point.

21 MR. HERNON: Anybody can ask,
22 in an offer, to buy the house. They could ask
23 that now --

24 MR. RECH: Uh-huh.

25 MR. HERNON: -- and we would

1 consider, based on what the ask was, whether or
2 not we would sell it, yeah.

3 MR. RECH: Okay.

4 MAYOR WOODWARD: I mean the
5 only concern that I would have would be the
6 precedence that it sets.

7 MS. BORDNER: Well, here's
8 what I want to say about that -- and I agree
9 with you -- so let me say that at the outset --
10 but, historically, this Village has given quite
11 a few waivers, including to LEC -- a very large
12 waiver that allowed them to utilize existing
13 densely-populated, forested areas as the buffer
14 zone in lieu of this particular Code Section.
15 I can't say that I find that appealing in my
16 position; and what I can tell you is, is that
17 -- again, historically, it's created some
18 issues.

19 For example, we cannot stop a property
20 owner from timbering out their own forested
21 areas. So we have no Codes that address that
22 issue; and if they decide to do that, they
23 would be perfectly well within their rights to
24 timber out whatever portion of trees that they
25 would want to. Thereby, eliminating at

1 least -- to some degree -- the buffer that they
2 had promised to have and keep created for an
3 Industrial property. So that has occurred.

4 We have some cases coming up where I have
5 told them that -- because of that very fact --
6 that they need to create a buffer. I think
7 that we have to take every case and turn it on
8 its own set of facts.

9 In this particular case, I think that TJX
10 has, for several years, attempted to sell the
11 property as a Commercial or Industrial
12 property. To the best of my knowledge -- and,
13 again, Mr. Hernon can correct me -- there has
14 not been sufficient interest in selling this
15 parcel as a Commercial or Industrial property
16 to use for even a dentist's office, a doctor's
17 office -- so on and so forth -- because they
18 would be entitled to use this parcel for
19 anything from (B-1) uses, (B-2) uses -- up to
20 and including the Industrial (I-1) uses.

21 They have not been able to sell it that
22 way. The only thing that they have had
23 interest in -- is in the Residential; and what
24 has been occurring is that when someone
25 attempts to go and get a loan to use it as a

1 residence -- and then come in, after the fact,
2 and say to you, "I just purchased the property.
3 I'm going to use this as a single-family
4 dwelling, for which it was originally intended.
5 I don't care about any waiver -- I don't care
6 about any buffer, so I want a waiver on
7 that" -- then they would be the property owner
8 asking that question. They haven't even been
9 able to get to that stage because they can't
10 get a loan for the single-family dwelling with
11 it being zoned Industrial.

12 So given that particular set of facts, and
13 given that I've -- I have, personally, gone on
14 the property and been there several different
15 times of the day and evening. I'm not hearing
16 much noise. That doesn't mean that that will
17 not occur. I wouldn't -- I wouldn't --
18 obviously, I'm not living there, so I wouldn't
19 be there 24/7, but I guess that what I'm
20 saying, in this particular case is, is that
21 they -- there's -- it's a vacant property.

22 Whoever is going to come to look at this
23 house, they're going to have to understand that
24 you're moving right next to the TJX Warehouse
25 facility. You're going to have to expect some

1 noise, some lights. Will that bother you? It
2 shouldn't -- but can we guarantee that --
3 absolutely not. The Village is not responsible
4 for guaranteeing that type of thing to them.
5 Am I wrong, Matt?

6 SOLICITOR RIES: No,
7 typically, these buffers are meant to protect
8 existing residents against an industry coming
9 to town. Here, we have the opposite where the
10 residents don't live there yet, so they're --
11 it's not affecting anyone who is currently
12 there right now. It would be somebody, who
13 would be coming in, eyes wide open, making a
14 decision if they want to purchase the property
15 or not.

16 MS. BORDNER: But please
17 understand that I agree with you, and I think
18 that we have to stop giving these waivers for
19 these landscape barriers. I just don't think
20 that the facts, in this particular case, would
21 suit making TJX create those waivers -- or
22 create those barriers.

23 MR. RECH: Anybody else have
24 comments?

25 (WHEREAS, THERE WAS NO RESPONSE

1 FROM THE BOARD, AND PROCEEDINGS
2 WERE AS FOLLOWS:)

3 MR. RECH: Are there any
4 public comments this evening? If so --

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

8 MR. RECH: I'm not hearing
9 any, all right -- then is there a motion to
10 recommend, to the Lordstown Village Council,
11 that the request -- requested zone change for
12 HomeGoods, Incorporated, on the entirety of
13 Parcel No. 45-905570, from Industrial (I-1) to
14 Residential (R-1), be approved?

15 MAYOR WOODWARD: Do I need to
16 add to that?

17 MS. BORDNER: Mr. Rech, I
18 didn't want to interrupt you, but --

19 MR. RECH: Yep.

20 MR. BORDNER: -- and well
21 stated; but I think that, before we make that
22 motion, I think we should consider the waiver
23 because Mr. Hernon, on behalf of TJX, may want
24 to pull back the Petition for Zone Change if
25 the waiver is not favorable in this case.

1 MR. RECH: All right, then we
2 should vote on the waiver first -- if I
3 understand correctly? Is that correct?

4 MS. BORDNER: I would think
5 so.

6 MR. RECH: Okay -- and how do
7 you want to word this -- just pretty much like
8 it is on the sheet?

9 MS. BORDNER: Yeah, I would
10 just say that -- a motion to waive the
11 requirements of Lordstown Ordinance 1169.01,
12 requiring the landscaping buffers on the north
13 and west side of the existing single-family
14 dwelling.

15 MR. RECH: All right. Did
16 you get all that? Do you want me to repeat it?

17 COURT REPORTER: No, I got
18 it.

19 MR. RECH: Okay, all right --
20 so we have -- can I ask for a motion on the
21 waiver first, then. Is there a motion on that?

22 MAYOR WOODWARD: I will make
23 the motion to waive the zoning -- or the
24 landscape requirements.

25 MR. RECH: Very good -- is

1 there a second on that?

