

Village of Lordstown Planning Commission

March 11, 2024

The Lordstown Planning Commission met on March 11, 2024, at 6:30 p.m. at the Lordstown Administration Building.

In Attendance:

Tim Rech, Chairperson
Richard Rook, Vice Chairperson
Robert Shaffer
Robert Bond, Councilman
Jackie Woodward, Mayor
Matthew Ries, Village Solicitor
Kellie Bordner, Planning and Zoning Administrator

Also Present:

George Ebling, 6580 Woodridge Way, Warren, OH 44481
Benjamin Milhoan, 6615 Oakview Drive, Warren, OH 44481
Thomas Czoka, 1211 Hallock Young Road SW, Warren, OH 44481
Dustin Hajnosz, 1995 Salt Springs Road SW, Warren, OH 44481

NEW BUSINESS

- 1) **Dedication and Acceptance of the part of Woodridge Way which extends into Woodridge Estates Plat No. 2.**
- 2A) **Dedication and Acceptance of the Extended part of Oakview Drive identified in Oakview Plat No. 2.**
- 2B) **Acceptance of Lot 3 within Oakview Plat No. 2.**

MR. RECH: Good evening, everybody. I would like to call the Lordstown Planning Commission meeting to order. Can we please stand for the Pledge of Allegiance?

(WHEREAS, ALL PRESENT STOOD FOR THE PLEDGE OF ALLEGIANCE TO THE FLAG, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: All right, thank you. Can we have roll call, please.

MS. BORDNER: Yes, sir – Mr. Rech?

MR. RECH: Here.

MS. BORDNER: Mr. Shaffer?

MR. SHAFFER: Here.

MS. BORDNER: Mayor Woodward?

MAYOR WOODWARD: Here.

MS. BORDNER: Mr. Rook?

MR. ROOK: Here.

MS. BORDNER: Mr. Bond?

MR. BOND: Here.

MS. BORDNER: Solicitor Ries?

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SOLICITOR RIES: Present.

MS. BORDNER: And I am Kellie Bordner.

MR. RECH: All right, thank you. First thing we have is reading and approval of the agenda. Is there a motion to approve the agenda?

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. SHAFFER: Aye.

MR. BOND: Aye.

MAYOR WOODWARD: 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: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, that passes. The agenda is approved. And now we have to elect officers for this --

MR. SHAFFER: I make a motion that we retain the officers that we have.

MR. RECH: Okay.

MS. BORDNER: That would be Tim Rech for Chair, and Richard Rook for Vice.

MR. BOND: I'll second that.

MR. RECH: All right, we have a first and a second. All right, let's see -- what else? Are there, I guess --

MS. BORDNER: -- comments, questions?

MR. RECH: Yeah -- comments, questions -- any other nominations?

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

MS. BORDNER: Then you have your motion.

MR. RECH: All right, I have my motion. All in favor, signify "aye."

MR. SHAFFER: Aye.

MR. BOND: Aye.

MAYOR WOODWARD: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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MR. RECH: Anybody opposed?

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

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

MR. RECH: All right, you have this combination for one (1) more year. All right, next thing is approval of the minutes of December 11, 2023 that was in your packet. Is there a motion to accept those?

MR. ROOK: Motion to accept.

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

MAYOR WOODWARD: I'll second.

MR. RECH: Mayor Woodard -- Woodward, excuse me. I knew I was going to butcher that the first time. I'm sorry.

MAYOR WOODWARD: That's all right.

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

MR. SHAFFER: Aye.

MAYOR WOODWARD: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

MR. BOND: I abstain. I was not a member of the Commission at that time.

(VOICE VOTE: 4, AYE; 0, NAY; 1, ABSTAINED.)

MR. RECH: All right, thank you -- it passes. We'll move on to Planning and Zoning Administrator's report.

MS. BORDNER: No report, Mr. Chairman.

MR. RECH: All right, is there a Solicitor report this evening?

SOLICITOR RIES: No report, Mr. Chairman.

MR. RECH: All right, thank you -- is there any correspondence?

MS. BORDNER: No, Mr. Chairman.

MR. RECH: All right, old business, then?

MS. BORDNER: None, sir.

MR. RECH: All right, going to new business then, we have a couple of items -- first one, Dedication and Acceptance of the part of Woodridge Way, which extends into Woodridge Estates Plat No. 2.

