

**From:** [tonid127@aol.com](mailto:tonid127@aol.com)  
**To:** [Tricia D"Avignon](#)  
**Subject:** A-2020-2. Meijer gas station  
**Date:** Wednesday, July 15, 2020 9:33:14 AM

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While I live in Canfield, I have friends and family who live near Tippecanoe and Rt 224. Driving through there, seeing all the trees demolished, and dealing with the high volume of traffic, the last thing Boardman needs is another gas station on or near that corner. There is already a gas station at the corner of Lockwood and 224.

We do not need to make Boardman more of an area of urban sprawl. Please protect Boardman from becoming a cement oasis. Thank you

Toni DiMargio  
4018 That's Life Lane  
Canfield

I formerly lived on Tippecanoe Place, which is about a mile from the proposed gas station - another reason I am so familiar with that area.

**From:** [Lisa Habuda](#)  
**To:** [Krista Beniston](#)  
**Subject:** AGAINST GAS STATION  
**Date:** Wednesday, July 22, 2020 1:52:30 PM

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Good Afternoon!

I am writing with regards to the proposed Meijer gas station on Lockwood Boulevard. I live at 6855 Colleen Drive, my back yard faces Lockwood Blvd. I am AGAINST this development for a plethora of reasons. It is bad enough the township allowed them to tear down all of the beautiful woods and push out the wildlife there, but did anyone consider the small business man, who lives local, supports the community, and has been there for years? What will happen to his business? Also, we HAVE a gas station already on the corner as well as within a 3 minute drive, we have a brand new GET GO and Sheetz gas stations! How many do we need? It is bad enough the majority of businesses we seem to attract are DOLLAR TREE and Dollar General, do we need to add to it gas stations? What happened to Boardman being a leader and destination point? It is sad to see, as a Boardman native, how the area has changed. I have to drive to Akron or Cleveland to even shop at a Dillards or any decent store. Lets take a stand and not take just anything that comes our way and be a bit selective! No gas station in our backyards! One can't justify it by the potential to add jobs, it would be a nominal amount.

Thank you for your time and consideration.

Respectfully,

Lisa Habuda  
330-559-4154

**From:** [Karen Johnson](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** AMENDMENT A-2020-02  
**Date:** Thursday, July 16, 2020 3:46:06 PM

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Ms. D'Avignon:

I would like to go on record as opposing a zone change from residential to commercial on Lockwood Blvd for the purpose of constructing a gas station. While I do not live on or close to the affected parcels, I do travel through that intersection several times daily as I live in the nearby Lockwood Village. That intersection is dangerous not only because of the sheer volume of traffic, but also because of the frequent failure of those coming from Tippecanoe Road to obey the stop sign at Lockwood. Almost daily, someone blows through the intersection in front of me. I've come to expect it. I'm hopeful that a traffic light there (which I'm assuming will happen because of the store itself) will have a "no turn on right" provision from the Tippecanoe side. Regardless, there will be those who ignore that. Starr Center Drive also presents a problem where it intersects with Tippecanoe Road. Adding the gas station would, in my opinion, just exacerbate these traffic issues.

Thank you for your consideration.

Karen L Johnson  
1481 Turnberry Drive  
Youngstown, OH 44512

**From:** [Poland](#)  
**To:** [Tricia D'Avignon](#)  
**Cc:** [Poland](#)  
**Subject:** Amendment A-2020-02  
**Date:** Thursday, July 23, 2020 10:46:32 AM

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Dear Boardman Township Planning and Zoning Department:

We represent the Apartment complex at [6360 Tippecanoe Road in Canfield, Ohio](#). We do not believe that the two parcels located at 7104 and [7090 Lockwood Blvd](#) are suitable for commercial zoning, especially since that site is under consideration for a proposed gas station. That location is already at a busy intersection where traffic routes from several directions, and will only get busier after the Meijers plaza is opened. This past January, a woman, Deborah Barnett, from our complex was crossing the street from our complex to go to the corner plaza and was hit by a car and died. Traffic at that corner is, at times, very congested. **We do NOT support the use of these two parcels for commercial use.** As it is, there appears to be an exit from the Meijers plaza directly to Tippecanoe and Lockwood and that will tax an already busy street with even more traffic. We believe that IF a gas station is to be built it should be built on Route 224 and ONLY accessed from Route 224. If a gas station is approved at 7104 and 7090 Lockwood Blvd, community legal action may take place. Thank you for your understanding.

--

*Amel Sweis-Haddad*  
*Ibrahim Haddad*  
*Poland Community Garden LLC*

Sent from my iPhone

Boardman Twp. Zoning Commission  
8299 Market Street  
Boardman, Ohio  
44512

July 21, 2020

Boardman Zoning Commission:

In regards to the notice on changing the zoning status at Tippecanoe and Lockwood Boulevard to allow Meijers to build a gas station, it is my opinion that a gas station in this location would create additional traffic problems and congestion. Since there is already traffic congestion in this area and numerous gas stations on Rte. 224 along with the Shell Station at Rte. 224 & Tippecanoe, why do we need to add congestion in a residential area? We know that the Meijer's Store is going to create additional traffic congestion in this area! Also, home owners property values will decline with the startup of the Meijer's store, while the addition of a gas station would make everything worse! Why did people in Canfield vote down the construction of a WalMart store several years ago? Because they knew their property values would decline! Many of the home owners that live in the vicinity of Tippecanoe and Lockwood Boulevard are retired and on fixed incomes! Loss of property value will cause irreparable damage to their financial status! Please have some respect for the home owners on Tippecanoe and Lockwood Boulevard!

Sincerely yours,

Patrick J. Klimek  
5980 Sharon Drive  
Boardman, Ohio 44512  
(330) 965 7554  
Email: [pklimek@zoominternet.net](mailto:pklimek@zoominternet.net)

Pamela Brooks  
6954 Colleen Drive  
Boardman, OH 44512

July 16, 2020

Boardman Zoning Commission and Trustees  
8299 Market Street  
Boardman, OH 44512

Dear Zoning and Trustees,

I am writing in regard to the proposed zoning change and acceptance of permitting Meijer's to build a gas station at Lockwood Boulevard and Tippecanoe Road.

**I am absolutely AGAINST this change! No, No, No a million times - - No!**

**This is a terrible idea.**

Please have some respect for those of us in this neighborhood who do not want to turn our nice properties into an even louder, more congested traffic nightmare. I can already hear the garbage trucks at Starr's Corner picking up dumpsters at all hours of the night! I certainly do not want to be hearing even more noise of car doors slamming and semi-trucks at a gas station that we DO NOT need in our neighborhood.

**Please keep this commercial business and traffic limited to Route 224 where it belongs.**

Also, with the devastation of wild life habitat on Lockwood Boulevard, I am now seeing more deer destroying plants and trees in my yard. This is very sad for these poor animals (and I certainly don't like what's happening to my plants.)

Every neighbor I've spoken to on Colleen and Turnberry voiced their concern about these changes and are all against a gas station.

We pay a lot of property tax dollars to Boardman and are very concerned about our future here and the value of our property.

Please consider our concerns when voting on this very important issue.

**Thank you.**

Sincerely,

Pamela Brooks



TRUSTEES

Brian Governor  
Joe Paloski  
Marie Izzo Cartwright

FISCAL OFFICER

Denise M. Joseph

TOWNSHIP ADMINISTRATOR

SUPERINTENDENT

Keith Rogers

ZONING INSPECTOR

Traci DeCapua



OFFICE

21 S. Broad Street  
Canfield, Ohio 44406  
Phone: 330-533-4239  
Fax: 330-533-1085

MEETINGS

The 2<sup>nd</sup> and 4<sup>th</sup> Tuesday  
of each month at 7PM

## CANFIELD TOWNSHIP

Mahoning County, Ohio

[www.canfieldtownship.org](http://www.canfieldtownship.org)

July 23, 2020

### Boardman Township Trustees

Tom Costello, Chairman  
Brad Calhoun  
Larry Moliterno

### Zoning Commission Members

Dear Trustees and Commission Members,

On behalf of our residents of Canfield Township in the Starr Centre and Tippecanoe Road area we respectfully ask that you consider our concerns regarding the safety and additional traffic congestion that will be generated by the proposed Meijer Gas Station at Tippecanoe Road and Lockwood Boulevard.

According to the proposed site plan there will be ingress and egress lanes onto Tippecanoe Road across from Indian Run and Starr Centre, these areas are already extremely congested and this will create an unnecessary hardship on the residents that live in those neighborhoods.

Unfortunately the traffic counts we have for this area are older, however they demonstrate our concerns: Starr Centre 3,916 daily car count in 2017 and Indian Run/Catawba 2,000 in 2014.

We sincerely hope this proposed project doesn't come to fruition, however if you choose to proceed we would hope that any increased traffic will be confined to Lockwood Boulevard, thus diminishing the effect on the flow of traffic on Tippecanoe Road.

We appreciate your time and consideration in this extremely important matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Governor".

Brian Governor, Chairman

A handwritten signature in blue ink, appearing to read "Joe Paloski".

Joe Paloski

A handwritten signature in blue ink, appearing to read "Marie Izzo Cartwright".

Marie Izzo Cartwright

**From:** [Abby Auman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** comments on Meijer gas station zoning request  
**Date:** Sunday, July 19, 2020 4:55:50 PM

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Dear Boardman Township Zoning Commission and Township Trustees,

As a Boardman Township resident who lives near the Lockwood & Tippecanoe parcels that Meijer would like to have rezoned for a gas station, I am opposed to the rezoning and gas station. The only way I would be in favor of that would be a complete overhaul of that intersection and the adjacent 224 intersection.

Traffic there is already very difficult because of the unusual features of the lanes and intersections, resulting in constant near-miss accidents because people are either desperate to make turns or because they simply don't understand the lanes. Adding a gas station there without a redesign would be a nightmare that would significantly diminish quality of life and liveability of the area for those who live nearby. It might actually prove detrimental to the businesses there if we decide to simply avoid that area to avoid the traffic.

Please give considerable thought to the overall development of the area and what makes Boardman a nice place to call home. There are plenty of places in Ohio with gas stations on every corner. I'm in favor of developing business in the area, but in a smart way that improves the quality of life and the balance of small town with nearby amenities.

While that space might be most convenient for Meijer, I wonder if there aren't vacant lots nearby already paved which could be redeveloped. That would be a greater community partnership investment in my opinion.

Please deny the zoning change for the proposed Meijer gas station.

Sincerely,  
Abby Auman  
5981 Sharon Dr.  
Youngstown, OH 44512

(Youngstown mailing address in Boardman Township)

 **Pelini,**  
**Campbell & Williams** LLC

ATTORNEYS AT LAW

July 24, 2020

Ms. Tricia D'Avignon  
Assistant Director of Zoning and  
Development  
Planning & Zoning Department  
Boardman Township, Ohio

VIA e-mail only  
tdavignon@boardmantwp.com

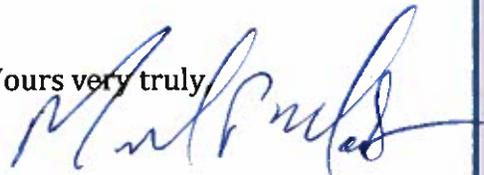
Re: Meijers Application for zone change

Dear Ms. D'Avignon

This letter supplements my e-mail to you of yesterday on behalf of Mill Creek Plaza Investments, Inc., an Ohio corporation ("Mill Creek"). Mill Creek objects to the requested zone change. Mill Creek owns the land and plaza located across the street from the properties for which the zone change is requested. The plaza is fully leased with 6 tenants. The plaza is located between the 224/Lockwood intersection and the Tippecanoe/Lockwood intersection. It has two means of ingress and egress from and to Lockwood. Traffic in that area is already heavy and congested. The granting of the zone change will significantly enhance the traffic problems. In doing so, it will have an adverse effect on ingress and egress to the plaza.

In addition to Duksik Lee, I may call as a witness Dan Qutail, owner of Fast Trac, one of the tenants in the plaza.

Yours very truly,



**MICHAEL P. MARANDO**

MPM:jkk

**NORTH CANTON  
OFFICE:**

Craig G. Pelini  
Kristen E. Campbell  
Eric J. Williams  
Paul B. Ricard  
Craig M. Eoff  
Nicole H. Richard  
Gianna M. Calzola-Helmick  
William M. Shackelford

**COLUMBUS OFFICE:**

John E. Vincent  
Joshua R. Bills  
Nicholas S. Bobb

**YOUNGSTOWN  
OFFICE:**

Michael P. Marando\*  
Brett D. Pollock\*

**Also licensed in PA**

Edith Sinclair 6960 Lockwood Blvd Boardman Oh. I am against new food mkt on  
Lockwood Blvd

I am against zone change.

**From:** [Krista Beniston](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Fwd: Gas Station  
**Date:** Friday, July 24, 2020 1:22:05 PM

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Will you save?

Sent from my iPhone

Begin forwarded message:

**From:** "Chris H." <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)>  
**Date:** July 24, 2020 at 9:28:51 AM EDT  
**To:** Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>  
**Subject: Re: Gas Station**

6171 Northlawn Ave.  
Boardman, Ohio 44512

Thank you very much.

On Fri, Jul 24, 2020, 8:43 AM Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

Good morning,

Thank you for your comments. Please reply with your address for them to be included in the public record and sent to the Board.

Thank you,

Krista

Sent from my iPhone

> On Jul 23, 2020, at 8:44 PM, Chris H. <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)> wrote:

>

>

> Dear Ms. Beniston.

>

> Please do not let them put another gas station near the Tippecanoe and Rt. 224 intersection. The one that is already there is plenty. Neighborhood and other township residents want to preserve the neighborhood at Lockwood and Tippecanoe, where Meijer is trying to put another gas station. Please protect Boardman and its land from over-development. We already have flood issues from too much pavement and poor drainage systems, and the wildlife continue to lose land to live on. Thank you for your consideration.

> -Christine Habuda

**From:** [Krista Beniston](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Fwd: Meijer Request for Zoning Change for Gas Station  
**Date:** Friday, July 24, 2020 8:39:44 AM

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Will you save?