2 MR. ROOK: I'll second it.

3 MR. RECH: All right,

4 Mr. Rook -- any other discussion, comments?

5 MR. BOND: You're just
6 waiving it on the two (2) out of the three (3)
7 sides, right?

8 MS. BORDNER: Well, the third
9 side is the Hallock Young -- relocated Hallock
10 Young roadway. The fourth side is Ellsworth
11 Bailey Road --

12 MR. BOND: Okay.

13 MS. BORDNER: -- so you
14 wouldn't need it on the other two (2) sides.

15 MR. RECH: All right, very
16 good -- could we have roll call on this then,
17 please?

18 MR. BORDNER: Yes, sir -- Mr.
19 Rook?

20 MR. ROOK: Yes.

21 MR. BORDNER: Mr. Shaffer?

22 MR. SHAFFER: No.

23 MR. BORDNER: Mr. Bond?

24 MR. BOND: No.

25 MR. BORDNER: Mayor?

1 MAYOR WOODWARD: Yes.

2 MS. BORDNER: Mr. Rech?

3 MR. RECH: Yes.

4 (ROLL CALL VOTE: 3, AYE;
5 2, NAY; 0, ABSTAINED.)

6 MR. RECH: So that's three to
7 two (3-2) -- that passes then.

8 And now back to the original motion to
9 recommend to Lordstown Village Council that the
10 requested zone change for HomeGoods,
11 Incorporated, on the entirety of Parcel Number
12 45-905570, from Industrial (I-1) to Residential
13 (R-1), be approved -- and is there a motion on
14 that?

15 MAYOR WOODWARD: I'll make
16 the motion.

17 MR. RECH: Mayor -- is there
18 a second?

19 MR. ROOK: Second.

20 MR. RECH: Mr. Rook -- any
21 other comments before we vote?

22 (WHEREAS, THERE WAS NO RESPONSE
23 FROM THE BOARD, AND PROCEEDINGS
24 WERE AS FOLLOWS:)

25 MR. RECH: Hearing none, roll

1 call please?

2 MS. BORDNER: Mr. Shaffer?

3 MR. SHAFFER: No.

4 MS. BORDNER: Mr. Bond?

5 MR. BOND: Yes.

6 MR. BORDNER: Mayor?

7 MAYOR WOODWARD: Yes.

8 MS. BORDNER: Mr. Rech?

9 MR. RECH: Yes.

10 MS. BORDNER: Mr. Rook?

11 MR. ROOK: Yes.

12 (ROLL CALL VOTE: 4, AYE;

13 1, NAY; 0, ABSTAINED.)

14 MR. RECH: Okay, the vote is

15 four to one (4-1), so that passes as well.

16 Any public -- any additional public

17 comments -- any public comments this evening

18 from anybody?

19 (WHEREAS, THERE WAS NO RESPONSE

20 FROM THE FLOOR, AND PROCEEDINGS

21 WERE AS FOLLOWS:)

22 MR. RECH: Okay, Mr. Hernon,

23 thank you for coming. Anybody else have

24 anything up here they want to say?

25 (WHEREAS, THERE WAS NO RESPONSE

1 FROM THE BOARD, AND PROCEEDINGS
2 WERE AS FOLLOWS:)

3 MR. RECH: Kellie, did you
4 just want to mention. I know you sent an
5 e-mail. Did you want to mention next month or
6 whatever -- or are we good?

7 MS. BORDNER: Yes, we will
8 have a meeting next month. That would be on
9 November 13th. The only thing that we have on
10 the agenda is a replat, and I have your packets
11 for you right here that I'm going to give you
12 before you walk out.

13 MR. RECH: Okay -- all right,
14 is there a motion to adjourn?

15 MAYOR WOODWARD: I'll move to
16 adjourn.

17 MR. RECH: Mayor, is there --

18 MR. BOND: Second.

19 MR. RECH: All right, who is
20 that -- Mr. Bond?

21 MR. BOND: (NODS
22 AFFIRMATIVELY)

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

25 MR. SHAFFER: Aye.

1 MR. BOND: Aye.

2 MAYOR WOODWARD: Aye.

3 MR. RECH: Aye.

4 MR. ROOK: Aye.

5 (VOICE VOTE: 5, AYE; 0, NAY;
6 0, ABSTAINED.)

7 MR. RECH: All right, we are
8 adjourned -- thank you, everybody.

9 MR. HERNON: Thank you.

10 (WHEREUPON, THE PUBLIC MEETING
11 BEFORE THE LORDSTOWN VILLAGE
12 PLANNING COMMISSION, IN THE
13 ABOVE-CAPTIONED MATTER,
14 CONCLUDED AT 6:55 P.M. ALL
15 ORIGINAL EXHIBITS AND
16 DOCUMENTATION WERE RETAINED BY
17 THE LORDSTOWN VILLAGE PLANNING
18 OFFICE AND FILED/INCORPORATED
19 INTO THE CASE RECORD.)

20 * * *

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF OHIO)
) ss. REPORTER'S CERTIFICATE
COUNTY OF MAHONING)

I certify that the above and foregoing is a true and full transcript of the minutes and motions made during the Planning Commission meeting, as shown by stenotype notes written by me, in the presence of the witnesses at the time of the meeting.

Dena K. Crissman, M.S., R.P.R., C.R.A.

