

1 STATE OF OHIO
2 COUNTY OF TRUMBULL
3 LORDSTOWN VILLAGE BOARD OF ZONING APPEALS MEETING
4 MONDAY, August 11, 2025, AT 5:30 P.M.

5 IN RE:

6 1. **CASE 2025-01** Jonathan Dotson & Robert Cregar are
7 appealing a zoning violation and requesting a variance
8 from the Lordstown Codified Ordinances which require an
9 attached garage to a single-family dwelling and that such
10 garage not be closer to the street than the principal
11 structure, which is located at 1969 Lyntz Road, Lordstown,
12 Ohio and situated in an R-1 zone district.

13 APPEARANCES:

14 Lordstown Village Board of Zoning Appeals
15 Jackie Woodward, Mayor
16 Larry Tura, Chairperson
17 Thomas Czoka, Board Member
18 Michelle Knox, Board Member
19 Lamar Liming, Councilman
20 Matthew Ries, Solicitor
21 Kellie Bordner, Planning & Zoning Administrator
22 Dustin Hajnosz, Assistant Planning &
23 Zoning Administrator

24 ALSO PRESENT:

25 Jonathan Dotson
Rachel Dotson
Robert Cregar

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

REPORTER: CHASTITY FEEZLE, RPR, CRR

1 PROCEEDINGS OF THE LORDSTOWN VILLAGE BOARD OF
2 ZONING APPEALS MEETING:

3
4 (WHEREAS, the meeting before the Lordstown Village
5 Board of Zoning Appeals commenced on MONDAY, August 11,
6 2025, at 5:30 p.m. and proceedings were as follows:)

7
8 MR. TURA: I'd like to welcome you to the
9 Village of Lordstown Zoning Appeals. Will you please
10 join us for the Pledge of Allegiance?

11 (Pledge of Allegiance)

12 MR. TURA: All right. Dustin, could we
13 have a roll call, please?

14 MR. HAJNOSZ: Mr. Tura?

15 MR. TURA: Present.

16 MR. HAJNOSZ: Mr. Czoka?

17 MR. CZOKA: Present.

18 MR. HAJNOSZ: Mrs. Knox?

19 MRS. KNOX: Present.

20 MR. HAJNOSZ: Mayor Woodward?

21 MAYOR WOODWARD: Here.

22 MR. HAJNOSZ: Councilman Liming?

23 COUNCILMAN LIMING: Here.

24 MR. HAJNOSZ: Solicitor Ries?

25 MR. RIES: Here.

1 MR. HAJNOSZ: Planning and Zoning
2 Administrator Kelly Bordner?

3 MS. BORDNER: Present.

4 MR. HAJNOSZ: And Dustin Hajnosz, I am
5 present.

6 MR. TURA: I'd like to have a motion to
7 approve the agenda.

8 MAYOR WOODWARD: So moved.

9 MR. CZOKA: I'll second the motion.

10 MR. TURA: Jackie. Seconded by Tom.
11 Thank you. All in favor?

12 THE BOARD: Aye.

13 MR. TURA: Any opposed?

14 (NO RESPONSE FROM THE BOARD.)

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

16 MR. TURA: Hearing none, the motion
17 passes.

18 All right. I need a motion to approve the minutes
19 from May 12, 2025.

20 COUNCILMAN LIMING: I'll make the motion.

21 MR. CZOKA: I'll second the motion.

22 MR. TURA: By Liming. Seconded by Tom.

23 All in favor?

24 THE BOARD: Aye.

25 MR. TURA: Any opposed?

1 (NO RESPONSE FROM THE BOARD.)

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

3 MR. TURA: Hearing none, motion carries.

4 Do we have any correspondence, Dustin?

5 MR. HAJNOSZ: Kelly, is there anything you
6 want to put into the correspondence?

7 MS. BORDNER: We don't have any
8 correspondence.

9 MR. HAJNOSZ: I do not.

10 MS. BORDNER: I don't have any
11 correspondence but what I would like to do is just run
12 through the exhibit list that is attendant to this case.
13 There are Exhibits A through N, and that would be aside
14 from the appeal under the zoning ordinance application
15 or form that was filled out by Mr. Dotson and
16 Mr. Cregar.