Sent from my iPhone

Begin forwarded message:

**From:** kimberly sefcik <kz\_sefcik@sbcglobal.net>  
**Date:** July 23, 2020 at 9:44:31 PM EDT  
**To:** Krista Beniston <KBeniston@boardmantwp.com>  
**Subject: Meijer Request for Zoning Change for Gas Station**

To: Boardman Zoning Commission

From: Kim Sefcik

Re: Meijer Gas Station

Thank you for your initial denial of the request to zone 2 additional land parcels (7104 & 7070) as commercial for the Meijer gas station.

I strongly encourage the commission to again deny the zone change for these 2 parcels.

I am very concerned the proposed Meijer gas station will create even more dangerous traffic issues in an area already congested with multiple access points: Lockwood Blvd., Tippecanoe Rd., Starr Centre Dr., and Indian Run.

Particularly dangerous is the Meijer project diagram depicting a driveway located on the east side of Tippecanoe with a "right-in right-out" access across from Starr Centre Drive. This is in close proximity to the curve on Tippecanoe.

Meijer also proposes a right-in, right-out on Lockwood. Lockwood already has a challenging traffic pattern with 5 lanes at its intersection with Rt. 224. Someone is always in the wrong turning lane.

A proposed traffic light at Tippecanoe will not alleviate the congestion and danger on Tippecanoe.

With COVID-19, an assessment of actual traffic volume is skewed with so many people working from home and many businesses closed.

Anyone familiar with this area is well aware of the dangers of driving in this congested section:

- \* The tight curve in the road that requires a reduced speed limit as one approaches the Lockwood intersection
- \* Drivers turn both left and right from Starr Centre and Indian Run with oncoming traffic from both Lockwood and Tippecanoe
- \* Tippecanoe is a heavily traveled 2-lane road that is the main artery from Cornersburg to Rt. 224.
- \* Most drivers exceed the posted speed limit in this area

- \* Tippecanoe Rd lacks areas for police to easily park, utilize radar, and monitor and reduce speeding in this area
- \* Drivers experience difficulty moving over to allow passage of emergency vehicles
- \* It's very difficult to turn left onto Lockwood from Tippecanoe

Meijer was well aware of the deed restriction at the time of purchase of the 33-acre property for the store project.

Meijer was unsuccessful in their attempt to have the deed restriction released for this parcel - preventing the addition of a gas station.

It's important to note not all Meijer stores have a gas station. There is an abundance of gas stations in this general area - with one right on the corner of Lockwood and Rt. 224.

Providing "the full array of Meijer products" may be of utmost importance to Meijer, but not necessarily for our community.

Meijer's rationale for the necessity of a gas station, according to real estate manager Crissman Jones, is "customers will get 10 cents off a gallon of gas with a Meijer card".

Residents in this area deserve to have the neighborhood preserved and not commercialized by this project.

This same area is well-known for flooding for at least the last 17 years.

I support the Meijer store project.

I do not support the addition of an unnecessary gas station that will undoubtedly cause traffic congestion - or worse - serious traffic accidents.

Thank you for the opportunity to provide input for your decision-making process.

Sincerely,

Kim Sefcik, RN  
Beech Ct Canfield OH  
kz\_sefcik@sbcglobal.net  
330-565-3616

**From:** [Bob Mckinney](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Gas station  
**Date:** Saturday, July 18, 2020 7:33:19 PM

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I say NO! Already too much traffic. The beautiful wooded are already destroyed for the store (other sites were available) now they want to ruin a residential area as well. Boardman a beautiful place to live...really.

Thank You,  
Robert McKinney  
3942 Arden Boulevard

**From:** [strukxs@zoominternet.net](mailto:strukxs@zoominternet.net)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Cc:** [strukxs@zoominternet.net](mailto:strukxs@zoominternet.net); [tech1@zoominternet.net](mailto:tech1@zoominternet.net)  
**Subject:** gas station  
**Date:** Thursday, July 23, 2020 2:21:34 PM

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We are writing this email in reference to the zone change required by Meijers to build a gas station . We are urging the zoning commission to AGAIN deny Meijers proposal. We live in Windel Hills off of Tippecanoe Road and so we daily use the intersection of Tippecanoe and Lockwood to access route 224. During peak traffic times it is already is a mess, with cars backing up as many as 10 on Tippecanoe to turn on to Lockwood Blvd. Adding a gas station at this point would only complicate matters and make them worse. This area is not suffering from a lack of gas stations. Note, close to this intersection - there is one gas station on Glenwood, one on Lockwood and two on Raccoon Rd, all facing route 224.

We recognize the new Meijers store will be an economic plus for our community, but the gas station is not at all needed. It will as your zoning commission already said only add traffic and congestion to the area. Adding a buffer zone will not at all address congestion. We hope the commission listens to the publics recommendations and does not grant any zone changes!

Rodney and Karen Scenna  
1330 Barbie Dr.  
Youngstown, Ohio 44512

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

July 18, 2020  
Vickie George  
6099 Tippecanoe Road  
Canfield OH 44406

Boardman Township Zoning Commission  
8299 Market St.  
Boardman OH 44512

Re: Amendment A-2020-02

Members of the Commission:

I appreciate the opportunity to voice my concerns regarding the proposed re-zoning of the area on Lockwood Boulevard and Tippecanoe Road for the proposed Meijer Gas Station.

Many of the residents of this area are concerned that this change would greatly diminish the residential nature of this community and no economic benefit would result for us from developing a noisy, 24 hour retail operation.

We cannot help wondering if this is the beginning of the slippery slope of redevelopment that will essentially countermand the original intentions of zoning district creation and eventually result in the intrusion of re-zoning and commercial development creeping down Lockwood Boulevard and Tippecanoe Road.

Thank you for the support in this matter that you have shown in your past rulings.

Sincerely,

Vickie George

**From:** [LINDA SEGA](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Lockwood Blvd. Zoning Change - Meijer Gas Station  
**Date:** Tuesday, July 21, 2020 2:15:15 PM

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Sent from [Mail](#) for Windows 10

July 21, 2020

As long time residents of Lockwood Blvd. we are opposed to Meijer building a gas station at the end of our street.

The area is zoned residential and Meijer asking for it to be rezoned commercial is definitely not in the best interest of the residents of Lockwood Blvd.

The intersection where the proposed gas station will be built is dangerous as it is with the amount of traffic that flows through it on a daily basis. Build a gas station there with exits & entrances and it will unsafely jeopardize the traffic flow even more. With the Meijer store opening, traffic is sure to increase, which puts a dangerous burden on homeowners as they try to safely exit their driveways on a residential street where the speed limit of 45 MPH is often exceeded. Build a gas station and you have more perils with people exiting onto a street that is already overloaded with cars traveling 45 or more MPH., not to mention the intersection that only lets a few cars go through on a green light right now.

We feel Meijer is not thinking of the best interests of its future customers safety in the venture of the gas station and most

definitely the resident's of Lockwood Blvd. who will be forever impacted.

We are opposed to the zoning being changed to commercial & the building of a gas station at the end of Lockwood Blvd. and we hope our Boardman trustees will deny this change in the best interest of its residents.

As an aside to the Boardman Trustees, it would have been nice to have them go door to door, like they do during their campaign, to talk to the residents of Lockwood Blvd. and get their opinions of the proposed zoning change.

Linda Segal

Don Segal

6610 Lockwood Blvd.

**From:** [Pam Traino](#)  
**To:** [Tricia D'Avignon](#)  
**Date:** Thursday, July 23, 2020 3:42:37 PM

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I object to the proposed zone change at the corner of Lockwood Blvd. and Tippecanoe.

Thank you,  
Pam Traino  
5780 Rosewood Dr.  
Youngstown, ohio 44512  
Sent from my iPad

**From:** [gaels1@aol.com](mailto:gaels1@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Mejer Encroachment  
**Date:** Friday, July 17, 2020 3:12:35 PM

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Tricia, et al,

Another gas station? Please, no more capitalistic encroachment in our township. Brick & mortar blight is now holding homeowners hostage, choking the life out of whatever is left of Boardman's surrounding green environment. This is madness, enough is enough!

With respect,

Terry Crogan, President  
Hunters Creek Condo Association  
7410 East Huntington Dr., Unit C  
Boardman, OH 44512-8044

**From:** [kjones73@aol.com](mailto:kjones73@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station construction (Tippecanoe / Lockwood)  
**Date:** Tuesday, July 21, 2020 4:41:42 PM

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Zoning Board:

I am writing to voice my objection to the subject stated. As a resident, and officer of the Hunters Creek Condominium Association I regard the construction of such a facility would create undue traffic congestion and a negative influence on property value. In addition, the added asphalt surface could provide a flood risk. Residents of our condominium have already commented on the potential congestion expected by the retail facility under construction.

I ask that you affirm your zoning rejection.

Your attention is appreciated.

Karl J. Roach  
7402 E. Huntington Dr. unit C

**From:** [SCOTT LANDY](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer gas station  
**Date:** Thursday, July 16, 2020 11:11:47 AM

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Hello,

I am a current resident of Boardman and live in the Huntington Woods area directly across from the new Meijer location. While this new retail space may provide some increased convenience and commerce to the Boardman area, the proposed gas station on Lockwood Blvd is something that I completely oppose.

First, this location is zoned residential and would need to be rezoned to accommodate the gas station, causing a disruption to the surrounding neighborhood.

Second, there is a Shell station directly across the street that seems to fulfill the gasoline needs of that exact area of Boardman. We see the current unnecessary construction of the Sheetz station on Southern Blvd-- directly across from the newly constructed GetGo and have to wonder why that is necessary. Many fellow residents have voiced their complaints as to the necessity of such a decision. But to follow the same model, and have another very similar redundant Meijer gas station directly across from the Shell makes one question the motivation of why this would even be a debate.

Third, the environmental impact of additional petroleum products being used in such close proximity to each other and a residential neighborhood seems to be obviously detrimental. Boardman/Canfield is not a huge metropolitan area and the needs of the community are already being adequately served with the current situation. I cannot imagine there would be much public support for this project, as the need for it is just not sufficient to warrant its construction.

Fourth, the traffic flow of the area would be disrupted and the impact to residents is completely unnecessary. There will already be a considerable disruption to the traffic volume and flow on 224 when the Meijer store opens, and to add additional traffic is irresponsible and not serving the residents of the area.

The Meijer store is already being built and is not contingent on the approval of the proposed gas station. I urge Boardman Township, its trustees-- Larry Moliterno, Tom Costello, and Bran Calhoun and any other elected or appointed representatives to do what is right and best serves the community-- oppose the Meijer gas station.

Regards,

Scott Landy  
1314 Fox Run Ct.  
Boardman

**From:** [mellonbill@zoominternet.net](mailto:mellonbill@zoominternet.net)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer gas station  
**Date:** Monday, July 20, 2020 10:17:38 AM

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Nice little scam you guys got going. Zoning denies and then the trustees pass it anyway. How much is Costello's insurance company making off all the overdevelopment in Boardman? I'd bet a million dollars the trustees are going to permit the gas station. They never worry about the ugliness of Boardman, the flooding gets lip service, and the development just goes on unfettered. Boardman, a shitty place to call home.

Bill Johnson  
1102 Shadeland Dr.  
330-758-3191

**From:** [Mark Scheel](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer has station  
**Date:** Tuesday, July 14, 2020 9:05:10 PM

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To whom it may concern

I am writing in opposition to allowing a zoning change and permission to Meijer for building a gas station at corner of Tippecanoe and Lockwood.

I am sure the station would be lovely but there is too much traffic in this location already

My name is Mark Scheel and address is

4714 Leffingwell Road Canfield Ohio

Regards

Mark Scheel

Sent from AOL Mobile Mail

Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

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Monday, July 20, 2020

Boardman Township Zoning Commission  
8299 Market Street  
Boardman, Ohio 44512

Dear Commission:

I am compelled to write to you, as I adamantly oppose AMENDMENT A-2020-02 submitted by Meijer Stores Limited Partnership. As I suspected, they withdrew their notice previously because they did not receive the support or answer they wanted.

My reasons for opposing the rezoning and building of a gas station is not just personal. Starr's corner has always been a high traffic area with its issues and congestion. To add a gas station on the peninsula where Tippecanoe intersects with Lockwood will make traffic unbearable, especially with the addition of a road access to Meijer already being added to that area. This may also harm businesses that already occupy space on Starr Centre Drive. People will not patronize places they cannot access. There is already a gas station at a more convenient location less than 1,000 feet from the proposed site. So, the only reason I can see Meijer wanting the gas station is to take away market share from a business owner already supporting Boardman.

There are also the unintentional affects of allowing this rezoning to occur. If you recall, just little more than a year ago that area suffered damages from flooding. Adding more commercial spaces with pavement will only exacerbate the problem of water runoff. Homeowners will also have to look at the lights and deal with round the clock noise and traffic. They could see their property values drop and insurance rates increase because of new risks.

I was born and raised in Boardman and have been proud to have moved back here, until recently. We talk about improving the area and addressing blighted

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areas or corridors like Market Street. Then, we seem shocked when homes that were here far longer than the businesses end up with water problems or left to decay and end up rentals. Plus, all those retail spaces will never be occupied like they once were. Instead, keep tearing down green and residential space and sprawling out until there is no land left that is worth anything.

I am personally vested in this decision, but I also have outlined legitimate concerns addressing traffic, business, residents, and the environment. However, it is easy to just talk about a problem. I have a proposed solution. There used to be a station on Rte. 224 and Parkside Drive. Why can't Meijer locate the station there and repurpose a vacant gas station?

I was opposed to the zoning and Meijer Store going in where construction is now. It was not difficult to see that the Mahoning avenue project was going nowhere or would. It is also apparent that Meijer had a different plan to get what they want. Soften up the community, get us used to the new store then reintroduce their plan when we have other concerns or are not paying attention. Please, I urge you to decline the rezoning and urge the Board of Trustees to uphold the recommendation not to rezone.

Respectfully,

Jennifer L. Baun

4068 Lockwood Blvd. Boardman, OH 44512

**From:** [Jordan Pitts](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Rezoning  
**Date:** Friday, July 24, 2020 12:28:31 AM

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To Whom It May Concern:

Regarding the proposed Meijer rezoning, I would like to voice my objection. I moved to this area nearly 4 years ago with the idea of living in a nice residential neighborhood while being close to anything needed. Unfortunately, I will now be an immediate neighbor to a major store and potentially the corresponding gas station. I ask that you please consider mine and my neighbors reasons to keep the Meijer gas station out of our residential neighborhood.

