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STATE OF OHIO
COUNTY OF TRUMBULL
LORDSTOWN VILLAGE PLANNING COMMISSION MEETING
Tuesday, September 16, 2025, AT 6:30 P.M.

IN RE:

1. Final Site Plan Review for the Foxconn Lordstown
Facility Expansion Project at 2300 Hallock Young Road.

APPEARANCES:

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

ALSO PRESENT:

Laurie Czoka
Chris Kogelnik

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 Tuesday, September 16,
6 2025, at 6:30 p.m. and proceedings were as follows:)

7 (Pledge of Allegiance)

8 MR. ROO: Okay. Thank you, Dustin. You
9 want to do the roll call?

10 MR. HAJNOSZ: Do we want to say something
11 about it being recorded?

12 MR. ROO: Yes, I just did.

13 MR. HAJNOSZ: Oh, you did? Okay.
14 Excellent. Okay.

15 Mr. Bond?

16 MR. BOND: Here.

17 MR. HAJNOSZ: Ms. Saborse? She will be
18 showing up here shortly.

19 MAYOR WOODWARD: She said that she would
20 be a few minutes late. She's traveling from Akron.

21 MR. HAJNOSZ: Okay. Mayor Woodward?

22 MAYOR WOODWARD: Here.

23 MR. HAJNOSZ: Mr. Shaffer?

24 MR. SHAFFER: Here.

25 MR. HAJNOSZ: Solicitor Ries?

1 MR. RIES: Here.

2 MR. HAJNOSZ: Mr. Rook?

3 MR. ROOK: Here.

4 MR. HAJNOSZ: Ms. Bordner?

5 MS. BORDNER: Present.

6 MR. HAJNOSZ: Dustin Hajnosz, I am here.

7 MR. ROOK: Okay. Thank you. Can we have
8 a motion for approval of tonight's agenda?

9 MR. SHAFFER: I'll make that motion.

10 MR. ROOK: Motion by Mr. Shaffer.

11 Second --

12 MR. BOND: I'll second.

13 MR. ROOK: -- by Mr. Bond. All in favor?

14 THE COMMISSION: Aye.

15 MR. ROOK: Opposed?

16 (NO RESPONSE FROM THE COMMISSION.)

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

18 MR. ROOK: Passes unanimously. Do we have
19 a planning and zoning administrator's report for this
20 evening?

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

22 MR. ROOK: No report. Solicitor's report?

23 MR. RIES: No report, Mr. Chairman.

24 MR. ROOK: Correspondence, Dustin?

25 MR. HAJNOSZ: No report.

1 MR. ROOK: Any old business?

2 MR. HAJNOSZ: No report.

3 MR. ROOK: Okay. So we will now move into
4 the only agenda for this evening, new business, Final
5 Site Plan Review for the Foxconn Lordstown Facility
6 Expansion Project at 2823 Ellsworth Bailey Road and 2300
7 Hallock Young Road.

8 Kellie, would you present that?

9 MS. BORDNER: Yes. Thank you, Mr.
10 Chairman.

11 The project information for planning commission is
12 that the Lordstown -- Foxconn Lordstown facility
13 expansion will consist of three building expansions, a
14 new POC modular building, and the renovation of an
15 existing concrete pad at the northeast end of existing
16 building D. These improvements are located on two
17 adjacent parcels, both owned by Foxconn Development
18 Property, LLC. The building expansions are designed to
19 be used for the manufacturing of AI server components
20 and infrastructure, which will be used to develop data
21 centers. The expansions are needed to reach higher
22 volumes. The purpose of the concrete pad renovation is
23 for material loading and unloading and to receive and
24 deliver modular construction frames to and from the
25 production process. The POC modular building will be a

1 small data center showroom to serve as a proof of
2 concept for larger data centers constructed offsite.

