

STATE OF OHIO
COUNTY OF TRUMBULL
LORDSTOWN VILLAGE PLANNING COMMISSION MEETING
MONDAY, JUNE 9, 2025, AT 6:30 P.M.

IN RE:

1. REPLAT OF THREE (3) LOTS WITHIN CASKEY'S COUNTRY ESTATES PLAT NO. 2 TO CREATE LOT 34-A COMPRISED OF 0.673 ACRES AND LOT 36-A COMPRISED OF 0.677 ACRES.

2. CASE NO. 2025-02-PC, PETITION FOR ZONE CHANGE BY DOUGLAS ROSS, ESQ., ON BEHALF OF BUSEY BANK, SUCCESSOR TRUSTEE OF THE ILLINOIS LAND TRUST #8436-85 ON A 3.5838-ACRE PARCEL BEING PARCEL NO. 45-041565 AND A 2.3910-ACRE PARCEL BEING PARCEL NO. 45-905182 AT THE CORNER OF HALLOCK YOUNG ROAD AND TOD AVENUE, FROM COMMERCIAL HIGHWAY BUSINESS (B-2) TO INDUSTRIAL (I-1).

3. REPLAT OF LOT 6-A WITHIN LORDSTOWN INDUSTRIAL PARK PLAT NO. 1 TO CREATE LOT 6-B COMPRISED OF 45.0654 ACRES AND REMOVING A PORTION OF LAND TO CREATE A 14.6226-ACRE INDEPENDENT PARCEL WITH REMAINDER PARCELS OF 20.4730 ACRES AND 33.0202 ACRES.

4. CASE NO. 2025-03-PC, PETITION FOR ZONE CHANGE BY JIHOON KANG, ON BEHALF OF CLEAN ENERGY FUTURE-TRUMBULL, LLC ON A NEWLY CREATED 14.6226-ACRE PARCEL FRONTING ON HALLOCK YOUNG ROAD, FROM A MIXED ZONE OF RESIDENTIAL (R-1) AND INDUSTRIAL (I-1) TO SOLELY RESIDENTIAL (R-1).

APPEARANCES:

Lordstown Village Planning Commission
Jackie Woodward, Mayor
Robert Bond, Commissioner Member
Richard Rook, Chairperson
Bob Shaffer, Commission Member
Rose Saborse, Vice Chairperson
Matthew Ries, Solicitor
Kellie Bordner, Planning & Zoning Administrator
Dustin Hajnosz, Assistant Planning &
Zoning Administrator

1 ALSO PRESENT:

2 Attorney Matthew Vansuch
3 Attorney Douglas Ross
4 Mark McGrail
5 Tom Czoka
6 Laurie Czoka
7 Larry Tura
8 Philip Fisher
9 Ted Harvey
10 Bill Vennette
11 Howard Sheely
12 Carl Kovach
13 Judy Urban
14 Edna Gillett
15 Cindy Burns
16 Janet Shaffer

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18 PLACE: Lordstown Administration Building
19 1455 Salt Springs Rd.
20 Lordstown, Ohio 44481

21 REPORTER: CHASTITY FEEZLE, RPR, CRR

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1 PROCEEDINGS OF THE LORDSTOWN VILLAGE PLANNING COMMISSION
2 MEETING:

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4 (WHEREAS, the meeting before the Lordstown Village
5 Planning Commission commenced on Monday, June 9, 2025,
6 at 6:30 p.m. and proceedings were as follows:)

7

8 MR. ROOK: Welcome everyone to the Lordstown Village
9 Special Planning Commission meeting for this evening.

10 MS. BORDNER: Not special. I'm sorry.

11 MR. ROOK: Not special? It's not special. Regular
12 meeting. Would you all please join me in the Pledge of
13 Allegiance?

14 (Pledge of Allegiance to the Flag.)

15 MR. ROOK: Dustin, could you do the roll call, please?

16 MR. HAJNOSZ: Sure. Mr. Rook?

17 MR. ROOK: Yes, here.

18 MR. HAJNOSZ: Ms. Saborse?

19 MS. SABORSE: Yes.

20 MR. HAJNOSZ: Mr. Shaffer?

21 MR. SHAFFER: Yes.

22 MR. HAJNOSZ: Mr. Bond?

23 MR. BOND: Here.

24 MR. HAJNOSZ: Mayor Woodward?

25 MAYOR WOODWARD: Here.

1 MR. HAJNOSZ: Solicitor Ries?

2 MR. RIES: Here.

3 MR. HAJNOSZ: Ms. Bordner?

4 MS. BORDNER: Here.

5 MR. HAJNOSZ: Mr. Hajnosz, I'm here.

6 MR. ROOK: Can we have a motion for approval of
7 tonight's agenda?

8 MR. SHAFFER: I'll make the motion.

9 MR. BOND: I'll second.

10 MR. ROOK: Motion by Mr. Shaffer. Second by Mr. Bond.
11 All in favor?

12 THE COMMISSION: Aye.

13 MR. ROOK: Opposed?

14 (NO RESPONSE FROM THE COMMISSION.)

