

Village of Lordstown Planning Commission

February 13, 2022

The Lordstown Planning Commission met on February 13, 2022, at 6:30 p.m. at the Lordstown Administration Building. The meeting was called to order by Chairperson, Tim Rech, followed by the Pledge of Allegiance to the Flag. Roll call was taken.

In Attendance: Tim Rech, Chairperson
Richard Rook, Vice Chairperson
Arno Hill, Mayor
Bob Shaffer, Member
Matthew Ries, Deputy Solicitor
Kellie Bordner, Planning and Zoning Administrator

Also Present: Aisha Jones, 6605 Brookhollow Drive, Lordstown, Ohio
Paris Jones, 6605 Brookhollow Drive, Lordstown, Ohio
Jason Jones, 6605 Brookhollow Drive, Lordstown, Ohio
Terry Campbell, Councilman, Lordstown, Ohio

EXCUSE THOSE ABSENT:

MR. HILL: I make a motion to excuse Lamar Liming. He has had surgery and is not available this evening.

MR. RECH: All right, is there a second?

MR. ROOK: Second.

MR. RECH: All right, Mr. Rook, thank you -- all in favor, say "aye."

MR. HILL: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

MR. RECH: Anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND
PROCEEDINGS WERE AS FOLLOWS:)

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

APPROVAL OF AGENDA:

MR. RECH: All right. That is passed. Can we have a motion to approve the agenda for this evening.

MR. HILL: So moved.

MR. SHAFFER: Second.

MR. RECH: All right, I heard Mr. Mayor and second by Mr. Shaffer. All in favor, "aye."

MR. HILL: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

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ELECTION OF OFFICERS:

MR. RECH: All right. Thank you. Next is Election of Officers. It is our first meeting of the new year since we did not have one in January so we need to take care of that.

MR. HILL: I move that we keep the same officers in place.

MR. SHAFFER: I will second that.

MR. RECH: Okay, we have a motion to keep the same officers and a second. Any other nominations?

MR. HILL: I move to close the nominations.

MR. SHAFFER: Second.

MR. RECH: All right. Is everyone in favor of closing nominations?

MR. HILL: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

MR. RECH: All right. Is everyone in favor of keeping the same officers, indicate by saying "aye."

MR. HILL: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

MR. RECH: Anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

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

APPROVAL OF MINUTES OF DECEMBER 12, 2022

MR. RECH: All right -- approval of the minutes from December 12, 2022 that was in your packet -- is there a motion to approve those?

MR. SHAFFER: I'll make that motion.

MR. RECH: Mr. Shaffer -- is there a second?

MR. ROOK: Second.

MR. RECH: Mr. Rook -- all in favor, "aye."

MR. REIDER: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

MR. RECH: Anybody opposed?

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(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

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

PLANNING AND ZONING ADMINISTRATOR'S REPORT

MR. RECH: All right. Any Planning & Zoning Administrator's Report this evening?

MS. BORDNER: No report.

SOLICITOR'S REPORT:

MR. RECH: All right. Thank you, Kellie. Is there any Solicitor's Report?

DEPUTY SOLICITOR RIES: No report.

CORRESPONDENCE:

MR. RECH: Thank you -- is there any correspondence?

MS. BORDNER: No, sir.

OLD BUSINESS:

MR. RECH: Is there any old business?

MS. BORDNER: No, sir.

NEW BUSINESS: 1. Site Plan Review Not Involving New Construction for Aisha Jones, dba The Nail Show at the Lordstown Plaza, 6100 Tod Avenue, owned by Your Mortgage Center, LLC as Landlord.

MR. RECH: All right then let's move on to new business -- Site Plan Review Not Involving New Construction for Aisha Jones, dba The Nail Show at the Lordstown Plaza, 6100 Tod Avenue, owned by Your Mortgage Center, LLC as Landlord. Go ahead, Ms. Bordner.