Dena Kay Crissman, Notary Public
My Commission Expires 2-08-2029



<p>B</p> <p>business... [1] 17/12 buy [1] 19/22 buyer [6] 10/18 15/13 15/23 17/9 17/9 19/13 buyers [1] 17/4</p>	<p>couple [1] 17/10 covered [1] 13/6 create [5] 18/21 18/25 21/6 23/21 23/22 created [2] 20/17 21/2 Crissman [2] 2/9 31/14 current [4] 8/8 10/8 10/16 15/10 currently [3] 8/23 9/14 23/11</p>	<p>every [1] 21/7 everybody [3] 3/11 4/22 30/8 everything [1] 19/5 exactly [1] 16/19 example [1] 20/19 EXHIBITS [1] 30/15 existing [4] 8/6 20/12 23/8 25/13 expect [1] 22/25 Expires [1] 31/15 extensive [1] 18/13 eyes [1] 23/13 eyesore [1] 19/15</p>
<p>C</p> <p>C.R.I [1] 2/9 call [6] 3/20 14/24 26/16 27/4 28/1 28/12 Campbells [1] 15/4 can [11] 11/19 14/2 15/25 16/4 16/5 18/17 19/21 20/16 21/13 23/2 25/20 can't [4] 13/21 18/14 20/15 22/9 cannot [2] 11/17 20/19 CAPTIONED [2] 3/8 30/13 care [2] 22/5 22/5 case [8] 2/2 6/25 21/7 21/9 22/20 23/20 24/25 30/19 cases [1] 21/4 cell [1] 7/23 CERTIFICATE [1] 31/1 certify [1] 31/8 Chairperson [2] 1/12 1/12 change [23] 2/2 7/1 7/7 7/18 8/4 8/10 8/18 8/20 9/2 9/6 9/8 9/11 9/16 11/6 11/18 11/23 11/25 17/16 17/20 18/16 24/11 24/24 27/10 changing [1] 17/25 Classification [1] 8/5 clause [1] 15/21 Cochituate [1] 7/15 Code [1] 20/14 Codes [1] 20/21 Codified [1] 9/24 come [4] 13/22 16/18 22/1 22/22 comes [1] 15/13 coming [4] 21/4 23/8 23/13 28/23 comments [7] 13/12 23/24 24/4 26/4 27/21 28/17 28/17 Commercial [2] 21/11 21/15 COMMISSION [10] 1/4 1/7 1/11 3/2 3/4 3/7 3/12 30/12 31/10 31/15 Communities [1] 15/2 Companies [6] 1/20 7/9 7/15 10/21 11/3 12/22 company [1] 15/3 completion [1] 11/11 concern [1] 20/5 CONCLUDED [1] 30/14 conditioned [1] 17/18 consider [3] 16/16 20/1 24/22 consideration [1] 10/19 considered [1] 19/15 consolidated [1] 11/4 construction [4] 11/9 14/1 14/2 14/3 continue [1] 15/16 convenient [1] 13/18 conveyed [1] 17/7 corporate [1] 7/21 correct [2] 21/13 25/3 correctly [1] 25/3 correspondence [2] 6/18 6/20 could [8] 3/13 3/19 4/15 11/8 13/16 19/19 19/22 26/16 Council [8] 11/25 12/1 12/4 12/8 12/9 12/10 24/10 27/9 Councilman [1] 1/13 COUNTY [2] 1/2 31/2</p>	<p>D</p> <p>day [1] 22/15 days [1] 12/12 DBR [1] 15/2 Dear [1] 10/1 December [2] 12/8 12/9 December 16 [1] 12/9 December 2nd [1] 12/8 decide [1] 20/22 decision [1] 23/14 degree [1] 21/1 Dena [2] 2/9 31/14 densely [1] 20/13 densely-populated [1] 20/13 dentist's [1] 21/16 deposit [1] 9/20 described [2] 9/19 14/13 description [1] 7/25 detrimental [2] 9/8 9/12 development [2] 11/5 11/10 did [4] 5/19 25/15 29/3 29/5 didn't [2] 14/3 24/18 different [1] 22/14 Director [1] 1/16 discussion [1] 26/4 ditch [1] 18/24 dkcrissman [1] 2/11 do [7] 16/3 17/3 19/19 20/22 24/15 25/6 25/16 doctor's [1] 21/16 DOCUMENTATION [1] 30/16 documents [1] 8/11 doesn't [1] 22/16 don't [10] 13/15 14/5 17/10 18/3 18/15 19/6 22/5 22/5 23/10 23/19 down [1] 18/6 drain [1] 18/23 due [1] 9/1 during [3] 8/15 11/9 31/9 Dustin [2] 1/16 4/10 dwelling [4] 11/1 22/4 22/10 25/14</p>	<p>F</p> <p>facility [1] 22/25 fact [2] 21/5 22/1 facts [3] 21/8 22/12 23/20 fair [2] 19/11 19/18 family [4] 11/1 22/3 22/10 25/13 far [2] 13/2 16/4 favor [3] 4/23 5/22 29/24 favorable [1] 24/25 feet [2] 18/10 18/11 few [1] 20/11 FILED [1] 30/18 FILED/INCORPORATED [1] 30/18 find [1] 20/15 finishing [1] 12/25 first [6] 5/21 12/7 15/13 16/1 25/2 25/21 five [1] 9/15 FLAG [1] 3/17 FLOOR [2] 24/6 28/20 followed [1] 12/7 following [2] 7/12 11/11 follows [12] 3/9 3/18 5/7 6/6 8/22 9/10 9/25 24/2 24/7 27/24 28/21 29/2 foot [2] 18/4 18/4 foregoing [1] 31/8 forested [2] 20/13 20/20 forth [2] 9/24 21/17 four [3] 9/5 9/18 28/15 fourth [1] 26/10 Framingham [1] 7/16 full [1] 31/9 further [1] 16/24 future [3] 15/14 15/25 17/7</p>
<p>E</p> <p>e-mail [1] 29/5 each [1] 17/18 effect [1] 12/12 either [1] 19/17 eliminating [1] 20/25 Ellsworth [4] 7/19 10/7 14/22 26/10 else [5] 13/2 14/8 19/14 23/23 28/23 Email [1] 2/11 emergency [1] 10/14 enjoyment [1] 8/21 entire [2] 7/25 11/5 entirety [2] 24/12 27/11 entitled [1] 21/18 entrance [2] 10/13 10/14 Estate [3] 1/19 10/21 12/21 even [3] 14/25 21/16 22/8 evening [9] 3/11 3/12 4/16 6/15 7/10 13/12 22/15 24/4 28/17</p>	<p>G</p> <p>get [7] 19/9 19/10 19/18 21/25 22/9 22/10 25/16 give [2] 5/19 29/11 given [3] 20/10 22/12 22/13 giving [1] 23/18 go [6] 12/2 12/12 14/10 16/5 18/5 21/25 goes [2] 16/4 17/12 going [14] 13/20 15/15 15/16 15/18 16/18 16/20 19/7 19/9 19/10 22/3 22/22 22/23 22/25 29/11 gone [1] 22/13 good [7] 3/10 6/10 13/9 13/11 25/25 26/16 29/6 got [2] 13/5 25/17 granted [1] 16/11 guarantee [1] 23/2 guaranteeing [1] 23/4 guess [6] 12/25 13/15 13/18 14/6 19/2 22/19 guys [1] 13/19</p>	