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

16 MR. ROOK: Guess that carries unanimous. Okay. Moving
17 on to the motion for approval of the minutes of the
18 April 9th meeting. Can I have a motion, please?

19 MS. SABORSE: I'll make the motion.

20 MR. ROOK: Motion by Ms. Saborse. Second?

21 MR. SHAFFER: I'll second.

22 MR. ROOK: Second by Mr. Shaffer. All in favor?

23 THE COMMISSION: Aye.

24 MR. ROOK: Opposed?

25 (NO RESPONSE FROM THE COMMISSION.)

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

2 MR. ROOK: That carries unanimously.

3 Planning and Zoning Administrator's report?

4 MS. BORDNER: No report, Mr. Chairman.

5 MR. ROOK: Solicitor's report?

6 MR. RIES: No report.

7 MR. ROOK: Dustin, any correspondence?

8 MR. HAJNOSZ: None.

9 MR. ROOK: Dustin, any old business?

10 MR. HAJNOSZ: Yes, there is old business.

11 At the October 16, 2024 Planning Commission
12 meeting, a HomeGoods representative presented a request
13 for zone change from industrial to residential on a
14 4.25-acre parcel owned by them, more commonly known as
15 3640 Ellsworth Bailey Road and upon which there is a
16 vacant single-family dwelling. They also requested a
17 waiver of the code requirements under the Lordstown
18 Codified Ordinance 1169 regarding landscape barriers.

19 The Commission passed the waiver concerning
20 landscape barriers by a 3 yes to 2 no margin. The
21 Commission also recommended that the requested zone
22 change from I-1 to R-1 be approved by Village Council by
23 a 4 yes to 1 no margin. After that, and before the
24 public hearing before Village Council was scheduled,
25 HomeGoods withdrew their request for the zone change.

1 HomeGoods, by and through their legal counsel,
2 Attorney Matthew Vansuch, who is here tonight and can
3 answer any questions, is now under a contract with a
4 private party to sell this property. They are asking
5 that the Commission reaffirm their October 16th, 2024
6 decision on the waiver granted relative to the landscape
7 barrier, along with their recommendation that the
8 Village Council approve the zone change so that they may
9 proceed with the public hearing, three readings of the
10 appropriate ordinance, and a vote on this matter before
11 Village Council.

12 MAYOR WOODWARD: Did we want to let them say anything
13 first?

14 MS. BORDNER: Attorney Vansuch, did you have anything
15 that you wanted to offer?

16 MR. VANSUCH: Good evening. Excuse me. Good evening,
17 everyone. Attorney Matthew Vansuch, former partners
18 with Matt Ries, but it's been a decade. It's good to
19 see everybody tonight.

20 I do represent TJX. I also represent, through a
21 waiver, a potential purchaser of the property. It's a
22 little different than the situation we were here in
23 October. So the reason for the resubmission of the
24 withdrawn application is because there was actually a
25 buyer that wants to purchase that property. So using

1 the Codified Ordinance section that was previously
2 mentioned, we'd like to reinstitute the previously
3 withdrawn application to continue the process going
4 forward.

5 So if anybody has any questions about what was
6 passed back in October, I'm happy to answer any of those
7 questions. Otherwise, I would ask for you to move this
8 along to the next step of the process that never really
9 got to take place in the fall. Thank you. No
10 questions? Thanks, everybody.

11 MR. ROOK: We need a motion.

12 MAYOR WOODWARD: I'll make the motion to reaffirm the
13 decision from October 16th, 2024 to recommend to counsel
14 to approve the zone change and waive the landscape
15 barrier requirements.

16 MR. ROOK: Second on the motion? I'll second it.

17 All right. Dustin, can we do a voice vote?

18 MS. BORDNER: I think all you need to do, Matt, if I'm
19 not mistaken, is just do a group vote.

20 MR. RIES: You can just do an all in since we've already
21 voted on this. And this is just to get it back on track
22 so that it then goes before Village Council, which is
23 where it was going before it was withdrawn.

24 MR. ROOK: So simply yay or nay? All in favor?

25 THE COMMISSION: Aye.

1 MR. ROOK: Opposed?

2 MR. BOND: Yes. I'm opposed to the waiver portion of
3 it.

4 MR. ROOK: Okay. It's four in favor and one against.
5 That would make the motion carry. Okay.

6 (VOICE VOTE: 4, AYE; 1, NAY; 0, ABSTAINED.)

