

**Lordstown Village Council  
May 1, 2023**

**PROCEEDINGS**

**Lordstown Village Council Public Hearing**

**(WHEREAS, the public hearing before the Lordstown Village Council commenced on Monday, May 1, 2023, at 5:30 p.m. and proceedings were as follows:)**

MAYOR HILL: I'd like to call the public hearing to order. Bill, if we can have roll call.

MR. BLANK: Mayor Hill?

MAYOR HILL: Present.

MR. BLANK: Mr. Bond?

MR. BOND: Here.

MR. BLANK: Mr. Liming?

MR. LIMING: Here.

MR. BLANK: Mr. Radtka?

MR. RADTKA: Present.

MR. BLANK: Mr. Campbell?

MR. CAMPBELL: Here.

MR. BLANK: Mr. Sheely?

MR. SHEELY: Here.

MR. BLANK: Mr. Moseley?

MR. MOSELEY: Here.

MR. BLANK: Clerk Blank, present.  
Matt Ries? (NO RESPONSE — ABSENT.)

MAYOR HILL: I'm sure Matt will be coming in, so I won't ask to have him excused.  
Motion for adoption of the agenda?

MR. RADTKA: So moved.

MAYOR HILL: Moved by Radtka. Second?

MR. SHEELY: Second.

MAYOR HILL: Second by Sheely. Comments?  
(NO RESPONSE FROM COUNCIL.)  
All in favor?

COUNCIL: Aye.

MAYOR HILL: Opposed?  
(NO RESPONSE FROM COUNCIL.)

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

Motion carried.

Reading of the public notice:

Lordstown Village Council will conduct a public hearing on May 1, 2023, at 5:30 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 34.7703 ACRES OF REAL PROPERTY OWNED BY CLEAN ENERGY FUTURE, TRUMBULL, LLC, BEING PARCEL NO. 45-025800 FROM RESIDENTIAL (R-1) TO INDUSTRIAL (I-1).**

**Lordstown Village Council  
May 1, 2023**

MAYOR HILL: 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 and Zoning Administrator at (330) 824-2489, by order of Lordstown Village Council, William L. Blank, Clerk. And it was published March 31, 2023.

The first spot on the agenda is the Mayor's comments. This has gone through the Planning Commission. The Planning Commission did pass this. There really aren't too many residential houses near this site. And this is to comply to get the same zoning for the second power plant. It's Council's pleasure whether they want to pass it tonight or whether they want to go three readings. That's their pleasure. Due to the fact where it's located—you know, I don't follow all the postings on Facebook, you know, because a lot of that is opinion and a lot of it isn't correct—but I do not have a problem, personally, rezoning this one area. That's it for the Mayor's comments.

Are there any Council comments?  
(NO RESPONSE FROM COUNCIL.)

Hearing none, now comes the time for public comments. If you'd like to make a comment, after I acknowledge you, the microphone doesn't work, but I'd like you to come up to the corner here and give your name and address so we can get it recorded in the minutes correctly. Danielle?

MS. WATSON: My name is Danielle Watson. I have to give my address?  
MAYOR HILL: Yes.  
MS. WATSON: My address is 2056 New Drive, S.W., Lordstown, 44481. And my question was myself, as well as other people, want to know why was this was not rezoned previously to the groundbreaking ceremony? Usually everything is done before there is an actual groundbreaking ceremony.

MAYOR HILL: This is public comments, Danielle. You know, Council and Mayor can, but they don't have to, respond. That is a good question, but this is your time to speak. You can say whatever you want. If anybody up here behind the dais would like to respond to you, they have that right. But they are not required. It's not an interrogation.

MS. WATSON: Okay. I was just curious. I just—  
MAYOR HILL: That's okay.  
MS. WATSON: —I think that's why a lot of people in our community—that's what I've been hearing. And they're, like, why wasn't this rezoned before the groundbreaking? And if you guys don't want to answer, that's fine but that was—

MAYOR HILL: There's representatives here from the company. If they would like to come up and speak during public remarks, they can.

MS. WATSON: All right. Thank you.  
MAYOR HILL: Thank you.  
Public remarks? Mark?

MR. MCGRAIL: Mark McGrail, 3656 Goldner Lane, Lordstown Ohio. Probably too late to ask you to stop this project, right? That's a joke. But since we're talking about rezoning a piece of property, first of all, I would hope that you would take the

**Lordstown Village Council  
May 1, 2023**

time to go three readings. I think, first of all, in talking to people about this issue, for one reason or another, they weren't familiar with this particular thing tonight. And I told them, well, there's going to be three readings. Maybe you can take another—you know, come to another one of the meetings to come and hear about this project.

My issue with the second plant is this—with the zoning first of all—you probably do need to rezone the piece of property. I'm not for rezoning R-1 to Industrial, but so be it. My problem is this: The Mayor said there's not a few people. Well, I'm one of the "not few people" that actually lives near this. And in the application to the OPSB, the company also downplays the residents and their concerns to the point saying, "Well, there's no densely populated area." There's no densely populated area in Lordstown anywhere. And probably Goldner Lane where I live—Jamie lives there also—is one of the more densely populated areas, and we are right behind this. It's not like, you know, they talk about a mile away. We're right behind it.