<p>H</p> <p>had [2] 21/2 21/22 Hajnosz [2] 1/16 4/10 Hallock [5] 10/14 10/15 16/23 26/9 26/9 happen [1] 11/17 happy [1] 17/11 has [7] 9/7 9/22 20/10 21/3 21/10 21/13 21/24 have [34] haven't [1] 22/8 heard [1] 5/20 hearing [4] 12/5 22/15 24/8 27/25 held [1] 12/6 here [10] 3/25 4/2 4/4 4/6 12/24 14/13 17/10 23/9 28/24 29/11 here's [1] 20/7 Hernon [10] 1/19 7/8 7/10 10/20 12/15 12/21 18/14 21/13 24/23 28/22 highest [1] 9/3 historically [2] 20/10 20/17 home [2] 8/8 19/4 HomeGoods [8] 2/2 7/1 7/9 7/14 11/3 14/21 24/12 27/10 HomeGoods/TJX [1] 14/21 hopefully [1] 19/11 house [10] 8/23 9/14 10/8 10/12 14/3 15/17 16/18 16/22 19/22 22/23 Housel [1] 15/2 how [2] 9/7 25/6 how the [1] 9/7 however [2] 11/17 18/15 huh [1] 19/24</p>	<p>issues [4] 17/15 18/21 18/25 20/18 it [46] it's [9] 14/4 15/9 15/17 16/13 19/3 19/6 20/17 22/21 23/11 item [5] 8/2 8/9 8/17 9/5 9/15 its [4] 9/1 9/3 18/20 21/8 itself [2] 18/22 19/1</p>	<p>market [2] 11/14 19/11 Massachusetts [1] 7/16 Matt [3] 4/7 15/19 23/5 MATTER [2] 3/8 30/13 Matthew [1] 1/15 may [2] 5/12 24/23 May 13th [1] 5/12 maybe [2] 13/18 16/2 Mayor [9] 1/13 4/1 4/22 5/20 15/7 26/25 27/17 28/6 29/17 me [6] 14/4 17/14 20/9 21/13 25/16 31/11 mean [7] 14/1 15/21 15/24 17/8 17/18 20/4 22/16 meant [1] 23/7 meeting [9] 1/4 1/7 3/7 5/12 11/24 29/8 30/10 31/10 31/12 member [1] 13/12 mention [2] 29/4 29/5 message [1] 17/8 MET [1] 3/4 might [1] 19/14 minutes [3] 1/7 5/11 31/9 Monday [2] 12/5 12/6 month [2] 29/5 29/8 more [1] 13/18 motion [15] 4/15 4/18 5/13 5/15 5/17 24/9 24/22 25/10 25/20 25/21 25/23 27/8 27/13 27/16 29/14 motions [1] 31/9 mound [4] 18/4 18/5 18/19 18/23 move [1] 29/15 moving [2] 6/10 22/24 Mr [12] 4/19 5/21 24/17 26/18 26/21 26/23 27/2 28/2 28/4 28/8 28/10 29/20 Mr. [8] 7/10 12/15 18/14 21/13 24/23 26/4 27/20 28/22 Mr. Hernon [6] 7/10 12/15 18/14 21/13 24/23 28/22 Mr. Rook [2] 26/4 27/20 Mrs. [1] 15/2 Mrs. Housel [1] 15/2 much [2] 22/16 25/7 my [6] 12/20 15/8 16/17 20/15 21/12 31/15</p>
<p>I</p> <p>I'll [7] 4/17 4/21 5/14 5/16 26/2 27/15 29/15 I'm [14] 4/12 12/15 12/21 13/13 13/14 14/1 14/4 15/18 22/3 22/15 22/18 22/19 24/8 29/11 I've [1] 22/13 I-1 [8] 2/3 7/3 8/5 11/7 12/1 21/20 24/13 27/12 ID [1] 7/20 Identified [4] 8/9 8/17 9/5 9/15 Imperial [1] 15/2 important [1] 19/7 Inc [7] 1/20 2/2 7/9 7/14 7/15 10/22 11/3 Inc. [2] 7/9 11/3 Inc./TJX [2] 7/9 11/3 including [3] 8/11 20/11 21/20 Incorporated [4] 7/2 24/12 27/11 30/18 INDICATING [1] 14/12 industrial [15] 2/3 7/3 8/5 8/24 10/5 10/12 10/13 11/7 21/3 21/11 21/15 21/20 22/11 24/13 27/12 industry [1] 23/8 information [1] 7/12 initially [1] 19/10 inquiries [1] 8/25 inside [1] 18/22 Instead [1] 13/17 intended [1] 22/4 interest [2] 21/14 21/23 interrupt [1] 24/18 introduce [1] 12/19 involved [1] 12/23 is [70] issue [1] 20/22</p>	<p>J</p> <p>Jackie [1] 1/13 June [1] 11/1 just [15] 12/18 12/25 13/14 13/16 13/19 14/1 14/4 17/6 18/18 22/2 23/19 25/7 25/10 26/5 29/4</p> <p>K</p> <p>Kay [1] 31/14 keep [1] 21/2 Kellie [5] 1/16 4/12 12/15 13/3 29/3 kind [4] 12/25 13/14 14/5 19/2 know [8] 13/15 14/5 16/1 17/9 18/15 19/3 19/18 29/4 knowing [1] 13/19 knowledge [1] 21/12 known [1] 7/20</p> <p>L</p> <p>land [4] 11/20 16/8 17/2 19/13 landscape [3] 9/23 23/19 25/24 landscaping [4] 10/3 13/25 17/25 25/12 large [1] 20/11 last [1] 12/12 least [1] 21/1 LEC [1] 20/11 left [1] 13/17 legal [2] 7/25 12/2 let [2] 15/19 20/9 letter [4] 9/22 12/1 12/4 15/10 lieu [1] 20/14 lights [2] 17/12 23/1 like [7] 11/16 16/4 16/19 17/6 19/3 19/15 25/7 line [4] 18/7 18/7 18/10 18/12 list [1] 9/17 little [2] 13/14 14/4 live [1] 23/10 living [1] 22/18 loan [3] 11/19 21/25 22/10 located [4] 7/18 9/10 9/13 10/7 location [1] 19/14 look [2] 19/3 22/22 looks [1] 16/19 LORDSTOWN [16] 1/3 1/7 1/11 2/6 2/7 3/2 3/3 3/11 9/24 10/1 13/23 24/10 25/11 27/9 30/11 30/17 Lyntz [1] 2/9</p>	<p>N</p> <p>name [1] 12/20 names [1] 9/17 Nature [2] 10/10 16/25 NAY [5] 5/8 6/7 27/5 28/13 30/5 necessarily [1] 16/9 necessary [1] 8/20 need [5] 13/2 14/3 21/6 24/15 26/14 negotiate [1] 19/16 new [3] 1/18 2/1 6/25 newly [1] 16/23 newly-relocated [1] 16/23 newspaper [1] 12/2 next [3] 22/24 29/5 29/8 no [25] 2/2 2/2 5/5 6/4 6/12 6/16 6/19 6/22 7/2 8/8 10/14 13/4 16/7 20/21 23/6 23/25 24/5 24/13 25/17 26/22 26/24 27/22 28/3 28/19 28/25 NODS [1] 29/21 noise [3] 17/11 22/16 23/1 none [1] 27/25 normal [1] 15/21 north [6] 10/9 16/21 18/6 18/6 18/12 25/12</p>
	<p>M</p> <p>M.S [1] 2/9 made [1] 31/9 MAHONING [1] 31/2 mail [1] 29/5 mailing [1] 7/14 maintain [1] 9/3 make [7] 4/17 5/14 5/16 17/6 24/21 25/22 27/15 making [2] 23/13 23/21 many [1] 8/24 map [2] 8/11 8/13 Mark [4] 1/19 7/8 10/20 12/20</p>	