17 So in addition to that, I have Exhibit A which is
18 the February 10, 2025 violation and three photographs.

19 Exhibit B is the general zoning information.
20 That's four pages.

21 Exhibit C is the May 17, 1971 zoning permit for the
22 residence at 1969 Lyntz Road. That is three pages.

23 Exhibit D is the June 30, 1976 zoning permit. It
24 was for an outdoor in-ground swimming pool. That was
25 four pages.

1 Exhibit E was the October 24, 2024 zoning permit
2 for a shed which was already constructed and placed on
3 the property, and that was four pages.

4 Exhibit F was the relevant Lordstown codified
5 ordinances, three pages.

6 Exhibit G were the Duncan factors. That was four
7 pages.

8 Exhibit H was the October 11, 2024 general warranty
9 deed of purchase, which was three pages.

10 Exhibit I was the October 15, 2024 land installment
11 contract between Cregar as the vendor and Dotson as the
12 vendees. That was seven pages.

13 Exhibit J was a Zillow photograph at the time of
14 purchase in October 2024 for 1969 Lyntz Road.

15 Exhibit K was the completed single-family dwelling
16 report from 2002 to 2025. That was four pages. Exhibit
17 L was the August 21, 2020 zoning permit for porch
18 expansion at 1280 Salt Springs Road with pictures. That
19 was six pages.

20 Exhibit M was the current Trumbull County Auditor
21 map with measurements and notations.

22 And Exhibit N was Trumbull County Building
23 Inspection Department November 6, 2024 --

24 (Phone ringing)

25 MR. DOTSON: Sorry about that.

1 MS. BORDNER: -- approval of residential
2 addition, repurposing of garage. That's the exhibit
3 list.

4 And this is a continuation of the hearing which
5 took place in May on May 12, 2025. So everyone that was
6 to testify has already been sworn in to testify. And I
7 don't believe that we need to go back over all the
8 procedure. It's just a continuation of that hearing.

9 MR. TURA: So we can move right along to
10 Mr. Cregar. Any comments? Because that's where we're
11 at right now.

12 Mr. Cregar, can you bring us up to speed in regards
13 to what your position is on this case? Because we
14 received none of the stuff that we -- that we asked you
15 for.

16 MR. CREGAR: Well, here's the problem:
17 John's child that he raised, he's been raising, was in a
18 severe accident. He is more or less paralyzed from head
19 to toe. He's been at the hospital for weeks and weeks
20 and weeks and hasn't had time to participate in this
21 activity. We're asking for an extension on this. The
22 kid's in really serious -- he's been in the hospital how
23 many days now?

24 MR. DOTSON: Been there four -- tomorrow
25 will be four months. Basically what it is, is we don't

1 know whether -- we might have to end up selling the
2 house because we're going to have to -- what we were
3 going to do there isn't going to work now because he's
4 going to be fully paralyzed and he's going to have to
5 have full medical attention, have ground access to get
6 into a house, have, you know, a medical bed, all that
7 stuff.

8 So that room was built for him originally before he
9 was in the accident, and now he's in -- now he's
10 paralyzed. I mean, he's going to be in a wheelchair for
11 the rest of his life. So we may have to sell the house.
12 We might not be building a garage at all, we might just
13 cut a hole in the front, put a garage back up -- put a
14 garage door back up and find a new house. Because we
15 might -- you know, because that might not work for us
16 anymore, basically what it boils down to.

17 So we were trying to get a continuation for 60 days
18 so we can try to figure out exactly what we want to do.

19 MR. CREGAR: Can I ask you one question?

20 MR. TURA: Sure.

21 MR. CREGAR: On that zoning law, I had my
22 attorneys look at it, and they didn't get a very good
23 chance. They said the house has to be built with a
24 double-car garage attached, but it doesn't say nothing
25 about being maintained a double-car garage attached. It

1 doesn't say you can't utilize it for any other use other
2 than a garage. I'd like to see something, if you could
3 show me something that says you cannot modify the house
4 because of the garage being there. We couldn't find
5 nothing in the ordinance that says you can't change it.
6 You've got to build it, but it doesn't say nothing about
7 changing it. If I'm wrong, I'm wrong. I apologize.

