

AGENDA PUBLIC HEARING

June 20, 2023

5:30 P.M.

Mayor Arno A. Hill, Presiding

Robert Bond
Terry Campbell
Lamar Liming

Jamie Moseley
Ron Radtka
Howard Sheely

ROLL CALL:

ADOPTION OF AGENDA:

READING OF PUBLIC NOTICE:

Lordstown Village Council will conduct a Public Hearing on June 20, 2023, at 5:30 p.m. at the Lordstown Village Administration Building, Council Chambers, 1455 Salt Springs Road, S.W., Lordstown, Ohio 44481.

The following legislation will be presented for discussion:

AN ORDINANCE AMENDING THE LORDSTOWN VILLAGE ZONING MAP TO RECLASSIFY 5.609 ACRES OF REAL PROPERTY OWNED BY JACKSON RR PARK, LLC, RYAN ENGELHARDT AND JOSEPH CETOR, BEING PARCEL NOS. 45-022150 AND 45-039200 (CURRENTLY BEING CONSOLIDATED), FROM COMMERCIAL HIGHWAY BUSINESS (B-2) TO INDUSTRIAL (I-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
(Published May 22, 2023)

MAYOR'S COMMENTS:

COUNCIL COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

PLANNING COMMISSION

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LORDSTOWN VILLAGE ZONING MAP TO RECLASSIFY 5.609 ACRES OF REAL PROPERTY OWNED BY JACKSON RR PARK, LLC, RYAN ENGELHARDT AND JOSEPH CETOR, BEING PARCEL NOS. 45-022150 AND 45-039200 (CURRENTLY BEING CONSOLIDATED), FROM COMMERCIAL HIGHWAY BUSINESS (B-2) TO INDUSTRIAL (I-1).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:

Section 1: That Jackson RR Park, LLC, Ryan Engelhardt and Joseph Cetor own approximately 15.296 acres of real property, being Parcel Nos. 45-022150 and 45-039200, currently being consolidated, with frontage on Tod Avenue (State Route 45) and situated within the Village of Lordstown, County of Trumbull, State of Ohio, and being further described as set forth in the legal description prepared by Daniel Clipse, Professional Surveyor, for the combination of Parcel Nos. 45-022150 and 45-039200, a copy of which is attached hereto as **EXHIBIT A**.

Section 2: That Jackson RR Park, LLC, Ryan Engelhardt and Joseph Cetor requested that the Planning Commission of the Village of Lordstown rezone portions of Parcel Nos. 45-022150 and 45-039200 from Commercial Highway Business (B-2) to Industrial (I-1), to wit:

Comprised of a 5.609-acre portion of parcels owned by Jackson RR Park, LLC, Ryan Engelhardt and Joseph Cetor, with frontage on Tod Avenue (State Route 45) and situated in Lordstown, Ohio, being Parcel Nos. 45-022150 and 45-039200 (currently being consolidated), as further described in **EXHIBIT B**, which is attached hereto and incorporated herein by reference.

Section 3: That the Planning Commission of the Village of Lordstown unanimously recommends that the 5.609-acre portion of Parcel Nos. 45-022150 and 45-039200, be rezoned from Commercial Highway Business (B-2) to Industrial (I-1).

Section 4: That the Council of the Village of Lordstown hereby reclassifies the real property more specifically described in Section 2 hereof comprised of a 5.609-acre portion of parcels owned by Jackson RR Park, LLC, Ryan Engelhardt and Joseph Cetor, with frontage on Tod Avenue (State Route 45) and situated in Lordstown, Ohio, being Parcel Nos. 45-022150 and 45-039200 (currently being consolidated), from Commercial Highway Business (B-2) to

Industrial (I-1).

Section 5: That the resulting consolidation of Parcel Nos. 45-022150 and 45-039200 shall be identified as Parcel No. _____.

Section 6: That the Lordstown Planning and Zoning Administrator is hereby authorized and directed to amend the Lordstown Village Zoning Map so that the same conforms to the provisions of this Ordinance.

Section 7: That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Passed in Council this _____ day of _____, 2023.