N
not [26] 9/8 9/11 11/14 13/23 14/13
14/25 15/25 16/8 17/11 17/17 17/18
18/20 19/6 19/9 20/2 21/14 21/21
22/15 22/17 22/18 23/3 23/3 23/11
23/15 24/8 24/25
Notary [1] 31/14
noted [1] 10/23
notes [1] 31/10
Notice [1] 12/2
November [2] 12/6 29/9
November 18 [1] 12/6
now [8] 12/24 13/22 13/24 18/20 19/12
19/23 23/12 27/8
number [9] 6/25 7/21 7/23 8/2 8/9 8/17
9/5 9/15 27/11

O
obtained [1] 11/20
obvious [2] 10/18 16/17
obviously [2] 19/9 22/18
occur [1] 22/17
occurred [1] 21/3
occurring [1] 21/24
OCTOBER [5] 1/5 1/7 3/5 12/3 12/5
October 18th [1] 12/3
offer [2] 11/22 19/22
office [8] 7/6 7/21 11/9 14/2 14/4 21/16
21/17 30/18
offices [1] 14/2
OH [1] 2/10
OHIO [4] 1/1 2/7 7/19 31/1
okay [19] 5/18 5/21 12/14 13/10 14/7
14/17 14/17 15/5 16/10 17/5 18/8
18/18 20/3 25/6 25/19 26/12 28/14
28/22 29/13
old [2] 6/21 6/22
one [3] 8/2 18/23 28/15
only [9] 10/13 11/21 13/23 14/18 14/19
18/20 20/5 21/22 29/9
open [3] 10/17 16/16 23/13
opinion [1] 16/17
opposed [2] 5/4 6/3
opposite [1] 23/9
Ordinance [5] 9/25 10/3 12/11 13/25
25/11
original [2] 27/8 30/15
originally [2] 10/24 22/4
other [8] 9/9 9/13 11/21 14/24 17/19
26/4 26/14 27/21
our [1] 17/1
out [6] 11/13 13/17 20/20 20/24 26/6
29/12
outset [1] 20/9
over [1] 10/10
overall [1] 11/13
overview [1] 8/12
own [2] 20/20 21/8
owned [1] 15/3
owner [5] 7/9 7/22 14/19 20/20 22/7
owners [5] 9/19 14/12 15/1 15/14 17/7

P
P.M [3] 1/5 3/6 30/14
packet [1] 7/7
packets [1] 29/10
paid [2] 19/4 19/10
parcel [23] 2/2 7/2 7/20 8/1 8/12 8/13
8/14 8/15 8/16 10/25 11/2 11/4 11/5
11/13 13/17 14/20 14/21 14/23 18/22