1. Traffic- It is already difficult to pull out of my driveway due to low visibility and the speed that cars travel on Tippecanoe Road. The entire corridor has too much traffic to support the current traffic flow, adding a traffic light will only make longer lines of traffic at any given time.
2. Flooding- The Meijer store has displaced acres of wetland already. Adding so much flat areas of pavement will surely cause runoff issues to neighboring yards and basements.
3. Property Values- It's no secret that living next to a gas station is bad for property value. I have 27 years left on the mortgage and I am not getting what I bargained for.
4. Crime- We are on the line between two townships. Because of this, the police presence in our area is slim. Our neighborhoods are safe now, but gas stations have a reputation for being targets of criminal activities- especially 24 hour locations.
5. Light and Sound- I will have a direct line of sight to the bright lights and noise that come along with a gas station. The canopies over gas stations are tall enough that no fencing or measures they take will be able to dim the lights or dampen the noise of constantly moving cars and fuel trucks.
6. Ground Pollutants- I am downhill from the proposed gas station. When there is a gas spill, the employee covers it with kitty litter until that can be swept up. In the meantime, any remaining liquid will be runoff to my yard, or rain will wash it to my yard, or snow plows will literally push it to their perimeter where melting snow will run into my yard. My gardens will no longer be functional and my children will not be able to play as normal children in the yard. In addition, the fact that a few feet away are wetlands does not inspire much confidence in the installation of underground tanks. Tanks are secured into the ground with concrete anchors, but will rise and fall depending on water levels and temperatures. How long will it be until we can expect to be totally contaminated by a large scale failure?
7. Atmospheric Pollutants- Between my immediate neighbors and myself we have several small children, not yet in kindergarten, one of whom already has a documented respiratory disease. The constant fumes and air pollutants will be detrimental to anyone's health, but especially small children. Benzene, a liquid in gasoline, evaporates into the air very quickly from gasoline itself and vehicle exhausts. It is heavier than the air, so it stays at ground level. Benzene is a known carcinogen, linked to leukemia, in particular childhood leukemia. As stated above, there are several very young children in the area. It's unfair to jeopardize their lives for the sake of a gas station. There are many resources to find this information but following is just one example.  
<https://www.cancer.org/cancer/cancer-causes/benzene.html>
8. Covid 19 and Closed Meetings- This is the second time the proposal to rezone properties has come up. It is bad business to try and push a zone change through in the current times when the neighborhood doesn't have the opportunity to truly voice their concerns. There is a petition with over 400 signatures of people who want to keep the gas station out of our neighborhood and Canfield Township has asked the same. [https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm\\_source=share\\_petition&utm\\_medium=facebook&utm\\_campaign=psf\\_combo\\_share\\_initial&utm\\_term=psf\\_combo\\_share\\_initial&recruited\\_by\\_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm\\_content=fht-20410037-en-us%3Av2](https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm_source=share_petition&utm_medium=facebook&utm_campaign=psf_combo_share_initial&utm_term=psf_combo_share_initial&recruited_by_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm_content=fht-20410037-en-us%3Av2)

You have an opportunity to tell the residents of Boardman Township that we matter and our voices are heard. Please do not allow Big Business to push their interests at the expense of the tax payers and residents, especially the youngest who have no say.

Sincerely,

Jordan Pitts  
6135 Tippecanoe Road Canfield, OH 44406

**From:** [Walter Strotman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Service station resident input  
**Date:** Thursday, July 23, 2020 7:48:32 PM

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Sent from [Mail](#) for Windows 10

To whom this may concern,

I, Walter T. Strotman, Jr. am a Boardman resident. I reside at 1300 Pioneer Drive Boardman, Ohio 44512. I am not happy at all with the proposed addition of another gas station in Boardman, this one being the site of Lockwood Boulevard

and Tippecanoe Road. A traffic problem already exists with motorists not stopping at the stop sign at the intersection of Tippecanoe Road and Lockwood Boulevard, motorists routinely glide through the stop sign without stopping.

Exactly who is to benefit from this Meijer service station. I have spoken to absolutely no one who lives in the immediate area who wants this service station at the proposed site. This proposal will increase traffic congestion even more so than it is now.

Who ever said "Boardman is a nice place to live."

Glad to see the zoning commission voting against the proposal of the Meijer station. Whose best interests do the trustees support? I feel as though it is not the people who live here and use Tippecanoe and Lockwood on a daily basis. I am one

of many residents who are not happy with this idea. And just what does "A buffer zone" mean.

An unhappy resident,

Walter

T., Strotman, Jr.

July 21, 2020

To The Boardman Zoning Dept.

We are residents of 6390 Tuspecanoe Rd.  
Canfield, Ohio 44406. We live in a Condo  
that consists of three individual apartments.

We are completely against the zone change  
at Lockwood Blvd and Tuspecanoe for  
constructing a gas station.

We would have a congested traffic  
much worse than we have now.

There would be more crime plus the  
danger of a gas station in our area,  
which would be near our residential  
properties.

We would appreciate it very much  
if the zoning dept notes against it.

Thank you

Apt 1: George & Toula Kostoglou

Apt. 2: Nick & Olympia Peroulakis

APT 3: Anthony & Bessie Kostoglou



**From:** [Jenny Ellis](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Friday, July 17, 2020 11:43:38 AM

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I implore the Boardman Township office to **not** consider the zoning changes requested by Meijer Supermarket for their gas station.

I literally cried at the site of decimation of the woods along the edge of Millcreek Park here being destroyed to build yet another eyesore. There are plenty of other vacated properties that this could have been built on. I do not plan on patronizing Meijer.

We are updating our home and investing a large amount of money to beautify this house. I don't want to see a gas station down my street, causing more traffic, that our neighborhood with many children, does not need. Plus, I feel my home will lose value because of the added traffic this will cause. A *gas station* on our street, cheapens the quality of this neighborhood! Not to mention, there is already a Shell station on the corner! Let them build their gas station offsite, like Giant Eagle did.....there are plenty of vacant commercial properties waiting to be repurposed in Boardman. PLEASE vote against this idea.

Jenny Ellis  
1289 Valley View Drive  
Boardman, Ohio. 44512

**From:** [Steven Kalavsky](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Sunday, July 19, 2020 11:30:57 AM

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I'm opposed to the zone change. Boardman doesn't need another gas station next to an existing gas station.

Steven Kalavsky  
5510 Tracy Drive, Boardman Ohio 44512

**From:** [Jim Cromer](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Monday, July 20, 2020 2:51:32 PM

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I'm totally against the zoning change request made by Meijer to build a gas station at the corner of Tippecanoe rd. and Lockwood Blvd. There will be too much traffic and congestion, there are 5 gas stations between RT 11 and Glenwood ave. with a new one going in at the corner of West Blvd and RT 224 bringing the total to 6 within 3.7 miles of each other. Vote no on this request.

James Cromer  
1190 Suzylinn Ave  
Boardman, Ohio 44512

**From:** [kingwally86@aol.com](mailto:kingwally86@aol.com)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Wednesday, July 22, 2020 7:28:56 AM

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To whom it may concern:

I would like to express my disagreement with the proposed zone change for yet another gas / convenience store at Lockwood and Tippecanoe road. I would believe that the two existing gas outlets are more than enough to handle the demand. I understand that Meijer would "need" a gas outlet so that they could offer "gas perks" in somewhat the same manner that Giant Eagle does with their Get Go franchises. I think a corporation the size of Meijer can figure out other ways for customers to "save" while shopping at their stores. If the gas outlet was located on the same side of Lockwood as the store, maybe in the large expanse of space that they took from the wildlife that made their home there, I would agree. The commercial activity must stop at the boundaries now present. Thank you.

Walter M. Kohowski  
5788 Sharon Dr. .  
Boardman, Ohio

**From:** [Ed Gonda](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Zone Change  
**Date:** Tuesday, July 21, 2020 4:59:20 PM

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My name is Ed Gonda. My wife Susan and we live at 5531 Tracy DR, We love this area and our neighborhood.

I want to thank the Boardman Township Zoning Commission for this opportunity to give you our opinion on the Meijer Gas station.

We agreed on your decision made in January. We hoped that the decision would not change. The intersection is congested enough already. I really did not want the store, nor their gas station, nor an entrance to the store at that same intersection.

I was happy months ago to learn that the owner of the Shell Station refused to sell their location to Meijer.

We appreciate our voice being heard.

Edward and Susan Gonda

**From:** [Martin Willmitch](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Zone change  
**Date:** Wednesday, July 22, 2020 5:54:34 PM

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This zone change is not your decision to make. That belongs to the residents of this community and we have made to perfectly clear we do not want or need a gas station in a residential neighborhood. The traffic in this area will already be a nightmare with the store. Would you want to live or raise a family next to a gas station? I highly doubt it. Make no mistake I don't want this zone change.

Martin Willmitch  
1460 Barbie Dr.  
330-610-5876

**From:** [pallante49](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Thursday, July 23, 2020 12:12:34 PM

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My wife and I are opposed to the zone change and gas station. Traffic is already congested and will become worse with the opening of the store.

There are already or will be five gas stations between lockwood and southern Blvd. No more are wanted or needed.

If Meijer feels it is so important to have another station, what is wrong with the vacant lot at the corner of 224 and parkside where a previous station existed?

I only hope the zoning commission hears the voices of the majority of boardman citizens and denies this change and keeps us from becoming a community of vacant buildings and gas stations.

Thank you,

Gerald Pallante  
5516 Tracy Dr.  
Boardman, Oh

Sent from my Verizon, Samsung Galaxy smartphone

Dear Boardman Zoning and Planning Department,

My name is Dan Qutail, I have owned my home at the Rosewood development since 2011, and my address is 5871 Rosewood Drive Boardman, OH 44512. It is less than a mile from the proposed zoning change. The Rosewood development has 44 homes.

Recently, Meijer has petitioned for a zone change on the corner of Lockwood Blvd and Tippecanoe. The residents of the Rosewood were relieved few months ago when the Boardman Zoning Commission voted No on the Zone change petition.

The residents believe strongly that the value of our homes will drop drastically that all 44 home owners along with all the residents on Lockwood Blvd will petition the Mahoning County Auditor to lower the value of their homes and lower their property taxes. Also the residents will consider bringing legal action against the Boardman Zoning Commission and Meijer.

The Lockwood Blvd has a park like setting, it is actually the Mill Creek Park itself. Meijer has no business locating a gas station in our Neighborhood and the Boardman Zoning Commission should do its job by preserving our neighborhoods. If Meijer wants a gas station then they can build one on 224.

Lockwood Blvd doesn't need another gas station nor does Boardman. Boardman Zoning has absolutely no loyalty to the businesses that have been in Boardman for over a 100 years. True North and the Lyden Family poured over 1.5 million dollars in renovating their site on Lockwood Blvd Not too long ago. When Circle K decided to close its site on Lockwood Blvd A LOCAL GUY renovated the same site and made it much better just in time so you can take him out of business.

The most important issue still is the traffic on that corner. It is almost impossible to make a left turn on Lockwood from Tippecanoe at this time, traffic gets backed up on Tippecanoe during rush hours 10 cars deep. It is also as difficult to make a left turn from Lockwood onto Tippecanoe.

The Boardman zoning and planning Department should look out for businesses that have been serving our community when nobody else wanted to be here.

The Zoning Commission should do its job by preserving the park like setting of our Lockwood Blvd.

Sincerely,

Dan Qutail

**From:** [Eric](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** meijer  
**Date:** Wednesday, July 15, 2020 4:21:29 PM

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Please DO NOT approve a zone change for Meijer to build a gas station at Lockwood and Tippecanoe roads. It will turn part of a nice residential area into a noisy, property value reducing, over trafficked and accident inviting part of Boardman. I strongly urge the commission to deny this request.

Sincerely : Longtime Boardman resident

Eric Rothbauer  
6590 Lockwood Blvd

Sent from my iPhone

**From:** [fleece5502](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer's gas station  
**Date:** Thursday, July 16, 2020 12:17:25 PM

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I am totally against Meijer's building a gas station at Lockwood Blvd and Tippecanoe Rd. They have already taken away a large green space in Boardman. There is already way to much congestion in that area. PLUS what happens to the property value of homes in that area? Would you like to buy a home next to or near a gas station? Meijer's should have done better research on the store site instead of trying to buy out the Shell station on the corner. I could go on and on. I I have commented to the trustees and the zoning commission several times. Thank you in advance for saying NO to Meijer's request.

Debbie Donald  
5502 Tracy D  
Boardman, Ohio

**From:** [DRAKE ELLIS](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer  
**Date:** Friday, July 24, 2020 9:06:59 PM

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I'M TOTALLY AGAINST HAVING A GAS STATION IN OUR NEIGHBORHOOD WHEN 500 FEET AWAY THERE IS A SHELL STATION. GIANT EAGLE DOES NOT HAVE THEIR STATIONS ON PREMISE. IF THEY WANT IT SO BAD,WHY DON'T THEY PUT IT OUT FRONT ON SR224. BESIDES OUR PROPERTY VALUES GOING DOWN THE TRAFFIC IS GOING TO BE HORRIBLE. WE LIVE IN A NICE AREA OF BOARDMAN AND NOW WE HAVE THIS MASSIVE ASPHALT JUNGLE THAT IS SUCH AN EYE SORE WHERE WE HAD BEAUTIFUL WOODS.THAT IS WHY WE BOUGHT OUR HOUSE IN THIS AREA. I DON'T WANT BUSINESSES COMING OFF OF SR224 INTO OUR NEIGHBORHOOD. DO YOU WANT TO LIVE NEXT DOOR TO A GAS STATION? I SURE DON'T WANT TO. WE DO NOT NEED ANOTHER GROCERY STORE EITHER. THREE MILES IN EITHER DIRECTION THERE ARE 2 GIANT EAGLES. WE HAVE SO MANY EMPTY STORES AND PARCELS OF LAND I'M SURE BOARDMAN TRUSTEES COULD HAVE FOUND A BETTER AREA FOR MEIJERS TO BUILD. IT IS SAD THAT DECISIONS MADE BECAUSE OF MONEY AND NOT WHAT IS BEST OR WANTED BY "US" THE TAX PAYERS. I HOPE THIS WILL BE THE LAST TIME WE HAVE TO TELL MEIJERS WE DON'T WANT THEM HERE. YOU MENTION A VIRTUAL MEETING, BUT NO INFORMATION IS GIVEN ON HOW TO ATTEND. I WOULD LIKE TO KNOW.