7 MR. ROOK: Any other comments on it? No? Okay. We'll
8 move on to the items on the agenda then.

9 The first item -- we have four items tonight. The
10 first item is replat of three lots within Caskey's
11 Country Estates, Plat No. 2, to create Lot No. 34-A
12 comprised of 0.673 acres, and Lot 36-A comprised of
13 0.677 acres.

14 Kelly, would you present that?

15 MS. BORDNER: Yes. Thank you.

16 Jane Shaffer lives at 2670 Lydia Drive within the
17 Caskey's Country Estates subdivision on a 0.44-acre
18 parcel. She owns also a 0.39-acre parcel immediately
19 adjacent to the north. Mrs. Shaffer is preparing to
20 sell her house, and as a result, her neighbor to the
21 north, William Vennette, living at 2650 Lydia on a
22 0.48-acre parcel discussed with her the option of
23 equally dividing the vacant parcel between them and then
24 consolidating the two resulting portions into the
25 existing dwelling properties. Mrs. Shaffer agreed to do

1 that, and the replat before Planning Commission tonight
2 is the result.

3 Because these parcels are within a platted
4 subdivision, the Caskey's Country Estates, Plat No. 2,
5 the Lordstown Codified Ordinances require the approval
6 of Planning Commission on the replat instead of just
7 treating this as a simple subdivision and consolidation,
8 which could've been independently approved by the
9 planning and zoning office. It's just that simple.

10 MR. ROOK: So any member comments on it? No? How about
11 public comments? Okay. And can we have a motion to
12 approve the replat of three lots within Caskey's Country
13 Estates, Plat No. 2, to create Lot 34-A comprised of
14 0.673 acres and Lot 36-A comprised of 0.677 acres?

15 MR. BOND: I'll make that.

16 MR. ROOK: Mr. Bond makes the motion. A second?

17 MAYOR WOODWARD: I'll second.

18 MR. ROOK: Mayor makes the second.

19 Dustin, can we have a voice vote, please?

20 MR. HAJNOSZ: Yes. Mr. Shaffer?

21 MR. SHAFFER: Yes.

22 MR. HAJNOSZ: Mr. Bond?

23 MR. BOND: Yes.

24 MR. HAJNOSZ: Mayor Woodward?

25 MAYOR WOODWARD: Yes.

1 MR. HAJNOSZ: Mr. Rook?

2 MR. ROOK: Yes.

3 MR. HAJNOSZ: Ms. Saborse?

4 MS. SABORSE: Yes.

5 MR. ROOK: So that passes unanimously. And that should
6 end that one for this evening. Any comments on it?

7 Okay.

8 Moving on to the second case for this evening, Case
9 No. 2025-02-PC, petition for zone change by Douglas
10 Ross, Esquire, on behalf of Busey Bank, successor
11 trustee of the Illinois Land Trust No. 8436-85 on a
12 3.5838-acre parcel being Parcel No. 45-041565, and a
13 2.3910-acre parcel being Parcel No. 45-905182 at the
14 corner of Hallock Young Road and Tod Avenue, from
15 Commercial Highway Business B-2 to Industrial I-1.

16 Kelly, present that, please.

17 MS. BORDNER: Thank you, Mr. Chairman. On May 7, 2025,
18 the planning and zoning office received a petition for
19 zone change packet, along with a \$500 deposit against
20 the cost of these proceedings, from Attorney Douglas W.
21 Ross as agent for the property owner, Busey Bank,
22 successor trustee of the Illinois Land Trust No.
23 8436-85. The mailing address for Busey Bank is In Care
24 of Attorney Douglas W. Ross, 1129 Niles Cortland Road
25 SW, Warren, Ohio 44484.

1 The property for which the zone change is being
2 sought is located at the corner of Hallock Young and Tod
3 Avenue, State Route 45. The two parcels in question are
4 better known as Parcel No. 45-041565, being
5 approximately 3.58 acres; and Parcel No. 45-905182,
6 being approximately 2.39 acres. The address most
7 usually used for these parcels is 8290 Tod Avenue SW,
8 Warren, Ohio 44481. It is being requested that these
9 two parcels be rezoned from commercial highway business
10 B-2 to industrial I-1.

11 Cassens Transport Company is currently using the
12 property in question to conduct its existing trucking
13 business and has done so to this date uninhibited.
14 Identified as attached -- Attachment No. 1 to the
15 petition for zone change is a limited warranty deed
16 providing legal descriptions for the two subject parcels
17 and a successor trustee affidavit evidencing that the
18 property is currently owned by the petitioner.

