

May 19, 2025

PROCEEDINGS

Lordstown Village Council Public Hearing

(WHEREAS, the public hearing before the Lordstown Village Council commenced on Monday, May 19, 2025, at 5:30 p.m. and proceedings were as follows:)

MAYOR WOODWARD: Good evening, everyone. I call the public hearing to order. Roll call, please.

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 RIES: Here.

MR. BLANK: Clerk Blank, present.

MAYOR WOODWARD: Is there a motion for adoption of the agenda?

MR. LIMING: So moved.

MAYOR WOODWARD: Motion by Liming.

MR. BOWEN: Second.

MAYOR WOODWARD: 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: Motion is carried.
Reading of the Public Notice: Lordstown Village Council will conduct a public hearing on May 19, 2025 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 40.527 ACRES OF REAL PROPERTY OWNED BY SPIRONGO LORDSTOWN, LLC, BEING PARCEL NO. 45-196260, FROM MIXED ZONE DISTRICT OF COMMERCIAL HIGHWAY BUSINESS (B-2) AND RESIDENTIAL (R-1) TO A SINGULAR ZONE DISTRICT OF 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.

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The first thing we have is the Mayor's comments. I just wanted to give my input going back to the Planning Commission meeting that we had. It was hard to make a motion when their request, I felt like, was incomplete. I personally did not want to make a motion to deny it and have it scar the record for the property in the future if something actually came to fruition. I felt like there was no solid business plan for the property. There's already other Industrial property in Lordstown that is unused. And the biggest part was that it was said that they wanted this in exchange for the easement, which I believe should be two separate things. So, that is my input on that one. Are there any Council comments?

MR. BOND: Yes. I feel that you're right on that. I don't think we need to create more Industrial property until what we have is pretty well used. And the part about the easement and we have to change the zoning in order to get it, I find that very distasteful and improper in my opinion.

MR. SHEELY: I agree with you, Bob.

MR. BOND: Thank you, Howard.

MAYOR WOODWARD: Anybody else?

(NO RESPONSE FROM COUNCIL.)

All right. Hearing no other Council comments, are there any public comments at this time?

MR. CZOKA: My name is Tom Czoka, 1211 Hallock-Young Road, Lordstown. I was at that meeting, at the Planning meeting, and I just want to say not too long ago, our engineer, Chris, he had a comment at one of the meetings that we were applying for some grants through the State for our water project. And we were disqualified. We weren't qualified for this grant money because the State felt that there was no growth in the Village, or enough growth in the Village. And their interpretation is that growth comes from Residential, bringing people to the area for a reason, whether it's work, business, just because it's a nice area. They don't look at these factories as growth as far as the Village as growing. So we were basically disqualified for that. Shortly after that—well, not too long ago, we had discussion in Council about housing, we need more housing in this area and so forth. And it was brought up by one of the Council members that there was just not a lot of land for sale to build on. Well, here we go, we're asking to change Residential to Industrial. We have Industrial land in this area. I know that it doesn't have the train tracks through there that they want. And I don't know what they're up to for this particular piece of ground, but the fact that they can't explain to us exactly what they want to do with this property troubles me. When we had the TJX project come in and I had just moved to this area, they had a presentation up in the room. They had drawings of what it was going to look like. They had what they were going to do for the Village, how they were going to address problems, and they handled it professionally. These guys are saying just change the zoning and we'll figure it out and we'll abide by anything you tell us to do. Well, I don't go for that. This is too important. And, also, at the meeting, Mr. Nader, their attorney, made

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the comment that the south end of the Village is developing into an industrial reputation. That was his comment. And, you know, we have residents on the south end of the Village. I know there's a lot of stuff getting crammed down there, and we're kind of tired of it, too. We've got two power plants. We've got trucking companies. We've got everything wanting to come in down on that south end of the Village. And when you look up at the north end, you don't see as much going in up on the north end.

So, we do have residents that live down at the south end is what I'm saying. We pay taxes and we vote. And we voted in all the elections. We voted for everybody on this Council. And I'm sure Mr. Nader and Mr. Crouse don't vote for you members on the Council. And back when we had the—Laura, what did you put on that—the open night for meet the candidates night. And I talked to some of the candidates that were running and a lot of them were for—especially after all the issues with TJX and all the issues with the power plants—they were saying, "we want to represent the residents. We want to do what's right by the residents." That's what you told us. And a lot of the people that were running for office said that's what they wanted to do. Well, here's an opportunity to do what's right for the residents. We've got this Industrial property and the problem is, it abuts up against or it's real close to Residential property. Like the Mayor said, we have Industrial property available. We have it on the other side, the west side of that road. We just changed the zoning to Industrial property. It's all there. Why can't they just extend their train tracks? If they have to have Norfolk Southern tracks, just run a track over there and take it to their side of the road where there's no residents there.