DRAKE ELLIS  
330-565-3271  
1289 VALLEY VIEW DRIVE  
BOARDMAN, OHIO 44512  
DRAKE\_ELLIS@ATT.NET

**From:** [Sally](#)  
**To:** [Krista Beniston](#)  
**Subject:** Meijer's gas station proposal  
**Date:** Tuesday, July 21, 2020 7:42:37 AM

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To: Krista Beniston, all zoning board members and township trustees  
Sent from [Mail](#) for Windows 10

-An additional gas station is NOT needed in Boardman at ANY location, but especially in light of the two new ones currently being built on Southern Blvd. and 224 as well as West Blvd and 224!

-How much gas do township residents need???

-To say nothing of the traffic which on Lockwood and Tippecanoe is already horrific. I have to wait 5 minutes or more to get out of my own driveway as it is. A traffic light at Lockwood and Tippecanoe will NOT help this because the amount of traffic once Meijer's opens will be even more burdensome.

Additional trees will NOT make this more appetizing, nor will it revive the picture of a once beautiful neighborhood! Saplings do take a long time to grow. And for your information, with the area of "conservation" that was given to us as a buffer? I can SEE the concrete as it's being poured and I can HEAR all the bulldozers and dump trucks hard at work. And this is summer...when all the trees have foliage. Can't wait for winter! (she said sarcastically)

I invite you to come and take a look at what this Meier's project has done already to what once was a beautifully wooded area! How can you not be saddened and disgusted by what you see? I have broken fences on my property and ugly signs that proclaim "conservation". Why couldn't they have saved a few trees on the location if they think

trees are a solution. (And if all you've ever seen are dollar signs in allowing additional and unnecessary building, then I am here to tell you that you do not have my interests nor the interests of many of those who live in this area at heart.)

Learn from the past...look what happened to the Get Go of Giant Eagle that USED TO BE in front of the Boardman Store. And why was it necessary for the Canfield Get Go to fold up and move to the intersection of Route 11? More wasted space with concrete.

We already have too many vacant buildings and strip plazas that are eyesores and totally in witness to poor planning on someone's part... (Gee, I wonder who that might be???) But they must have brought the promise of money to the Township. What do they bring the township now that they are empty? The zoning guides were originally made with the people of Boardman in mind. Why keep changing them especially when the change encroaches on homeowner's land...Leave the zoning as it is...Residential should remain just that...residential...You can't keep allowing commercial building to continue to encroach on homeowners. We built here knowing what the zoning was and we are still here! So should the current zoning!!!

And do you really think we need another convenience store??? We have one already nearby! An additional one, in my opinion can only be called an "inconvenience store".

And finally, all of these who are asking for the change in zoning for placement of their unneeded gas station don't live here! They don't even live in Ohio! Why do they get to change our lives for the worse? How can you, in good conscience, allow this???

I am saddened and disheartened by all that has been going on around my home on Lockwood Blvd. I had planned to live here forever since I built my home in 1987. But as I watch the wildlife leaving the area behind my house because their habitat was destroyed and obliterated, as I see the countless animals who tried running from the noise and crashing of trucks and bulldozers, dead on the side of the road because they were hit by a car before making it to safety, I grow less fond of and very much ashamed of what Boardman has become.

Maybe you should add to the motto of Boardman: Boardman, a nice place to call home...if you like CONCRETE!

Sincerely,

Sally Hofmeister  
7037 Lockwood Blvd.  
Boardman, Ohio 44512

P.S. The zoning board got it right the first time. I hope they make the same decision again, and I hope, if the zoning board continues to stand its ground, that the current Trustees listen to it and the people who have to live near this growing atrocity, and do the right thing and not overturn it.

**From:** [Linda Habuda](#)  
**To:** [Krista Beniston](#)  
**Subject:** Meijers gas station  
**Date:** Wednesday, July 22, 2020 1:00:49 PM

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I can't believe that Boardman Twp. is considering the Meijers gas station. We have a Shell station a few hundred feet away!! This is a residential district!!!! It is bad enough that the township approved to have the woods torn down for the store. This will bring unwanted traffic down Lockwood Blvd., not to mention the problems that Walmart on South Avenue has. Please vote NO!!

Thank you!

Linda Habuda  
5124 Tippwood Court  
Boardman, OH 44512  
(330) 559-4151

**From:** [arsvic1@aol.com](mailto:arsvic1@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer's request for a zone change to build a gas station.  
**Date:** Friday, July 24, 2020 3:56:12 PM

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To Whom It May concern,

The Zone Change to build a Meijer "Gas Station - Fast Food" store near to the Lockwood Blvd and Tippecanoe Rd intersection is a proposal rife with immediate and future problems for the township, the citizens living near proposed site and for people traveling the roadways in the affected area.

Current traffic at that intersection and also at Rt. 224 and Lockwood Blvd intersection is already extremely busy. With the upcoming opening of the Meijer Grocery Store its already agreed that traffic traversing those intersections will increase dramatically.

Also within just a few yards of the Lockwood -Tippecanoe Rd Intersection are feeder roads like Starr Center Drive providing access and a considerable amount of traffic into medical practices, business offices and restaurants. Just a few more yards is Indian Run Drive providing access to all of the home and apartments in that area.

There are simply too much traffic and to many roads compressed into a small area to accommodate the addition of a high volume gas station / food mart type operation similar to Sheetz and Get Go.

I believe this will lead to very high traffic levels, the addition of several more traffic lights, increased accidents and other safety concerns.

I also believe it will adversely affect residential property values thru out the surrounding neighborhoods.

Please encourage Meijer's to locate their new Gas Station-Food Mart in a different location.

Victor Pallotta  
5303 Shadow Creek Drive

Boardman ,Ohio

**From:** [danrotar@zoominternet.net](mailto:danrotar@zoominternet.net)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer's request for zoning change  
**Date:** Friday, July 24, 2020 2:25:19 PM

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Dear Ms. D'Avignon:

The purpose of this email is to oppose Meijer's request for a zoning change at Lockwood Boulevard and Tippecanoe Road for the purpose of constructing a gas station. We anticipate that such a gas station, if constructed, would result in additional traffic and congestion at the intersection, reduce safety, lead to additional commotion, and reduce nearby residents' enjoyment of their properties.

Sincerely,  
Dan & Pat Rotar  
1310 Barbie Drive  
Boardman, Ohio 44512

Boardman Twp. Zoning Commission  
8299 Market Street  
Boardman, Ohio  
44512

July 21, 2020

Boardman Zoning Commission

In regards to changing the zoning status at Tippecanoe and Lockwood Boulevard, to put a gas station there would cause traffic and congestion. There is more than enough traffic and gas stations on 224! Even putting the Meijer's store is going to cause enough congestions! In addition, it will bring the "Home Owners" property values down! Have respect for the "Home Owners" in the area!

Francine J. Klimek  
(Home Owner)  
5980 Sharon Drive  
Boardman, Ohio 44512  
(330) 965 7554  
Email: [fklimek@zoominternet.net](mailto:fklimek@zoominternet.net)



4128 Arden Blvd,  
Youngstown, OH 44511  
July 22, 2020

Ms. Krista Beniston  
Director of Zoning & Development  
Boardman Township Admin Building  
8299 Market Street  
Youngstown, OH 44512

Dear Ms. Beniston:

We are Boardman Residents/taxpayers who are highly Against the Meijer's Gas Station proposed to be built on Lockwood Blvd & Tighecanoe Road.

It will make a highly congested area even more dangerous!

This gas station will lower property values because of more commercial encroachment in our township.

This gas station should be incorporated into the store property, not put across the street! There already is a gas station at Starks Corner, <sup>for over 50 years</sup> so we do Not need another one so close!



Sincerely,  
Carol A. Geise  
Clifford J. Geise

Phone # 330-788-6201

July 23, 2020

To: The Boardman Zoning Commission

Subject: The Corner of Lockwood Blvd. and Tippecanoe

Dear Members of the Zoning Commission:

I am vehemently opposed to the idea of a gas station of the corner of Tippecanoe and Lockwood Blvd. There are already 42 gas stations within 5 miles of my home on Lockwood Blvd. and therefore I feel another one is not needed. If Meijer wants a gas station by their store, let them dig deep and buy the existing Shell Station that is located on the corner of Rt. 224 (Boardman-Canfield Rd.) and Lockwood Blvd. The traffic and congestion is already horrible in this area and frankly, we don't need any more.

Also, for the record, this hearing should be postponed until the residents can attend the hearing in person to voice their objections to the Trustees and the local news. We have a right for our voices to be heard. This is like having a Special Election at a time when most people are on vacation. We should be there to see how the Trustee's vote.

Boardman is known as a "Nice Place to Live", but the idea of another gas station at the corner of Lockwood Blvd. and Tippecanoe only makes Poland, Canfield and Austintown more appealing.

As elected officials we put our trust in you. Don't disappoint us.

Sincerely,

James A. Multari, Sr.

**From:** [Deb Multari](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** The corner of Lockwood Blvd. & Tippecanoe  
**Date:** Friday, July 24, 2020 12:42:58 PM

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Sorry I forgot to include my name with my address, so here it is again: James Multari, 6910 Lockwood Blvd., 44512

Sent from my iPhone

**From:** [Rajiv Taneja](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to gas station at corner of Lockwood Blvd. and Tippecanoe  
**Date:** Thursday, July 23, 2020 8:47:33 PM

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To whom this concerns

We residents off of Lockwood Blvd in Rosewood Development very strongly object to a thought of this gas station at the above mentioned site .

This will become high traffic area and very dangerous accident zone and secondly drag down properties values

We definitely oppose to this

Taneja Family

5880 Cherrywood Dr Boardman oh

**From:** [Ashlie Rankin](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to Meijer Gas station Proposal  
**Date:** Friday, July 24, 2020 4:14:40 PM

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## Boardman Zoning Commission

A gas station like Meijer is proposing will depreciate the value of the properties in the area and increase traffic tremendously. My fiance and I moved here to get away from a high traffic area, we don't want the traffic to increase anymore than what it is right now. We also don't want the value of our property to decrease anymore than what the store is going to do. We didn't buy this property to have commercial property all around, when we purchased this property there weren't any major commercial properties close to our home. Higher traffic increases risk of accidents and will be dangerous for the children and pets in the area. There are already multiple deer hit in the area due to people not observing the deer crossing signs; the amount of deer hit would likely increase with the increase in traffic. More damage to roads would also be a problem. More congestion at the main intersection of 224. There are enough gas stations in this area. Meijer the store is enough of a change for the residents of this area. Pollution of trash will be a problem too. I think I speak for more than just my family about this issue. This area is a nice family community and shouldn't be ruined by commercializing this area.

Ashlie Rankin, R.N.  
7040 Lockwood Blvd, Youngstown, OH 44512  
(330) 397-7865  
[Rankin740@gmail.com](mailto:Rankin740@gmail.com)

**From:** [Renee English](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to proposed zone change  
**Date:** Friday, July 24, 2020 7:22:25 PM

---

Boardman Zoning Commission,

I am opposed to Amendment A-2020-02. I believe that having a massive gas station near my development will devalue my home and others along Lockwood Boulevard. The increase in traffic from the Meijer store is already going to be a nightmare, especially at the corner of 224 and Lockwood Blvd. as a resident in the Rosewood development, I witness many traffic jams where Lockwood Blvd goes straight or drivers can go left to Tippecanoe. I can not imagine adding a gas station to this already problematic area. I moved here 12 years ago because of the location and am worried a zoning change will devalue my home. I respectfully ask you to not change the zoning.

Sincerely,

Renee English  
5870 Cherrywood Dr.  
Boardman, OH 44512

Sent from my iPhone

**From:** [VE George](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** OPINION ON MEIJER'S GAS STATION DEVELOPMENT  
**Date:** Monday, July 20, 2020 12:26:10 PM

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July 20, 2020

To the members of the zoning commission: You have served the interests of the community well regarding the Meijer Corp developments and many are hoping that your decisions regarding this request for rezoning will be consistent with previous judgments and result in a unanimous denial of this request as well.

I site the following views of this proposal:

The Meijer gas station is not wanted or needed by this community. We have at least three other stations that have been here long term, in close proximity, with two additional stations under development (in appropriate commercial zoned areas).

Regardless of changes in traffic patterns and traffic lights, there is going to be more traffic, more noise and more storm water run-off as a result of this development, contributing to traffic congestion and flooding in this area and this is unacceptable.

Furthermore and perhaps most importantly, residents do not want to see commercial development down Lockwood and Tippecanoe and that is exactly what is being proposed.

I wish all of you and our community good health and better days ahead.

Thank you for your consideration,

Jonathan George  
6099 Tippecanoe Road

**From:** [Laura Hartman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Opposing Meijer Gas Station  
**Date:** Friday, July 24, 2020 6:17:30 PM

---

A new gas station will ruin our neighborhood, we already have a gas station and do not need another. The traffic is already dangerous enough; an increase will increase risk of anyone trying to walk to the store or ride a bike down the road. More deer will be hit. There will be more noise, more trash in the yards, and as if the store isn't going to do enough of this. My husband and I feel that the trustees just don't give a shit about any of us; I'm sure the rest of the community feels that way too. I will vote against any of those trustees if this gas station is approved.

Gary and Laura Hartman  
7050 Lockwood Blvd, Youngstown, OH 44512

**From:** [James Pietra](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Opposition on Meijer zone change  
**Date:** Wednesday, July 22, 2020 6:39:18 AM

---

I am opposed to the zone change that Meijer is requesting.  
That intersection is a mess now and we want to add to the problem.  
The fact they were permitted to build a store only adds to the problem of traffic.  
The traffic is not the only problem but the township also has a water run off problem that has not been corrected. I don't think the retention pond will eliminate the problem. As a home owner every time we get a heavy down pour I have to close a gate valve to prevent basement flooding.  
The site of the leveled land and construction sickens me.  
We already have a gas station at that corner and two more within a mile.  
How many gas stations do we need?  
So I strongly oppose the rezone application.  
It was denied in January. What does Meijer plan to do submit this every six months?  
Do not grant this rezone.  
Thank you  
James Pietra  
1130 Suzylinn Ave.  
Boardman, Ohio 44512

Sent from my iPad

**From:** [Monica Strotman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Proposed Meijer service station  
**Date:** Thursday, July 23, 2020 8:10:16 PM

---

Sent from [Mail](#) for Windows 10

To whom this may concern,

My name is Monica Strotman. I reside at 1300 Pioneer Drive Boardman, Ohio 44512. My husband and I travel Lockwood Blvd. every day in our automobiles in route to Route 224. It is the opinion of myself and my husband,

That the addition of the proposed gas station at the intersection of Lockwood Boulevard and Tippecanoe Road will increase the congestion of traffic here. Only making it more dangerous to local motorists.