21/15 21/18 24/13 27/11
parent [4] 8/14 8/15 11/13 14/21
part [1] 16/24
particular [7] 11/23 14/23 20/14 21/9
22/12 22/20 23/20
passed [1] 17/9
passes [3] 5/11 27/7 28/15
perfectly [1] 20/23
permitted [1] 10/15
perpetual [1] 16/12
person [2] 16/1 16/2
personally [1] 22/13
persons [2] 9/10 9/13
petition [9] 2/2 7/1 7/7 7/11 8/10 8/18
9/6 9/16 24/24
Petitioner [10] 8/2 8/4 8/19 9/7 9/17
9/20 9/22 11/2 11/8 11/12
phone [3] 2/10 7/21 7/23
photograph [1] 8/13
picked [1] 13/16
piece [1] 13/20
place [2] 2/6 8/16
placed [1] 11/13
PLANNING [15] 1/4 1/7 1/11 1/16 1/16
3/2 3/4 3/6 3/12 6/10 7/6 10/1 30/12
30/17 31/10
please [5] 3/13 3/20 23/16 26/17 28/1
Pledge [2] 3/13 3/16
point [2] 15/25 19/20
populated [1] 20/13
portion [1] 20/24
position [1] 20/16
precedence [1] 20/6
presence [1] 31/11
present [5] 3/15 3/23 4/9 4/11 7/10
presented [1] 5/12
preservation [1] 8/21
Preserve [2] 10/10 16/25
President [3] 1/19 10/21 12/21
pretty [2] 18/12 25/7
price [3] 19/11 19/17 19/18
primarily [1] 11/15
private [1] 17/3
Probably [1] 18/17
PROCEEDINGS [7] 3/9 3/17 24/1 24/6
27/23 28/20 29/1
project [1] 12/24
promised [1] 21/2
properly [1] 11/19
property [52]
proposed [3] 9/8 9/11 11/5
prospective [2] 11/16 19/13
protect [1] 23/7
provide [1] 7/12
provided [7] 7/22 8/1 8/19 9/7 9/17
9/20 9/22
public [10] 9/9 9/12 12/5 19/3 24/4
28/16 28/16 28/17 30/10 31/14
pull [1] 24/24
purchase [4] 15/21 16/18 19/17 23/14
purchased [1] 22/2
purchasers [1] 11/16
put [3] 18/3 18/22 19/8
putting [1] 18/18

Q
question [7] 7/17 10/24 14/11 14/20
15/8 17/14 22/8
quite [1] 20/10

R
R-1 [9] 2/3 7/3 8/6 10/25 11/7 11/18
12/1 24/14 27/13
R.P.R [1] 2/9
Radtka [1] 15/3
Radtka-owned [1] 15/3
RE [1] 1/7
read [3] 10/2 12/4 13/3
read or [1] 13/3
reading [4] 12/7 12/9 12/10 12/13
reads [1] 9/25
Real [3] 1/19 10/21 12/21
really [2] 19/6 19/7
rear [3] 10/5 18/7 18/10
received [1] 7/7
Rech [5] 1/12 3/22 24/17 27/2 28/8
recommend [2] 24/10 27/9
recommended [1] 11/25
record [3] 7/13 19/3 30/19
regards [1] 15/9
relative [1] 11/22
relocated [2] 16/23 26/9
remember [1] 19/6
rent [1] 14/2
repeat [1] 25/16
replat [1] 29/10
report [4] 6/11 6/12 6/14 6/16
REPORTER [1] 2/9
REPORTER'S [1] 31/1
reports [1] 8/6
representative [1] 7/24
request [2] 10/4 24/11
requested [3] 11/6 24/11 27/10
requesting [3] 8/4 9/2 9/23
requests [1] 17/19
require [2] 16/5 16/6
required [1] 9/21
requirement [1] 9/24
requirements [2] 25/11 25/24
requiring [1] 25/12
reserve [1] 16/25
residence [8] 8/25 10/17 11/17 13/21
13/24 15/12 15/14 22/1
residential [14] 2/3 7/3 8/6 8/7 9/2 10/6
10/25 11/6 11/18 13/17 19/8 21/23
24/14 27/12
residentially [1] 11/20
residentially-zoned [1] 11/20
residents [2] 23/8 23/10
respectfully [1] 10/4
RESPONSE [7] 5/5 6/4 23/25 24/5
27/22 28/19 28/25
responsible [1] 23/3
RETAINED [1] 30/16
Reviewing [1] 7/11
rezoned [2] 10/16 15/11
Richard [2] 1/12 4/3
Ries [2] 1/15 4/8
right [28] 3/10 3/19 4/14 5/10 6/9 6/13
6/24 8/22 12/16 13/1 13/8 16/14 18/20
19/11 22/24 23/12 24/9 25/1 25/15
25/19 26/3 26/7 26/15 29/11 29/13
29/19 29/23 30/7
rights [1] 20/23
Road [6] 2/6 2/9 7/15 7/19 10/7 26/11
roadway [2] 16/23 26/10
Robert [2] 1/13 4/5
roll [5] 3/20 26/16 27/4 27/25 28/12
Rook [7] 1/12 4/3 4/19 26/4 26/19
27/20 28/10