19 Attached as No. 2 to the petition for zone change
20 is a Trumbull County Auditor's map identifying the
21 parcels, their property lines, structures, adjacent
22 properties, and the roadways.

23 Identified as Attachment No. 3 to the petition for
24 zone change is a statement of why the zone change is
25 necessary for the preservation and enjoyment of a

1 substantial property right as follows: The applicant,
2 Busey Bank, successor trustee of the Illinois Land Trust
3 No. 8436-85 owns four parcels located at the southwest
4 corner of Hallock Young Road and Tod Avenue in the
5 Village of Lordstown.

6 The four parcels and the current zoning
7 classifications of each are: Parcel No. 45-041565, the
8 3.5838 acres is zoned in highway business B-2; Parcel
9 No. 45-905182 being the 2.3910-acre parcel is zoned
10 highway business B-2; Parcel No. 45-041560 being a
11 4.5835-acre parcel is currently zoned industrial I-1;
12 Parcel No. 45-041575 being a 7.2798-acre parcel is zoned
13 industrial I-1. Attached for easy reference is the
14 Village of Lordstown zoning map with the four parcels
15 depicted thereon.

16 Applicant requests the rezoning to permit uses
17 consistent with almost all of the property in the area
18 bounded to the east by State Route 45, Tod Avenue, to
19 the southwest by Interstate 80, to the west by Ellsworth
20 Bailey Road, and to the north by the property zoned
21 industrial I-1 on the north side of the Hallock Young
22 Road and beyond. Further, the rezoning of the two
23 parcels at issue would align with other -- the other two
24 parcels owned by the applicant, which are zoned
25 industrial I-1. This would allow for a consistent use

1 of all four parcels owned by applicant, which makes the
2 aggregate of the four parcels better suited for the
3 uniform sale, future use, and additional development.
4 The zoning change would also increase the value of the
5 property, both the two parcels at issue in the
6 application for rezone and the four parcels as a whole.
7 For these reasons, the zone change is needed to preserve
8 and permit the enjoyment of applicants' rights in the
9 property.

10 Identified as Attachment No. 4 to the petition for
11 zone change is a statement of how the proposed zone
12 change will not be detrimental to the public welfare or
13 the property of other persons located in the vicinity as
14 follows: The proposed zone change will not be
15 detrimental to the public welfare or to the property of
16 persons located in the vicinity. The property to the
17 north and the property to the south, except the
18 immediate neighbor to the south is all zoned I-1
19 industrial district, all the way to State Route 45, Tod
20 Avenue, right-of-way.

21 Consistent with what the applicant seeks, the
22 Village recently eliminated the B-2 highway business
23 zoning fronting on the west side of State Route 45, Tod
24 Avenue, with Ordinance No. 45-2023 passed by Council on
25 July 17, 2023, and Ordinance No. 42-2024 passed by

1 Council on August 5, 2024. Accordingly, the applicant's
2 request is in line with the Village's conceptual
3 elimination of the B-2 highway business district
4 corridor on the property frontage on the west side of
5 State Route 45, Tod Avenue, up to Interstate 80.

6 It would be logical from a comprehensive planning
7 perspective to continue to zone away the B-2 highway
8 business district zoning on the property on the side of
9 State Route 45, Tod Avenue, as requested by the
10 applicant. Accordingly, the rezoning request will not
11 be detrimental to the public welfare, as the request is
12 in line with how the Village is addressing zoning in the
13 immediate vicinity.

14 Further, the current occupant of the property,
15 Cassens Transport Company, operates a trucking business
16 at the property. A truck and transfer terminal is a
17 permitted use in both the B-2 zoning district and the
18 industrial I-1 zoning district. Accordingly, rezoning
19 Parcel 45-041565 and Parcel 45-905182 from highway
20 business B-2 to industrial I-1 will not detrimentally
21 impact property or other persons located in the
22 vicinity, as the current use will remain consistent.
23 Additionally, given the location of the property and its
24 current use, the zone change would not diminish or
25 impair property values of the property or unduly

1 increase traffic in an already heavily-traveled
2 corridor.

3 Finally, although the northeast corner of State
4 Route 45, Tod Avenue, Hallock Young Road, is zoned
5 residential R-1, there are few if any residences located
6 near the property at issue that may as a practical
7 matter be impacted by the requested change in zoning.

8 Identified as Attachment No. 5 to the petition for
9 zone change is a list of names and addresses of the
10 adjacent property owners to the within-described
11 property.