NEW BUSINESS: Dedication and Acceptance of the part of Woodridge Way which extends into Woodridge Estates Plat No. 2.

MS. BORDNER: The first thing I have for you is a letter dated January 31, 2024, to the Members of the Lordstown Village Planning Commission regarding the Dedication and Acceptance of Roadway in Woodridge Estates Plat No. 2.

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"Following research, the Planning and Zoning Office was able to determine that the roadway identified in Woodridge Estates Plat No. 1 was dedicated and accepted for public use and maintenance by Lordstown Village Council on April 17, 2006.

Woodridge Estates Plat No. 2 was duly executed by Village officials and the developer and filed with the Trumbull County Recorder's Office on September 6, 2007. Upon a diligent and reasonable search, the Planning and Zoning Office was unable to locate the following records: Any Planning Commission minutes to indicate that Plat No. 2 was considered as a preliminary plat, which is required by Lordstown Codified Ordinance 1103.10; any Planning Commission minutes to indicate that the roadway in Plat No. 2 had been completed or that Planning Commission had recommended the extended area of Woodridge Way under Plat No. 2 be dedicated and accepted as a public roadway for public use and maintenance; and, any Planning Commission minutes indicating the final plat approval for Plat No. 2, required by Lordstown Codified Ordinance 1103.12, was requested or received. Additionally, no Lordstown Village Council minutes were found at all relative to Plat No. 2. This matter was reviewed by then Village Solicitor, Paul Dutton, in 2022-2023. Mr. Dutton advised that as long as Plat No. 2 contained all required signatures from the Village of Lordstown, which it did, and was duly recorded with Trumbull County, which it was, it was considered defacto accepted by the Village of Lordstown.

On May 16, 2022, the Planning and Zoning Office was directed by Mayor Hill and Solicitor Dutton to issue a zoning permit for a single-family dwelling to George R. Ebling, Jr., for development on Lot 17 within Woodridge Estates, Plat No. 2. This then precipitated the furtherance of the existing unimproved roadway in Plat No. 2, for at least 100 feet in front of Lot 17. Additionally, on February 6, 2023, the Lordstown Village Council adopted Ordinance 6-2023, accepting a perpetual right-of-way and exclusive permanent easement for public utilities from George R. Ebling, Jr.

The Village of Lordstown Street Department has worked diligently to improve the roadway in the subject area to substantially comply with Lordstown Codified Ordinance 1105, since appropriate action was not taken by the developer and improvements were not made in 2007, when Plat No. 2 was defacto accepted by the Village of Lordstown. As a result of the improvements made to the roadway in Woodridge Estates Plat No. 2, the Planning and Zoning Office would join Street Commissioner, Ron Hickox, in requesting that any non-compliance with Lordstown Codified Ordinances be waived by Planning Commission given the time that has passed and the circumstances, and that a motion be made to recommend the dedication and acceptance of the part of Woodridge Way, which extends into Woodridge Estates Plat No. 2, as a public street for public use and maintenance to Lordstown Village Council.

Respectfully, Kellie D. Bordner, Planning and Zoning Administrator."

And as you all may know, our Street Commissioner passed away several weeks ago - - so prior to his passing, this and the next case were things that we worked on together. I can assure you he did a very thorough job, and I am going to present on his behalf.

MR. RECH: Sure.

MS. BORDNER: The next item is a January 31, 2024, letter to the Members of Lordstown Village Planning Commission regarding the Dedication and Acceptance of Roadway in Woodridge Estates Plat No. 2.

"As a result of a zoning permit issued on May 16, 2022, allowing development of Lot 17 within Woodridge Estates Plat No. 2, and Village Council's acceptance of a perpetual right-of-way and exclusive permanent easement for public utilities on

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February 6, 2023, the Lordstown Village Street Department was requested to examine the existing, unimproved roadway in Plat No. 2 and extend Woodridge Way farther south for at least an additional 100 feet.

Although Woodridge Estates Plat No. 2 was defacto accepted by the Village of Lordstown in 2007, per the former Village Solicitor, Mr. Dutton, no efforts were ever made to improve and expand Woodridge Way to the south in accordance with Lordstown Codified Ordinance 1105 regarding street design and construction. This should have been accomplished by the developer at the time, but was likely not strictly enforced due to the fact that Lordstown Codified Ordinance 1105 was only passed by Village Council a mere two (2) years before.

