

1 STATE OF OHIO  
2 COUNTY OF TRUMBULL  
3 LORDSTOWN VILLAGE PLANNING COMMISSION MEETING  
4 MONDAY, FEBRUARY 10, 2025, AT 6:30 P.M.

5 IN RE:

6 1.SITE PLAN REVIEW NOT INVOLVING NEW CONSTRUCTION  
7 FOR THE LORDSTOWN SMOKE SHOP IN THE LORDSTOWN PLAZA AT  
8 6100 TOD AVENUE, OWNED BY YOUR MORTGAGE CENTER, LLC AS  
9 LANDLORD.

10 2.SITE PLAN REVIEW FOR THE ANDERSON'S BUILDING  
11 ADDITION LOCATED AT 6161 MUTH ROAD.

12 APPEARANCES:

13 Lordstown Village Planning Commission  
14 Jackie Woodward, Mayor  
15 Richard Rook, Chairperson  
16 Bob Shaffer  
17 Rose Saborse, Vice Chairperson  
18 Matthew Ries, Solicitor  
19 Kellie Bordner, Planning & Zoning Administrator  
20 Dustin Hajnosz, Assistant Planning &  
21 Zoning Administrator

22 ALSO PRESENT:

23 Chris Kogelnik, Verdantas, Village Engineer  
24 Jessica Blank, Village of Lordstown Councilwoman  
25 Tarek Nasra, On Behalf of Lordstown Smoke Shop  
Rocky Natale, Landlord - Lordstown Village Plaza  
Josh Kurth, On Behalf of The Anderson's  
Steve Labordus, The Anderson's  
Jeff Szczurek, The Anderson's  
Tom and Laurie Czoka

26 PLACE: Lordstown Administration Building  
27 1455 Salt Springs Rd.  
28 Lordstown, Ohio 44481

29 REPORTER: CHASTITY FEEZLE Phone: 330-565-0735

1 PROCEEDINGS OF THE LORDSTOWN VILLAGE PLANNING

2 COMMISSION MEETING:

3

4 (WHEREAS, the meeting before the Lordstown Village  
5 Planning Commission commenced on Monday, February 10,  
6 2025, at 6:30 p.m. and proceedings were as follows:)

7

8 **MR. ROOK:** Welcome, everybody, to the Lordstown Planning  
9 Commission meeting proceedings. Would you all please  
10 stand with me for the Pledge of Allegiance?

11 (Pledge of Allegiance to the Flag.)

12 **MR. ROOK:** Thank you. Kellie, would you do the roll  
13 call, please?

14 **MS. BORDNER:** Yes, thank you. It would be Dustin.

15 **MR. ROOK:** Dustin, okay.

16 **MR. HAJNOSZ:** So I'll be taking the roll call. I am  
17 Dustin. Mr. Rook?

18 **MR. ROOK:** Here.

19 **MR. HAJNOSZ:** Mayor Woodward?

20 **MAYOR WOODWARD:** Here.

21 **MR. HAJNOSZ:** Ms. Bordner?

22 **MS. BORDNER:** Present.

23 **MR. HAJNOSZ:** Mr. Shaffer?

24 **MR. SHAFFER:** Here.

25 **MR. HAJNOSZ:** Mr. Bond?

1 (No Response.)

2 **MR. HAJNOSZ:** Mr. Hajnosz, that is me. I am here.

3 Ms. Rose Saborse?

4 **MS. SABORSE:** Here.

5 **MR. HAJNOSZ:** And Solicitor Matt Ries?

6 **SOLICITOR RIES:** Present.

7 **MR. ROOK:** I guess we can welcome Rose to the  
8 Commission. Is this the first time on the Commission?

9 **MS. SABORSE:** Yes.

10 **MR. ROOK:** Welcome. And we need to excuse Mr. Bond this  
11 evening.

12 **MAYOR WOODWARD:** I'll make a motion to excuse.

13 **MR. ROOK:** Motion -- let me write these down. If I  
14 don't do that I'll miss it --

15 **MAYOR WOODWARD:** Oh, sorry.

16 **MR. ROOK:** That's fine.