And, currently, the plant that's operating is a noise nuisance. The switching station they installed is a light nuisance. I think the rezoning should be put on hold until those issues can be addressed and addressed properly to the satisfaction of the residents that live nearby.

It would also give you time to deal with issues that have gone unattended to, such as dumping into that creek. It should have never been allowed. This is an opportunity to revisit that.

This will also give you an opportunity to revisit the issue of the drainage ditch along Henn Parkway. When the first plant came in, Mr. Siderewicz attended several meetings and he had some handouts. One of the handouts reads like this: "Maintaining a peaceful and quiet environment in the Village is high priority. All major moving equipment will be enclosed by sound-proofed containments. This soundproof equipment will be enclosed in a sound, insulated building. The only noticeable sound outside, there will be a waterfall sound coming from the cooling tower." Is that what we hear every day? Jamie, do we hear a waterfall? Heck no, we don't. And at one of those meetings, Mr. Siderewicz made the comments—and I'm sorry he's not here—that the plant has a low hum. The Turnpike, which is over a mile away from me, has a low hum and I can barely hear that. This plant does not have a low hum. It's very loud. And at times there are peaks in the sound. And there are also other times when they blow up—I don't know if it's steam or gas—and those things always seem to come in the middle of the night when you're trying to go to sleep. "The OPSB and the Village"—the Village—"will not issue permits if sound levels are not satisfactory." I can already tell you they're not. No permits should be issued. You don't have a building permit for this yet. As a matter of fact, I think what should really happen is you guys need to meet with the company and come up with a memorandum of

**Lordstown Village Council  
May 1, 2023**

understanding to discuss these issues. Otherwise, stop work order. And I mean immediately. LEC will meet all—

MAYOR HILL: You have ten seconds.

MR. MCGRAIL: Okay. Thank you—local, state and federal sound standards. LEC has never met the local standards. It's time to take a break, pull back and deal with these issues before you move forward.

MAYOR HILL: Are there any other public remarks?

MR. TURA: I'll speak. My name is Larry Tura. I live at 1009 Hallock-Young Road, Lordstown, Ohio. And I just wanted to confirm what we already know about a lot of this noise and stuff off of this plant. You know, I know we keep pretending like it doesn't bother us, because maybe a lot of you don't live there. I live well, east, I guess, and south of the plant, and there are nights that it howls away. And we've complained. I've complained to Kellie. I've heard letters that they don't have to apply to our zoning. That all being said, you guys need to hold down to one hundred percent of the zoning laws that are on the books today. And that's barriers and sound and whatever else it takes to make them stay in compliance. Because to people like Mark and Jamie, it is a big deal. To me, I sold my property because I was tired of the noise here in Lordstown. I'm getting a little bit worked up because it's frustrating when people's opinions get downplayed because it's not for the good of the Village. Thank you.

MAYOR HILL: Any other public remarks? Yes, sir.

MR. CZOKA: My name is Tom Czoka. I live at 1211 Hallock-Young Road, Lordstown 44481. And I just have—is there any—you're going to change the zoning on part of Hallock-Young Road as well as 45? Does this property—

MAYOR HILL: No.

MR. CZOKA: —border Hallock-Young?

MAYOR HILL: No.

MR. CZOKA: So, all this—

MAYOR HILL: The Zoning Inspector just said no. All the property—

MR. CZOKA: Is there a picture—

MAYOR HILL: All the property here will be facing Route 45. I believe there will still be a barrier on Hallock-Young Road and will also leave all the trees behind it to go to Goldner Lane. Am I correct when I say that, Kellie?

MS. BORDNER: They cut out some of the trees—

MAYOR HILL: They cut out some of the trees, but there still will be barriers and Hallock-Young Road zoning will not be changed, correct?

MS. BORDNER: Correct. There are some maps over there, sir, that I printed for everyone—

MR. CZOKA: Okay.

MS. BORDNER: —that may help.

MR. CZOKA: All right. Thank you.

MAYOR HILL: Any other public remarks?  
(NO RESPONSE.)  
Hearing none, I'll ask for a motion to adjourn for the public hearing.

**Lordstown Village Council  
May 1, 2023**

MR. CAMPBELL: So moved.  
 MR. LIMING: Second.  
 MAYOR HILL: Motion by Terry Campbell; second by Lamar Liming.  
 Comments?  
 (NO RESPONSE FROM COUNCIL.)  
 All in favor?  
 COUNCIL: Aye.  
 MAYOR HILL: Opposed?  
 (NO RESPONSE FROM COUNCIL.)

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

Motion carried. Public hearing adjourned. Thank you.

**(WHEREAS, THE PUBLIC HEARING BEFORE THE VILLAGE OF  
LORDSTOWN COUNCIL ADJOURNED AT 5:45 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 meeting 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