The Lordstown Village Street Department has done its best, in the most cost-effective manner, to expand and improve Woodridge Way, as requested by Village Officials, even though the responsibility to properly construct Woodridge Way as a roadway for another 100 feet into the Plat No. 2 area, was that of the developer over 15 years ago. We have attempted to substantially comply with Lordstown Codified Ordinance 1105, and I am satisfied that the addition of approximately 100 more feet on Woodridge Way to the south is a safe and navigable roadway. As such, I would request that any non-compliance with Lordstown Codified Ordinances be waived by Planning Commission given the time that has passed and the circumstances, and that a motion be made to recommend the dedication and acceptance of the part of Woodridge Way which extends into Woodridge Estates Plat No. 2, as a public street for public use and maintenance to Lordstown Village Council.

I would further request that the specific requirements of Lordstown Codified Ordinance 1105.29, concerning the obtaining and submitting of a maintenance bond by the developer, be waived due to the length of time which has passed and the fact that the Lordstown Village Street Department has been maintaining the subject roadway since its creation. All improvements appear to have been made in a satisfactory manner.

Sincerely yours,

Ronald Hickox, Street Commissioner, Village of Lordstown."

In addition to those two (2) items, we have the proposed Ordinance for Lordstown Village Council, with Exhibits; Woodridge Estate Plat No. 2 map, which has been highlighted to show the road extension in question; Woodridge Estates Plat No. 2 map, with no highlights on the back side of the highlighted map. There's a map showing a utility easement on Lot 17, which is the Ebling parcel, and there is also the 2006 Ordinance accepting Woodridge Way as a public street in Plat No. 1 with an Exhibit.

That is all I have, Mr. Chairman.

MR. RECH: All righty -- any member comments?

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

MR. RECH: So, basically, the Village of Lordstown is going to take the road to the end of the Ebling property, essentially?

MS. BORDNER: Yes.

MR. RECH: Okay, gotcha -- very good.

Are there any public comments this evening?

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

MR. RECH: All right, in that case, is there a motion to approve the Dedication and Acceptance of the part of Woodridge Way which extends into Woodridge Estates Plat No. 2.

MR. SHAFFER: I'll make the motion.

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

MR. ROOK: Second.

MR. RECH: All right, Mr. Rook -- can we have roll call on this, please.

MS. BORDNER: Yes, sir -- Mr. Rook?

MR. ROOK: Yes.

MS. BORDNER: Mr. Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Mr. Bond?

MR. BOND: Yes.

MS. BORDNER: Mayor Woodward?

MAYOR WOODWARD: Yes.

MS. BORDNER: Mr. Rech?

MR. RECH: Yes.

(ROLL CALL VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. ROOK: Does that go with -- in place of the waiver that would be necessary, or not?

MS. BORDNER: If you would like to just say that you are waiving any bond as well -- due to the fact that it's been quite a long period of time, and there is no developer any further. So, if somebody would make a waiver, that would probably be helpful. I think it would be okay to do that along with it, wouldn't it, Matt?

SOLICITOR RIES: Yes.

MR. RECH: Okay, so how do you want this stated?

MS. BORDNER: It would be Dedication and Acceptance of the part of Woodridge Way which extends into Woodridge Estates Plat No. 2 including a waiver of any non-compliance with Lordstown Codified Ordinances and a waiver of the maintenance bond by the developer, which would normally be required by Lordstown Codified Ordinance 1105.29.

MR. RECH: All right.

MS. BORDNER: Mr. Shaffer originally made the motion.

MR. RECH: Are you okay with that?

MR. SHAFFER: Yeah, I'll make that motion -- yeah.

MR. RECH: Okay, Mr. Rook, second?

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MR. ROOK: Yes.

MR. RECH: Okay, do we need to revote or are we just --

MS. BORDNER: We can do it again, yes.

MR. RECH: Okay.

MS. BORDNER: Mr. Rook?

MR. ROOK: Yes.

MS. BORDNER: Mr. Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Mr. Bond?

MR. BOND: Yes.

MS. BORDNER: Mayor Woodward?