_____, Mayor

_____, Clerk

AES SURVEYING AND LAND PLANNING, INC
888 Boardman Canfield Road, Suite A
Boardman, OH 44512
(330) 953-0227 office jeanninc@aes-surveying.com (330) 397-2030 cell

LEGAL DESCRIPTION
15.296 Acres

Jackson RR Park, LLC
Ryan Engelhardt and Joseph Cetor

Instrument No.: 202111100026343

Situated in the Village of Lordstown, County of Trumbull, State of Ohio;

And known as being part of Lot No. 3 in Great Salt Springs Tract No. 15 of former Lordstown Township, now said Village, and being bounded and described as follows;

Commencing from a monument found on the intersection of the centerlines of Hallock Young Road and Tod Avenue, S.R. 45, (120' R/W);

Thence South 00 degrees 43 minutes 55 seconds East, along said centerline of Tod Avenue, S.R. 45, a distance of 1129.35 feet to a point on an extension of the southerly line of Lot No. 1 of the Hammon Plat, recorded in Volume 21, Page 82 of the Trumbull County Record of Plats, referenced by an iron pin set at South 88 degrees 39 minutes 14 seconds West, a distance of 60.00 feet, said point also being the **TRUE POINT OF BEGINNING** for the parcel described herein;

Thence continuing South 00 degrees 43 minutes 55 seconds East, along said centerline of Tod Avenue, S.R. 45, a distance of 486.10 feet to a point on the northeast corner of a parcel conveyed to BHGH Properties, LLC, by Instrument No. 200012220046482 of the Trumbull County Record of Deeds;

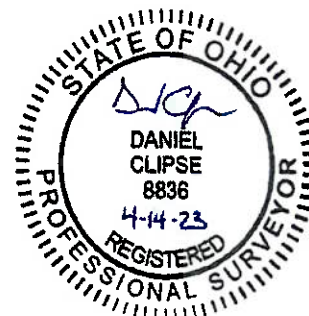
Thence South 88 degrees 11 minutes 18 seconds West, along the northerly line of said BHGH Properties, LLC, passing over an iron pin set at 60.00 feet, a total distance of 1354.88 feet to a 3/4" iron pin found on the southeast corner of a parcel conveyed to Foxconn EV Property Development, LLC, by Instrument No. 202205200010512 of the Trumbull County Record of Deeds;

Thence North 00 degrees 53 minutes 32 seconds West, along the easterly line of said Foxconn EV Property Development, LLC, a distance of 497.10 feet to a 4" steel fence post found on the southwest corner of a parcel conveyed to The Board of County Commissioners of Trumbull County, Ohio, as recorded in Volume 846, Page 459 of the Trumbull County Record of Deeds;

Thence North 88 degrees 39 minutes 14 seconds East, along the southerly lines of said Trumbull County Commissioners and said Lot No. 1 of the Hammon Plat, passing over an iron pin set at 1296.11 feet, a total distance of 1356.11 feet to the **TRUE POINT OF BEGINNING** and containing 15.296 acres of land, of which 0.670 acres are in R/W.

The **Basis of Bearing** being the centerline of Tod Avenue, S.R. 45, held at South 00 degrees 43 minutes 55 seconds West, as recorded on an ODOT Centerline Plat for Project MAH-45-11.78, TRU-45-0.00, TRU-45-(0.45-7.36).

EXHIBIT A



The above-described parcel has been surveyed under the supervision of Daniel Clipse, Professional Surveyor No. 8836 of AES Surveying and Land Planning, Inc. in April of 2023, but subject to all legal highways and easements of record.

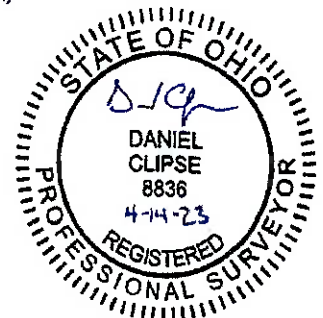
All iron pins set are 5/8" rebar, 30 inches in length with I.D. cap D. Clipse PS-8836.

**Approved By Lordstown
Planning & Zoning Office**

Date April 17, 2023

X Kellie Bordner

Element/Admin/Legals/Jackson RR Park (15.296 Acres)



Surveyor's Certification

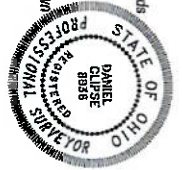
This survey on which this is based was prepared in accordance with and satisfy the minimum standards for a boundary survey in the State of Ohio as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at that time.

I do hereby certify that the survey of the land shown hereon was made under my supervision and is correct to the best of my knowledge and belief.

Daniel Clipse, P.S. No. 8036

Date 4-14-23

This survey was done without the benefit of a title search, therefore the properties may be subject to additional easements, right of ways, covenants, etc. as may be disclosed in a current title search.