12 The schedule for this would be we have the Planning
13 Commission meeting tonight. A letter will be read of
14 the Planning Commission's recommendation to Village
15 Council on June 16, 2025. Legal notice will be given to
16 the newspaper by June 18, 2025. A public hearing and
17 first reading will be held on Monday, June -- I'm sorry,
18 July 21st, 2025, at 5:30 p.m. On August 4, 2025, the
19 second reading will be held by Council. On August 18,
20 2025, the third reading and vote of council will take
21 place. And then the decision of Council will go into
22 effect 30 days after the last reading and vote. That is
23 all that I have on this case.

24 MR. ROOK: Okay. Is there a representative, the owner
25 here, want to say anything?

1 MS. BORDNER: Attorney Douglas Ross is here.

2 MR. ROSS: Yeah. If I may?

3 MR. ROOK: Yes, sir.

4 MR. ROSS: Good evening. Doug Ross. I represent the
5 applicant.

6 Since Ms. Bordner did such a good job presenting my
7 entire petition, I don't have much to say. It's the
8 desire of the trustee just to consolidate the four
9 parcels into one zoning, the I-1. I can tell you the
10 use is going to remain consistent. The user's going to
11 remain consistent. There's no future plans or immediate
12 plans for any change. They just wanted to aggregate the
13 zone into one zone, the I-1, which seems to be
14 consistent with what the Village has done on the
15 opposite side of the road.

16 We're hopeful the Village will make a
17 recommendation to Council to accept it. I'd be happy to
18 answer any questions.

19 MAYOR WOODWARD: Are the parcels going to remain
20 separate, or are they going to consolidate all of the
21 parcels into one parcel?

22 MR. ROSS: I haven't been given any instructions or
23 plans to replat or consolidate as of this time.

24 MR. SHAFFER: If the usage is going to stay consistent,
25 then what's the need to do a zone change?

1 MR. ROSS: Well, the owner owns the four parcels. They
2 just want to make it all the same so it's consistent
3 across the board in case they want to do anything down
4 the road. But they aren't planning on doing anything
5 now, that I can tell you.

6 MR. SHAFFER: Okay. If it's not changing, I don't see a
7 whole lot of reason why it needs to be rezoned.

8 MR. BOND: I don't either.

9 MR. SHAFFER: If you're not doing the same business --
10 you're doing the same business out of the same place,
11 and you've been operating this business in this manner
12 for as long as I've been in Lordstown.

13 MR. ROSS: That's right.

14 MR. SHAFFER: So, just, I don't see any need to change a
15 zone. If there's a specific purpose or reason, I could
16 see that.

17 MR. ROSS: The reason is they want to. They want to
18 have the uniform zoning on that corner. That's the
19 reason.

20 MR. BOND: It sounds like that would make it a more
21 saleable piece to me.

22 MR. ROSS: Possibly down the road, sure.

23 MR. BOND: Okay. I can -- I have to agree with
24 Mr. Shaffer.

25 MR. ROSS: Any other questions?

1 MR. ROOK: I would go along with those two gentlemen
2 also. If we rezone it now, it takes away some of the
3 control that the Village may have later on on what goes
4 in there. You're not having any financial loss now,
5 right, by not changing it? There's --

6 MR. ROSS: Not immediate.

7 MR. ROOK: Everything's going to stay the same? Cassens
8 would stay on the same property?

9 MR. ROSS: That's the plan.

10 MR. ROOK: Any other comments? Public comments?

11 MR. ROSS: Thank you.

12 MR. ROOK: Yes, sir.

13 MR. MCGRAIL: Mark McGrail, 3656 Goldner Lane,
14 Lordstown, Ohio. And you essentially said most of what
15 I wanted to say. There is no reason to change this
16 until they actually come to Village with a plan and say,
17 this is why we need to change this parcel, or parcels.
18 And perhaps at that time they would also want to
19 consolidate all four parcels at one time.

20 In reading the application, you know, there's an
21 Attachment 4 that talks essentially about the precedent
22 that's been set at that -- in that part of -- on 45,
23 which I think was a bad precedent based upon what
24 happened with BHGH. You know, they -- I can't say they.
25 But it appeared they -- there was a business that was

1 going to come in, and that is why they needed the zone
2 change. And now you have -- you don't have that
3 business. It's better to wait.

4 I think the better precedence has been set by, say,
5 TJX, or even the power plants, where they told you, like
6 TJX in particular, what they were going to do with their
7 zone change. I mean, they went out of their way to tell
8 Village government what they were going to do. And
9 although there have been some questions with the
10 development of the industrial park, predominantly you
11 knew going along what was going on. I mean, you were
12 told. And even with some of the requests that Ultium
13 made, you knew what they wanted. So I think this zone
14 change should be denied.

