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STATE OF OHIO  
COUNTY OF TRUMBULL  
LORDSTOWN VILLAGE PLANNING COMMISSION MEETING  
MONDAY, JULY 14, 2025, AT 6:30 P.M.

IN RE:

1. ACCEPTANCE OF OAKVIEW PLAT NO. 3, BEING A REPLAT  
OF OAKVIEW PLAT NO. 1 AND COMPRISED OF 5 INDIVIDUAL LOTS.

APPEARANCES:

Lordstown Village Planning Commission  
Jackie Woodward, Mayor  
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

ALSO PRESENT:

Brent Milhoan  
Jodie Milhoan

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

REPORTER: CHASTITY FEEZLE, RPR, CRR

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, July 14, 2025,  
6 at 6:30 p.m. and proceedings were as follows:)

7 MR. ROOK: Welcome everybody to the  
8 Lordstown Village Planning Commission meeting. Would  
9 you please join me in the Pledge of Allegiance to the  
10 Flag?

11 (Pledge of Allegiance to the Flag)

12 MR. ROOK: Dustin, would you do the roll  
13 call, please?

14 MR. HAJNOSZ: Mr. Rook?

15 MR. ROOK: Present.

16 MR. HAJNOSZ: Mr. Bond? Ms. Bordner?

17 MS. BORDNER: Present.

18 MR. HAJNOSZ: Ms. Saborse?

19 MS. SABORSE: Present.

20 MR. HAJNOSZ: Mayor Woodward?

21 MAYOR WOODWARD: Here.

22 MR. HAJNOSZ: Mr. Shaffer?

23 MR. SHAFFER: Here.

24 MR. HAJNOSZ: Solicitor Ries?

25 MR. RIES: Here.

1 MR. HAJNOSZ: Mr. Hajnosz, I am present.

2 MAYOR WOODWARD: I'll make a motion to  
3 excuse Mr. Bond.

4 MR. ROOK: Motion to excuse Mr. Bond.

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

6 MR. ROOK: Shaffer first. And second?

7 MS. SABORSE: Second.

8 MAYOR WOODWARD: I made the motion.

9 MR. ROOK: Mr. Shaffer, second.

10 MR. SHAFFER: Close enough.

11 MR. ROOK: 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: Okay. That passes. Motion for  
17 approval of tonight's agenda?

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

19 MR. ROOK: Mr. Shaffer. Do I have a  
20 second?

21 MS. SABORSE: I'll second.

22 MR. ROOK: Mayor Woodward. All in favor?

23 MAYOR WOODWARD: That was actually Rose  
24 that made the second.

25 MR. ROOK: Oh, was it? I wasn't looking.

1 It sounded the same. Okay. All in favor?

2 THE COMMISSION: Aye.

3 MR. ROOK: Opposed?

4 (NO RESPONSE FROM THE COMMISSION.)

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

6 MR. ROOK: That passes unanimously.

7 Approval for the minutes of June 9th? The minutes  
8 are not completed yet, so we'll address them at a later  
9 meeting.

10 Planning and Zoning Administrator's report?

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

12 MR. ROOK: Solicitor's report?

13 MR. RIES: No report.

14 MR. ROOK: Dustin, any correspondence?

15 MR. HAJNOSZ: No report.

16 MR. ROOK: How about old business?

17 MR. HAJNOSZ: No report.

18 MR. ROOK: One item on the agenda is the  
19 acceptance of Oakview Plat No. 3, being a replat of  
20 Oakview Plat No. 1 and comprised of five individual  
21 lots.

