

STATE OF OHIO

COUNTY OF TRUMBULL

LORDSTOWN VILLAGE PLANNING COMMISSION MEETING

WEDNESDAY, NOVEMBER 13, 2024, AT 6:30 P.M.

IN RE: PROPOSED REPLAT OF PARCEL 45-196250 AND LOTS 3, 4  
& 5 OF PARCEL 45-196260

APPEARANCES:

Lordstown Village Planning Commission

Jackie Woodward, Mayor  
Richard Rook, Vice Chairperson  
Bob Shaffer  
Robert Bond  
Matthew Ries, Solicitor  
Kellie Bordner, Planning & Zoning  
Administrator  
Dustin Hajnosz, Assistant Planning &  
Zoning Administrator

ALSO PRESENT: Jamie Moseley, Village of Lordstown  
Councilman  
Jessica Blank, Village of Lordstown  
Councilwoman  
Rose Saborse, 3057 Lyntz Road, S.W.,  
Warren, OH 44481

PLACE: Lordstown Administration Building  
1455 Salt Springs Rd.  
Lordstown, Ohio 44481

REPORTER: Sharon K. Vigorito (330) 442-1009

PROCEEDINGS

Lordstown Village Planning Commission Meeting

(WHEREAS, the meeting before the Lordstown Village Planning Commission commenced on Wednesday, November 13, 2024, at 6:30 p.m. and proceedings were as follows:)

MR. ROOK: Let's get started. Welcome you all to the Planning Commission meeting. Will you stand for the Pledge of Allegiance.

(Pledge of Allegiance to the Flag.)

MR. ROOK: Thank you. Dustin, I guess, want to do the roll call?

MR. HAJNOSZ: Okay. Mr. Rech? (NO RESPONSE - ABSENT.)

Mr. Shaffer?

MR. SHAFFER: Here.

MR. HAJNOSZ: Mayor Woodward?

MAYOR WOODWARD: Here.

MR. HAJNOSZ: Mr. Rook?

MR. ROOK: Here.

MR. HAJNOSZ: Mr. Bond?

MR. BOND: Here.

MR. HAJNOSZ: Solicitor Ries?

SOLICITOR RIES: Here.

MR. HAJNOSZ: Ms. Bordner?

MS. BORDNER: Present.

MR. HAJNOSZ: And myself, present.

MR. ROOK: Can we have a motion to excuse Mr. Rech?

MAYOR WOODWARD: I'll make that motion.

MR. BOND: I'll second it.

MR. ROOK: First and second. Reading and approving of the agenda.

MAYOR WOODWARD: You have to vote on it, so do all in favor.

MR. ROOK: I'm sorry. Okay. Keep me straight. All in favor?

THE COMMISSION: Aye.

MR. ROOK: Opposed? (NO RESPONSE FROM THE COMMISSION.)

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

MR. ROOK: Guess he's excused.

Reading and approval of the agenda.

MAYOR WOODWARD: I'll make the motion to approve the agenda.

MR. SHAFFER: I'll second.

MR. ROOK: All in favor?

THE COMMISSION: Aye.

MR. ROOK: Opposed? (NO RESPONSE FROM THE COMMISSION.)

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

MR. ROOK: We're down to approval of the minutes for October 16th.

MR. BOND: Yes, I'd like to make a motion to table that. Some people are wanting more time to go over them.

MAYOR WOODWARD: I'll second that motion.

MR. ROOK: We have a vote on that. All in favor for tabling.

THE COMMISSION: Aye.

MR. ROOK: Opposed? (NO RESPONSE FROM THE COMMISSION.)

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

MR. ROOK: So the minutes will be tabled until the next meeting.  
Planning and Zoning Administrator's report?

MS. BORDNER: No report.

MR. ROOK: Solicitor's report?

SOLICITOR RIES: No report.

MR. ROOK: I'm sorry. Oath of office for Rose Saborse.

MAYOR WOODWARD: Rose Saborse.

MR. ROOK: Saborse, I'm sorry. Okay.

MAYOR WOODWARD: Okay, front and center.

MS. SABORSE: Okay.

(WHEREIN, MS. ROSE SABORSE WAS SWORN INTO OFFICE FOR THE PLANNING  
COMMISSION BY MAYOR WOODWARD).

MAYOR WOODWARD: Congratulations.

MS. SABORSE: Thank you.

MAYOR WOODWARD: I'll have you sign this at the end.

MS. SABORSE: Okay.

MR. ROOK: A Village Administrator's report?

MS. BORDNER: No, sir.

MR. ROOK: Solicitor's report?