So, all I'm asking is Council to do the right thing. Do the right thing for the residents.

MAYOR WOODWARD:

Go ahead.

MS. CZOKA:

Laura Czoka, 1211 Hallock-Young Road. I just would like to add to something that Tom said and that is they knew exactly what they were purchasing. They purchased this parcel exactly the way it is. Why should we change it and accommodate them for their profit when we, the residents, and we, the Village, what do we have to gain from the it? Mr. Nader said there's a big burden on the south end. I would ask you not to increase that burden. Thank you.

MAYOR WOODWARD:

Go ahead.

MR. MCGRAIL:

Mark McGrail, 3656 Goldner Lane, Lordstown, Ohio. Much of what I wanted to say, Mayor, you said with your comments and Tom and Laura Czoka. Going back to something Tom said, the zoning code was put in for the benefit of residents. Mostly for their protection, not for the benefit of industry, commercial, whatever it is. So, in the application, they have to put down a statement of why this change is necessary. And I would think somewhere in there they would state this would be good for the Village, the residents for one reason or another. That's not even in there. The thing I found interesting about that statement is this is a request for a change to Industrial, yet in

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that statement, all they tell you is they want to change it to perhaps this business, which is B-2, this business, which is B-2. Throughout it, there's not one statement as to why this should be Industrial. All of them state it's all for B-2. You know how they say this change will not be detrimental to the public welfare. On the face, it doesn't appear that it would be. Just as these power plants, the way it was presented, there's no residents within this distance. Well, if you look at what they're proposing—or at least in what they're saying—in using those train tracks, okay. Currently, there's a noise issue with the trains in the neighbor that I live in and it runs right behind their house. They're talking about increasing the train travel on that track. And they give you a list of six people, six parcels, and only one is a resident. What they don't talk about is if you go up just a short distance, that train track runs by—and I stopped counting at 70 residents. My neighborhood has about 40 where Jamie lives, alone. The noise from one of those trains is a pain in the neck. And, honestly, over the years, you kind of get used to it. You hear the rumble. Like, last night a train came through and, okay. But the State changed the laws years ago about unguarded crossings. They have to sound their signal. So, at 3:00 in the morning when they're going through, what do we get? I don't want that noise increased over there at all. It can stay the way it is. Or they can come back with a more complete plan that says this is how it will be good for the Village. Maybe we can consider it. But, I mean, right behind their house and then across the street it goes by somebody else's house and over. Just in reading this thing, I found just in the spirit of their application, its deficient for so many reasons. I mean, I would throw this in the garbage just out of hand and say come back later. That's all I have to say.

MS. KOVACH:

My name is Carl Kovach. I live at 8655 South Tod Avenue. I'm one of those residents that live down on the south end. And this property does directly border my property on two sides. And I agree with everything that Council has said and these residents.

The fact about, you know, Bob, you said that was in bad taste about what they wanted to propose, that's out and out bribery I think. But, yeah, not to beat a dead horse, I agree with everything that's been said. I don't think we need more Industrial property. And I especially wouldn't care for it bordering my property. So, thank you.

MAYOR WOODWARD:

Is there anybody else?
(NO RESPONSE.)

MS. BORDNER:

Mayor, I just wanted to let you know that I had multiple calls in my office today. Again, not to beat a dead horse, they've said exactly the same thing that everyone else has projected here tonight, nothing additional. They just asked that I communicate their inability to come to the meeting and that they have requested that Council say no to the zone change.

MR. BOND:

May I say one other thing?

MAYOR WOODWARD:

Sure.

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MR. BOND: When you buy a piece of property, like, this changed hands recently, they bought it, you accept the zoning when you buy property. If you can't accept that zoning, make a contingent offer upon the zoning being changed. I think that would solve a lot of these problems that we see here. People think, well, they bought it, now we're obligated to do something. No, they accepted those conditions when they bought the property.

MAYOR WOODWARD: Okay. Is there anything else?
(NO RESPONSE FROM COUNCIL.)
Hearing none, can I have a motion for adjournment?

MR. SHEELY: So moved.

MR. BOND: Second.

MAYOR WOODWARD: Motion by Sheely; second by Bond. All in favor?

COUNCIL: Aye.

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

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

MAYOR WOODWARD: Motion is carried; meeting adjourned.

**(WHEREAS, THE PUBLIC HEARING BEFORE THE
VILLAGE OF LORDSTOWN COUNCIL ADJOURNED AT 5:47 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