17 **MAYOR WOODWARD:** So, motion by Mayor Woodward.

18 **MR. SHAFFER:** Second by Bob Shaffer.

19 **MR. ROOK:** I'm a little slow on the writing. Okay, all  
20 in favor?

21 **THE COMMISSION:** Aye.

22 **MR. ROOK:** Opposed?

23 (NO RESPONSE FROM THE COMMISSION.)

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

25 **MR. ROOK:** That makes it unanimous. We need a motion

1 for approval of the agenda for this evening.

2 **MAYOR WOODWARD:** I'll - I'll make the motion to approve  
3 the agenda.

4 **MS. SABORSE:** I'll second.

5 **MR. ROOK:** All in favor?

6 **MAYOR WOODWARD:** Wait. Can you just -- can you  
7 reiterate motion by --

8 **MR. ROOK:** Okay, I'm sorry.

9 **MAYOR WOODWARD:** That way --

10 **MR. ROOK:** Motion by Mayor Woodward; seconded by Ms.  
11 Saborse. Okay. All in favor?

12 **THE COMMISSION:** Aye.

13 **MR. ROOK:** Opposed?

14 (NO RESPONSE FROM THE COMMISSION.)

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

16 **MR. ROOK:** That makes it unanimous, so it passes. Okay,  
17 now we go into the election of officers for these -- for  
18 this new year. And on the first part of it it will  
19 be -- I need a motion to nominate officers for the 2025  
20 Lordstown Planning Commission. Can I have a motion for  
21 that, please?

22 **MR. SHAFFER:** Yeah, I'd like to nominate Richard Rook  
23 for president --

24 **MAYOR WOODWARD:** I'll second that.

25 **MR. SHAFFER:** -- for Chairperson.

1 **MAYOR WOODWARD:** And I will second that.

2 **MR. ROOK:** Okay. Second. Okay. I will accept the  
3 nomination at this point then. Do we have any other  
4 nominations for this evening? Okay. So we have a first  
5 and a second. All in favor?

6 **THE COMMISSION:** Aye.

7 **MR. ROOK:** Opposed?

8 (NO RESPONSE FROM THE COMMISSION.)

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

10 **MR. ROOK:** Okay. That makes it unanimous. Okay. The  
11 second part of it would be for nomination for the vice  
12 chairman. Open floor for the nominations.

13 **MR. SHAFFER:** Is it something that you're interested in?

14 **MS. SABORSE:** Not really.

15 **MAYOR WOODWARD:** Okay. Something that you're interested  
16 in?

17 **MR. ROOK:** I was vice chairman last year. I didn't do  
18 anything. Don't worry about it.

19 **MS. SABORSE:** If anyone else wants it, okay.

20 **MS. BORDNER:** If Mr. Rook is unavailable to be at a  
21 meeting, the vice chairperson would have to take over  
22 and run the meeting.

23 **MS. SABORSE:** I would take it if nobody else wants it.

24 **MR. ROOK:** Okay.

25 **MR. SHAFFER:** Do you want this? I nominate Rose. Bob

1 Shaffer nominates Rose.

2 **MAYOR WOODWARD:** I'll second it.

3 **MS. SABORSE:** Okay.

4 **MAYOR WOODWARD:** You don't have to accept it.

5 **MR. ROOK:** You do consent? Don't let me strong arm you.

6 **MS. SABORSE:** I will accept it. I will accept it.

7 **MR. ROOK:** Okay. So Rose has accepted the nomination  
8 for vice chairperson. Any other nominations? That's  
9 it? Okay. At this point the nominations are closed.

10 May I have a motion to elect Rose as the new Planning  
11 Commission vice chairperson? All done? Okay. All in  
12 favor?

13 **THE COMMISSION:** Aye.

14 **MR. ROOK:** Opposed?

15 (NO RESPONSE FROM THE COMMISSION.)

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

17 **MR. ROOK:** None? That makes it unanimous. That passes.  
18 Congratulations.

19 **MAYOR WOODWARD:** Congrats, Rose.

20 **MS. SABORSE:** Thanks.