SOLICITOR RIES: No report.

MR. ROOK: Correspondence?

MS. BORDNER: None, sir.

MR. ROOK: Old business?

MS. BORDNER: None.

MR. ROOK: Okay, new business. The replat for tonight, the new business of replat of Parcel 45-196250 in Lots 3, 4 and 5 contained within Parcel 45-196260 to create Lot 3A, comprised of 40.527 acres in the Bingham Plat No. 1. Kellie, go ahead.

MS. BORDNER: Yes, sir. Attorney John Ionno, of North Canton, Ohio, is the registered agent of the Volusia Property, LLC, owner of both Parcel 45-196250 and 45-196260. Both parcels have frontage on the southeast end of Tod Avenue in the Village of Lordstown. Attorney Ionno wishes to combine these two parcels to market the property for sale as one entire 40.527-acre parcel. In conducting the survey process, Surveyor Daniel Clipse, of AES Surveying in Boardman, Ohio, noted that Parcel 45-196260 is part of the Bingham Plat No. 1, a platted and recorded subdivision in the Village of Lordstown, and is comprised of Lots 3, 4 & 5 previously consolidated/replatted into the one parcel under 45-106260, which exists today.

Because the second parcel, 45-196250, is not located within the platted and recorded subdivision, the most expeditious manner of combining the subject parcels is to do so by way of the proposed replat, which is now before Planning Commission for approval. You have been provided a copy of the replat map and new legal description. The replat has been reviewed by the Lordstown Planning

& Zoning Office and appears to meet all Lordstown Codified Ordinances.

MR. ROOK: Is that it?

MS. BORDNER: That's it.

MR. ROOK: Members comments?

MR. SHAFFER: I've got a question, Kellie. On this replat mat that we have, it doesn't show the parcel numbers because you have two different parcel numbers here, one ending in 60 and one ending in 50. Which parcel is which parcel on this map?

MS. BORDNER: So, if you take a look at your map, and you see right off of Tod Avenue, you see the Bingham Plat No. 1.

MR. SHAFFER: Right.

MS. BORDNER: And it says 3, 4 and 5.

MR. SHAFFER: Right.

MS. BORDNER: That's the one that is inside the plat.

MR. SHAFFER: Okay.

MS. BORDNER: And then this very large parcel behind it, which was originally 36 acres and some change on its own, is that one right behind it.

MR. SHAFFER: So, that's the other parcel then?

MS. BORDNER: Yes.

MR. SHAFFER: Okay, thank you.

MS. BORDNER: You're welcome.

MR. ROOK: Any other comments? (NO RESPONSE FROM THE COMMISSION.)

There is no one representing the requesters here this evening?

MS. BORDNER: No. Mr. Ionno was unavailable tonight.

MR. ROOK: Any other public comments? (NO RESPONSE FROM THE FLOOR.)

Okay, that's it. Can I have somebody place a motion for the replat, Parcels 45-196250 and Lots 3, 4 and 5, containing the Parcel 45-196260 to create Lot 3A, comprised of 40.527 acres in the Bingham Plat No. 1?

MAYOR WOODWARD: So moved.

MR. ROOK: So moved by Mayor Woodward. Second?

MR. SHAFFER: I'll second.

MR. ROOK: Roll call, please.

MR. HAJNOSZ: Mr. Rech? (NO RESPONSE - ABSENT.)

Mr. Rook?

MR. ROOK: Yes.

MR. HAJNOSZ: Mr. Shaffer?

MR. SHAFFER: Yes.

MR. HAJNOSZ: Mr. Bond?

MR. BOND: Yes.

MR. HAJNOSZ: Mayor Woodward?

MAYOR WOODWARD: Yes.

**(ROLL CALL VOTE: 4, AYE; 0, NAYS; 0, ABSTAINED.)**

MR. ROOK: 4, 0, so the motion carries.

Any other comments, questions? Anyone? (NO RESPONSE.)

Can we have a motion to adjourn?

MR. SHAFFER: I'll make a motion.

MAYOR WOODWARD: I'll second.

MR. ROOK: Looks like we're done. Thank you very much. You guys better keep me on track.

All in favor?

THE COMMISSION: Aye.

MR. ROOK: Opposed? (NO RESPONSE FROM THE COMMISSION.)

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

MR. ROOK: I guess that carries then.

(WHEREAS, THE LORDSTOWN VILLAGE PLANNING COMMISSION MEETING  
ADJOURNED AT 6:41 P.M.)

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 Planning Commission 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.

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Sharon K. Vigorito, Notary Public  
My commission Expires May 9, 202