15 MR. ROOK: Anyone else? Yes, sir?

16 MR. CZOKA: Tom Czoka, 1211 Hallock Young Road. I'm
17 agreeing with Mark and some of the councilmembers here.
18 You know, we -- it's difficult to see what -- we've seen
19 what was going on with these zoning changes. You know,
20 they come in, and they're not giving us information.
21 Not just this company, but there's been other companies
22 that have made presentations, not telling us what
23 they're doing. Once you get zoned to industrial it's
24 like it's wide open. They can put anything they want on
25 this property, as long as it meets the building

1 requirements and so forth, which we know they do.

2 You know, I think -- and like Mark said when TJX --
3 I was at the meetings when TJX made their presentation.
4 They had the big easels. They had concept drawings of
5 what it's going to look like. All we're getting now is
6 we want a zone change because we don't know what's
7 coming.

8 And everybody's reading, it's all over the
9 internet, it's everywhere, data centers. And there's
10 been a lot of chatter about data centers here coming
11 into this area, and nobody wants to own up to it. But
12 once this zoning change happens -- and I'm not against
13 data centers, as long as they're in the right place.
14 But it's almost like asking Bill Blank to sign a check,
15 and I'll fill in the amount. And that's what they're
16 asking when they ask for this zoning up front without
17 any -- telling us what they're going to do with it.

18 Bill, can I get a check?

19 MR. ROOK: Anyone else? Okay. So at this point, can I
20 get a motion to recommend to the Lordstown Village
21 Council that the requested zone change by Douglas Ross,
22 Esquire on behalf of Busey Bank on a 3.5838-acre parcel
23 being Parcel No. 45-041565, and a 2.3910-acre parcel,
24 being Parcel No. 45-905182 at the corner of Hallock
25 Young Road and Tod Avenue from commercial highway

1 business B-2 to industrial B-1 be approved? Do we have
2 a motion?

3 MR. BOND: I think we need to make a motion to vote on
4 it so it's clear what our feeling is.

5 MR. ROOK: Mr. Bond made a motion. Second?

6 MAYOR WOODWARD: I'll second.

7 MR. ROOK: Mayor makes a second. Can we have a voice
8 vote, please, Dustin?

9 MR. HAJNOSZ: Mrs. Saborse?

10 MS. SABORSE: No.

11 MR. HAJNOSZ: Mr. Shaffer?

12 MR. SHAFFER: No.

13 MR. HAJNOSZ: Mr. Bond?

14 MR. BOND: No.

15 MR. HAJNOSZ: Mayor Woodward?

16 MAYOR WOODWARD: No.

17 MR. HAJNOSZ: Mr. Rook?

18 MR. ROOK: No.

19 So it looks like that goes down unanimously. Okay.
20 Any other questions on this one?

21 All right. We'll move on to No. 3 for the night
22 then. Replat of Lot 6-A within Lordstown Industrial
23 Park Plat No. 1 to create Lot 6-B comprised of
24 45.0654 acres and removing a portion of land to create a
25 14.6226-acre independent parcel with remainder parcels

1 of 20.4730 acres and 33.0202 acres.

2 Kelly, would you present that?

3 MS. BORDNER: Yes, thank you.

4 Clean Energy Future-Trumbull, is seeking to
5 subdivide out a 14.6226-acre parcel from the Lordstown
6 Industrial Park plat to house the energy substation
7 which is being constructed, and which parcel will
8 ultimately be owned by First Energy, a public utility
9 company. In creating this 14.6226-acre parcel, it will
10 also create a smaller remainder parcel being the newly
11 named Lot 6-B, which will house the Trumbull Energy
12 facility and will remain within the platted subdivision
13 of the Lordstown Industrial Park plat.

14 It will also create two other remainder parcels
15 outside of the platted subdivision, one being a
16 20.4730-acre parcel and one being a 33.0202-acre parcel.
17 Because Lot 6-B will remain within the platted
18 subdivision, this entire replat and the removing of a
19 portion of land from the platted subdivision to create
20 the 14.6226-acre parcel, it must be approved by the
21 Planning Commission.

22 By way of further information, the creation of the
23 subject parcel will also cause it to be a mixed zone
24 parcel consisting of Industrial I-1 and residential R-1
25 designations. That will be addressed in the

1 accompanying request for zone change by Clean Energy
2 Future-Trumbull, seeking to make that subdivided parcel
3 all residential R-1. So this is the first step. This
4 is the replat.

5 MR. ROOK: Okay. Representatives from the company here?
6 Would you like to address?

7 MR. HARVEY: Yes.

8 MR. ROOK: Go up to that microphone. Identify yourself,
9 please.

10 MR. HARVEY: My name's Ted Harvey, Trumbull Energy.
11 We're needing this replat and everything to, like we
12 said, for our First Energy. We're building our
13 substation, and they subsequently will take control and
14 operation of that substation.