21 **MR. ROOK:** Okay. Now I move on to the rest of the  
22 agenda for this evening. We need a motion for approval  
23 of the minutes of the October 16th, 2024 meeting.

24 **MS. SABORSE:** I'll make the motion to approve the  
25 minutes for October 16th.

1 **MR. ROOK:** Do we have a second, please?

2 **MR. SHAFFER:** Second.

3 **MR. ROOK:** Okay. All in favor?

4 **THE COMMISSION:** Aye.

5 **MR. ROOK:** Opposed?

6 (NO RESPONSE FROM THE COMMISSION.)

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

8 **MR. ROOK:** Okay. It passes unanimously.

9 Okay. The second -- or the next item is approval of the  
10 minutes for the November 13th, 2024 meeting. Motion for  
11 that, please?

12 **MAYOR WOODWARD:** I'll make the motion to approve the  
13 minutes for November 13th.

14 **MR. ROOK:** Second?

15 **MS. SABORSE:** I'll second.

16 **MR. ROOK:** Rose. Okay. First by the mayor and seconded  
17 by Rose Saborse. All in favor?

18 **THE COMMISSION:** Aye.

19 **MR. ROOK:** Opposed? Nay?

20 (NO RESPONSE FROM THE COMMISSION.)

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

22 **MR. ROOK:** That passes unanimously also.

23 Okay. Planning & Zoning Administrator's report?

24 **MS. BORDNER:** No report, Mr. Chairman.

25 **MR. ROOK:** Solicitor's report?

1 **SOLICITOR RIES:** No report, Mr. Chairman.

2 **MR. ROOK:** Any correspondence?

3 **MR. HAJNOSZ:** No report, Mr. Chairman.

4 **MR. ROOK:** Old business?

5 **MR. HAJNOSZ:** No report, Mr. Chairman.

6 **MR. ROOK:** Okay, new business. The first one on the  
7 agenda tonight is a site plan review not involving new  
8 construction for Lordstown Smoke Shop in the Lordstown  
9 Plaza at 6100 Tod Avenue, owned by Your Mortgage Center,  
10 LLC as landlord.

11 So Dustin, you want to go ahead and present the case?

12 **MR. HAJNOSZ:** Kellie's going to present the case.

13 **MR. ROOK:** Okay.

14 **MS. BORDNER:** Tarek Nasra is here on behalf of the  
15 proposed Lordstown Smoke Shop. He shares that they have  
16 executed a three-year lease with the landlord for Suite  
17 3 in the Lordstown Plaza, 6100 Tod Avenue, Lordstown,  
18 Ohio 44481. He has proposed operating a smoke  
19 shop/tobacco shop, which is a family-owned business  
20 employing four to five people, primarily family.  
21 He states that premium tobacco and accessories for  
22 cigars, loose tobacco, vape devices, E-juice and vape  
23 accessories, cigarettes and accessories for cigarettes,  
24 smoke-related gifts and novelties will be sold to the  
25 general public at this location. Hours of operation

1 will be Monday through Saturday 9:00 am to 9:00 pm, and  
2 on Sunday from 10:00 am to 7:00 pm. Mr. Nasra has  
3 presented his retail cigarette dealer's license for  
4 Trumbull County from the Ohio Department of Taxation,  
5 and his Trumbull County Vendor's License to operate at  
6 this location. Suite 3 has proper fire suppression and  
7 is handicap accessible to the general public.

8 The existing zoning of the property is B-2 commercial,  
9 highway business.

10 Applicant's space in suite 3 at the Lordstown Plaza  
11 consists of approximately 1,280 square feet. It has a  
12 closet and existing office, both of which will be  
13 utilized, as well as a restroom which will be for  
14 employee use only, not for the general public. The  
15 remainder of the open floor area will be for display  
16 cases or stands with product, along with having a  
17 cashier for public checkout. There is a fire exit at  
18 the back of the suite, and emergency exit signs are  
19 properly placed for safety. Applicant has submitted a  
20 general floor plan.

21 Applicant states that there is a shared parking lot for  
22 all tenants of the Lordstown Plaza complex with a total  
23 of 75 spaces, being 10' x 20' or larger, and having two  
24 ADA-compliant spaces.