MAYOR WOODWARD: Yes.

MS. BORDNER: Mr. Rech?

MR. RECH: Yes.

(ROLL CALL VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: Okay, very good. Thank you. All right, so number one (1) is taken care of.

Number (2)(A), Dedication and Acceptance of the Extended part of Oakview Drive, identified in Oakview Plat No. 2.

MS. BORDNER: I did these as "A" and "B" because you really cannot do one without the other, and everything is kind of tied together on this. So, this one is a little bit longer.

NEW BUSINESS: Dedication and Acceptance of the Extended part of Oakview Drive identified in Oakview Plat No. 2.

The very first thing that I have for you is my letter dated February 16, 2024, to Members of Lordstown Village Planning Commission, regarding the Dedication and Acceptance of the Extended Part of Oakview Drive identified in Oakview Plat No. 2.

"In order to provide a history on Oakview Drive, the Planning and Zoning office researched Lordstown Planning Commission and Village Council minutes, along with documentation contained in the Oakview address and archive files. In 1998, Developer Randy Durig, sought and was granted a zone change from Residential (R-1) to Residential (R-2), allowing multi-family dwellings for the parcels along the east, west and south of Oakview Drive. Mr. Durig's plan was to create Oakview Villas, a condominium association. Thereafter, only two (2) out of the intended forty-three (43) condominiums were built. By 2013, it was clear that Phase One of the Oakview Villas residential development had fallen very short of expectations, and that Phase Two would not be coming into existence. Ultimately, Mr. Durig installed the required streetlights and concrete sidewalks on the east side of Oakview Drive, along with an asphalt T-turnaround at the south end. Due to the lack of condominium development, Lee and Melissa Rice purchased the balance of the approximate 45 acres of land at

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the south end of Oakview Drive, and obtained a zoning permit to construct a two-family dwelling on June 24, 2013.

Lordstown Codified Ordinance 1137.01 requires Residential (R-2) parcels to have a frontage on a public roadway of 160 feet and a depth of 250 feet. It also requires that the minimum floor space be 2000 square feet in a ranch-style dwelling. Records held by the Village of Lordstown and Trumbull County reflect that the condominiums, which received zoning permits in 2005 and 2007, were both allowed to construct with floor space of only 1,567 square feet for a ranch-style dwelling. They were further placed upon a parcel to the east of Oakview Drive, which identifies the allowance of five (5) buildings with a parcel depth of only 227 feet when fronting on Oakview Drive. Additionally, such records reflect that Mr. and Mrs. Rice were permitted to construct their house with only 60 feet of frontage on a public roadway. In detailed conversations with the Village Solicitor, it has been determined that such approvals established precedents, which can be relied upon in making current decisions relative to the new Oakview Drive development. Furthermore, the fact that George Ebling, Jr., was issued a zoning permit on May 16, 2022, to construct a single-family dwelling on a parcel of record on Woodridge Way, when technically 100 feet of frontage on a public roadway did not exist, created further, similar precedent for future development in this area of the Village.

Oakview Plat No. 1 was duly executed by Village Officials and the developer and was filed with Trumbull County's Recorder's Office on December 16, 2005. However, it was not until September 2, 2014, that an Ordinance was passed by Lordstown Village Council, dedicating and accepting Oakview Drive as a public street within the Village for public use and maintenance.

Lordstown residents, Benjamin and Bethany Milhoan, have now requested to subdivide out a piece of property from the 45 acres owned by Lee and Melissa Rice at the south end of Oakview Drive. The Milhoans are seeking to construct a single-family dwelling on this subdivided parcel; however, it will not have the 160 feet on a public roadway, nor 250 feet lot depth, as required per Lordstown Codified Ordinance 1137.01.

As previously explained, only 60 feet of frontage exists at the south end of Oakview Drive. Because Mr. and Mrs. Milhoan are seeking to subdivide out a parcel in the northwest corner of the Rice property, their house will face towards the east. In an effort to become more Code compliant, the Milhoans have caused Oakview Drive to be extended and improved another 75 feet to the south, in a manner very similar to that which was utilized in extending Woodridge Way to create the frontage for the Ebling single-family dwelling construction.

