

Village of Lordstown Planning Commission

October 10, 2023

The Lordstown Planning Commission met on October 10, 2023, at 6:30 p.m. at the Lordstown Administration Building. The meeting was called to order by Chairperson, Tim Rech, followed by the Pledge of Allegiance to the Flag. Roll call was taken.

In Attendance:        Tim Rech, Chairperson  
                              Richard Rook, Vice Chairperson  
                              Arno Hill, Mayor  
                              Lamar Liming, Councilman  
                              Bob Shaffer, Member  
                              Matthew Ries, Village Solicitor  
                              Kellie Bordner, Planning and Zoning Administrator  
                              Debbie Bracken, Assistant Planning and Zoning Administrator

Also Present:         Ron Radtka, Applicant & Owner, Imperial Communities, Inc.  
                              Kevin Campbell, Adjacent Landowner, Lordstown, Ohio  
                              Robert Bond, Councilman, Lordstown, Ohio

**APPROVAL OF AGENDA:**

MR. RECH: First is the reading and approval of the agenda. Is there a motion to approve the agenda this evening?

MAYOR HILL: So moved.

MR. LIMING: Second.

MR. RECH: All right. Mayor Hill moved and Mr. Liming seconded. All in favor?

MAYOR HILL: Aye.

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. LIMING: Aye.

MR. RECH: Aye. Anybody opposed?

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

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

**APPROVAL OF MINUTES – MAY 8, 2023**

MR. RECH: Approval of the meeting minutes of May 8th. Is there a motion to approve those?

MR. ROOK: Motion.

MR. RECH: All right, Mr. Rook. Is there a second?

MAYOR HILL: Second.

MR. RECH: All right. Everybody in favor?

MAYOR HILL: Aye.

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. LIMING: Aye.

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MR. RECH: Aye. Anybody opposed?

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

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

**PLANNING AND ZONING ADMINISTRATOR'S REPORT**

MR. RECH: Is there a Planning and Zoning Administrator's report?

MS. BORDNER: No report, sir.

**SOLICITOR'S REPORT:**

MR. RECH: Is there a solicitor's report?

SOLICITOR RIES: No report.

**CORRESPONDENCE:**

MR. RECH: Is there any correspondence?

MS. BORDNER: No, sir.

**OLD BUSINESS:**

MR. RECH: Any old business?

MS. BORDNER: No, sir.

MR. RECH: Moving on to new business.

**NEW BUSINESS: Case Number 03-2023, Petition for Zone Change by Ronald E. and Cynthia S. Radtka and Imperial Communities, Inc., an Ohio Corporation, by and through Ronald E. Radtka, President, on Parcels No. 45-905578, 45-114980, and 45-905579, (on Pritchard-Ohltown Road) from Commercial Highway Business (B-2) to Residential (R-1).**

MS. BORDNER: Yes, sir. Mr. and Mrs. Radtka, along with Imperial Communities, filed a petition asking that there be zone changes on the following properties with parcel ID Nos. 45-905578, 45-114980, 45-905579. Their mailing address is 3293 Ellsworth-Bailey Road, SW, Warren, Ohio, 44481.

Parcel No. 1, being 45-905578, covers 2.50 acres of land. Parcel No. 2, being 45-114980, also covers 2.50 acres of land. The third parcel is 45-905579, and that covers 5.002 acres of land. Legal descriptions for each of these parcels are attached to the petition.

Applicants are requesting a zoning reclassification from B-2, which is commercial highway business, to residential R-1 for all three parcels. The existing use of the property: two parcels are vacant, and there is an old house on Parcel No. 2 which will ultimately be demolished but is existing on the parcel within the zoning requirements. There is no current use of the vacant parcels. Complete legal descriptions and copies of the deeds for the properties to be rezoned have been attached. A surveyor's map showing all the property lines and structures, easements, adjacent property, road rights-of-way, has also been attached.

As to the statement of why the change is necessary for the preservation and enjoyment of a substantial property right, Applicants state that they will seek to build single-family dwellings in accordance with Lordstown Codified Ordinances on all of the parcels in question, beginning with Parcel No. 3, which will be for their private use and enjoyment, and have been advised by the Lordstown Planning and Zoning

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Department that prior to any development, a zone change would be required as a single-family dwelling may be constructed only on land zoned as Residential R-1.

Applicants wish to remain as residents in the Village of Lordstown and stay near to their place of employment, which is a long-time, thriving business within the village. The property in question has been owned by Applicants since prior to 1990 and has remained vacant with the exception of the dwelling on Parcel No. 2, which was in existence when the property was transferred to Applicants many decades ago.

Following the construction of their own single-family dwelling on Parcel No. 3, it will be their intention to demolish the older home on Parcel No. 2 and construct single-family dwellings on both that parcel and Parcel No. 1. This will allow additional residents to make Lordstown their home and add to the property tax, and possibly income tax, base.

In order to seek the appropriate zoning permits for single-family dwellings on the subject parcels, a zone change from B-2 to R-1 would be necessary. Otherwise, Applicants will not be able to construct the dwellings, as they will not be in compliance with Lordstown Codified Ordinances, and the parcels in question would continue to remain vacant.