8 MR. RIES: I'll look at the ordinance
9 again, but I think the -- one of the things when we're
10 interpreting ordinances and statutes is we look at what
11 the intent is behind it and the language used. There
12 would be no reason to have it if they could build it and
13 then immediately change it. There would be no reason to
14 have the ordinance in the first place. I guess the
15 exception that your lawyers might be reading into it
16 would be an exception that would swallow the rule in the
17 first place.

18 MR. CREGAR: I know what the rule is, and
19 I understand what you're saying. But the law says it
20 doesn't have to stay a garage. The law says it can be
21 utilized any way you want it to be utilized. It's your
22 property.

23 Now, I understand what the -- if the court is
24 trying to review this, and I can't find one thing in
25 anything in Lordstown, Ohio which says you can't modify

1 the house and the garage to any other participation
2 property. It doesn't say that nowhere where I can find
3 or where my attorney can find. You know, we're trying
4 to make this work out fine, but, I mean, I think you
5 need to amend that where it has to be used as a garage
6 and it can't be modified. People use them for sheds,
7 storage, furniture, everything. It's not a garage at
8 that point, it's a storage unit, whatever.

9 MR. CZOKA: But they don't --

10 MR. CREGAR: They're modifying that
11 themselves.

12 MR. CZOKA: But they don't take the garage
13 doors down, so it still basically can be converted back
14 to a garage and used as a garage.

15 MR. CREGAR: Well, we can put the garage
16 doors back up.

17 MR. CZOKA: That's the big thing. You
18 took the garage doors down, and so therefore it's no
19 longer a garage. It's that simple.

20 MR. DOTSON: Well, we offered that to
21 begin with. I told them I could put a garage door back
22 up, and they said at that point that wasn't good enough.
23 I'm not trying to argue with you at this point. It is
24 what it is. We just need a continuance so we can figure
25 out exactly which way we want to go with it.

1 MR. CREGAR: I just purchased property in
2 Lordstown hopefully to build this kid a home. So we'll
3 know here shortly what we want to do, okay? It's right
4 across the street from this gentleman here. So if we've
5 got to put him in a different kind of house, we'll
6 follow the ordinance.

7 What I can't understand, the ordinance doesn't say
8 have to be maintained as a garage nowhere. But I
9 understand your point. I'm not trying to be rude and
10 disrespectful. I understand your point. If you can
11 show me where it says you have to maintain it as a
12 garage, I'd be a lot happier, but I can't see it
13 nowhere, and my attorneys can't see it nowhere. It says
14 built, not maintained.

15 MR. DOTSON: And my personal opinion is I
16 think there should be some kind of exception at this
17 point now because it's going to be used as a -- at that
18 point be used for a handicapped facility, you know. I
19 mean, we -- the house -- the room was originally built
20 for him, so it's not -- we're not changing it because we
21 want to, we're changing it now because he's crippled.
22 We were going to -- we were going to build a garage to
23 connect to the house and then we assumed he was going to
24 be okay, but now that's not the case.

25 MR. TURA: I'm sorry, I don't mean to

1 interrupt you, but we understood the position and how
2 you got here.

3 MR. DOTSON: Right.

4 MR. TURA: But when you sit there and tell
5 us now that you're talking about selling it because it
6 doesn't fit, now you're going to make that problem be
7 somebody else's problem.

8 MR. DOTSON: Well, then I can cut a garage
9 door back in the front.

10 MR. TURA: Well, you may have to.

11 MR. DOTSON: If I was to sell it, that's
12 what I would do.

13 MR. TURA: I don't see how we could go
14 ahead and grant you any type of a waiver, variance or
15 anything and then you go three months from now and sell
16 it and then the next person is not compliant as well.

17 MR. DOTSON: Well, ain't that what I just
18 said? If we would sell it, we'd put -- we'd cut a
19 garage door back in.

20 MR. CREGAR: If we put it up for sale --
21 if we put it up for sale, we'll have the garage --

22 MR. DOTSON: We don't know that's for sure
23 what we're going to do. I may still end up building a
24 garage but we need some more time to figure that out
25 because now our child is paralyzed. We didn't plan on

1 that happening.