I have been involved in two motor vehicle accidents on Lockwood Boulevard in recent years, of which none were of my fault.

I believe the addition of a service station at this proposed location would only make matters worse for all residents concerned. And who is to benefit from this proposal???????

Concerned Boardman resident,

Monica Strotman

**From:** [C Reed](#)  
**To:** [Tricia D'Avignon](#); [Krista Beniston](#)  
**Subject:** Re Meijer 2nd zone change request  
**Date:** Monday, July 20, 2020 4:09:03 PM

---

**Dear** Krista Beniston and Tricia D'Avignon,

As you are the Directors of Zoning and Development for Boardman Township, I would like to add my thoughts on the Meijer Corporation requesting a readdress of a zone change at Lockwood Blvd and Tippecanoe Rd.

The zoning commission already voted on this proposal back in January and wisely denied that request due to traffic and congestion issues.

I am curious as to how Meijer has somehow alleviated that issue and they have therefore requested a second chance at changing the zoning. Please request that they explain this amazing fete of lessening the volume of traffic at that busy intersection. Even if they bought additional property in that area for a buffer zone, it would seem that their gas station customers would logically still increase traffic and congestion, correct?

Thank you for representing my concerns and questions regarding this new zone change proposal to the Meijer corporation at the July 28th meeting of the Boardman Township Zoning Commission.

Sincerely,  
Cynthia Reed  
5595 Sharon Dr  
Boardman,OH 44512

**From:** [Mary Cohan](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station on 224  
**Date:** Thursday, July 23, 2020 10:52:11 AM  
**Attachments:** [LEGAL NOTICE A-2020-02.pdf](#)

---

Mary Cohan  
140 Chapel Lane  
Canfield, OH 44406

On Thursday, July 23, 2020, 10:33:10 AM EDT, Tricia D'Avignon <[tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)> wrote:

Mary,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Mary Cohan <[marycohan@yahoo.com](mailto:marycohan@yahoo.com)>  
**Sent:** Thursday, July 23, 2020 10:32 AM  
**To:** Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>; Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas Station on 224

I am writing to voice my opinion on the potential gas station on 224. With so many already on 224, I do not see the need for another one. I think the traffic back up with the two new ones by Southern Blvd. and Get Go moving across from Sheetz in Canfield plus the one at Tippecanoe there seem to be many choices already.

I also am more inclined to go to a store that does not have the extra traffic coming from a gas station attached to it. It just seems to make it harder to get in and out. The number of people who try to turn across 224 to go in the opposite direction and feed in from the turn lane is also cause for concern.

Thank you for your consideration.

Mary Cohan

Canfield, Ohio

**From:** [Becka Slater](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station  
**Date:** Wednesday, July 15, 2020 8:51:00 AM

---

Rebekah Slater  
6973 Tippecanoe Rd  
Canfield 44406

> On Jul 15, 2020, at 8:23 AM, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

>

> Rebekah,

>

> Thank you for your comments. We need your address if you want this included in the public comments for the record. Please see the attached legal notice on the upcoming Zoning Commission meeting which will hear the proposed zone change request. It will then go to the Trustees for a final vote in August. If you wish to use the email below for public comment regarding this case, please reply with your name and address.

>

> Please let me know if you have any questions,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development

> Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

>

>

>

> -----Original Message-----

> From: Tricia D'Avignon

> Sent: Wednesday, July 15, 2020 8:12 AM

> To: 'Becka Slater' <[becka2154@yahoo.com](mailto:becka2154@yahoo.com)>

> Subject: RE: Gas Station

>

> Thanks,

>

> I have saved your comments and will provide them to the Board members.

>

> Best,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

> -----Original Message-----

> From: Becka Slater <[becka2154@yahoo.com](mailto:becka2154@yahoo.com)>

> Sent: Tuesday, July 14, 2020 9:57 PM

> To: Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>

> Subject: Gas Station

>

> My name is Rebekah Slater and I live directly on Tippecanoe Rd just south of 224. I am against the addition of a gas station as I believe it will cause further congestion at the intersection of 224 and Tippecanoe and at the light of 224 and Pheasant Dr. There is already a Shell gas station on the corner and is easily accessible. My fear is this section of 224 will become similar to the section going into Poland. It will cause a bottleneck traffic pattern.

> <LEGAL NOTICE A-2020-02.pdf>

**From:** [Barb Gonda](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas station  
**Date:** Wednesday, July 22, 2020 8:44:27 AM

---

Barb Gonda  
5820 Rosewood Dr  
Boardman Oh 44512

Thank you.

On Jul 22, 2020 at 8:42 AM, <[Tricia D'Avignon](#)> wrote:

Barb,

Thank you for your comments. Please see the attached legal notice require your address for comment submission. You can just respond to this email with your address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Barb Gonda <[barbgonda@yahoo.com](mailto:barbgonda@yahoo.com)>  
**Sent:** Wednesday, July 22, 2020 8:01 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas station

I am opposed to the planned Meijer gas station that they are proposing to build at the corner or Lockwood and Tippecanoe. One gas station is enough. That area will be too congested and needs to remain residential. It's bad enough that Meijer's is being built.  
Barb Gonda

**From:** [Chris H.](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station  
**Date:** Friday, July 24, 2020 9:29:39 AM

---

Christine Habuda  
6171 Northlawn Ave.  
Boardman, Ohio 44512

Thank you very much.

On Fri, Jul 24, 2020, 8:44 AM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Chris,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Chris H. <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)>  
**Sent:** Thursday, July 23, 2020 8:46 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas Station

Dear Ms. D'Avignon,

Please do not let them put another gas station near the Tippecanoe and Rt. 224 intersection. The one that is already there is plenty. Neighborhood and other township residents want to preserve the neighborhood at Lockwood and Tippecanoe, where Meijer is trying to put another gas station. Please protect Boardman and its land from over-development. We already have flood issues from too much pavement and poor drainage systems, and the wildlife continue to lose land to live on. Thank you for your consideration.

-Christine Habuda

**From:** [Pam Barkett](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Meijer zone change  
**Date:** Thursday, July 23, 2020 4:38:15 PM

---

Sorry about that:  
Pamela Barkett  
1491 Barbie Dr  
Boardman, Ohio 44512

On Thu, Jul 23, 2020 at 4:04 PM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Pam,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Pam Barkett <[pabarkett@gmail.com](mailto:pabarkett@gmail.com)>  
**Sent:** Thursday, July 23, 2020 3:34 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Meijer zone change

To Who It May Concern,

I live off of Tippecanoe in Wyndel Hills. I am opposed to the zone change for a Meijer gas station at 224 and Tippecanoe. We will already have congestion in that area and do need more traffic or another gas station.

Thank you for your time,

Pamela Barkett.

**From:** [jpdean@zoominternet.net](mailto:jpdean@zoominternet.net)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Subject:** RE: Meijer  
**Date:** Wednesday, July 15, 2020 8:41:18 AM

---

Thanks from John Dean,740 Sable Court,Boardman,Ohio 44512.

----- Original Message -----

From: Tricia D'Avignon <TDAvignon@boardmantwp.com>  
To: jpdean@zoominternet.net  
Sent: Wed, 15 Jul 2020 08:21:56 -0400 (EDT)  
Subject: RE: Meijer

Hi John,

Thank you for your comments. We need your address if you want this included in the public comments for the record. Please see the attached legal notice on the upcoming Zoning Commission meeting which will hear the proposed zone change request. It will then go to the Trustees for a final vote in August. If you wish to use the email below for public comment regarding this case, please reply with your name and address.

Please let me know if you have any questions,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: tdavignon@boardmantwp.com  
Office: (330) 726-4181  
Cell: (330) 787-1701

-----Original Message-----

From: jpdean@zoominternet.net <jpdean@zoominternet.net>  
Sent: Tuesday, July 14, 2020 8:05 PM  
To: Tricia D'Avignon <TDAvignon@boardmantwp.com>  
Subject: Meijer

From John Dean,330-726-9640,jpdean@zoominternet.net. .Re the proposed gas station at Tippecanoe and Lockwood=No more gas stations, too many now.Thanks for all that you do.

**From:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Subject:** RE: Meijer  
**Date:** Wednesday, July 22, 2020 10:02:33 AM

---

Sorry about that . . . .

Joe and Mollie Gonda  
5437 Tippecanoe Road

---

**From:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Sent:** Wednesday, July 22, 2020 8:47 AM  
**To:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)  
**Subject:** RE: Meijer

Mr. Gonda,

Thank you for your comments. Please see the attached legal notice we require your address for comment submission. You can just respond to this email with your address.

Best,

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com) <[joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)>  
**Sent:** Tuesday, July 21, 2020 4:31 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Meijer

Ms. D'Avignon,

I am **STRONGLY** opposed to this project for the following reasons . . . .

- The Township has said for a very very long time that that property was going to **stay** NON-COMMERCIAL. ( Because of the Township's stance I have told many clients that the township

would not grant them a zone change, therefore the project died or went elsewhere.)

- The proposed curb-cuts are **TOO CLOSE** to one another. They are only about 100-ft apart from another and only about 100-ft from Lockwood Blvd. This is **WAY TOO CLOSE** per any good traffic engineering design.
- The traffic turning conflicts with Starr Centre and Indian Creek and Tippecanoe Road will be a **HUGE** safety hazard. There are way too many conflicting traffic turns that can happen in this 150-ft area. This will lead to multiple traffic accidents.
- People will be trying to turn left into and out of this site along Lockwood Blvd, even though the site plan shows that left-turns are not permitted. This will cause more confusion and lead to more accidents.
- This gas station **can** fit nicely on the existing Meijer store site property at the corner of SR 224 and Lockwood. There is no need for this zone change.

Thank you,

Joe Gonda

Joseph M. Gonda, P.E., C.F.M.

***Buckeye Civil Design, LLC***

P.O. Box 283

11369 Market Street, Suite A

North Lima, Ohio 44452

PH 330-549-9051

PH 330-965-2337

[www.buckeyecivildesign.com](http://www.buckeyecivildesign.com)

**From:** [Vicki Kelly](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Objection  
**Date:** Friday, July 24, 2020 9:01:27 AM

---

6321 St. Andrews drive #35  
Canfield Ohio.

[Sent from Yahoo Mail for iPhone](#)

On Friday, July 24, 2020, 8:43 AM, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Vicki,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Vicki Kelly <[flutterby11566@yahoo.com](mailto:flutterby11566@yahoo.com)>  
**Sent:** Thursday, July 23, 2020 8:27 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Objection

I live right in that area and it's already a nightmare at the corner of Tippecanoe and Lockwood. I am objection the zone.

Deeply concerned,

Vicki Kelly

[Sent from Yahoo Mail for iPhone](#)

**From:** [Vince Traino](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Zone Change  
**Date:** Thursday, July 23, 2020 10:29:47 AM

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On Thu, Jul 23, 2020 at 10:26 AM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Hi Vince,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Vince Traino

5780 Rosewood Dr, Youngstown, Oh 44512

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

[8299 Market Street Boardman, Ohio 44512](#)

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Vince Traino <[vincetraino@gmail.com](mailto:vincetraino@gmail.com)>  
**Sent:** Thursday, July 23, 2020 10:24 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:**

I object to the proposed zone change at the corner of Lockwood Blvd and Tippecanoe. I am a resident in the Rosewood Development.

Thank You

Vince Traino

**From:** [Meg Albani](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Zoning corner of Lockwood Blvd & Tippecanoe (Meijer)  
**Date:** Friday, July 24, 2020 11:58:05 AM

---

Meagan Albani and Anthony Gill  
6360 Tippecanoe Rd Apt #5  
Canfield, Ohio 44406

Thank you for letting us know.

Sent from my iPhone

On Jul 24, 2020, at 10:55 AM, Tricia D'Avignon  
<[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

**From:** Meagan Albani <[albanimeagan@gmail.com](mailto:albanimeagan@gmail.com)>  
**Sent:** Friday, July 24, 2020 10:46 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Zoning corner of Lockwood Blvd & Tippecanoe (Meijer)

We are writing in objection of the proposed gas station and zoning change for the Corner of Lockwood Blvd and Tippecanoe. While we respect the township's want to support jobs and the economy in our community, the infrastructure currently in place at the above mentioned intersection already poses a greater threat to an existing traffic problem in the area. An additional funneling of traffic to the area would only exacerbate the issue.

Not to mention the lack of sufficient sidewalks and crosswalks has already proved deadly this past year for one of many pedestrians who attempt to cross in the existing traffic flow. Sadly, we experienced this first hand as the fatality mentioned was our neighbor.

If such a zoning change were to be made, the appropriate infrastructure would need to be established first, providing an efficient, well-maintained, and properly flowing movement of traffic. With the bike path and park so nearby the risk to local citizens is at an even greater risk as the road is not currently set up for their safety as well.

With a number of apartments contained locally on Indian Run, the pedestrian traffic is liable to increase greatly and needs to be considered with the establishment of Meijer's alone, let alone the additional draw of a gas station on a primarily residential side street.

Please carefully consider these risks and acknowledge your part in the guilt of any future injuries or fatalities which might occur if not considered.