<p>R</p> <p>run [2] 16/8 17/2</p>	<p>street [2] 14/16 15/1</p> <p>structure [1] 11/8</p> <p>stuck [1] 13/20</p>	<p>23/21 24/23</p> <p>told [1] 21/5</p> <p>tonight [1] 11/24</p>
<p>S</p> <p>S.W [1] 2/9</p> <p>sale [2] 11/14 19/8</p> <p>Salt [1] 2/6</p> <p>same [1] 14/22</p> <p>say [6] 20/8 20/9 20/15 22/2 25/10 28/24</p> <p>saying [2] 12/15 22/20</p> <p>says [2] 14/12 15/10</p> <p>schedule [1] 11/22</p> <p>second [10] 4/20 4/21 5/21 12/9 16/2 26/1 26/2 27/18 27/19 29/18</p> <p>Section [2] 10/5 20/14</p> <p>see [2] 16/19 16/20</p> <p>sees [1] 19/13</p> <p>sell [6] 16/1 16/3 19/7 20/2 21/10 21/21</p> <p>sellers [1] 17/4</p> <p>selling [2] 11/15 21/14</p> <p>sent [1] 29/4</p> <p>separate [2] 17/15 17/19</p> <p>September [1] 7/5</p> <p>set [3] 9/24 21/8 22/12</p> <p>sets [1] 20/6</p> <p>several [3] 8/11 21/10 22/14</p> <p>Shaffer [5] 1/14 3/24 5/21 26/21 28/2</p> <p>sheet [1] 25/8</p> <p>should [3] 10/23 24/22 25/2</p> <p>shouldn't [1] 23/2</p> <p>showing [1] 8/14</p> <p>shown [1] 31/10</p> <p>shows [1] 10/17</p> <p>side [9] 10/5 14/22 16/21 16/22 18/6 18/23 25/13 26/9 26/10</p> <p>sides [2] 26/7 26/14</p> <p>single [4] 11/1 22/3 22/10 25/13</p> <p>single-family [4] 11/1 22/3 22/10 25/13</p> <p>sir [4] 3/21 12/19 13/9 26/18</p> <p>so [27] 11/7 14/1 14/4 14/18 16/10 16/15 16/17 17/1 17/24 18/2 18/12 18/14 20/9 20/21 21/3 21/17 21/17 22/6 22/12 22/18 23/10 24/4 25/5 25/20 26/13 27/6 28/15</p> <p>sold [5] 10/16 11/2 15/11 15/17 16/9</p> <p>Solicitor [2] 1/15 4/7</p> <p>Solicitor's [1] 6/14</p> <p>some [7] 16/20 18/21 20/17 21/1 21/4 22/25 23/1</p> <p>somebody [2] 17/11 23/12</p> <p>someone [1] 21/24</p> <p>something [2] 16/16 19/15</p> <p>sorry [1] 18/18</p> <p>sought [1] 7/18</p> <p>south [3] 10/9 16/24 16/24</p> <p>space [1] 11/9</p> <p>speak [1] 18/14</p> <p>Springs [1] 2/6</p> <p>ss [1] 31/1</p> <p>stage [1] 22/9</p> <p>stand [1] 3/13</p> <p>started [3] 12/23 12/23 13/16</p> <p>STATE [2] 1/1 31/1</p> <p>stated [1] 24/21</p> <p>statement [2] 8/19 9/7</p> <p>stenotype [1] 31/10</p> <p>stipulation [1] 15/15</p> <p>STOOD [1] 3/15</p> <p>stop [2] 20/19 23/18</p>	<p>subdivided [1] 11/12</p> <p>subdivision [1] 8/15</p> <p>subject [4] 8/12 8/14 10/12 11/12</p> <p>subsequent [1] 17/4</p> <p>substantial [1] 8/21</p> <p>successful [2] 11/15 11/19</p> <p>sufficient [1] 21/14</p> <p>suit [1] 23/21</p> <p>sure [1] 17/6</p> <p>surrounded [1] 10/8</p> <p>survey [2] 8/11 8/13</p>	<p>took [1] 8/16</p> <p>top [1] 18/5</p> <p>town [1] 23/9</p> <p>Townline [1] 2/9</p> <p>traffic [1] 10/15</p> <p>transactions [1] 17/3</p> <p>transcript [1] 31/9</p> <p>trees [4] 10/9 16/20 18/4 20/24</p> <p>truck [1] 10/15</p> <p>true [1] 31/8</p> <p>TRUMBULL [1] 1/2</p> <p>turn [2] 13/23 21/7</p> <p>turned [1] 9/1</p> <p>two [5] 8/9 17/14 26/6 26/14 27/7</p> <p>type [1] 23/4</p> <p>typically [1] 23/7</p>
<p>T</p> <p>take [4] 7/3 13/19 18/19 21/7</p> <p>talk [1] 18/18</p> <p>talking [2] 18/9 18/11</p> <p>tell [1] 20/16</p> <p>thank [9] 4/14 6/13 6/17 10/19 12/14 13/9 28/23 30/8 30/9</p> <p>that [111]</p> <p>that's [9] 15/5 15/12 15/21 16/11 17/6 17/21 18/12 18/24 27/6</p> <p>their [2] 20/20 20/23</p> <p>them [4] 14/24 20/12 21/5 23/4</p> <p>then [19] 6/24 6/25 11/2 11/19 11/24 15/3 16/11 16/22 16/24 18/4 18/7 19/16 22/1 22/7 24/9 25/1 25/21 26/16 27/7</p> <p>there [31] 4/20 5/5 5/13 6/4 6/14 6/18 8/24 10/11 12/22 13/12 17/12 18/24 21/13 22/14 22/18 22/19 23/10 23/12 23/25 24/3 24/5 24/9 25/21 26/1 27/13 27/17 27/22 28/19 28/25 29/14 29/17</p> <p>there's [3] 16/20 16/22 22/21</p> <p>thereafter [1] 12/11</p> <p>Thereby [1] 20/25</p> <p>these [4] 17/14 23/7 23/18 23/19</p> <p>they [29] 14/13 14/25 15/15 16/1 16/2 16/4 16/4 16/5 16/16 18/3 18/16 19/16 19/19 19/19 19/22 20/22 20/22 20/24 21/1 21/6 21/17 21/21 21/22 22/7 22/8 22/9 22/21 23/14 28/24</p> <p>they're [6] 17/17 17/18 17/19 17/20 22/23 23/10</p> <p>They've [1] 11/14</p> <p>thing [5] 11/21 13/16 21/22 23/4 29/9</p> <p>think [9] 18/19 18/21 21/6 21/9 23/17 23/19 24/21 24/22 25/4</p> <p>third [3] 12/10 16/2 26/8</p> <p>thirty [1] 12/12</p> <p>this [27] 3/12 4/16 6/14 7/10 11/23 12/23 13/12 13/15 14/11 14/23 16/1 16/11 16/11 20/10 20/14 21/9 21/14 21/18 22/3 22/20 22/22 23/20 24/4 24/25 25/7 26/16 28/17</p> <p>those [3] 5/13 23/21 23/22</p> <p>though [1] 14/25</p> <p>thought [2] 15/6 17/22</p> <p>three [3] 8/17 26/6 27/6</p> <p>through [1] 16/6</p> <p>Tim [2] 1/12 3/21</p> <p>timber [1] 20/24</p> <p>timbering [1] 20/20</p> <p>time [3] 11/4 15/25 31/11</p> <p>times [2] 15/17 22/15</p> <p>TJX [13] 1/20 7/9 7/15 10/21 11/3 11/10 12/22 14/21 16/5 21/9 22/24</p>	<p>U</p> <p>Uh [1] 19/24</p> <p>Uh-huh [1] 19/24</p> <p>uncomfortable [2] 13/14 14/5</p> <p>under [1] 15/15</p> <p>understand [3] 22/23 23/17 25/3</p> <p>understanding [1] 16/17</p> <p>understood [1] 10/2</p> <p>until [1] 11/18</p> <p>up [7] 18/3 18/18 18/23 19/8 21/4 21/19 28/24</p> <p>upon [2] 10/25 17/18</p> <p>use [8] 8/7 8/8 9/4 13/21 21/16 21/18 21/25 22/3</p> <p>uses [3] 21/19 21/19 21/20</p> <p>utilize [3] 11/8 11/16 20/12</p> <p>V</p> <p>vacant [4] 8/7 8/23 9/14 22/21</p> <p>value [1] 18/20</p> <p>very [7] 6/9 13/8 13/11 20/11 21/5 25/25 26/15</p> <p>Vice [4] 1/12 1/19 10/21 12/21</p> <p>vicinity [2] 9/10 9/14</p> <p>VILLAGE [14] 1/3 1/7 1/11 1/15 3/2 3/3 13/22 16/6 20/10 23/3 24/10 27/9 30/11 30/17</p> <p>VOICE [5] 5/6 5/8 6/5 6/7 30/5</p> <p>vote [12] 5/7 5/8 6/6 6/7 12/11 12/13 25/2 27/4 27/21 28/12 28/14 30/5</p> <p>W</p> <p>waive [2] 25/10 25/23</p> <p>waiver [16] 9/23 10/4 13/24 16/8 17/2 17/15 17/25 18/2 18/15 20/12 22/5 22/6 24/22 24/25 25/2 25/21</p> <p>waivers [3] 20/11 23/18 23/21</p> <p>waiving [1] 26/6</p> <p>walk [1] 29/12</p> <p>want [16] 13/22 13/24 17/6 17/10 18/16 20/8 20/25 22/6 23/14 24/18 24/23 25/7 25/16 28/24 29/4 29/5</p> <p>wanted [1] 19/19</p> <p>wants [1] 16/3</p> <p>warehouse [3] 11/10 11/11 22/24</p> <p>Warren [2] 2/10 7/19</p> <p>was [22] 5/5 5/7 5/12 6/4 6/6 7/21 8/1 10/24 11/1 11/2 11/4 11/6 12/23 13/18 19/6 20/1 22/4 23/25 24/5 27/22 28/19 28/25</p>	