Since precedent has been set by previous development on both Oakview Drive and Woodridge Way, and since work has diligently been undertaken to improve the roadway in the subject area to substantially comply with Lordstown Codified Ordinance 1105, regarding street design and construction, the Planning and Zoning Office would join Street Commissioner, Ron Hickox, in requesting that any non-compliance with Lordstown Codified Ordinances be waived by Planning Commission given the circumstances, and that a motion be made to recommend the Dedication and Acceptance of the Extended Part of Oakview Drive identified in Oakview Plat No. 2, as a public street for public use and maintenance, to Lordstown Village Council.

Respectfully,

Kellie D. Bordner, Planning and Zoning Administrator."

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The second item that I have is a letter from Mr. Ronald Hickox, Street Commissioner, dated February 16, 2024, to Members of Lordstown Village Planning regarding the Dedication and Acceptance of the Extended Part of Oakview Drive identified in Oakview Plat No. 2.

"Following attempts by Developer, Randy Durig, around 2005 to 2007, to create Phase One and Phase Two of Oakview Villas Residential Development, only two (2) condominiums out of the intended 43 were built on Oakview Drive and Salt Springs Road. The developer ultimately finished with the required street lights and concrete sidewalks on the east side of Oakview Drive, along with an asphalt T-turnaround at the south end of Oakview Drive, adjoining with the 45-acre parcel of land owned by Lee and Melissa Rice. On September 2, 2014, Lordstown Village Council passed an Ordinance dedicating and accepting Oakview Drive, as identified in Oakview Plat No. 1, as a public street within the Village for public use and maintenance.

Recently, Lordstown Village residents, Benjamin and Bethany Milhoan, requested to subdivide out a parcel from the 45-acre parcel owned by the Rices at the end of Oakview Drive. In an effort to become more Code compliant with the subject subdivision, and based upon previous precedent on Oakview Drive and Woodridge Way, the Lordstown Village Street Department has joined with the Milhoans and done its best in expanding and improving Oakview Drive for another 75 feet to the south, in the most cost-effective manner, even though the responsibility to further and properly construct Oakview Drive as a roadway for another 75 feet south, was that of the developer over 15 years ago.

We have attempted to substantially comply with the Lordstown Codified Ordinance 1105, and I am satisfied that the addition of approximately 75 more feet on Oakview Drive to the south is a safe and navigable roadway. As such, I would request that any non-compliance with Lordstown Codified Ordinances be waived by Planning Commission, given the time that has passed and the circumstances, and that a motion be made to recommend the dedication and acceptance of the extended part of Oakview Drive identified in Oakview Plat No. 2, as a public street for public use and maintenance to Lordstown Village Council. I would further request that the specific requirements of Lordstown Codified Ordinance 1105.29, concerning the obtaining and submitting of a maintenance bond by the developer, be waived due to the length of time which has passed, and the fact that the Lordstown Village Street Department has been maintaining the subject roadway since its creation. All improvements appear to have been made in a satisfactory manner."

In addition to my letter and the letter from Mr. Hickox, you have the Oakview Plat No. 2 map, the proposed Ordinance for Village Council with exhibits, the legal description for proposed Lot 3 in Oakview Plat No. 2, the 2014 Ordinance accepting Oakview Drive as a public street, Plat No. 1 map with exhibit, aerial photos of the end of Oakview Drive and overall Oakview area, and you have the Codified Ordinances on street dedication and acceptance and District regulations for R-2 and Residential District R-2 uses.

That is all that I have for you.

MR. RECH: All right. So, basically, they're going to be extending the street another 75 feet or so -- so that they can cut their driveway into their lot?

MS. BORDNER: Correct.

MR. RECH: Okay.

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MS. BORDNER: And so that it will give them 75 foot of frontage, which is more than the Rices have.

MR. RECH: Okay. The zoning is still R-2 on that particular parcel, right?

MS. BORDNER: Yes.

MR. RECH: So as I saw on this one (1) plat map, the total frontage would be 150' x 230', roughly?

MS. BORDNER: Right, his frontage will be 150' by 230' deep.

MR. RECH: Okay. Do we need to do anything?

MS. BORDNER: You do not.

MR. RECH: Okay.

MS. BORDNER: If you accept the roadway -- and then, subsequently, we accept Plat No. 2, which will be part "B" of this, then it will allow the Milhoans to construct their house on this parcel, and then they will come to the Planning and Zoning Office to obtain their zoning permit.