Thank you for your time,  
Meagan Albani and Anthony Gill  
(Tippecanoe Residents)

--

**Meagan Albani, A.B.A, B.A.E., T.E.S.O.L. Certified**

[mkalbani@ysu.edu](mailto:mkalbani@ysu.edu) | [albanimeagan@gmail.com](mailto:albanimeagan@gmail.com) | [malbani1@kent.edu](mailto:malbani1@kent.edu) |  
[MAlbani@egcc.edu](mailto:MAlbani@egcc.edu) | [Meagan.Albani@epschools.k12.oh.us](mailto:Meagan.Albani@epschools.k12.oh.us)

330.720.3318 Voice | Text

ASL Interpreter and ESL Instruction Specialist | East Palestine Schools

Adjunct Faculty | YSU

Adjunct Faculty | Eastern Gateway Community College

Swing Dance Club Advisor | YSU

American Sign Language Interpreter | KSU

Language Instructor | TESOL Certified | La Paz Language Academy

Video Relay ASL Interpreter | Sorenson VRS

<LEGAL NOTICE A-2020-02.pdf>

**From:** [dan stanic](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** The corner of Lockwood Blvd & Tippecanoe  
**Date:** Thursday, July 23, 2020 4:00:45 PM

---

No to zone change

No to Meier's gas station

I object proposed zone change at the intersection of Lockwood Blvd and Tippecanoe so the Meijer could build a gas station.

Dan Stanic

5921 Cherrywood Drive

Boardman, OH 44512

[Sent from Yahoo Mail for iPhone](#)

**From:** [Judy Peyko](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Those interested in leaving comments regarding the requested zone change for Meijer building a gas station.  
**Date:** Tuesday, July 14, 2020 8:37:12 PM

---

## Boardman Township Zoning Commission

My name is Judy Burchell-Peyko, 438 Jaronte Drive Boardman, OH 44512

I am against the zone change and the building of the gas station by Meijer on Lockwood Blvd. and Tippecanoe Rd.

Meijer is already building in an area that floods, the homes in this area flood.

The building of Meijer's building and gas station is only going to increase the flooding that is already happening.

Meijer destroyed the beautiful treed wetlands in the area, what more do they want to destroy?

I am appealing to the Boardman Township Zoning Commission, please do not approve the zone change.

Our sewers back-up and we have continuous flooding problems in Boardman Township.

We the residents can't handle much more.

Thank You,

Judy Burchell-Peyko

**From:** [Brian Crist](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zone change on lockwood blvd  
**Date:** Friday, July 24, 2020 1:41:28 PM

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To Boardman Township Zoning Board,

I am writing to express my objection to the possible rezoning of Lockwood Blvd for the Meijer Gas Station. I live in the Rosewood development off Lockwood Blvd and believe that adding a gas station at the proposed site would cause many problems. When we moved here several years ago we bought our house in part because of the park like setting and quiet enclosed neighborhood. As we have all learned recently change is inevitable, it doesn't mean all change is good or makes sense. The grocery store will already add more traffic than there is now. As a father who has two teenage drivers increasing the traffic flow in and around our neighborhood is a large concern. Adding more cars on a connecting road between Sheilds Rd and Rte 224 which at times is already congested, and where a number of people including children ride their bikes seems like a disaster waiting to happen. Also with the breakoff between Lockwood and Tippecanoe Rd there traffic pattern is extremely congested. I don't see how adding another turn off of Lockwood Blvd would help ease the congestion or make peoples lives any more convenient. I have seen no proposal that suggests that adding more cars would be a benefit to anyone. Lastly, I don't want the value of my house to decrease. In these chaotic times with the economy the way it is having my home decrease in value could prove to be an economic hardship should I have to sell in the future. the area was originally zoned in it's current form for a reason and those reasons haven't changed, and in fact I'd argue that there is even more reason to keep the current zoning regulations in place.

Thank you for taking the time to read my concerns. Hopefully you will listen to the people that will be impacted the most by this decision and not the ones that will profit the most.

Sincerely,  
Brian Crist  
5751 Rosewood Dr  
Boardman, OH 44512

**From:** [dmadacsi](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zoning change  
**Date:** Wednesday, July 22, 2020 7:41:37 PM

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Attention: Tricia D'Avignon

As a resident living at 6737 Lockwood Blvd, I am opposed to the proposed change from residential to a commercial zone in order to build the Meijer gas station. Currently there is already traffic and congestion with the existing businesses. We want to maintain our residential status as there are school buses picking up and dropping off children on this road.

Thank you.  
Dona Madacsi

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Lorraine Bodzak](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zoning  
**Date:** Tuesday, July 21, 2020 11:04:56 AM

---

Hi,I am sending my concerns about the rezoning of boardman property to Meijers for use as a commercial gas station. I am not in favor of this due to congestion already in the area.Please keep this in mind when voting. Thank you. Lorraine Bodzak. 7398 East Huntington Drive. Boardman

Sent from my iPad1

**From:** [Ken Brayer](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Gas Station  
**Date:** Friday, July 17, 2020 8:29:28 AM

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Please consider this my 'in-person' comment.

I am FOR the proposed Meijer gas station at the Lockwood Boulevard and Tippecanoe Road area. I am confident Meijer and township officials will work out a good plan to ease traffic and make the property a pleasing addition to our community.

Thanks,

Ken Brayer  
5831 Sharon Drive  
Boardman, OH 44512  
330-748-2277

Sent from [Mail](#) for Windows 10



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Brian Hill](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meier zone change  
**Date:** Saturday, July 18, 2020 2:09:32 PM

---

I strongly urge you to support the zoning changes submitted by Meier's. This gas station will be an added benefit, an convenience. I find suggested increase in traffic congestion based on a gas station a baseless argument, because by having gas stations on both sides of the street should cause less congestion not more. I make reference to the case of on Southern Boulevard and 224 where a Sheets and Giant Eagle gas station are.

1280 Valley-View Dr  
Brian Hill  
(330) 503-2888

Dear Boardman Zoning and Planning Department,

My name is Dan Qutail, I have owned my home at the Rosewood development since 2011, and my address is 5871 Rosewood Drive Boardman, OH 44512. It is less than a mile from the proposed zoning change. The Rosewood development has 44 homes.

Recently, Meijer has petitioned for a zone change on the corner of Lockwood Blvd and Tippecanoe. The residents of the Rosewood were relieved few months ago when the Boardman Zoning Commission voted No on the Zone change petition.

The residents believe strongly that the value of our homes will drop drastically that all 44 home owners along with all the residents on Lockwood Blvd will petition the Mahoning County Auditor to lower the value of their homes and lower their property taxes. Also the residents will consider bringing legal action against the Boardman Zoning Commission and Meijer.

The Lockwood Blvd has a park like setting, it is actually the Mill Creek Park itself. Meijer has no business locating a gas station in our Neighborhood and the Boardman Zoning Commission should do its job by preserving our neighborhoods. If Meijer wants a gas station then they can build one on 224.

Lockwood Blvd doesn't need another gas station nor does Boardman. Boardman Zoning has absolutely no loyalty to the businesses that have been in Boardman for over a 100 years. True North and the Lyden Family poured over 1.5 million dollars in renovating their site on Lockwood Blvd Not too long ago. When Circle K decided to close its site on Lockwood Blvd A LOCAL GUY renovated the same site and made it much better just in time so you can take him out of business.

The most important issue still is the traffic on that corner. It is almost impossible to make a left turn on Lockwood from Tippecanoe at this time, traffic gets backed up on Tippecanoe during rush hours 10 cars deep. It is also as difficult to make a left turn from Lockwood onto Tippecanoe.

The Boardman zoning and planning Department should look out for businesses that have been serving our community when nobody else wanted to be here.

The Zoning Commission should do its job by preserving the park like setting of our Lockwood Blvd.

Sincerely,

Dan Qutail

**From:** [tonid127@aol.com](mailto:tonid127@aol.com)  
**To:** [Tricia D"Avignon](#)  
**Subject:** A-2020-2. Meijer gas station  
**Date:** Wednesday, July 15, 2020 9:33:14 AM

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While I live in Canfield, I have friends and family who live near Tippecanoe and Rt 224. Driving through there, seeing all the trees demolished, and dealing with the high volume of traffic, the last thing Boardman needs is another gas station on or near that corner. There is already a gas station at the corner of Lockwood and 224.

We do not need to make Boardman more of an area of urban sprawl. Please protect Boardman from becoming a cement oasis. Thank you

Toni DiMargio  
4018 That's Life Lane  
Canfield

I formerly lived on Tippecanoe Place, which is about a mile from the proposed gas station - another reason I am so familiar with that area.

**From:** [Alvin Wynn](#)  
**To:** [Krista Beniston](#)  
**Subject:** Re: Meijer gas station  
**Date:** Sunday, August 16, 2020 11:17:00 PM

---

Address 5565 West Bl, Boardman.

Sent from my iPhone

> On Aug 10, 2020, at 11:57 AM, Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

>

> Dear Mr. Wynn:

>

> I was forwarded your email from Mr. Costello. If you could provide me your address then I will add your comments to the public record and they will be given to the Board. Please let me know if you have any questions.

>

> Thank you,

> Krista

>

> Krista D. Beniston, AICP

> Director of Zoning and Development

> Boardman Township

> Office: 330.726.4181

> Cell: 330.716.0151

> 8299 Market Street

> Boardman, OH 44512

>

>

> -----Original Message-----

> From: Alvin Wynn <>

> Sent: Monday, August 10, 2020 11:30 AM

> To: [tcostello@boardmantwp.com](mailto:tcostello@boardmantwp.com)

> Subject: Meijer gas station

>

> \*\*\*IT Department Security Alert\*\*\*

>

> \*\*\*This is an external email. Please make sure you trust the source of this email before clicking links or opening attachments.\*\*\*

>

> -----

>

> The addition of a gas station to an already busy corner makes no sense at all. The services provided are already available within a few hundred feet. Fast Trac and the Shell station have it all covered . When the world gets back to normal the people entering from Indian run will be blocked as the traffic south bound on Tippy will be backed up a mile. In five years you will want to put a traffic circle there to relieve the congestion and accidents. But you won't be able to because of that darned gas station.

> Please follow the zoning commission and don't allow this mess to get worse than it will be with the addition of the west entrance to the new store. Just two days ago I witnessed an accident due to confusion caused by the new lane markings.

> Sent from my iPhone

> CLASSIFIED AND PROPRIETARY:

>

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**From:** [Abby Auman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** comments on Meijer gas station zoning request  
**Date:** Sunday, July 19, 2020 4:55:50 PM

---

Dear Boardman Township Zoning Commission and Township Trustees,

As a Boardman Township resident who lives near the Lockwood & Tippecanoe parcels that Meijer would like to have rezoned for a gas station, I am opposed to the rezoning and gas station. The only way I would be in favor of that would be a complete overhaul of that intersection and the adjacent 224 intersection.

Traffic there is already very difficult because of the unusual features of the lanes and intersections, resulting in constant near-miss accidents because people are either desperate to make turns or because they simply don't understand the lanes. Adding a gas station there without a redesign would be a nightmare that would significantly diminish quality of life and liveability of the area for those who live nearby. It might actually prove detrimental to the businesses there if we decide to simply avoid that area to avoid the traffic.

Please give considerable thought to the overall development of the area and what makes Boardman a nice place to call home. There are plenty of places in Ohio with gas stations on every corner. I'm in favor of developing business in the area, but in a smart way that improves the quality of life and the balance of small town with nearby amenities.

While that space might be most convenient for Meijer, I wonder if there aren't vacant lots nearby already paved which could be redeveloped. That would be a greater community partnership investment in my opinion.

Please deny the zoning change for the proposed Meijer gas station.

Sincerely,  
Abby Auman  
5981 Sharon Dr.  
Youngstown, OH 44512

(Youngstown mailing address in Boardman Township)

**From:** [Matt Ausmann](#)  
**To:** [Krista Beniston](#)  
**Subject:** Re: Meijer gas station  
**Date:** Wednesday, July 29, 2020 1:52:30 PM

---

3840 Fairway Drive

Matt

On Jul 29, 2020, at 11:31 AM, Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

Dear Mr. Ausmann:

Thank you for your comments. If you can respond with your address I will pass along your comments and they will be part of the public record.

Thank you,  
Krista

Krista D. Beniston, AICP  
Director of Zoning and Development  
Boardman Township  
Office: 330.726.4181  
Cell: 330.716.0151  
8299 Market Street  
Boardman, OH 44512

**From:** Matt Ausmann <[matt.ausmann@gmail.com](mailto:matt.ausmann@gmail.com)>  
**Sent:** Wednesday, July 29, 2020 10:56 AM  
**To:** Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>  
**Subject:** Meijer gas station

Hello Ms. Beniston,

I live just a few blocks from the new Meijer site and while I think it will help create some much needed competition for Giant Eagle, I'm also strongly opposed to the gas station being built on any property except for the one already being developed.

The traffic at the intersection of Tippecanoe, Lockwood and Star Centre is already a nightmare. On top of the fact that there is a gas station a stone's throw away from their proposed site.

I'm glad to see this proposal has been denied twice and the overwhelming

agreement from the public that this is a bad idea.

New development in the Valley should be aimed at renovating run down areas or where businesses have seen an increase in businesses leave. Rezoning residential neighborhoods and clearing acreage of wetlands/wooded areas makes absolutely no sense.

Please forward to the Board of Trustees and thanks in advance for your consideration.

Matt Ausmann

**From:** [Pam Barkett](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Meijer zone change  
**Date:** Thursday, July 23, 2020 4:38:15 PM

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Sorry about that:  
Pamela Barkett  
1491 Barbie Dr  
Boardman, Ohio 44512

On Thu, Jul 23, 2020 at 4:04 PM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Pam,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Pam Barkett <[pabarkett@gmail.com](mailto:pabarkett@gmail.com)>  
**Sent:** Thursday, July 23, 2020 3:34 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Meijer zone change

To Who It May Concern,

I live off of Tippecanoe in Wyndel Hills. I am opposed to the zone change for a Meijer gas station at 224 and Tippecanoe. We will already have congestion in that area and do need more traffic or another gas station.

Thank you for your time,

Pamela Barkett.

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Monday, July 20, 2020

Boardman Township Zoning Commission  
8299 Market Street  
Boardman, Ohio 44512

Dear Commission:

I am compelled to write to you, as I adamantly oppose AMENDMENT A-2020-02 submitted by Meijer Stores Limited Partnership. As I suspected, they withdrew their notice previously because they did not receive the support or answer they wanted.

My reasons for opposing the rezoning and building of a gas station is not just personal. Starr's corner has always been a high traffic area with its issues and congestion. To add a gas station on the peninsula where Tippecanoe intersects with Lockwood will make traffic unbearable, especially with the addition of a road access to Meijer already being added to that area. This may also harm businesses that already occupy space on Starr Centre Drive. People will not patronize places they cannot access. There is already a gas station at a more convenient location less than 1,000 feet from the proposed site. So, the only reason I can see Meijer wanting the gas station is to take away market share from a business owner already supporting Boardman.