15 MR. ROOK: Okay. The question I have then, substations
16 are put on residential properties?

17 MS. BORDNER: Yes. The Village does not regulate public
18 utilities, so a public utility can be on any zoned
19 parcel essentially. And when I spoke with way back,
20 would've been Steve Remillard, R-E-M-I-L-L-A-R-D, we had
21 discussed making sure that this was actually a
22 residential parcel so that it would provide the
23 residents with just good faith and reassurance that
24 they're not moving the industrial any further to the
25 east closer to those residents on Goldner Lane.

1 MR. HARVEY: Correct.

2 MS. BORDNER: And they are following through with that
3 promise.

4 MR. ROOK: And that would be three plots from Tod Avenue
5 to the east along Hallock Young would all still be
6 residential?

7 MS. BORDNER: Correct.

8 MR. ROOK: Okay. Okay. Any other member comments? No?
9 Okay.

10 MR. HARVEY: Thank you.

11 MR. ROOK: How about public comments?

12 MR. MCGRAIL: This is going to go to both the two
13 issues, what is it, three and four, going along with
14 what Kelly just said and Ted said, is that in
15 conversations I've had with them. I live on Goldner
16 Lane.

17 Our concern, of course, where I live is my -- and
18 you can see it in one map that you have. My property
19 abuts that lot, that 33-acre lot. And where this
20 switching station is going to be is directly to the west
21 of that. And our main concern with any rezoning there
22 is rezoning for extending industrial usage. And it just
23 seems the company's following through on the commitments
24 they made to us as residents, so at this time I don't
25 have an opposition to it.

1 MR. ROOK: The question -- one of the questions I had
2 was, this was originally where the substation was
3 planned to be?

4 MR. HARVEY: That's correct, sir.

5 MR. ROOK: Because it seems late in the process, and
6 that's why I asked.

7 MR. HARVEY: No. This has been the original plan all
8 along.

9 MR. ROOK: Okay. Any other public comments? Okay.
10 Then can I get a motion to approve the replat of Lot 6-A
11 within Lordstown Industrial Park Plat No. 1 to create
12 Lot 6-B comprised of 45.0654 acres and removing a
13 portion of land to create a 14.6226-acre independent
14 parcel with remainder parcels of 20.4730 acres and
15 33.0202 acres?

16 MAYOR WOODWARD: So moved.

17 MR. ROOK: Mayor's motion. Second?

18 MR. SHAFFER: I'll second.

19 MR. ROOK: Mr. Shaffer second.

20 Dustin, would you do a roll call, please?

21 MR. HAJNOSZ: Yes, sir. Mr. Shaffer?

22 MR. SHAFFER: Yes.

23 MR. HAJNOSZ: Ms. Saborse?

24 MS. SABORSE: Yes.

25 MR. HAJNOSZ: Mr. Bond?

1 MR. BOND: Yes.

2 MR. HAJNOSZ: Mayor Woodward?

3 MAYOR WOODWARD: Yes.

4 MR. HAJNOSZ: Mr. Rook?

5 MR. ROOK: Yes. So that passes unanimously also.

6 Moving on to the last case of this evening, our
7 fourth case, Case No. 2025-03-PC, petition for zone
8 change by JiHoon Kang on behalf of Clean Energy
9 Future-Trumbull, LLC on a newly created 14.6226-acre
10 parcel fronting on Hallock Young Road, from a mixed zone
11 residential R-1 and industrial I-1 to solely residential
12 R-1.

13 Kelly, would you present that?

14 MS. BORDNER: Yes. Thank you, Mr. Chairman.

15 On May 15, 2025, the planning and zoning office
16 received a petition for zone change packet, along with a
17 \$300 deposit against the cost of these proceedings from
18 JiHoon Kang as agent for the property owner, Clean
19 Energy Future-Trumbull, LLC, whose mailing address is
20 910 Sheraton Drive, Mars, PA 16046.

21 The property for which the zone change is being
22 sought fronts on Hallock Young Road on the east side of
23 Tod Avenue, State Route 45. The 14.6226-acre parcel at
24 issue was created by subdividing portions of the two
25 parcels, better known as Parcel No. 45-141130, being

1 approximately 51 acres, and Parcel 45-025651, being
2 approximately 62 acres. Creating the 14.6226-acre
3 parcel caused a mixed zone situation. Therefore, it is
4 being requested that the 14.6226-acre parcel be rezoned
5 from residential R-1 and industrial I-1 to all
6 residential R-1. The parcel is currently being used to
7 create the energy substation for a public utility in
8 support of the Trumbull Energy Center.