W

water [2] 18/21 18/25
 way [1] 21/22
 we [30] 3/12 3/20 4/15 5/11 5/19 6/25
 7/11 9/1 12/23 12/23 14/24 19/25 20/2
 20/19 20/21 21/4 21/7 23/2 23/9 23/18
 24/21 24/22 25/1 25/20 26/16 27/21
 29/6 29/7 29/9 30/7
 we'll [1] 3/13
 we're [2] 12/24 17/25
 WEDNESDAY [1] 3/5
 Welcome [1] 3/11
 welfare [2] 9/9 9/12
 well [5] 20/7 20/23 24/20 26/8 28/15
 were [10] 3/9 3/17 18/22 19/4 24/2
 24/7 27/24 28/21 29/2 30/16
 west [5] 10/10 14/22 16/22 18/7 25/13
 what [16] 13/2 15/5 15/13 16/3 16/3
 16/19 17/21 17/24 19/4 19/6 19/9 20/1
 20/8 20/16 21/23 22/19
 whatever [3] 19/19 20/24 29/6
 when [5] 12/23 13/15 16/18 19/4 21/24
 where [6] 10/17 15/12 15/16 15/22
 21/4 23/9
 WHEREAS [9] 3/3 3/15 5/5 6/4 23/25
 24/5 27/22 28/19 28/25
 WHEREUPON [1] 30/10
 whether [1] 20/1
 which [7] 7/17 8/16 9/25 10/25 11/4
 15/3 22/4
 who [5] 5/18 17/8 23/11 23/12 29/19
 Whoever [1] 22/22
 whole [1] 13/15
 why [1] 8/19
 wide [1] 23/13
 will [8] 9/8 9/11 10/16 15/11 22/16 23/1
 25/22 29/7
 within [2] 9/19 20/23
 within-described [1] 9/19
 without [1] 18/15
 witnesses [1] 31/11
 Woodward [3] 1/13 4/1 15/7
 word [1] 25/7
 would [43]
 wouldn't [5] 17/2 22/17 22/17 22/18
 26/14
 written [1] 31/11
 wrong [1] 23/5
 wrote [1] 15/10

Y

yard [1] 18/25
 Yards [1] 10/5
 yeah [6] 13/7 13/13 14/9 17/1 20/2 25/9
 years [4] 12/22 12/24 17/10 21/10
 Yep [1] 24/19
 Yes [14] 3/21 12/17 13/7 17/19 17/23
 26/18 26/20 27/1 27/3 28/5 28/7 28/9
 28/11 29/7
 yet [1] 23/10
 you [47]
 you're [11] 13/20 16/18 16/19 18/9
 18/11 19/7 19/9 19/10 22/24 22/25
 26/5
 Young [5] 10/14 10/15 16/23 26/9
 26/10
 your [2] 10/19 29/10
 yourself [1] 12/19
 ysu.edu [1] 2/11

Z

zone [21] 2/2 7/1 7/7 7/18 8/10 8/18
 8/20 9/6 9/8 9/11 9/16 11/6 11/18
 11/23 11/25 17/15 17/20 20/14 24/11
 24/24 27/10
 zoned [3] 8/24 11/20 22/11
 zoning [10] 1/16 6/10 7/6 8/5 9/1 9/2
 10/1 10/2 18/16 25/23