3 The new additions are identified based on the
4 building to which they will be attached. For example,
5 proposed building A addition will be on existing
6 building A, the stamping building. Proposed building B
7 addition will be on the existing building B, the body
8 shop. Proposed building D addition will be on existing
9 building D, the assembly center. Two of the building
10 additions are located on parcel 45-905471, on buildings
11 A and B. The third addition on building D is located on
12 parcel 45-192905. The new 145,337 square foot POC
13 building will be built to the southeast of the solar
14 panel field, which will be removed. Each building
15 addition will require the location -- relocation of
16 several existing utilities, including water lines, storm
17 sewers, and gas lines. There will be no changes to
18 existing curb cuts to the public right-of-way. The
19 existing west retention basin will be regraded to
20 increase volume capacity, and the outlet structure will
21 be modified to meet current OEPA NPDES water quality
22 requirements. Employment levels will increase from
23 approximately 458 currently to approximately 3,000 at
24 full production.

25 There are 152 acres on parcel 45-905471, and

1 386 acres on parcel No. 45-192905. The existing zoning
2 of the property is I-1 on both parcels. The property to
3 the north is I-1; the property to the south is B-2
4 across the turnpike. Property to the east is I-1.
5 Property to the west is I-1.

6 Hallock Young Road is to the south. Ellsworth
7 Bailey Road is to the west of the property. There is a
8 50-foot access easement for American Transmission
9 Systems on the west of parcel 45-192905 and a portion of
10 a 40 -- 75-foot electric line easement for American
11 Transmission Systems runs along the east side of the
12 same parcel, adjacent to the Ultium Cells, LLC property.

13 Property is generally flat. Each of the areas for
14 the building additions are generally flat as well.

15 The finished floor elevation for additions A and B
16 will match the adjacent building at 975.31, plus or
17 minus. The finished floor elevation for addition D is
18 approximately 980.68, plus or minus.

19 The main assembly center is centrally located on
20 the site. The stamping and body shop buildings are
21 located on the northwest end of the adjacent parcel.
22 The wastewater treatment plant, tank farm, central
23 maintenance, powerhouse and several storage buildings
24 are to the northeast of the main assembly center. A
25 leaseway repair shop building is located to the

1 southeast of the site.

2 Building additions A and B will be a part of the
3 stamping and body shop buildings. Building addition D
4 will be an expansion on the main assembly center. The
5 POC building is to be located to the southeast of the
6 solar panel field, again, which will be removed during
7 construction.

8 The existing use of the buildings is manufacturing
9 and storage of electric vehicles and components. The
10 proposed use of the building will be manufacturing and
11 storage of AI server components, equipment, and
12 infrastructure for data centers, along with a working
13 mini data -- dater -- data center showroom.

14 The number -- total number of buildings will be
15 three building additions on three existing buildings and
16 a new POC building.

17 Addition A is going to have 271,053 square feet,
18 being 443 feet by 686 feet. Addition B is going to be
19 379,893 square feet, being 323 feet by 1,173 feet.
20 Addition D is going to be 441,172 square feet, being
21 814 feet by 542 feet. And the POC building, the mini
22 data center showroom, is going to be 145,337 square
23 feet, being 632 feet by 230 feet.

24 Additions A, B, and D, along with the POC modular
25 showroom building, will each be 42 feet in height. All

1 of the new structures will have a gross floor area of
2 1,237,455 square feet. There'll be only one story on
3 each of the buildings. No modifications to the existing
4 curb cuts or driving lanes will be made.

5 The site will have approximately 3,000 employees or
6 1500 employees per shift. Per Lordstown Codified
7 Ordinance 1105.32, one space per employee in the largest
8 working shift is required. With the site providing
9 approximately 3,453 parking spaces, it will exceed the
10 number of spaces required. Off-street parking areas
11 will be re-striped in front of the existing assembly
12 center building and to the southwest of existing
13 buildings A and B.