22 Dustin, would you do the presentation?

23 MR. HAJNOSZ: Yep. The original  
24 developer, Randy Durig, along with all existing  
25 residents on the east side of Oakview Drive, the Rice

1 family to the south, Brent Milhoan and Melodie  
2 Montgomery have worked together with legal counsel and a  
3 surveyor to restructure the property on the east side of  
4 Oakview, known as Plat No. 1. The intent was to take  
5 the one existing large parcel, upon which two existing  
6 condominiums sit, and subdivide it down to allow an  
7 individual parcel for each of those condominiums, along  
8 with creating an additional empty parcel on the corner  
9 of Salt Springs and Oakview, and two additional lots at  
10 the southeast end, with the help of the Rice family  
11 contributing some of the property to create Lot No. 5.  
12 The Milhoans and Mrs. Montgomery will each seek to build  
13 a single-family dwelling on Lots 4 and 5 respectively.  
14 This remains a residential R-2 zone district on the  
15 entirety of Oakview Drive.

16 This area was discussed at length when Ben Milhoan  
17 proposed to build his house in February of 2024 and  
18 Oakview Plat No. 2 was created and accepted by Planning  
19 Commission. At that time, it was pointed out that  
20 historically, several exceptions from R-2 code  
21 requirements were committed during the construction of  
22 the two existing condominiums such that it created  
23 precedence upon which we can rely allowing less frontage  
24 on a public roadway and less depth than required in an  
25 R-2 zone. Additionally, we can offer that the Milhoan

1 and Montgomery families intend to create their  
2 single-family dwellings with square footage living space  
3 which will meet or exceed that which has previously been  
4 permitted in the existing condominiums. Therefore,  
5 having reviewed everything submitted, we would ask that  
6 the Planning Commission accept and approve Oakview Plat  
7 No. 3.

8 MR. ROOK: Okay. Do the owners want to  
9 make any comment?

10 MR. MILHOAN: I have no comment.

11 MR. ROOK: No comments. Okay. Commission  
12 members, any comments?

13 The only question I had was, that property stays  
14 R-2 so that it would still be a possibility to put  
15 condominiums in there also, additional ones?

16 MS. BORDNER: It would stay R-2. The only  
17 available lot would then be Lot No. 2, which would then  
18 again have to meet the same requirements that the other  
19 two condominiums have met. Again, because of previous  
20 precedent, those are less than what's required in an R-2  
21 zone, but it's created that precedent. They would have  
22 to meet it if Mr. Durig chose to sell Lot No. 2, but  
23 there's no plans currently to do that. And we'll see  
24 what happens. But they will -- they'll be fine.

25 MR. ROOK: Okay. Any public comments?

1           Okay. So then can I have a motion for acceptance  
2 of Oakview Plat No. 3, being a replat of Oakview Plat  
3 No. 1, comprised of five individual lots? Can I have a  
4 motion for that?

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

6           MR. ROOK: Mr. Shaffer. The second?

7           MAYOR WOODWARD: I'll second.

8           MR. ROOK: Mayor Woodward.

9           Dustin, would you do a voice vote?

10          MR. HAJNOSZ: Yes, sir. Ms. Saborse?

11          MS. SABORSE: Yes.

12          MR. HAJNOSZ: Mayor Woodward?

13          MAYOR WOODWARD: Yes.

14          MR. HAJNOSZ: Mr. Shaffer?

15          MR. SHAFFER: Yes.

16          MR. HAJNOSZ: Mr. Rook?

17          MR. ROOK: Yes.

18           That passes unanimously. Okay. Any additional  
19 public comments? No? Okay. Can I have a motion for  
20 adjournment?

21          MAYOR WOODWARD: I'll move to adjourn.

22          MR. ROOK: Mayor Woodward. Second?

23          MS. SABORSE: Second.

24          MR. ROOK: Ms. Saborse, second. All in  
25 favor?

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THE COMMISSION: Aye.

MR. ROOK: Opposed?

(NO RESPONSE FROM THE COMMISSION.)

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

MR. ROOK: Passes unanimously.

(Meeting concludes at 6:22 p.m.)

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REPORTER'S CERTIFICATE

I certify that this transcript, consisting of 9 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 was held.

*Chastity Feezle*

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Chastity M. Feezle  
Registered Professional Reporter  
Certified Realtime Reporter