There are also the unintentional affects of allowing this rezoning to occur. If you recall, just little more than a year ago that area suffered damages from flooding. Adding more commercial spaces with pavement will only exacerbate the problem of water runoff. Homeowners will also have to look at the lights and deal with round the clock noise and traffic. They could see their property values drop and insurance rates increase because of new risks.

I was born and raised in Boardman and have been proud to have moved back here, until recently. We talk about improving the area and addressing blighted

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areas or corridors like Market Street. Then, we seem shocked when homes that were here far longer than the businesses end up with water problems or left to decay and end up rentals. Plus, all those retail spaces will never be occupied like they once were. Instead, keep tearing down green and residential space and sprawling out until there is no land left that is worth anything.

I am personally vested in this decision, but I also have outlined legitimate concerns addressing traffic, business, residents, and the environment. However, it is easy to just talk about a problem. I have a proposed solution. There used to be a station on Rte. 224 and Parkside Drive. Why can't Meijer locate the station there and repurpose a vacant gas station?

I was opposed to the zoning and Meijer Store going in where construction is now. It was not difficult to see that the Mahoning avenue project was going nowhere or would. It is also apparent that Meijer had a different plan to get what they want. Soften up the community, get us used to the new store then reintroduce their plan when we have other concerns or are not paying attention. Please, I urge you to decline the rezoning and urge the Board of Trustees to uphold the recommendation not to rezone.

Respectfully,

Jennifer L. Baun

4068 Lockwood Blvd. Boardman, OH 44512

**From:** [Tammy Beck](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station  
**Date:** Saturday, July 25, 2020 9:15:28 AM

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I did reply but must have done it wrong. I'm not very tech savvy.  
Name: Tammy L. Beck  
Address 4432 Lockwood Blvd.

**From:** [tlcbynot63](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station.  
**Date:** Wednesday, July 22, 2020 8:39:38 AM

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I live on Lockwood Blvd. I was against the store with all the traffic headaches it will bring. Zoning was against the store. Trustees did as they pleased. I am against the gas station for the same reasons. There is already a gas station at that corner. Zoning is against the gas station. Will it matter? We will have traffic, accidents & flooding issues. So much for "A nice place to call home".

Sent from my Samsung Galaxy , an AT&T LTE smartphone

## Tricia D'Avignon

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**From:** Ben Strawinski <strong4532@yahoo.com>  
**Sent:** Friday, August 14, 2020 9:50 AM  
**To:** Tricia D'Avignon  
**Subject:** Re: No Zone Change For Gas Station

Ben Strawinski, 1269 Valley View Drive, Boardman, Ohio, 44512

Sent from my iPhone

On Aug 14, 2020, at 9:05 AM, Tricia D'Avignon <TDAvignon@boardmantwp.com> wrote:

Ben,

Please see the attached legal notice. We need a name & an address to incorporate your comments into the record.

Best,

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: tdavignon@boardmantwp.com  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Ben Strawinski <strong4532@yahoo.com>  
**Sent:** Friday, August 14, 2020 9:03 AM  
**To:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Subject:** No Zone Change For Gas Station

See Attached.

Ben Strawinski  
<LEGAL NOTICE A-2020-02 Trustee.pdf>

Gas stations generate a vast amount of pollution that poses significant hazards to people. A zone change that allows Meijer's to construct a station in a residential neighborhood will bring these risks to our doorstep. I implore the Boardman Township leaders to protect its citizens by rejecting the menace a zone change will implement.

Ben Strawinski

## Tricia D'Avignon

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**From:** Kollin Rupert <[knrupert@gmail.com](mailto:knrupert@gmail.com)>  
**Sent:** Thursday, August 13, 2020 2:05 PM  
**To:** Tricia D'Avignon  
**Subject:** Resident Statement Opposing Amendment A-2020-02  
**Attachments:** boardmantrusteeletter.kollinchupa.pdf

Good Afternoon,

Given our Covid-times, I am uncertain if we, the Boardman residents will be granted time to speak during the August 17 meeting. I wanted to submit a letter expressing my opposition of amendment A-2020-02 so the trustees could consider my thoughts in their decision. Please find the letter attached.

My residence is 6165 Tippecanoe Road. My business is also in Boardman and located at 8286 South Ave.  
Thanks!

--

Kollin Chupa  
[knrupert@gmail.com](mailto:knrupert@gmail.com)  
(330) 623-2730

August 12, 2020

Kollin Chupa

6165 Tippecanoe Road

Canfield, Ohio 44406 (Boardman Township)

Dear Boardman Trustees,

I reside on 6165 Tippecanoe Road on a lot that will not directly touch Meijer's proposed gas station site, but will be directly impacted by its presence as the site is in my property's direct sightline. I am not an unreasonable person; as a Boardman business owner and resident, I understand that communities grow, neighborhoods change, and local economies evolve. Communities and neighborhoods often develop from an assessment of needs that are then satisfied with a solution to address those needs. As of this writing, I do not recall Boardman *needing* another gas station, nor do I recall any residents ever formally requesting another gas station in Boardman. What Boardman does *need* is for our neighborhoods to be preserved from unnecessary corporate invasions. I understand that my residence is not rural but is unequivocally not commercial and purportedly protected by zoning; zoning that is explicit and should be nonnegotiable when the lives of homeowners and taxpayers are directly affected.

Meijer's economic appeal may not bear the same reverence as emotional pleas from a small segment of the community, but I am expressing them all the same. The impact of this decision will be more than economic as it will dramatically and indisputably alter our way of life. In recent months, "home" has never been more significant. Like many, I have two small children who I have tried to shield from the pandemic's wreckage. I have managed to build that shield using the sanctity of our backyard. Our backyard has provided my family with a sense of stability, of predictability, of sanity at a time when it was nearly impossible to have any of those things. The trees that line the back of our property became my daughter's classroom as we learned about the alphabet and counting as we climbed. The grove of berry bushes at the corner of our property offered the perfect spot for a picnic lunch when we just needed to escape the confines of indoors. Early mornings provided the perfect opportunity for my son to learn new words as we watched a family of deer make their morning route across our yard. This is not a romanticized depiction of life for us; it *IS* our life. This may seem remedial or insignificant to others, but for us, this is what we dreamed of for our kids. We are proud to afford them a sanctuary that is insulated from the hustle and bustle of Rt. 224, yet is close enough to wonderful locally owned businesses that provide our community with delicious food, hand crafted goods and remarkable services. Our yard and our home have never been more significantly our refuge.

The invasive light, noise, and traffic (both vehicular and foot) pollution of an unwanted and unwarranted Meijer gas station would permeate our homes so invasively that our cherished havens will forever be ruined. My kids' bedrooms would no longer be quiet and peaceful. Our backyard would no longer have unexpected yet welcomed animal visitors for us to marvel. Our tree line would no longer deliver the quiet needed to foster the imagination and simultaneous attention of a child. Please do not strip my family and my neighbors of the sanctuary of our homes. Meijer recently offered a solution of additional landscaping to remedy the noise, traffic, light and trash pollution; a solution that falls

woefully short in efficacy and is slightly insulting to address the seriousness of resident concerns in such a superficial manner.

An irreparable precedent will be set with the decision you make on Monday. I implore you to not make a decision that will rob residents of the ability to preserve what should be unambiguously protected as ours; our homes and way of life. I ask you to not bestow power to corporations that have complete disregard of the unique and delicate camaraderie of neighborhoods. We are living in unprecedented times and now more than ever, neighborhoods need to remain intact. You have facts, studies and data but please do not let those be the only factors that govern your decision. I am appealing to your sense of humanity and requesting that you consult your consciences before making a decision that will impart permanent consequences on the lives of families. We have been through enough insurmountable changes in recent months resulting from uncontrollable circumstances. Our homes will always be sacred and the ability to protect them now and in the future lies in your hands; please don't forsake us.

Thank you for your time,

Kollin Chupa

**From:** [Lorraine Bodzak](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zoning  
**Date:** Tuesday, July 21, 2020 11:04:56 AM

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Hi,I am sending my concerns about the rezoning of boardman property to Meijers for use as a commercial gas station. I am not in favor of this due to congestion already in the area.Please keep this in mind when voting. Thank you. Lorraine Bodzak. 7398 East Huntington Drive. Boardman

Sent from my iPad1

**From:** [john boris](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer  
**Date:** Sunday, July 26, 2020 2:30:03 PM

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We live in Windel Hills and we are firmly against Meijer getting a zone change to build a gas station at the intersection of Lockwood and Tippecanoe. There is no way that any one with any common sense would look at the traffic in that area and think that this is a good idea. That intersection is bad now and I cannot imagine what it is going to be like when they open up the store, let alone letting them build a gas station on more parcels. If it is so important for them to have a gas station with their store than let build it on the site where the store is.

John Boris  
1255 Barbie Drive  
Boardman, OH 44512

Pamela Brooks  
6954 Colleen Drive  
Boardman, OH 44512

July 16, 2020

Boardman Zoning Commission and Trustees  
8299 Market Street  
Boardman, OH 44512

Dear Zoning and Trustees,

I am writing in regard to the proposed zoning change and acceptance of permitting Meijer's to build a gas station at Lockwood Boulevard and Tippecanoe Road.

**I am absolutely AGAINST this change! No, No, No a million times -- No!**

**This is a terrible idea.**

Please have some respect for those of us in this neighborhood who do not want to turn our nice properties into an even louder, more congested traffic nightmare. I can already hear the garbage trucks at Starr's Corner picking up dumpsters at all hours of the night! I certainly do not want to be hearing even more noise of car doors slamming and semi-trucks at a gas station that we DO NOT need in our neighborhood.

**Please keep this commercial business and traffic limited to Route 224 where it belongs.**

Also, with the devastation of wild life habitat on Lockwood Boulevard, I am now seeing more deer destroying plants and trees in my yard. This is very sad for these poor animals (and I certainly don't like what's happening to my plants.)

Every neighbor I've spoken to on Colleen and Turnberry voiced their concern about these changes and are all against a gas station.

We pay a lot of property tax dollars to Boardman and are very concerned about our future here and the value of our property.

Please consider our concerns when voting on this very important issue.

**Thank you.**

Sincerely,

Pamela Brooks



**From:** [pat burch](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Friday, July 24, 2020 9:33:00 PM

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-  
**Subject:** Meijer zone change

Boardman Township Zoning Commission:

As a resident living in close proximity to the intersection of Lockwood Blvd and Tippecanoe Rd, I travel that area frequently. I am opposed to the zoning change to add another gas station. A gas station exists at the corner; therefore another gas station is not a necessity.

While that area has been dramatically improved to allow better, safer traffic flow from Starr Centre Dr. to Tippecanoe, traffic remains heavy. Vehicles are often lined up waiting to turn south onto Tippecanoe or north onto Lockwood. Additionally, north-bound Tippecanoe traffic from 224 frequently remains straight-bound onto Lockwood, without merging properly. I have often had to slow or stop for other vehicles that continue onto Lockwood without merging correctly. A business at that intersection would increase traffic and decrease safety, as well as turn a beautiful residential area into a commercial zone. This sets a bad precedent for our neighborhood.

I prefer that the zoning change be denied and that the area remains residential.

Respectfully,

Patricia Burch  
1295 Windel Way

**From:** [C Reed](#)  
**To:** [Tricia D'Avignon](#); [Krista Beniston](#)  
**Subject:** Re Meijer 2nd zone change request  
**Date:** Monday, July 20, 2020 4:09:03 PM

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**Dear** Krista Beniston and Tricia D'Avignon,

As you are the Directors of Zoning and Development for Boardman Township, I would like to add my thoughts on the Meijer Corporation requesting a readdress of a zone change at Lockwood Blvd and Tippecanoe Rd.

The zoning commission already voted on this proposal back in January and wisely denied that request due to traffic and congestion issues.

I am curious as to how Meijer has somehow alleviated that issue and they have therefore requested a second chance at changing the zoning. Please request that they explain this amazing fete of lessening the volume of traffic at that busy intersection. Even if they bought additional property in that area for a buffer zone, it would seem that their gas station customers would logically still increase traffic and congestion, correct?

Thank you for representing my concerns and questions regarding this new zone change proposal to the Meijer corporation at the July 28th meeting of the Boardman Township Zoning Commission.

Sincerely,  
Cynthia Reed  
5595 Sharon Dr  
Boardman,OH 44512

**From:** [Thomas P. Costello](#)  
**To:** [Krista Beniston](#)  
**Cc:** [Tricia D'Avignon](#)  
**Subject:** FW: Meijer zone change request  
**Date:** Monday, August 10, 2020 11:15:01 AM

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**Thomas P. Costello, Executive Vice President**

4444 Market Street, Youngstown, Ohio 44512

[tcostello@JamesandSonsIns.com](mailto:tcostello@JamesandSonsIns.com) | Office: 330-788-5051 |

[JamesandSonsIns.com](http://JamesandSonsIns.com)

**From:** Thomas P. Costello <[tcostello@jamesandsonsins.com](mailto:tcostello@jamesandsonsins.com)>

**Sent:** Sunday, August 9, 2020 10:02 PM

**To:** C Reed <[clsreed27@msn.com](mailto:clsreed27@msn.com)>

**Cc:** [kbeniston@boardtwp.com](mailto:kbeniston@boardtwp.com)

**Subject:** Re: Meijer zone change request

I, like the other Trustees am reading and studying every correspondence received and have questions and concerns of my own. Your previous email has already been entered into the permanent record as will this one.

Tom Costello

---

Sent from [Workspace ONE Boxer](#)

On August 9, 2020 at 4:30:16 PM EDT, C Reed <[clsreed27@msn.com](mailto:clsreed27@msn.com)> wrote:

**IT Department Security Alert**

**This is an external email. Please make sure you trust the source of this email before clicking links or opening attachments.**

Dear Mr. Costello,

I have not received a reply from you re this email and thought perhaps it was not delivered correctly, so I have resent it. Can you please provide your thoughts on this issue?

Thank you.