9 Attached to the petition for zone change is a legal
10 description for the newly created 14.6226-acre parcel at
11 issue, along with a replat survey map identifying this
12 parcel in a red-orange color.

13 Also attached to the petition for zone change is a
14 statement of why the zone change is necessary for the
15 preservation and enjoyment of a substantial property
16 right as follows: The purpose of the current parcel is
17 to complete the substation construction being carried
18 out by CEF-T and subsequently transfer the asset to the
19 utility company, First Energy. Currently the
20 above-described 14.6226-acre parcel to be transferred to
21 First Energy has a mixed zoning designation, and it
22 needs to be one for transfer. Based on the final
23 design, the parcel is to be subdivided accordingly.

24 Further attached to the petition for zone change is
25 a statement of how the proposed zone change will not be

1 detrimental to the public welfare or the property of
2 other persons located in the vicinity as follows: The
3 proposed zoning change is a request to rezone mixed zone
4 newly created 14.6226-acre parcel to all residential R-1
5 and currently owned by CEF-T for the purpose of
6 transferring it to First Energy. The adjacent parcels
7 are also owned by CEF-T and therefore the change will
8 not negatively impact surrounding properties.

9 Finally, attached to the petition for zone change
10 is a list of names and addresses of the adjacent
11 property owners to the within-described property.

12 From the Planning Commission meeting tonight, which
13 is June 9, 2025, the letter will be read, the Planning
14 Commission's recommendation to Council on June 16, 2025.
15 A legal notice to the newspaper will be placed by
16 June 18, 2025. The public hearing on Monday, July 21,
17 2025 at 5:15 p.m., and the first reading by Council will
18 occur at that time. August 4, 2025 will be the second
19 reading by Council. August 18, 2025, will be the third
20 reading and vote of Council. And again, this goes into
21 effect 30 days after the last reading and vote.

22 And if I could just back up one second and let
23 Attorney Ross know on the previous case, that even
24 though the Planning Commission has voted no this
25 evening, that recommendation still goes to Council.

1 MR. ROSS: Yeah, understood. Thank you.

2 MS. BORDNER: And it will be the same schedule. And
3 your hearing will be at 5:30. I neglected to mention
4 that, and I apologize.

5 MR. ROSS: No. Thank you very much.

6 MS. BORDNER: That is all I have. After I identified
7 that date schedule for you, that's all I have on this
8 case.

9 MR. ROOK: Does the owner rep want to make any comments?

10 MR. KANG: No, no comments.

11 MR. ROOK: Member comments? Public comments? Okay.

12 Then can I have a motion to recommend to Lordstown
13 Village Council that the requested zone change by JiHoon
14 Kang on behalf of Clean Energy Future-Trumbull on a
15 newly created 14.266-acre parcel fronting on Hallock
16 Young Road from a mixed zone of Residential R-1 and
17 Industrial I-1 to solely residential R-1 be approved?

18 MR. SHAFFER: I'll make the motion.

19 MR. ROOK: Okay. Who was first? Mr. Shaffer was first.
20 Second?

21 MAYOR WOODWARD: I'll second.

22 MR. ROOK: The mayor is second.

23 Dustin, would you do the roll call, please?

24 MR. HAJNOSZ: Mr. Bond?

25 MR. BOND: Yes.

1 MR. HAJNOSZ: Mayor Woodward?

2 MAYOR WOODWARD: Yes.

3 MR. HAJNOSZ: Mr. Rook?

4 MR. ROOK: Yes.

5 MR. HAJNOSZ: Ms. Saborse?

6 MS. SABORSE: Yes.

7 MR. HAJNOSZ: Mr. Shaffer?

8 MR. SHAFFER: Yes.

9 MR. ROOK: Okay. That passes unanimously also.

10 Everything was unanimous tonight one way or
11 another, right? Okay. Any additional public comments?

12 No. Can I get a motion for adjournment?

13 MR. BOND: So moved.

14 MR. ROOK: Second?

15 MAYOR WOODWARD: I'll second.

16 MR. ROOK: Second by the Mayor. All in favor?

17 THE COMMISSION: Aye.

18 MR. ROOK: Opposed?

19 (NO RESPONSE FROM THE COMMISSION.)

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

21 MR. ROOK: That's unanimous also. Thank you, everyone.

22 (Meeting concluded at 6:53 p.m.)

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REPORTER'S CERTIFICATE

I certify that this transcript, consisting of 31 pages, is a complete, true and correct transcript of the proceedings had in this case as shown by my stenotype notes taken at the time said hearing took place.

Chastity Feezle

Chastity M. Feezle
Registered Professional Reporter
Certified Realtime Reporter