2 (Crosstalk)

3 MAYOR WOODWARD: You can't talk over one
4 another.

5 MR. TURA: You're telling us the same
6 story.

7 MR. DOTSON: It goes both ways.

8 MR. TURA: So we understand your position.
9 Even though we have empathy for you, it doesn't change
10 the fact of the matter that there's a zoning violation
11 that needs addressed.

12 MR. DOTSON: That's great. That's great.

13 MR. TURA: We tried to give you time. We
14 asked you to give us drawings, whatnot, you didn't.

15 MR. DOTSON: We don't know which way we
16 want to go yet.

17 MR. TURA: Well, you should have probably
18 submitted something.

19 MR. DOTSON: That's fine. You do what you
20 need to do and we'll do what we need to do.

21 MR. TURA: Well, I --

22 MR. DOTSON: They're not going to just
23 push me around.

24 (Crosstalk)

25 MR. TURA: I really don't feel that we're

1 going to be able to accommodate his wishes when he
2 doesn't know what those are.

3 MR. DOTSON: We don't. That's why we
4 asked for a continuance.

5 MR. TURA: Well, you know, it's up to the
6 board. I'm one person on the board. And, you know,
7 there's four other people here that, you know, they can
8 make a motion to --

9 MR. DOTSON: We can very easily get a
10 lawyer and go to the next step above if that's what
11 we've got to do.

12 MR. TURA: I can't say what you do. But
13 my position is that you were given ample time under the
14 circumstances. We understood that. We gave you a
15 month. This has been going on since I believe April.

16 MR. DOTSON: Uh-huh. You're correct. And
17 the beginning of April is when our son was paralyzed.
18 You are correct. That's great.

19 MR. TURA: That's terrible.

20 MR. DOTSON: I'm glad that you don't care,
21 that's great. You don't have to keep reiterating it.
22 We appreciate that.

23 MR. TURA: It ain't about care.

24 MR. CREGAR: This guy has been in the
25 hospital for weeks.

1 MR. DOTSON: He just said that he doesn't
2 care.

3 MR. TURA: You can put words in my mouth
4 if you wish.

5 MR. DOTSON: Have a good day. Just,
6 please, just continue.

7 MR. TURA: Well, I feel like -- I'm asking
8 the board for their recommendations, how they'd like to
9 see this move forward. I personally think that you had
10 enough time.

11 MR. DOTSON: That's great.

12 MAYOR WOODWARD: At this point in time
13 they're asking for a 60-day continuance, and it's
14 probably best that the board go deliberate together --

15 MR. TURA: I agree.

16 MAYOR WOODWARD: -- in the back room at
17 some -- at some point during this meeting to make a
18 decision.

19 COUNCILMAN LIMING: Do you feel in 60 days
20 you're going to know what direction you're going?

21 MR. DOTSON: Yes, sir, in 60 days we'll
22 have a firm belief on what we're going to do. We're
23 going to build the garage that you want us to build or
24 we're going to put a garage door up and sell the home
25 within 60 days.

1 MAYOR WOODWARD: There was -- there was no
2 way for them to know a month ago where this was going to
3 end up with their nephew.

4 MR. DOTSON: And we still don't even know.
5 They're coming in over the next couple weeks to let us
6 know exactly what we have to do.

7 MR. CREGAR: They have to supply
8 24-hour-a-day care.

9 MAYOR WOODWARD: Correct. Correct. So,
10 you know, at this point in time they're just now
11 learning what kind of care he is going to need for the
12 long term. So, you know, 30 days ago it seemed like
13 they were not able to make a decision about the home
14 because they didn't know. Now they know, and they're
15 asking for, like, 60 days to get things together. So, I
16 mean, it's not an unreasonable request. But the board
17 should deliberate that.

18 MR. TURA: I would like to ask us to go
19 into executive session and discuss this how we want to
20 handle this as far as time, as far as fines. That's
21 what I suggest.

22 MR. RIES: Well, what are our grounds for
23 executive session? Because of court action being
24 threatened?

25 MS. BORDNER: Decision. You can go back

1 on a decision, to make a decision.