14 Additional loading areas will be provided for with
15 the new dock locations. New docks will be added to the
16 northwest side of existing building A, and to the
17 northeast side of the building A addition. New docks
18 will also be added to the southeast side of existing
19 building B. New docks will be constructed along the
20 northeast side of building D addition. A new recessed
21 dock will be constructed along the southwest side of the
22 POC modular building.

23 The new off-street parking areas will be striped at
24 60 degrees to match the existing stalls. There will be
25 minor grading around the new building additions to

1 provide positive drainage. The west retention basin
2 will be regraded to add storage volume and bring it in
3 to compliance with the current OEPA NPDES permit.
4 Concrete will be used at the new loading docks and
5 adjacent truck lanes.

6 The project proposes improvements to the existing
7 west retention basin to increase storage volume and
8 installing a weir wall at the existing outlet structure
9 to meet current OEPA NPDES permit requirements. No
10 improvements are proposed to the existing east retention
11 basin. A new detention basin will be created adjacent
12 to the new POC modular building to provide runoff
13 control and reduce flow to the east retention basin.

14 The existing light poles in the parking lot are to
15 remain, and the fixtures are being upgraded to
16 energy-efficient LED types. A lighting plan has been
17 developed for the new POC modular building to prevent
18 light trespass onto Hallock Young Road. There are no --
19 the other new addition areas will provide the necessary
20 lighting for operations, and will meet code
21 requirements.

22 No modification will be made to the existing
23 sidewalk, and no modifications to open areas other than
24 where the building additions are being located are
25 proposed. There are no proposed modifications to

1 existing walls, fences, or buffers. No signs are
2 proposed. No modifications to existing signs are
3 proposed at this time.

4 MAYOR WOODWARD: Kellie, I just want to
5 interrupt and let the record show that Rose is here now
6 at 6:43.

7 MS. BORDNER: Thank you.

8 MAYOR WOODWARD: Thank you.

9 MS. BORDNER: Ellsworth Bailey road is
10 located on the west side of the site, and Hallock Young
11 Road is located on the south side of the site. Neither
12 road will be impacted by this project.

13 Building B addition will require the relocation of
14 the existing 12-inch fire loop. Addition A will require
15 reestablishing the 6-inch and 8-inch fire connection to
16 the existing body shop and stamping buildings. Addition
17 D will require reestablishing the existing 8-inch and
18 12-inch fire service to the existing assembly center
19 building.

20 There are no modifications to the existing sanitary
21 sewer other than providing new business -- new service
22 connection to the new building additions. The new POC
23 modular building, and three building additions will have
24 restroom facilities.

25 Construction is expected to start as soon as site

1 plan review approval is given. Zoning permits and
2 building permits are received. The tentative
3 construction schedule is September 2025 through at least
4 February 2027.

5 I-1 zoning requires a 100-foot setback from road
6 right-of-way. The proposed additions are 900 feet-plus
7 from any right-of-way. The new POC building will be the
8 closest structure to the front, and it's set back
9 160 feet from Hallock Young Road.

10 I-1 zoning requires 75-foot setback from the rear
11 property line. All additions are greater than 75 feet
12 from the rear property line.

13 Industrial zoning requires a 50-foot setback from
14 the side property lines. Addition A is the closest
15 addition to the side property line, and it has a
16 155-foot-plus setback.

17 Applicant has submitted the preliminary planning
18 evaluation form to the village. And I also have a
19 letter from Assistant Fire Chief Scott McCloud and Fire
20 Chief Travis Eastham, which states as follows, and was
21 delivered to the zoning office on September 2nd, 2025:

22 Regarding the fire protection system and fire loop
23 at the Foxconn facility. Fire suppression systems are
24 designed based on the largest fire hazard. An area's
25 fire hazard classification determines the necessary

1 water density and flow rate required to control or
2 suppress a fire in that space. Therefore, the original
3 design would've been calculated for a large paint shop,
4 which would be a high hazard. And by eliminating the
5 paint shop, and due to the original square footage the
6 system was originally designed to protect, the
7 additional buildings would not require additional water.