MS. BORDNER: Yes, sir. (Reading from the Site Plan Review Form:)

1. **Existing zoning of the property:** B-2 Commercial Highway Business
2. **The floor plan of intended building for specific use:** Applicant's proposed nail salon space consists of approximately 1,250 square feet in Suite 1B of the Lordstown Plaza. The space will include at least 6 manicure tables/stations, 4 pedicure chairs, a front desk with display cases, and a waiting/reception area. At the back of the salon will be a hand washing station, a storage closet, an office, one co-ed restroom (women and men) for employee and customer use, a wet room, a makeup room, a breakroom for employees and supply storage areas. The ground floor suite is handicap accessible. A ramp or flat surface is located close by, allowing wheelchair access to the sidewalk leading to the front door of the suite. The salon will be set up as offered in the general floor plan submitted by Applicant.
3. **Location and dimension of all off-street parking and loading areas including the number of spaces:** Applicant states that there is a shared parking lot for all tenants of the Lordstown Plaza complex with a total of 75 spaces, being 10' x 20' or larger, and having two ADA compliant spaces. There will be a maximum of 14 employees at the salon, and 14 customers can be accommodated at one time. A maximum of 28 spaces will be needed for employees and customers frequenting this business; however, that would only occur if all 14 employees were present at the same time, serving 14 customers. It is anticipated that roughly 10 to 16 parking spaces will be needed at any given time. At business start-up, 5 to 8 employees are likely (including Applicant). Ten to 30 customers are anticipated throughout each day.

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4. Location, size, height and orientation of all signs, both existing and proposed:

Applicant has been informed of the code requirements under Lordstown Codified Ordinance 1165 and that an application for zoning permit, along with a plot plan, must be completed and submitted to the Lordstown Planning & Zoning Office before the placement of any signage concerning this business. Applicant proposes that a wall sign identifying the business be placed on the fascia of the building above the entrance door and window. Applicant also plans for future signage on the plaza sign marquee out by the roadway.

5. Location of all streets project is fronting on: Tod Avenue (State Route 45)

6. Other information required by the Planning Commission:

Applicant states that all employees will be licensed cosmetologists and there will be one licensed esthetician. Services offered will include manicures, pedicures, acrylic and gel nail extensions, makeup and skin care services through the esthetician, and the sale of retail products. In the future, Applicant will consider adding spray tanning services. A general day in the salon will consist of a spa-like atmosphere with soft music, movies, & news programs on the television. The staff will be friendly and professional, welcoming clients for the variety of services stated. Clients will be able to experience a peaceful and relaxing haven, enjoying time with family, friends and other local residents, while being pampered in a secure location, without feeling rushed. Applicant hopes to employ local cosmetologists and nail technicians to provide an even greater "at home" feel for clients. Typical hours of operation will be Tuesday through Friday - 10:00 am to 7:00 pm, Saturday - 9:00 am to 7:00 pm, Sunday – 11:00 am to 5 pm, and closed Monday. Applicant has executed a four (4) year lease with the landlord for Suite 1B.

MR. RECH: All right, thank you. We also have a diagram of the floor plan of the business. This is what it will look like. And we also have aerial shots of the plaza showing the parking overview itself. Would the applicant like to say anything this evening?

MS. JONES: No, thank you.

MR. HILL: I have no problems with any of this. I will make a motion to approve the site plan review not involving new construction for The Nail Show.

MR. RECH: All right. Mayor Hill made a motion. Is there a second?

MR. SHAFFER: Second.

MR. RECH: Okay, Mr. Shaffer has the second. At this time, may we have roll call on the site plan review, please?

MS. BORDNER: Yes, sir – Tim Rech?

MR. RECH: Yes.

MS. BORDNER: Richard Rook?

MR. ROOK: Yes.

MS. BORDNER: Bob Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Arno Hill?

MR. HILL: Yes.

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

MR. RECH: All right, that passes. Thank you very much. Best of luck to you. When do you anticipate opening?

MS. JONES: Probably late March, early April.

MR. RECH: Okay, very good. Well good luck.

MEMBER COMMENTS:

Okay – any member comments this evening?

(WHEREAS, THERE WAS NO RESPONSE FROM COMMISSION MEMBERS, AND PROCEEDINGS WERE AS FOLLOWS:)

PUBLIC COMMENTS:

MR. RECH: Any public comments?

(WHEREAS, THERE WAS NO RESPONSE FROM THE FLOOR, AND PROCEEDINGS WERE AS FOLLOWS:)

ADJOURNMENT:

MR. RECH: All right -- hearing none, is there a motion to adjourn?

MR. HILL: So moved.

MR. RECH: Mayor Hill. Is there a second?

MR. ROOK: Second.

MR. RECH: All right, all in favor, "aye."

MR. HILL: Aye.

MR. SHAFFER: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

MR. RECH: All right, we're adjourned. Thank you, everybody.

(WHEREAS THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION, IN THE ABOVE CAPTIONED MATTER, CONCLUDED AT 6:47 P.M.)

Submitted by:

Approved by:

Kellie D. Bordner
Planning and Zoning Administrator

Tim Rech, Chairperson