

**AGENDA PUBLIC HEARING**

**May 19, 2025**

**5:30 P.M.**

Mayor Jaclyn Woodward, Presiding

Robert Bond  
Ernie Bowen  
Lamar Liming

Jamie Moseley  
Jessica Blank  
Howard Sheely

ROLL CALL:

ADOPTION OF AGENDA:

READING OF 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 DISTRICTS 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

MAYOR'S COMMENTS:

COUNCIL COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

**PLANNING COMMISSION**

**ORDINANCE NO. \_\_\_\_\_**

**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 DISTRICTS OF COMMERCIAL HIGHWAY BUSINESS (B-2) AND RESIDENTIAL (R-1) TO A SINGULAR ZONE DISTRICT OF 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 Spirongo Lordstown, LLC owns approximately 40.527 acres of real property, being Parcel No. 45-196260, 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 Daneil Clipse, Professional Surveyor, for the creation of Lot 3A, included in the replat of lots 3, 4 and 5 in the Bingham Plat #1 as recorded in Instrument #202412230021316, a copy of which is attached hereto as **EXHIBIT A**, and incorporated herein by reference.

**Section 2:** That Spirongo Lordstown, LLC, requested that the Planning Commission of the Village of Lordstown recommend the rezone of Parcel No. 45-196260 from mixed zone districts of Commercial Highway Business (B-2) and Residential (R-1) to a singular zone district of Industrial (I-1), as described above in Section 1 and in the aforementioned **EXHIBIT A**.

**Section 3:** That the Planning Commission of the Village of Lordstown took no action and made no recommendation relative to the rezoning of the subject 40.527 acres of real property, Parcel No. 45-196260, from a mixed zone district of Commercial Highway Business (B-2) and Residential (R-1) to a singular zone district of Industrial (I-1) as a result of the fact that the matter died for lack of a motion. Pursuant to Local Ordinance 1135.06, the zone change request, and the outcome from Planning Commission, move forward to Village Council for consideration.

**Section 4:** That the Council of the Village of Lordstown hereby reclassifies the real property more specifically described as 40.527 acres of real property, being Parcel No. 45-196260, and further known as Lot 3A, included in the replat of lots 3, 4 and 5 in Bingham Plat #1 as recorded in Instrument #202412230021316, and owned by Spirongo Lordstown, LLC, with frontage on Tod Avenue (State Route 45) and situated in Lordstown, Ohio, from Commercial Highway Business (B-2) and Residential R-1 to Industrial (I-1).

**Section 5:** 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 6:** 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 the Ohio Revised Code Section 121.22.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_, Mayor

\_\_\_\_\_, Clerk

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

LEGAL DESCRIPTION

40.527 Acres

Volusia Property, LLC

Instrument No. 201204050006872

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

And being part of Lot 10 of the original survey of said Township, and known as being Lot No. 3A of the Replat of Lots 3, 4, and 5 in the Bingham Plat No. 1, (Plat Volume \_\_\_\_\_, Page \_\_\_\_\_), further being bounded and described as follows;

**Commencing** at a 1" iron pin found in a monument box at the southwest corner of Lot 10, and being the intersection of the southerly line of Trumbull County with the centerline of Tod Avenue, S.R. 45, (R/W Varies);

**Thence** North 00 degrees 23 minutes 12 seconds West, along said centerline and with the west line of said Lot 10, a distance of 175.00 feet to a point on an extension of the north line of Lot 1 of the R.C. Bingham Plat (Plat Volume 42, Page 110);

**Thence** North 89 degrees 36 minutes 48 seconds East, along said north line extension of Lot 1, a distance of 60.00 feet to a point on the east right of way line of said Tod Avenue, witnessed by a 5/8" iron pin found (Daniel) at 54.89 and also being the **TRUE POINT OF BEGINNING** for the parcel described herein;

**Thence** North 00 degrees 23 minutes 12 seconds West, along said east right of way line, a distance of 607.42 feet to an iron pin set on the southwest corner of Lot 2 of the Bingham Plat No. 1, (Plat Volume 19, Page 33);

**Thence** by the next two (2) courses and distances along lines of said Bingham Plat No. 1:

- North 88 degrees 55 minutes 10 seconds East, a distance of 538.58 feet to an iron pin set;
- North 00 degrees 26 minutes 50 seconds West, a distance of 390.84 feet to a 5/8" iron pin found on the south line of lands conveyed to Ohio Edison Company, (Volume 905, Page 733), also being northeast corner of Lot 1 of said Bingham Plat No. 1;

**Thence** North 89 degrees 00 minutes 18 seconds East, along said south line of lands of Ohio Edison, a distance of 1590.81 feet to an iron pin set on the west right of way line of lands conveyed to Norfolk Southern Corp., (deed record unknown);

**Thence** by the next two (2) courses and distances, along said west right of way line of lands of Norfolk Southern Corp.:

- On a curve to the left, having a radius of 3117.26 feet, arc length of 836.87 feet, delta of 15 degrees 22 minutes 54 seconds, chord bearing of South 34 degrees 11 minutes 10 seconds West, and being 834.36 feet in chord length, to an iron pin set;
- South 26 degrees 29 minutes 43 seconds West, a distance of 559.40 feet to a 5/8" iron pin found on said southerly line of Trumbull County, and being the north line of Lot 1 of the James Fitori Plat No. 1, (Plat Volume 98, Page 108, Mahoning County Record of Plats);

**Thence** South 89 degrees 11 minutes 38 seconds West, with the County line and the north line(s) of said Lot 1 of the James Fitori Plat No. 1 and Lot 1 of the Beaver Realty Plat No. 1. (Plat Volume 57, Page 279, Mahoning County Record of Plats), a distance of 1089.11 feet to a point on the southeast corner of Lot 2 of said R.C. Bingham Plat, witnessed by a 5/8" iron pin found in a stump, at 0.53 feet south and 0.57 feet west;

**Thence** by the next two (2) courses and distances along lines of said R.C. Bingham Plat:

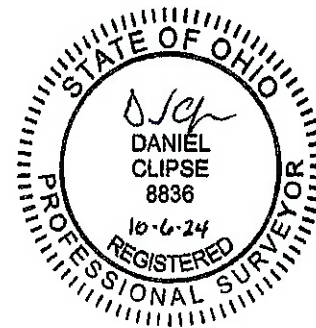
- North 00 degrees 23 minutes 12 seconds West, a distance of 172.26 feet to an iron pin set on the northeast corner of said Lot 1 of the R.C. Bingham Plat;
- South 89 degrees 36 minutes 48 seconds West, a distance of 313.38 feet to the **TRUE POINT OF BEGINNING** and containing within said bounds, 40.527 acres of land, of which 0.000 acres are in road right of way, but subject to all legal highways, right of ways and easements.

The **Basis of Bearing** Based on the Ohio State Plane Coordinate System, North Zone, NAD83, Observed August 2024.

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 September of 2024, 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.

Parcel No. 45-196250 and 45-196260



Approved by  
Lordstown Planning &  
Zoning Office  
Date November 13, 2024  
Signed: *Kellie D. Boardman*

Prepared by:  
**AES Surveying & Land Planning, Inc.**  
 888 Boardman-Caswell Rd., Suite A, Berea, OH 44012  
 330-953-0227  
 AES JOB NO. 3463-24

**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 to effect of that time.

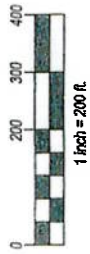
I do hereby certify that the survey of the land shown herein was made under my supervision and is correct to the best of my knowledge and belief.



**Daniel Clipse, P.S. No. 8836**  
 Date: 10-6-24

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

# Replat of Lots 3, 4 & 5 in the Bingham Plat No. 1, Vol. 19, Pg. 33 Part of Lot 10, Tract 16 Village of Lordstown, Trumbull County, Ohio October 2024



- Monument Found
- Iron Pin Found (as shown)
- Iron Pin Set
- 5/8" Rebar, 30 inches in length, with I.D. cap "D, Capsize PS 8836"
- NIF = Near or Formerly
- CL = Centerline
- R/W = Right of Way
- M. = Measured Distance
- C. = Calculated Distance
- R. = Record Distance

We (I), **Yokusa Property, LLC**, Owner(s) of the lands indicated on this plat do hereby manifest our approval of the subdivision and dedicate the streets as shown hereon to the public forever. We (I) further certify that the plat is a subdivision of part of the lands conveyed by **Robert E. & Lois J. Messner** to us (me) by deeds dated **04-09-2012** and recorded in **Instr. 20120405006872**, of the Trumbull County Record of Deeds and that all monuments as required by subdivision regulations will be placed.

Owner: **Yokusa Property, LLC**  
 Member: **M.B.R.**

Before me, a notary public in and for said county, personally appeared the above signed person(s) who acknowledge that they are (he or she is) the owner(s) of the land shown on the accompanying subdivision as shown above, and that the signing of the above certificate is their (his or her) own free act and deed.