25 Applicant has been advised by the landlord about the

1 existing Lordstown Plaza marquee sign near the road  
2 right-of-way and is contemplating putting a sign for his  
3 business there, as well as on the building above the  
4 entranceway. Applicant does not have a firm plan at this  
5 time but has been informed of the code requirements  
6 under Lordstown Codified Ordinance 1165 and that an  
7 application for zoning permit, along with a plot plan,  
8 must be completed and submitted to the Lordstown  
9 Planning & Zoning Office before placement of any  
10 signage. And Mr. Nasra just came into the office this  
11 afternoon and has made that application for the sign,  
12 which is to be placed on the building above the doorway.  
13 The Lordstown Plaza fronts on Tod Avenue.  
14 That is all I have.

15 **MR. ROOK:** Okay. Mr. Nasra, (inaudible)?

16 **MR. NASRA:** Nasra.

17 **MR. ROOK:** Do you want to make any comments?

18 **MR. NASRA:** No, none.

19 **MR. ROOK:** No? Okay.

20 **MR. NASRA:** Everything is what you just read, so --

21 **MR. ROOK:** Any member comments? I had one question, and  
22 more for my own information I guess than anything else.  
23 What are the regulations around the sale of vapes to  
24 minors?

25 **MR. NASRA:** Say that again, sir?

1 **MR. ROOK:** What is the regulations or the laws around  
2 the sales of vapes to minors?

3 **MR. NASRA:** No, because we required to have 21 and  
4 old -- older to get into the premises and buy, you know,  
5 smoke --

6 **MR. ROOK:** So they've got to be 21 just to come in on  
7 the premises?

8 **MR. NASRA:** Yeah, 21 and older to allowed to get in and  
9 to walk in and buy, you know, vape or what have you.  
10 Yes, sir.

11 **MR. ROOK:** Okay.

12 **MR. NASRA:** Yep.

13 **MR. ROOK:** Any other comments, questions? Anybody else  
14 from the public, any questions? Yes, sir? Please state  
15 your name and address, and go ahead.

16 **MR. CZOKA:** Tom Czoka, 1211 Hallock-Young Road. I just  
17 have a question. Will this be eligible for marijuana  
18 also?

19 **MR. NASRA:** No, sir, because totally different stores.

20 **MR. CZOKA:** Totally different?

21 **MR. NASRA:** Because it's -- it's going to be different,  
22 because those required to be just only for dispensary  
23 and medical, you know, purposes. You can't have  
24 anything else with it, and it has to be --

25 **MR. CZOKA:** You can't have a smoke shop (inaudible)?

1 **MR. NASRA:** No, sir. It has to be totally separate, and  
2 nothing else besides medical products and stuff like  
3 that. So we can't even do that, because we don't  
4 have -- it has to be totally different.

5 **MR. CZOKA:** Okay.

6 **MR. NASRA:** Yes, sir.

7 **MR. ROOK:** Okay. Any other questions, comments? Okay.  
8 At this point then, can I have a motion to approve the  
9 site plan not involving infrastructure for the Lordstown  
10 Smoke Shop in the Lordstown Plaza at 6100 Tod Avenue?

11 **MR. SHAFFER:** I will make that motion.

12 **MR. ROOK:** May I have a second, please?

13 **MAYOR WOODWARD:** Second.

14 **MR. ROOK:** Can I get roll call, please? I don't know  
15 who's doing it tonight.

16 **MR. HAJNOSZ:** Mr. Rook?

17 **MR. ROOK:** Here -- or yes, I'm sorry.

18 **MR. HAJNOSZ:** Mr. Shaffer?

19 **MR. SHAFFER:** Yes.

20 **MR. HAJNOSZ:** Ms. Saborse?

21 **MS. SABORSE:** Yes.

22 **MR. HAJNOSZ:** Mayor Wodward?

23 **MAYOR WOODWARD:** Yes.

24 **MR. ROOK:** That passes unanimously this evening, so it  
25 passes. That completes your gentlemen's section of this

1 meeting.

