

JULY 21, 2025

PROCEEDINGS

Lordstown Village Council Public Hearing

(WHEREAS, the public hearing before the Lordstown Village Council commenced on Monday, July 21, 2025, at 5:15 p.m. and proceedings were as follows:)

MAYOR WOODWARD: I would like to call the Lordstown Village Council public hearing to order. This is for the 5:15 meeting. Roll call, please, Bill.

MR. BLANK: Mayor Woodward?

MAYOR WOODWARD: Here.

MR. BLANK: Mr. Bond?

MR. BOND: Here.

MR. BLANK: Mr. Bowen?

MR. BOWEN: Here.

MR. BLANK: Mr. Liming?

MR. LIMING: Here.

MR. BLANK: Mr. Moseley?

MR. MOSELEY: Here.

MR. BLANK: Miss Blank?

MS. BLANK: Here.

MR. BLANK: Mr. Sheely?

MR. SHEELY: Here.

MR. BLANK: Matt Ries, Solicitor?

SOLICITOR RIES: Here.

MR. BLANK: Kellie Bordner?

MS. BORDNER: Present.

MAYOR WOODWARD: Can I have a motion for adoption of the agenda?

MS. BLANK: So moved.

MR. LIMING: Second.

MAYOR WOODWARD: Motion by Blank; second by Liming. All in favor?

COUNCIL: Aye.

MAYOR WOODWARD: All opposed?
(NO RESPONSE FROM COUNCIL.)

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

MAYOR WOODWARD: The motion is carried.
Reading of public notice: "Lordstown Village Council will conduct a public hearing on July 21, 2025, at the Lordstown Village Administration Building, Council Chambers, 1455 Salt Springs Road, S.W., Lordstown, Ohio 44481, for discussion of legislation at the following times: 5:15 p.m.: AN ORDINANCE AMENDING THE LORDSTOWN VILLAGE ZONING MAP TO RECLASSIFY 14.6226 ACRES OF REAL PROPERTY SUBDIVIDED FROM PARCEL NOS. 45-141130 AND 45-025651, BOTH OWNED BY CLEAN ENERGY FUTURE-TRUMBULL, LLC, FROM MIXED ZONE OF RESIDENTIAL (R-1) AND INDUSTRIAL (I-1) TO SOLELY RESIDENTIAL (R-1).
The purpose of this meeting is to allow written and/or oral input from the public regarding the above.
Questions may be addressed to Ms. Kellie Bordner, Planning & Zoning Administrator at (330) 824-2489. By order of Lordstown Village Council, William L. Blank, Clerk."
Mayor's comments: I do think that this is a good idea. I

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mean, any change that you get to put something back to Residential is always welcomed in my opinion. Council comments?

MR. BOND: I think this provides some security to residents that live in that area to avoid encroachment of other activities near their homes, and I support it.

MR. SHEELY: I agree with you, Bob.

MAYOR WOODWARD: Are there any other Council comments?
(NO RESPONSE FROM COUNCIL.)
Public comments?
(NO RESPONSE.)
Can I have a motion for adjournment?

MR. SHEELY: So moved.

SOLICITOR RIES: Can I just add this—

MAYOR WOODWARD: Sure.

SOLICITOR RIES: Kellie and I have been working on this. We hit a snag last week. Kellie has been working with the county, as well as the surveyor from Clean Energy Future, for the past couple of years. And the county has been on board with this proposed replat, along with the zone change and they're connected to each other. As of late last week, the Tax Map has been pushing back a little bit on approving this replat and without the approval of the replat, I would recommend tabling the zone change because it's a newly created 14-acre parcel. Until the replat is approved, there's no existing parcel to approve for the zone change.

I spoke as recently as Friday with somebody from Tax Map. The statute they are citing that they believe prohibits this, applies to land outside of municipal corporations. I explained to her that we were a municipal corporation, and she thought that we were not because we are a village. I told her a municipal corporation—you get less than 5,000 people, you're a village; if you have more than 5,000, you're a city. So I explained that to her. She is going to go back and talk to the county, the civil department at the Prosecutor's Office, to get a legal opinion. I've also talked to Trumbull Energy, TEC's, attorneys about this. They're a little bit confused as to why Tax Map has suddenly kind of changed their position. But until the county approves the replat, the parcel itself does not exist that is the subject of the zone change.

It's my recommendation that we at least table this until we have an approved replat from the county.