REBECCA J. JUNIUS  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 January 4, 2027

Approved This 13<sup>th</sup> Day of Nov, 2024. **Robert Roth**  
 Chairman, Village of Lordstown Planning Commission

Approved This 13<sup>th</sup> Day of Nov, 2024. **Shelley Bowman**  
 Administrator, Village of Lordstown Planning Commission

Approved This 13<sup>th</sup> Day of Nov, 2024. **Ann M. ...**  
 Village of Lordstown Road Commissioner

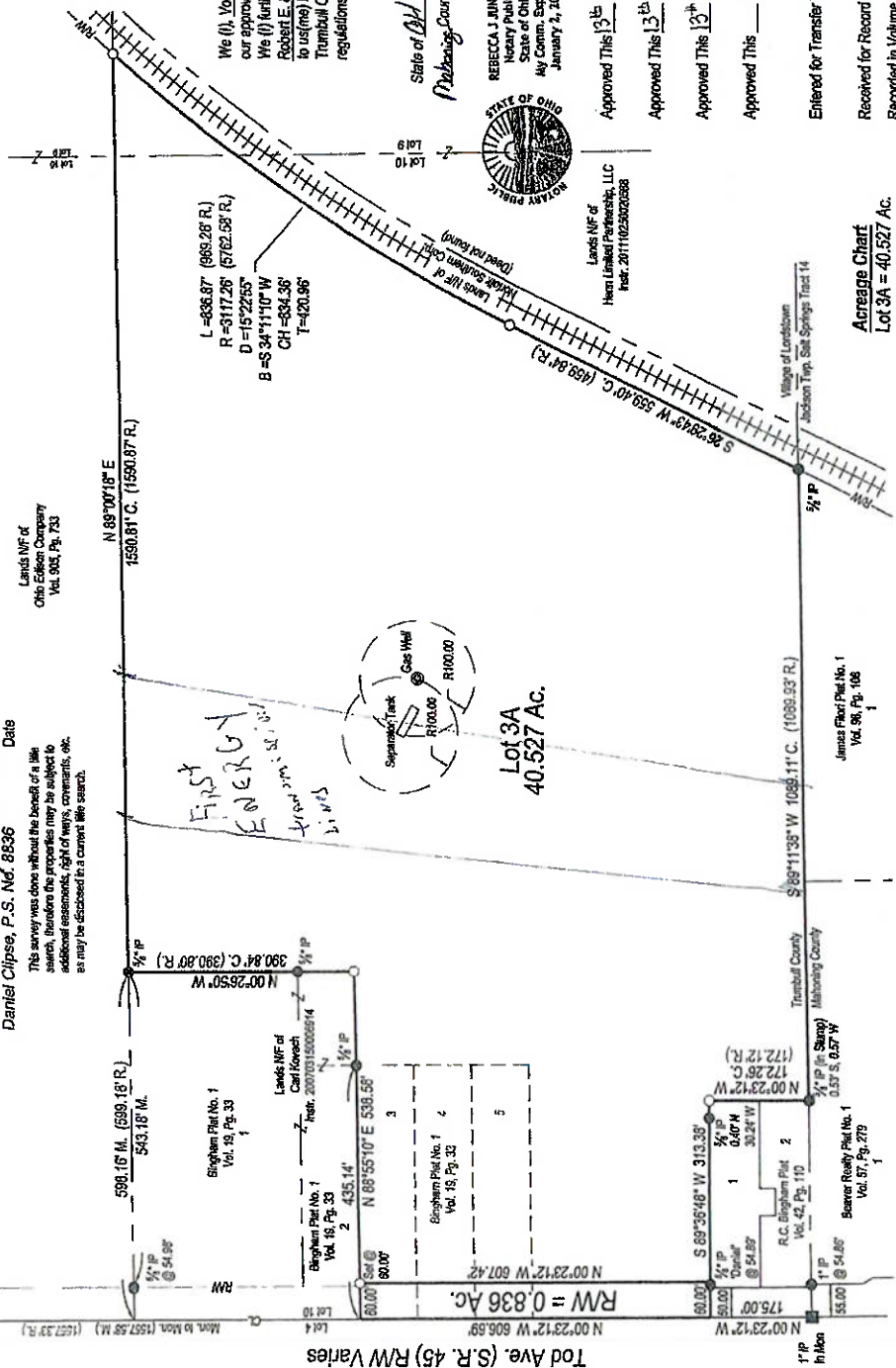
Approved This \_\_\_ Day of \_\_\_, 2024.  
 Trumbull County Health Department

Entered for Transfer This \_\_\_ Day of \_\_\_, 2024.  
 Trumbull County Auditor

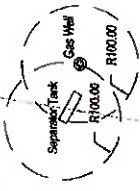
Recorded for Record This \_\_\_ Day of \_\_\_, 2024, at \_\_\_ O'clock \_\_\_ m.  
 Recorded in Volume \_\_\_ of Page \_\_\_ of The Trumbull County Record of Plats.  
 on This \_\_\_ Day of \_\_\_, 2024.

**Acres Chart**  
 Lot 3A = 40.527 Ac.  
 R/W = 0.836 Ac.  
 Total = 41.363 Ac.

Basis of Bearing  
 Based on the Ohio State Plane Coordinate System, North Zone,  
 NAD83, Observed August 2024



**FIRST ENERGY**  
 11000  
 11000  
 11000



**LOT 3A**  
 40.527 AC.

**R/W = 0.836 AC.**

**Tod Ave. (S.R. 45) R/W Varies**