MR. RECH: Right.

MS. BORDNER: And because I have the previous precedent, which has been set in this area, it will allow me to properly issue a zoning permit.

MR. RECH: Okay. Thank you for that clarification -- questions?

MR. ROOK: So do we need two (2) waivers on this?

MS. BORDNER: So we probably should do a Dedication and Acceptance of the Extended Part of Oakview Drive, identified in Oakview Plat No. 2, waiving any non-compliance with Lordstown Codified Ordinances, given the time that has passed and the circumstances, and waiving the obtaining and submitting of a maintenance bond as required under Lordstown Codified Ordinance 1105.29.

MR. SHAFFER: I'll make that motion.

MAYOR WOODWARD: I'll second.

MR. RECH: Okay. So we have a motion and a second to accept the Dedication and Acceptance of Extending Part of Oakview Drive, identified in Oakview Plat No. 2, waiving -- where is that written, again?

MS. BORDNER: In the letters -- waiving any non-compliance with Village Codes, and waiving the bond that would have been required by the developer since he is no longer around.

MR. RECH: Okay. Is that sufficient?

SOLICITOR RIES: Yes.

MR. RECH: Okay, very good. Can we have the roll call on that, then, please?

MS. BORDNER: Yes, sir -- Mr. Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Mr. Bond?

MR. BOND: Yes.

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MS. BORDNER: Mayor Woodward?

MAYOR WOODWARD: Yes.

MS. BORDNER: Mr. Rech?

MR. RECH: Yes.

MS. BORDNER: Mr. Rook?

MR. ROOK: Yes.

(ROLL CALL VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: Okay, that passes. Thank you. Number (2)(B) is Acceptance of Lot 3 within Oakview Plat No. 2.

NEW BUSINESS: Acceptance of Lot 3 within Oakview Plat No. 2.

MS. BORDNER: So all of the information that we just went over goes along with that. If you take a look at Oakview Plat No. 2, which you have as an Exhibit, you will see Lot No. 3 coming off of that extension. It shows them being given the 75 foot of frontage on a public roadway -- which, again, is more than the Rices have at 60 feet.

MR. RECH: Okay -- Public comments?

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

MR. RECH: Is there a motion to accept Lot No. 3 within Oakview Plat No. 2?

MAYOR WOODWARD: I'll make that motion.

MR. RECH: And Mr. Bond?

MR. BOND: I'll second.

MR. RECH: All right, thank you. Could we have roll call on that, please.

MS. BORDNER: Yes, sir -- Mr. Bond?

MR. BOND: Yes.

MS. BORDNER: Mayor Woodward?

MAYOR WOODWARD: Yes.

MS. BORDNER: Mr. Rech?

MR. RECH: Yes.

MS. BORDNER: Mr. Rook?

MR. ROOK: Yes.

MS. BORDNER: Mr. Shaffer?

MR. SHAFFER: Yes.

(ROLL CALL VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, thank you -- that passes. Are there any additional public comments this evening -- any member comments?

MR. MILHOAN: I have one (1) for public comment.

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MR. RECH: Yeah, please -- state your name and address.

MR. MILHOAN: Ben Milhoan, 6615 Oakview Drive. I would like to thank Kellie and her office and the Planning and Zoning Commission. I know there was a lot of work to make sure it was done properly and in order, and I would just like to say thank you for that. Thank you.

MR. RECH: All right, thank you -- any other comments this evening?

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

MR. RECH: Is there a motion to adjourn.

MR. BOND: So moved.

MAYOR WOODWARD: I'll second.

MR. RECH: Okay, Mr. Bond and the Mayor -- all in favor, "aye."

MR. SHAFFER: Aye.

MR. BOND: Aye.

MAYOR WOODWARD: Aye.

MR. RECH: Aye.

MR. ROOK: Aye.

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

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

(WHEREAS THE LORDSTOWN VILLAGE PLANNING COMMISSION MEETING, IN THE ABOVE-CAPTIONED MATTERS, CONCLUDED AT 6:57 P.M.)

Submitted by:

Approved by:

**Kellie D. Bordner
Planning and Zoning Administrator**

Tim Rech, Chairperson