MS. BORDNER: So, it's okay to do the public hearing as we have it now.

SOLICITOR RIES: Right.

MS. BORDNER: But let's just table doing the first reading?

SOLICITOR RIES: Yes.

MS. BORDNER: Until we can determine what they're going to do because they're essentially saying that we can't take something out of a platted subdivision. We can only put in. But, thank you, Matt, for checking on that because I did not think that that would apply to us. But maybe they'll listen to you.

SOLICITOR RIES: And there may have been some miscommunication because some of the people that we have been working with were on vacation last week. Even as of this afternoon, TEC thought that they were going to approve the proposed replat; but as of last week, they weren't. So, until we get everything sorted

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out with the county—I'm not saying anything about the public hearing being continued. I'm just saying, for purposes of the meeting, I recommend tabling this until we have an approved replat from the county.

MS. BORDNER: I honestly feel that there would be a lot of people in favor of doing this particular zone change for the reason that you stated, Mayor. Any time you have the ability or the opportunity to change any portion of Industrial back to Residential, I think that's usually a good thing and also good for our residents. So, I don't believe—I have not received anything in my office in terms of backlash with regards to this particular one. And I'm sure that once we get the confirmation, we can move forward with the replat and taking this little portion out of it that's now creating this 14.6226-acre parcel and that the county is going to be okay with it. I'm sure we'll have no problem moving forward with no issues.

MR. BOND: Did they give either one of you any idea of a timeline when they have a decision on it? I hate to see something drag out for months.

SOLICITOR RIES: No, they didn't. I have another follow-up conference call with TEC's attorneys tomorrow based on if they've made any progress with Tax Map. So, I'm hoping for a pretty quick turnaround. It may just be as simple as the person who is on vacation came back this week. Because they seem to have been getting different information than we got last week. So, I don't know. But I did have to sit down and kind of point out that the law that they're citing doesn't apply to us.

MR. BLANK: Matt, couldn't it go first reading and then second reading and table on the third?

SOLICITOR RIES: But the problem is that parcel doesn't exist yet.

MR. BLANK: Well, you're not going to pass it. If you have an answer by another month—

SOLICITOR RIES: Well, my concern is, though, they're supposed to be done in three consecutive meetings. If for some reason there is a hiccup down the road and the county is not going to approve it, now we've already got ourselves into—we've already started the reading and we'll have to go all the way back.

MS. BORDNER: We would have to take it in a different direction.

MAYOR WOODWARD: But if they did approve it, then you'd at least be that much further ahead, I believe is what Bill is saying.

MR. BLANK: And third reading they can table it then. When it comes off, it only goes back to second.

MR. LIMING: Yeah, but how do we read something that is not factual?

SOLICITOR RIES: Or if the county maybe has made some other recommendations or if it changes or has to go to Planning Commission. There's other legal options that TEC could file a petition with the court to vacate that part and have it removed. It would just change everything. So, I mean, I guess that's Council's decision what they want to do if they want to table it or they want to move forward with it. Just be understanding that if we do go forward with it, there's some risk.

MR. BLANK: Well, you don't pass it until it's done, that's all.

MAYOR WOODWARD: Okay. Anything else?

(NO RESPONSE FROM COUNCIL.)

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No other comments?
 (NO RESPONSE FROM COUNCIL.)
 Okay, then I'll ask for a motion for adjournment.
 MR. MOSELEY: So moved.
 MR. BOWEN: Second.
 MAYOR WOODWARD: Motion by Moseley and a second by Bowen. All in favor?
 COUNCIL: Aye.
 MAYOR WOODWARD: All opposed?
 (NO RESPONSE FROM COUNCIL.)

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

MAYOR WOODWARD: Meeting is adjourned.

(WHEREAS, THE PUBLIC HEARING MEETING BEFORE THE VILLAGE OF LORDSTOWN COUNCIL ADJOURNED AT 5:27 P.M.)

_____, Mayor

_____, Clerk

STATE OF OHIO)
)
 COUNTY OF TRUMBULL)

I, Sharon K. Vigorito, a Notary Public, within and for the State of Ohio, do certify that the foregoing public hearing before the Lordstown Village Council was written in the presence of witnesses and by me transcribed. I further certify that the foregoing is a true and accurate transcript to the best of my abilities.

 Sharon K. Vigorito, Notary Public
 My commission Expires May 9, 2027