2 **MR. NASRA:** Thank you.

3 **MR. ROOK:** Okay.

4 **MR. NASRA:** No problem.

5 **MAYOR WOODWARD:** Good luck to you.

6 **MR. NASRA:** Thank you very much. I appreciate you guys.

7 Appreciate it. Thank you.

8 **MR. ROOK:** Okay. Moving on to the second item for this  
9 evening.

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

11 **MR. ROOK:** Okay. Moving on to the second item for this

12 evening, the site plan review for the Anderson's

13 Building addition located at 6161 Muth Road.

14 Kellie, would you like to present that?

15 **MS. BORDNER:** Thank you. Josh Kurth who is the  
16 operations manager on behalf of the Andersons is here

17 for 6161 Muth Road, Lordstown, Ohio 44481.

18 The Andersons are proposing a 1,815 square foot addition

19 in the northwest corner of the existing 54,788 square

20 foot bulk fertilizer warehouse. This addition will

21 consist of a covered truck load-out, with three open bay

22 areas, an overhead load-out hopper, and a new elevated

23 operator control room. This addition is part of a

24 project that will replace the existing fertilizer

25 blending equipment located within the bulk fertilizer

1 warehouse.

2 The objectives of this project are to replace aging and  
3 outdated blending technology with new equipment and  
4 technology that will allow the Andersons to remain  
5 competitive in the market. Completing this addition will  
6 allow them to move the truck loading area to the west by  
7 approximately 60 feet. In doing so, it will open up  
8 space inside the warehouse that will make it easier to  
9 fill the new blender with fertilizer using a payloader.  
10 The new load-out hopper is part of the new blending  
11 equipment that will provide the Andersons with more  
12 accurate and precise blending. By including an elevated  
13 operator room within the addition, they will be able to  
14 give employees a place to operate the equipment with a  
15 safer and better view of the equipment and the truck  
16 being loaded. There will be no changes to the incoming  
17 electrical distribution, and no changes are expected on  
18 the roadways or parking areas for the facility, as  
19 trucks will continue to enter the building on the east  
20 and exit through this addition on the west end.

21 The total area in the development is 25 acres. Parcel  
22 Nos. 45-903490 and 45-903807 have recently been  
23 consolidated.

24 The existing zoning of the property is I-1. The  
25 property to the North is I-1 and R-1. The property to

1 the South is R-1. Property to the East is R-1.  
2 Property to the West is R-1.  
3 Muth Road is to the west of the property, and First  
4 Energy has a 100' wide easement on the south side  
5 property line. The site is relatively flat, sloping  
6 slightly to the north and south. The project area  
7 consists of a 33' x 55' area that is flat and currently  
8 paved with asphalt.  
9 The finished floor elevation will remain at 981'-0" (+/-  
10 4"). There will be a concrete floor inside the building  
11 addition, and no floor drains are planned.  
12 On the north side of the property, after the railroad  
13 tracks, there is a dry fertilizer storage building, a  
14 packaging building, an office building, and a  
15 maintenance building. South of the railroad tracks, the  
16 parcel is home to a liquid fertilizer load-out building,  
17 two 80' diameter tanks, six 12' diameter tanks, and four  
18 14' diameter tanks. The proposed addition will be  
19 located on the northwest corner of the existing dry  
20 fertilizer storage building.  
21 The use of the existing buildings is for fertilizer  
22 storage and distribution. The use of the proposed  
23 buildings will be the load-out -- the truck load-out  
24 area for blended dry fertilizer distribution.  
25 The total number of buildings are 5, and there are 12

1 tanks total. The proposed addition will be 1,815 square  
2 feet, being 33' x 55' in size. The addition will have a  
3 maximum height of approximately 26 feet and will match  
4 the existing roofline of the building to which it is  
5 being added. The gross floor area is 1,815 square feet.  
6 There are 2 stories.

7 There will be no modifications to the existing curb  
8 cuts, the existing driving lanes, or the existing  
9 off-street parking.

10 The loading area for the blended dry fertilizers will be  
11 shifted approximately 60 feet to the west, from inside  
12 the existing bulk fertilizer warehouse to the proposed  
13 addition with overhead load-out hopper.