- Monument Found
- Iron Pin Found (as shown)
- Iron Pin Set
- 5/8" Rebar, 30 inches in length, with LLD, cap
- 1/2" Clipse PS 88389°
- NIF = New or Formerly
- CI = Conclusive
- R/W = Right of Way

Deed Reference
 Jackson RR Park, LLC, Ryan Engelhardt & Joseph Colter
 Inst. 202111100028943

Basis of Bearing
 Being the Centerline of Tod Ave (S. R. 45), Held at South 00 degrees 43 minutes 55 seconds West, as Recorded on ODOT Certificate Plat MAH-45-1178, TRU-45-0-00, TRU-45-(045-7-30)

Approved By **Lordsdown Planning & Zoning Office**

Date *Apr 17, 2023*

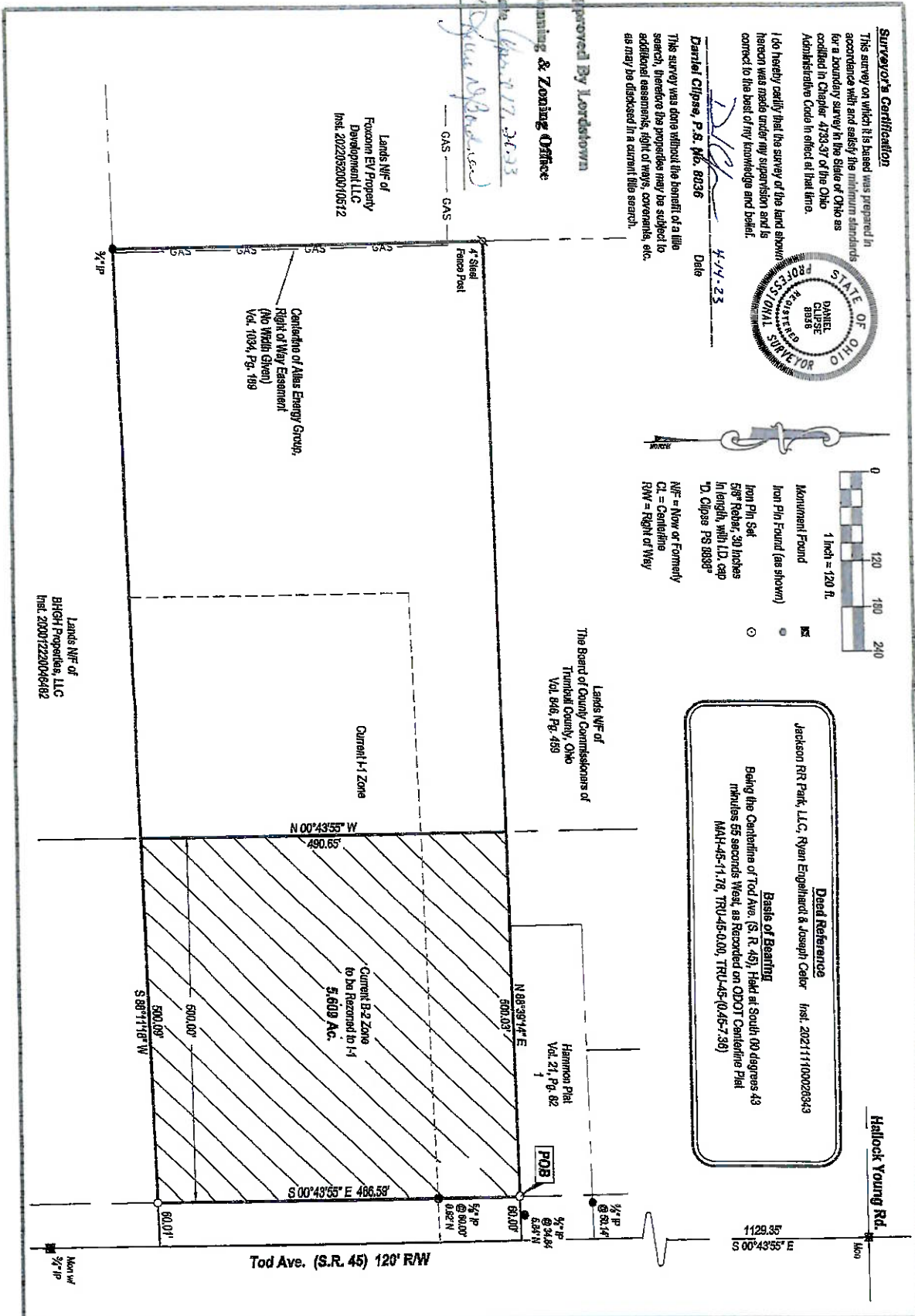
X Daniel Clipse, P.S.