8 The Lordstown Fire Department meets with Foxconn on
9 a regular basis, and when building plans and fire
10 protection plans become available, we will review them
11 to view the exact calculations and ensure the Ohio Fire
12 Code is being followed and enforced.

13 I also have an email from Police Chief Brent
14 Milhoan which was dated September 6th, 2025. He
15 indicates that he agrees with the street commissioner
16 Martin Nelder's thoughts and comments with regard to the
17 replacement of traffic signals on Hallock Young Road,
18 their being outdated, and Foxconn will be replacing
19 those. And he has no other comments or concerns at this
20 point other than to indicate that he would like to make
21 sure that during construction the roads are kept clean
22 and free of debris, cleaned up with, you know, any mud
23 or anything like that during the time.

24 Our village engineer, Chris Kogelnik, is also
25 present, and he has a memorandum that he would like to

1 read on the record as well.

2 MR. ROOK: Yes, if you would step up to
3 the mic and identify yourself, please.

4 MR. KOGELNIK: Chris Kogelnik, Village
5 Engineer with Verdantas, 908-2 Sahara Trail, Youngstown,
6 Ohio 44514.

7 On behalf of the Village of Lordstown, Verdantas
8 has received the final plans and a stormwater management
9 report on August 28th, 2025 in PDF format from the
10 developer's design engineer for the project, Osborn
11 Engineering. Verdantas has reviewed these documents and
12 found that the previously submitted comments had been
13 reviewed, answered and addressed by Osborn Engineering.

14 It is recommended that site plan be submitted to
15 the Village Planning Commission for further approval.
16 This recommended approval does not relieve the owner of
17 the responsibility for full compliance with all required
18 practices and procedures of the Ohio EPA and Trumbull
19 County Soil and Water Conservation District.

20 The village would also like to note that
21 Mr. Thomas -- Hugh Thomas, PE of Osborn Engineering
22 stated that the updated water demand for the entire
23 Foxconn facility, aside from fire suppression, would be
24 148-gallon per minute over a 16-hour shift. The
25 148-gallon-per-minute demand is comprised of only

1 domestic water demand. Hugh also stated that Foxconn
2 will have no processed water demand.

3 The village also requests to add the following
4 notes to the plans: Foxconn intends to complete the
5 traffic signal and control upgrades along the Hallock
6 Young Road and Ellsworth Bailey road at the entrances to
7 the Foxconn facility as part of Foxconn's planned
8 building expansion. The village previously shared the
9 scope of this work with Foxconn's representatives.

10 The scope involves replacing the controls and
11 signals for eight existing village owned and operated
12 signals along these two roads. Foxconn shall remove and
13 replace the existing traffic signal and control
14 equipment at the eight locations in the scope as shared
15 with Foxconn representatives through main light at their
16 sole expense.

17 Cross-copied were Martin Nelder of the village,
18 myself, and Darren Biggs.

19 MR. ROOK: Okay. Thank you.

20 MS. BORDNER: Mr. Chairman, I would just
21 like to bring your attention to the fact that in
22 addition to Fire Chief Eastham, Assistant Fire Chief
23 McCloud, street commissioner Martin Nelder is present,
24 as is utility superintendent Darren Biggs.

25 MR. ROOK: Do you have any -- you

1 gentlemen have anything you'd like to add at this time?

2 UNIDENTIFIED SPEAKER: No.

3 UNIDENTIFIED SPEAKER: No.

4 MR. ROOK: No? Good. Okay.

5 Representatives from Foxconn, you gentlemen have
6 anything you'd like to add?

7 THE WITNESS: I'll start out --

8 MR. ROOK: If you would identify yourself.

9 MR. BROWN: So, good evening. My name is
10 Shane Brown, the vice president of Foxconn North
11 America, manufacturing chief. Do I have anything to add
12 at this time? I would just like to say that we
13 appreciate the haste that you guys have done looking
14 through this project, all the resources we got from
15 Mr. Chris during the project, and of course Ms. Kellie.
16 So we do appreciate the haste you guys have.