As to the statement detailing how the proposed zone change is not detrimental to the public welfare or to the property or other persons located in the vicinity, Applicants state that the property in question is currently vacant land, with the exception, again, of the older home on Parcel No. 2. Applicants further state that the property in this area and specifically land involved in the request at issue was originally purchased prior to 1990.

In approximately 1994, a zone change from Residential R-1 was accomplished as part of a larger zone change to Commercial Highway Business B-2 being sought by Imperial Communities, Inc. This was done in order to create the mobile home grounds, which has continued to operate in the Village of Lordstown since its creation. At the time of the zone change from R-1 to B-2, the subject area, which has frontage on Pritchard-Ohltown Road was included, even though there was already a residential dwelling on the parcel.

Applicants are seeking to return the area of land requested to its original zoning designation of R-1 and continue with the original intent for the property which was residential dwellings. There are several other residential areas adjacent and nearby, and the only area that will remain B-2 is also owned by Applicant Imperial Communities, Inc., and therefore will not negatively affect the joint Applicant to this request or other residents. Due consideration has been given to meet the best interest of the public welfare concerning the use of this property.

Applicants have also provided a name and address list of adjacent property owners, one of which is Imperial Communities, Inc., and the other is Dana and Kevin Campbell. Mr. Campbell is present here tonight.

Applicants have provided the necessary fee for the petition for zone change and signed the forms appropriately.

MR. RECH: Okay, thank you. Mr. Radtka, good evening. Why don't you just introduce yourself first.

MR. RADTKA: Good evening. Ron Radtka, 3293 Ellsworth-Bailey Road, Lordstown.

MR. RECH: Thank you.

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MR. RADTKA: Do I need to add anything more than Kellie did? She's pretty thorough. The request is just like Kellie stated, for the zoning to go back to R-1 and the primary of the five acres, will be a residential home for me and my wife, and then in the future the two other parcels, set aside for both my boys. That's the future plan.

**MEMBER COMMENTS:**

MR. RECH: Nice. Does anybody have any questions?

MR. SHAFFER: Yeah. Being surrounded by the Imperial Communities property, if this goes through, it's not going to affect any, like setbacks or anything like that for the -- what you're looking to do?

MR. RADTKA: No.

MR. SHAFFER: Okay.

MAYOR HILL: I'll make a motion to approve.

MR. SHAFFER: I'll second.

MR. RECH: We have a motion to approve. Before we do that, Mr. Campbell, do you have anything you need to say?

MR. CAMPBELL: No. Kevin Campbell, 3653 Ellsworth-Bailey Road. I'm here to support the zone change.

MR. RECH: Thank you. Appreciate it. Okay, so we have Case 03-2023, Petition for Zone Change. Mayor Hill made a motion. Mr. Shaffer seconded. Could we have roll call on this, please?

MS. BORDNER: Yes, sir. Tim Rech?

MR. RECH: Yes.

MS. BORDNER: Lamar Liming?

MR. LIMING: Yes.

MS. BORDNER: Richard Rook?

MR. ROOK: Yes.

MS. BORDNER: Bob Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Arno Hill?

MR. HILL: Yes.

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

**PUBLIC COMMENTS:**

MR. RECH: All right. Very good. That passes. Thank you very much. Are there any public comments this evening? There's not much of a public tonight.

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

MR. RECH: Any additional member comments this evening?

MAYOR HILL: Yes.

MR. RECH: Mr. Mayor?

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MAYOR HILL: Kellie, you'll be sending a letter to council, right?

MS. BORDNER: I will absolutely send a letter to council tomorrow.

MAYOR HILL: When will the first reading be?

MS. BORDNER: Clerk Bill Blank and I sat down and worked out the schedule for how that's going to go. The letter will go upstairs and into the boxes of the Mayor and Village council members tomorrow stating that the Planning Commission has recommended approval of the zone change. That will be read at the council meeting on Monday night, October 16<sup>th</sup>. The public hearing will be on November 21<sup>st</sup>. That is a Tuesday since the council meeting was changed from Monday night to Tuesday. That will also be the first reading. Second reading will be December 4. Third reading and approval, if council is so inclined, would be December 18<sup>th</sup>.

MAYOR HILL: Okay.

MR. RECH: Anybody else have anything more to say? I just want to offer something really quick. This could be our last meeting before the end of the year since our meetings are kind of hit or miss. I just want to thank Mayor Hill, for all his work for the Village and specifically for Planning Commission over the years, and wish you well in your next endeavor.

MAYOR HILL: Thank you. Appreciate that.

**ADJOURNMENT:**

MR. RECH: Anybody else have anything to say? All right. Is there a motion for adjournment?

MR. SHAFFER: I'll make that motion.

MR. ROOK: Second.

MR. RECH: All in favor?

MAYOR HILL: Aye.

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. LIMING: Aye.

MR. RECH: Aye.

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

(WHEREAS THE PUBLIC HEARING BEFORE THE LORDSTOWN VILLAGE  
PLANNING COMMISSION, IN THE ABOVE CAPTIONED MATTER, CONCLUDED  
AT 6:40 P.M.)

Submitted by:

Approved by:

Kellie D. Bordner  
Planning and Zoning Administrator

Tim Rech, Chairperson