Lands N/W of
 Focuson EV Property
 Development, LLC
 Inst. 20220920010512

Centerline of Atlas Energy Group,
 Right of Way Easement
 (No Width Given)
 Vol. 1034, Pg. 188

Lands N/W of
 BRIGH Properties, LLC
 Inst. 20201220048182

The Board of County Commissioners of
 Trumbull County, Ohio
 Vol. 846, Pg. 459



Date:	April 2023
Drawn By:	RJJ
Project No.:	2978-23
Cad File:	2978-23.dwg
Scale:	1" = 100'
Sheet No.:	1 OF 1

Tod Ave. (S.R. 45)
 Part of Lot No. 3 in
 Great Salt Springs Tract No. 15
 Village of Lordsdown
 Trumbull County, Ohio

AES Surveying and Land Planning Inc.
 888 Boardman-Carfield Rd., Suite A, Boardman, Oh 44512
 Phone: (330) 953-0227

Rezoning Map

AES SURVEYING AND LAND PLANNING, INC
888 Boardman Canfield Road, Suite A
Boardman, OH 44512
(330) 953-0227 office jeannine@aes-surveying.com (330) 397-2030 cell

LEGAL DESCRIPTION
Rezoned Acreage: 5.609 Acres

Jackson RR Park, LLC
Ryan Engelhardt and Joseph Cetor Instrument No.: 202111100026343

Situated in the Village of Lordstown, County of Trumbull, State of Ohio;

And known as being part of Lot No. 3 in Great Salt Springs Tract No. 15 of former Lordstown Township, now said Village, and being bounded and described as follows;

Commencing from a monument found on the intersection of the centerlines of Hallock Young Road and Tod Avenue, S.R. 45, (120' R/W);
Thence South 00 degrees 43 minutes 55 seconds East, along said centerline of Tod Avenue, S.R. 45, a distance of 1129.35 feet to a point on an extension of the southerly line of Lot No. 1 of the Hammon Plat, recorded in Volume 21, Page 82 of the Trumbull County Record of Plats;
Thence South 88 degrees 39 minutes 14 seconds West, along said extension and the southerly line of said Lot No. 1, a distance of 60.00 feet to an iron pin set on the westerly right of way line of said Tod Avenue, S.R. 45, said iron pin set also being the **TRUE POINT OF BEGINNING** for the rezoned area described herein;

Thence South 00 degrees 43 minutes 55 seconds East, along said right of way line of Tod Avenue, S.R. 45, a distance of 486.59 feet to a point on the northerly line of a parcel conveyed to BHGH Properties, LLC, by Instrument No. 200012220046482 of the Trumbull County Record of Deeds;
Thence South 88 degrees 11 minutes 18 seconds West, along said northerly line of BHGH Properties, LLC, a distance of 500.09 feet to a point;
Thence North 00 degrees 43 minutes 55 seconds West, through Lands of Owner, a distance of 490.65 feet to a point on the southerly line of a parcel conveyed to The Board of County Commissioners of Trumbull County, Ohio, recorded in Volume 846, Page 459 of the Trumbull County Record of Deeds;
Thence North 88 degrees 39 minutes 14 seconds East, along the southerly lines of said Board of County Commissioners of Trumbull County, Ohio and said Lot No. 1 of the Hammon Plat, a distance of 500.03 feet to the **TRUE POINT OF BEGINNING** and containing 5.609 acres of land to be rezoned.

The **Basis of Bearing** being the centerline of Tod Avenue, S.R. 45, held at South 00 degrees 43 minutes 55 seconds West, as recorded on an ODOT Centerline Plat for Project MAH-45-11.78, TRU-45-0.00, TRU-45-(0.45-7.36).

The above-described parcel has been surveyed under the supervision of Daniel Clipse, Professional Surveyor No. 8836 of AES Surveying and Land Planning, Inc. in April of 2023, but subject to all legal highways and easements of record.

All iron pins set are 5/8" rebar, 30 inches in length with I.D. cap D. Clipse PS-8836.

Approved By Lordstown
Element/Admin/Legals/Jackson RR Park - Rezoned Acreage (5.603 Acres)

Planning & Zoning Office

Date April 17, 2023

X Kellie W. Borden

EXHIBIT B