17 We do plan on putting a lot of workforce back into
18 the Lordstown. We're going to be a good steward to the
19 community. So we have also agreed, as you said, to
20 replace all the traffic lights at Foxconn's cost, and
21 then we will also have the conversation once we're
22 through here with the main water line, which we've also
23 agreed to pay for.

24 MR. ROOK: Okay. Thank you.

25 MR. BROWN: Thank you.

1 MR. ROOK: Commission member comments?

2 Okay. Looks like it's going along pretty good. It
3 sounds like we've got some good neighbors coming in.
4 It's a great use of such a facility that we have out
5 there. That's great.

6 Any other comments? Public comments? Yep.

7 Identify yourself at the mic, please.

8 MS. CZOKA: Hi. Laurie Czoka, 1211
9 Hallock Young Road. I would just like to know if at any
10 time do you foresee using that model as a working AI
11 center, data center?

12 MR. BROWN: So, thanks for the question.
13 The answer is no, we will not use it at a working data
14 center. It will only be for engineering and design. It
15 will be to bring potential customers for the modular
16 data center where we build onsite in different locations
17 over the United States. But we would at no time ever be
18 using it for a working data center at that facility.
19 Only for engineering and design and for customers.

20 MR. ROOK: Any other public comments?
21 That's pretty simple. Okay. I guess at this point then
22 we -- I'll look for motion for site plan approval for
23 the Foxconn Lordstown facility expansion project 2023
24 Ellsworth Bailey Road and 2300 Hallock Young Road.
25 Motion, please?

1 MR. SHAFFER: I'll make a motion.

2 MR. ROOK: Motion by Mr. Shaffer.

3 MS. SABORSE: I'll second.

4 MR. ROOK: Second by Rose Saborse.

5 Dustin, could you do a voice call, please?

6 MR. HAJNOSZ: Yep. Mayor Woodward?

7 MAYOR WOODWARD: Abstain.

8 MR. HAJNOSZ: Mr. Bond?

9 MR. BOND: Yes.

10 MR. HAJNOSZ: Mr. Shaffer?

11 MR. SHAFFER: Yes.

12 MR. HAJNOSZ: Mr. Rook?

13 MR. ROOK: Yes.

14 MR. HAJNOSZ: Ms. Saborse?

15 MS. SABROSE: Yes.

16 MR. ROOK: Looks like that passes with one
17 abstention and four in favor.

18 Okay. Any additional public comments for this
19 evening? Nope? Okay then. Could I have a motion for
20 adjournment?

21 MR. BOND: One question.

22 MR. ROOK: Yes, sir?

23 MR. BOND: Generally when we have a vote
24 like that with an abstention, don't we have a reason
25 given for the abstention?

1 MR. ROOK: I don't know. Is that
2 necessary?

3 MR. RIES: Typically it's up to the person
4 abstaining if they -- you know, depending on the reason.

5 MAYOR WOODWARD: There would be a conflict
6 of interest.

7 MR. BOND: Okay. Because I know whenever
8 I've abstained, I've always given the reason for it.

9 MR. ROOK: Okay then. Can we have a
10 motion for adjournment?

11 MR. BOND: So moved.

12 MR. ROOK: So moved by Mr. Bond. Second?

13 MS. SABROSE: Second.

14 MR. ROOK: By Rose. All in favor?

15 THE COMMISSION: Aye.

16 THE COURT: Opposed?

17 (NO RESPONSE FROM THE COMMISSION.)

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

19 MR. ROOK: Passes unanimously. Thank you,
20 everyone.

21 (Meeting concluded.)

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REPORTER'S CERTIFICATE

I certify that this transcript, consisting of 19 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