2 MAYOR WOODWARD: The board wants to
3 deliberate.

4 MR. RIES: Okay.

5 MAYOR WOODWARD: Do they have -- we don't
6 have to have grounds for it. We can just --

7 MS. BORDNER: I think you can go back in
8 to deliberate.

9 MAYOR WOODWARD: Just to deliberate.

10 MR. CZOKA: Deliberate and come back out.

11 MS. BORDNER: Yes, deliberation from the
12 Board of Zoning Appeals, you can go back into private
13 deliberations.

14 MR. RIES: I saw that in there. Okay.

15 MAYOR WOODWARD: Does there need to be a
16 motion for that, though?

17 MS. BORDNER: I would assume.

18 MR. TURA: I'm asking for a motion to go
19 into executive session to discuss this matter.

20 MS. BORDNER: Are you making that motion?

21 MR. TURA: I'll make the motion. I would
22 assume somebody would've made it, but --

23 MR. CZOKA: I'll second it.

24 MAYOR WOODWARD: We have a second. And
25 then we need a roll call.

1 MR. TURA: Okay. Dustin, roll call,
2 please.

3 MR. HAJNOSZ: Mr. Czoka?

4 MR. CZOKA: Yes.

5 MR. HAJNOSZ: Mr. Tura?

6 MR. TURA: Yes.

7 MR. HAJNOSZ: Mrs. Knox?

8 MRS. KNOX: Yes.

9 MR. HAJNOSZ: Mayor Woodward?

10 MAYOR WOODWARD: Yes.

11 MR. HAJNOSZ: Councilman Liming?

12 COUNCILMAN LIMING: Yes.

13 (Board went into executive session from 5:45 p.m. to
14 6:02 p.m., after which the following proceedings were
15 had:)

16 MR. TURA: All right. It is now 6:02.
17 We're now reconvening on the meeting.

18 MAYOR WOODWARD: I would like to make a
19 motion that the board give the Cregars and Dotsons 60
20 days to bring the property into compliance either by
21 restoring the garage or adding on the garage as talked
22 about, with fines beginning to accrue today. However,
23 if it is brought into compliance in 60 days, the fines
24 would be waived.

25 MR. CREGAR: That's fair.

1 MR. TURA: And I would second that motion.

2 MR. DOTSON: I just have one question. So
3 we have to build the garage within 60 days or just bring
4 up plans to build the garage?

5 MAYOR WOODWARD: It has to be brought into
6 compliance --

7 MR. DOTSON: Okay.

8 MAYOR WOODWARD: -- within 60 days.

9 MR. CREGAR: How do we submit blueprints
10 then?

11 MR. DOTSON: That's what I was going to
12 say. So who would we submit the plan to?

13 MR. TURA: Give them to Kelly.

14 MR. DOTSON: Okay. Sounds good.

15 MR. TURA: Kelly will send them to us.

16 MS. DOTSON: We already have something
17 wrote up. It's just not professional.

18 MR. DOTSON: We just don't know exactly
19 what we want to do.

20 MR. TURA: Okay. So I have a motion. I
21 have a second. Can I have roll call on this? Can we
22 have a roll call, Dustin?

23 MR. HAJNOSZ: Mayor Woodward?

24 MAYOR WOODWARD: Yes.

25 MR. HAJNOSZ: Councilman Liming?

1 COUNCILMAN LIMING: Yes.

2 MR. HAJNOSZ: Mr. Tura?

3 MR. TURA: Yes.

4 MR. HAJNOSZ: Mr. Czoka?

5 MR. CZOKA: Yes.

6 MR. HAJNOSZ: Mrs. Knox?

7 MRS. KNOX: Yes.

8 MR. TURA: All right. Do we have any
9 public comments at this time? Any board comments at
10 this time? Okay. Then I need a motion to adjourn.

11 COUNCILMAN LIMING: So moved.

12 MR. CZOKA: Second.

13 MR. TURA: We have a motion by Mr. Liming.
14 Second by Tom. All in favor?

15 THE BOARD: Aye.

16 MR. TURA: Any opposed?

17 (NO RESPONSE FROM THE BOARD.)

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

19 MR. TURA: Hearing none, motion carries.

20 Meeting has ended.

21 (Meeting concluded at 6:02 p.m.)

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 certify that this transcript, consisting of 20 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 meeting was held.

Chastity M. Feezle

Chastity M. Feezle
Registered Professional Reporter
Certified Realtime Reporter