14 There will be no modifications to the existing angles of  
15 parking stalls. There will be no modifications to the  
16 existing grades. The surfacing materials in the project  
17 area will be changed from asphalt to concrete.

18 Applicant states that the roof of the new addition will  
19 slope to the north and drain to a 6" gutter in a 4"  
20 downspout system that ties into the roof drainage for  
21 the existing building.

22 The proposed addition will be equipped with the  
23 appropriate entrance and egress lighting. There will be  
24 no additional changes to the illumination of the  
25 facility.

1 There will be no modifications to the existing sidewalks  
2 and other open areas, nor to the walls, fences or  
3 buffers, nor to the existing location, size, height and  
4 orientation of any signs.

5 Muth Road is located on the west side of the property,  
6 and Lyntz Road is located to the north side of the  
7 property. Neither road will be impacted by this  
8 project.

9 No modifications will be made to the existing 8" line of  
10 the water and sanitary sewer system, and no  
11 modifications will be made to the existing 2" line that  
12 feeds a water tank outside the load-out building, which  
13 is used to dilute the Urea Ammonium Nitrate, UAN. Both  
14 the 8" and 2" lines have water meters and backflow  
15 preventers. No modification will be made to the  
16 existing water supply and sewer lines.

17 The schedule for the phasing of the project and the site  
18 preparation for the proposed addition will begin as soon  
19 as all permitting is finalized and is expected to take  
20 12 to 16 weeks to complete. The equipment replacement  
21 inside the existing building is scheduled to begin in  
22 December of 2024, and to be completed by March of 2025.

23 The existing and proposed front setbacks: I-1 zoning  
24 requires a minimum setback of 100' from the road  
25 right-of-way. The front setback to the proposed

1 building addition is over 500 feet.

2 Rear setbacks: I-1 zoning requires a minimum setback of  
3 75' from the rear property line. The setback to the  
4 proposed building addition is over 500 feet from the  
5 rear property line.

6 Side setbacks: I-1 zoning requires a minimum setback of  
7 50' from the side property lines. Setback to the  
8 proposed building addition from the north property line  
9 is over 200 feet, and from the south property line is  
10 over 700 feet.

11 The applicant has submitted the Preliminary Planning  
12 Evaluation Form from the Utility Department concerning  
13 their water and sewer needs, which will not change or  
14 increase, and they have received approval from Utility  
15 Superintendent, Darren Biggs.

16 That is all I have, Mr. Chair.

17 **MR. ROOK:** Okay. (Inaudible) representatives? I assume  
18 one of these guys?

19 **MR. KURTH:** Yep.

20 **MR. ROOK:** Want to make any comments at this time?

21 **MR. KURTH:** No. I think Kellie covered it pretty well.

22 **MR. ROOK:** Okay.

23 **MR. KURTH:** Nothing additional.

24 **MS. BORDNER:** That was Mr. Kurth who was speaking.

25 **MR. ROOK:** Sorry.

1 **MS. BORDNER:** That's okay.

2 **MR. ROOK:** I had a couple of questions for you. Minor  
3 thing, but are any noise level changes going to be  
4 expected?

5 **MR. KURTH:** No, sir.

6 **MR. ROOK:** Traffic changes?

7 **MR. KURTH:** No.

8 **MR. ROOK:** Either rail or truck?

9 **MR. KURTH:** No.

10 **MR. ROOK:** Operating hours?

11 **MR. KURTH:** Nope, no changes.

12 **MR. ROOK:** Everything's staying the same. Okay. My own  
13 personal information, the Urea that you bring in, is  
14 that what's in the 8' diameter tanks?

15 **MR. KURTH:** Urea ammonium nitrate, yeah.

16 **MR. ROOK:** Okay. Is there any safety issues with that,  
17 vapors or anything?

18 **MR. KURTH:** No. Nope. It's completely different than  
19 what you may be thinking of ammonium nitrate, yeah.

20 **MR. ROOK:** Okay, we're good. Thank you. Any other  
21 questions from --

22 **MR. SHAFFER:** This is basically so you can upgrade your  
23 equipment and your mixing process?

24 **MR. KURTH:** Yeah. Yeah. We -- you know, it was time to  
25 upgrade that equipment, and so we took the opportunity

1 to say, how do we do this best? And we said, we need  
2 more space in here if we want to do that. So putting  
3 this addition on the west end really helps us do that.  
4 It really frees up that space inside the warehouse to  
5 operate a lot safer.

6 **MR. SHAFFER:** Okay. Thank you.

7 **MAYOR WOODWARD:** As far as, like, the engineer questions  
8 that we had, is everything to your satisfaction?

9 **MR. KOGELNIK:** Yes, excuse me, Mayor. Chris Kogelnik  
10 with Verdantas, Village Engineer. The developer's  
11 engineer had responded to me on Friday about my four  
12 questions. Do you want me to just go over them? They  
13 were pretty insignificant when it comes to typical plan  
14 review.

15 **MAYOR WOODWARD:** I mean, you don't have to go through  
16 them in depth. I just wanted to make sure that  
17 everything was satisfactory on your end.

18 **MR. KOGELNIK:** Yeah, he did -- they did satisfactorily  
19 respond to all of those. Plus I gave them one, you  
20 know, recommendation for the future for their facility.

21 **MAYOR WOODWARD:** Okay.

22 **MR. ROOK:** Okay. All of the rainwater runoff and all  
23 that, that's all resolved, no issue there, right?

24 **MS. BORDNER:** Correct. They -- and a couple years ago,  
25 chairman, this same facility underwent improvement for

1 its storage domes, and at that time we evaluated  
2 stormwater runoff. And at that time it was -- you know,  
3 they -- their plan was acceptable. And at this time,  
4 there's no change in impervious runoff, because they're  
5 building on a site that was already impervious.

6 **MR. ROOK:** Very good. Thank you. Any other questions  
7 or comments? Anything from the public? No? Okay.  
8 Then at this point then, can I have a motion to approve  
9 the site plan for the new building addition for the  
10 Andersons, 6161 -- is that Muth Road?

11 **MS. BORDNER:** Muth.

12 **MR. ROOK:** Muth Road. Can I have a motion for that,  
13 please?

14 **MR. SHAFFER:** I will make that motion.

15 **MR. ROOK:** Second?

16 **MAYOR WOODWARD:** I'll second.

17 **MR. ROOK:** Okay. Dustin, can we have a roll call vote,  
18 please?

19 **MR. HAJNOSZ:** Mr. Shaffer?

20 **MR. SHAFFER:** Yes.

21 **MR. HAJNOSZ:** Ms. Saborse?

22 **MS. SABORSE:** Yes.

23 **MR. HAJNOSZ:** Mayor Woodward?

24 **MAYOR WOODWARD:** Yes.

25 **MR. HAJNOSZ:** Mr. Rook?

1 **MR. ROOK:** Yes.

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

3 **MR. ROOK:** That makes it unanimous, so it passes. Any  
4 other questions, additional public comments on any item?  
5 No? Okay. At this point then can we have a motion for  
6 adjournment?

7 **MAYOR WOODWARD:** I'll move to adjourn.

8 **MR. ROOK:** And second?

9 **MS. SABORSE:** Second.

10 **MR. ROOK:** Rose Saborse. All in favor?

11 **THE COMMISSION:** Aye.

12 **MR. ROOK:** Opposed? Nay?

13 (No Response.)

14 **MR. ROOK:** No vote in opposition, so that passes.

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

16 **MR. ROOK:** That concludes it for this evening. Thank  
17 you very much.

18 (Meeting concludes.)

19

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

REPORTER'S CERTIFICATE

I, Chastity M. Feezle, a Notary Public and  
Court reporter for the State of Ohio, do certify that  
The foregoing meeting before the Lordstown Village  
Planning Commission was transcribed by me, and I further  
Certify that the foregoing is a true and accurate  
transcript transcribed to the best of my abilities.

*Chastity Feezle*  
\_\_\_\_\_  
Chastity M. Feezle  
Registered Professional Reporter  
Certified Realtime Reporter