---

**From:** C Reed <[clsreed27@msn.com](mailto:clsreed27@msn.com)>

**Sent:** Wednesday, August 5, 2020 6:54 PM

**To:** [bcalhoun@boardmantwp.com](mailto:bcalhoun@boardmantwp.com) <[bcalhoun@boardmantwp.com](mailto:bcalhoun@boardmantwp.com)>;

[tcostello@boardmantwp.com](mailto:tcostello@boardmantwp.com) <[tcostello@boardmantwp.com](mailto:tcostello@boardmantwp.com)>;

[lmoliterno@boardmantwp.com](mailto:lmoliterno@boardmantwp.com) <[lmoliterno@boardmantwp.com](mailto:lmoliterno@boardmantwp.com)>

**Subject:** Re: Meijer zone change request

Dear Mr. Calhoun, Mr. Costello, and Mr. Moliterno,

As trustees of Boardman Township, I want you to know my position on the Meijer Corporation once again requesting a zone change at Lockwood Blvd and Tippecanoe Rd to build a gas station.

The zoning commission already voted on this proposal back in January and wisely denied that request due to traffic and congestion issues. Then on July 28th the same zoning commission unanimously voted again to reject a plan to allow Meijer to build a gas station at that location.

I am curious as to how Meijer has somehow alleviated that issue and how they have therefore been given another chance to change the zoning.

Since your next meeting will be virtual, and therefore my opinion as a citizen of Boardman Township may not be heard due to access limitations during the live broadcast, I want you to ask Meijer representatives to address the following question:

How has Meijer lessened the amount of traffic at that busy intersection? Even if they bought additional property in that area for a buffer zone, it would seem that their gas station customers would logically still increase traffic and congestion, correct? And are they not aware that their new grocery store parking lot will also have an exit directly into that intersection, and again, increase the already large number of daily drivers there?

Please have the Meijer Corporation address and clearly answer this very important safety issue that affects the residents of Boardman Township.

Per the 2020 Ohio Sunshine laws (a pertinent portion of which follows), I believe you are required to record this email in the record of the meeting you will hold virtually on Monday, August 17 at 4 pm. Therefore, my request for an detailed explanation from the Meijer Corporation for the questions I asked should be answered at that meeting and be made available in the public record.

The Ohio Public Records Act Chapter One: Public Records Defined  
Ohio Attorney General Dave Yost Ohio Sunshine Laws 2020: An  
Open Government Resource Manual 5 4.

“Is this item a record?” – some common applications a. Email A public office must analyze an email message like any other item to determine if it meets the definition of a record. As electronic documents, all emails are items containing information stored on a fixed medium (the first part of the definition). If an email is received by, created by, or comes under the jurisdiction of a public office (the second part of the definition), then its status as a record depends on the content of the message. If an email created by, received by, or coming under the jurisdiction of a public office also serves to document the activities, etc., of the public office, then it meets all three parts of the definition of a record.<sup>65</sup> If an email does not serve to document the activities of the office,

then it does not meet the definition of a record.66

If there is any reason my request cannot be granted please notify me as soon as possible so that I have time to clarify the legal issue of the retention of records of virtual government meetings with the Ohio Attorney General's office.

Thank you for representing my concerns and questions regarding this zone change proposal to the Meijer corporation at the August 17th meeting of the Boardman Township Commissioners.

Sincerely,  
Cynthia Reed  
5595 Sharon Dr  
Boardman,OH 44512

**CLASSIFIED AND PROPRIETARY:**

Notice: The information contained in this message may be privileged, classified, and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer. All e-mail sent to this address will be received by the Premier Bank corporate e-mail system and is subject to archiving and review by someone other than the recipient.

TRUSTEES

Brian Governor  
Joe Paloski  
Marie Izzo Cartwright

FISCAL OFFICER

Denise M. Joseph

TOWNSHIP ADMINISTRATOR

SUPERINTENDENT

Keith Rogers

ZONING INSPECTOR

Traci DeCapua



OFFICE

21 S. Broad Street  
Canfield, Ohio 44406  
Phone: 330-533-4239  
Fax: 330-533-1085

MEETINGS

The 2<sup>nd</sup> and 4<sup>th</sup> Tuesday  
of each month at 7PM

**CANFIELD TOWNSHIP**

Mahoning County, Ohio

[www.canfieldtownship.org](http://www.canfieldtownship.org)

July 23, 2020

**Boardman Township Trustees**

Tom Costello, Chairman  
Brad Calhoun  
Larry Moliterno

**Zoning Commission Members**

Dear Trustees and Commission Members,

On behalf of our residents of Canfield Township in the Starr Centre and Tippecanoe Road area we respectfully ask that you consider our concerns regarding the safety and additional traffic congestion that will be generated by the proposed Meijer Gas Station at Tippecanoe Road and Lockwood Boulevard.

According to the proposed site plan there will be ingress and egress lanes onto Tippecanoe Road across from Indian Run and Starr Centre, these areas are already extremely congested and this will create an unnecessary hardship on the residents that live in those neighborhoods.

Unfortunately the traffic counts we have for this area are older, however they demonstrate our concerns: Starr Centre 3,916 daily car count in 2017 and Indian Run/Catawba 2,000 in 2014.

We sincerely hope this proposed project doesn't come to fruition, however if you choose to proceed we would hope that any increased traffic will be confined to Lockwood Boulevard, thus diminishing the effect on the flow of traffic on Tippecanoe Road.

We appreciate your time and consideration in this extremely important matter.

Respectfully,

Brian Governor, Chairman

Joe Paloski

Marie Izzo Cartwright

**From:** [Mary Cohan](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station on 224  
**Date:** Thursday, July 23, 2020 10:52:11 AM  
**Attachments:** [LEGAL NOTICE A-2020-02.pdf](#)

---

Mary Cohan  
140 Chapel Lane  
Canfield, OH 44406

On Thursday, July 23, 2020, 10:33:10 AM EDT, Tricia D'Avignon <[tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)> wrote:

Mary,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

---

**From:** Mary Cohan <[marycohan@yahoo.com](mailto:marycohan@yahoo.com)>  
**Sent:** Thursday, July 23, 2020 10:32 AM  
**To:** Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>; Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas Station on 224

I am writing to voice my opinion on the potential gas station on 224. With so many already on 224, I do not see the need for another one. I think the traffic back up with the two new ones by Southern Blvd. and Get Go moving across from Sheetz in Canfield plus the one at Tippecanoe there seem to be many choices already.

I also am more inclined to go to a store that does not have the extra traffic coming from a gas station attached to it. It just seems to make it harder to get in and out. The number of people who try to turn across 224 to go in the opposite direction and feed in from the turn lane is also cause for concern.

Thank you for your consideration.

Mary Cohan

Canfield, Ohio

**From:** [Brian Crist](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zone change on lockwood blvd  
**Date:** Friday, July 24, 2020 1:41:28 PM

---

To Boardman Township Zoning Board,

I am writing to express my objection to the possible rezoning of Lockwood Blvd for the Meijer Gas Station. I live in the Rosewood development off Lockwood Blvd and believe that adding a gas station at the proposed site would cause many problems. When we moved here several years ago we bought our house in part because of the park like setting and quiet enclosed neighborhood. As we have all learned recently change is inevitable, it doesn't mean all change is good or makes sense. The grocery store will already add more traffic than there is now. As a father who has two teenage drivers increasing the traffic flow in and around our neighborhood is a large concern. Adding more cars on a connecting road between Sheilds Rd and Rte 224 which at times is already congested, and where a number of people including children ride their bikes seems like a disaster waiting to happen. Also with the breakoff between Lockwood and Tippecanoe Rd there traffic pattern is extremely congested. I don't see how adding another turn off of Lockwood Blvd would help ease the congestion or make peoples lives any more convenient. I have seen no proposal that suggests that adding more cars would be a benefit to anyone. Lastly, I don't want the value of my house to decrease. In these chaotic times with the economy the way it is having my home decrease in value could prove to be an economic hardship should I have to sell in the future. the area was originally zoned in it's current form for a reason and those reasons haven't changed, and in fact I'd argue that there is even more reason to keep the current zoning regulations in place.

Thank you for taking the time to read my concerns. Hopefully you will listen to the people that will be impacted the most by this decision and not the ones that will profit the most.

Sincerely,  
Brian Crist  
5751 Rosewood Dr  
Boardman, OH 44512

**From:** [gaels1@aol.com](mailto:gaels1@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Encroachment  
**Date:** Friday, July 17, 2020 3:12:35 PM

---

Tricia, et al,

Another gas station? Please, no more capitalistic encroachment in our township. Brick & mortar blight is now holding homeowners hostage, choking the life out of whatever is left of Boardman's surrounding green environment. This is madness, enough is enough!

With respect,

Terry Crogan, President  
Hunters Creek Condo Association  
7410 East Huntington Dr., Unit C  
Boardman, OH 44512-8044

**From:** [Jim Cromer](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Monday, July 20, 2020 2:51:32 PM

---

I'm totally against the zoning change request made by Meijer to build a gas station at the corner of Tippecanoe rd. and Lockwood Blvd. There will be too much traffic and congestion, there are 5 gas stations between RT 11 and Glenwood ave. with a new one going in at the corner of West Blvd and RT 224 bringing the total to 6 within 3.7 miles of each other. Vote no on this request.

James Cromer  
1190 Suzylinn Ave  
Boardman, Ohio 44512

**From:** [Brad Calhoun](#)  
**To:** [Krista Beniston](#)  
**Subject:** Fwd: Meijer zone change request  
**Date:** Wednesday, August 5, 2020 6:59:19 PM

---

Brad Calhoun

Begin forwarded message:

**From:** C Reed <clsreed27@msn.com>  
**Date:** August 5, 2020 at 6:55:07 PM EDT  
**To:** Brad Calhoun <BCalhoun@boardmantwp.com>, Thomas Costello <TCostello@boardmantwp.com>, Larry Moliterno <LMoliterno@boardmantwp.com>  
**Subject: Re: Meijer zone change request**

Dear Mr. Calhoun, Mr. Costello, and Mr. Moliterno,

As trustees of Boardman Township, I want you to know my position on the Meijer Corporation once again requesting a zone change at Lockwood Blvd and Tippecanoe Rd to build a gas station.

The zoning commission already voted on this proposal back in January and wisely denied that request due to traffic and congestion issues. Then on July 28th the same zoning commission unanimously voted again to reject a plan to allow Meijer to build a gas station at that location.

I am curious as to how Meijer has somehow alleviated that issue and how they have therefore been given another chance to change the zoning.

Since your next meeting will be virtual, and therefore my opinion as a citizen of Boardman Township may not be heard due to access limitations during the live broadcast, I want you to ask Meijer representatives to address the following question:

How has Meijer lessened the amount of traffic at that busy intersection? Even if they bought additional property in that area for a buffer zone, it would seem that their gas station customers would logically still increase traffic and congestion, correct? And are they not aware that their new grocery store parking lot will also have an exit directly into that intersection, and again, increase the already large number of daily drivers there?

Please have the Meijer Corporation address and clearly answer this very

important safety issue that affects the residents of Boardman Township.

Per the 2020 Ohio Sunshine laws (a pertinent portion of which follows), I believe you are required to record this email in the record of the meeting you will hold virtually on Monday, August 17 at 4 pm. Therefore, my request for an detailed explanation from the Meijer Corporation for the questions I asked should be answered at that meeting and be made available in the public record.

The Ohio Public Records Act Chapter One: Public Records Defined  
Ohio Attorney General Dave Yost Ohio Sunshine Laws 2020:  
An Open Government Resource Manual 5 4.

“Is this item a record?” – some common applications a. Email A public office must analyze an email message like any other item to determine if it meets the definition of a record. As electronic documents, all emails are items containing information stored on a fixed medium (the first part of the definition). If an email is received by, created by, or comes under the jurisdiction of a public office (the second part of the definition), then its status as a record depends on the content of the message. If an email created by, received by, or coming under the jurisdiction of a public office also serves to document the activities, etc., of the public office, then it meets all three parts of the definition of a record.<sup>65</sup> If an email does not serve to document the activities of the office, then it does not meet the definition of a record.<sup>66</sup>

If there is any reason my request cannot be granted please notify me as soon as possible so that I have time to clarify the legal issue of the retention of records of virtual government meetings with the Ohio Attorney General's office.

Thank you for representing my concerns and questions regarding this zone change proposal to the Meijer corporation at the August 17th meeting of the Boardman Township Commissioners.

Sincerely,  
Cynthia Reed  
5595 Sharon Dr  
Boardman,OH 44512

**From:** [Lindsay Czopur](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Boardman Zoning  
**Date:** Saturday, July 25, 2020 4:21:33 PM

---

Good Afternoon -

I wanted to express my discouragement of Meijer's desire to build a gas station at Lockwood and Tippecanoe. As a resident of the area, I do not want the gas station at this intersection. There are several gas stations near us and this is entirely unnecessary, as it would only cause more congestion and traffic. Please do not build this gas station.

Thank you,  
Lindsay Czopur  
[1125 Shadeland Dr](#)

Sent from my iPhone

**From:** [jpdean@zoominternet.net](mailto:jpdean@zoominternet.net)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Subject:** RE: Meijer  
**Date:** Wednesday, July 15, 2020 8:41:18 AM

---

Thanks from John Dean,740 Sable Court,Boardman,Ohio 44512.

----- Original Message -----

From: Tricia D'Avignon <TDAvignon@boardmantwp.com>  
To: jpdean@zoominternet.net  
Sent: Wed, 15 Jul 2020 08:21:56 -0400 (EDT)  
Subject: RE: Meijer

Hi John,

Thank you for your comments. We need your address if you want this included in the public comments for the record. Please see the attached legal notice on the upcoming Zoning Commission meeting which will hear the proposed zone change request. It will then go to the Trustees for a final vote in August. If you wish to use the email below for public comment regarding this case, please reply with your name and address.

Please let me know if you have any questions,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: tdavignon@boardmantwp.com  
Office: (330) 726-4181  
Cell: (330) 787-1701

-----Original Message-----

From: jpdean@zoominternet.net <jpdean@zoominternet.net>  
Sent: Tuesday, July 14, 2020 8:05 PM  
To: Tricia D'Avignon <TDAvignon@boardmantwp.com>  
Subject: Meijer

From John Dean,330-726-9640,jpdean@zoominternet.net. .Re the proposed gas station at Tippecanoe and Lockwood=No more gas stations, too many now.Thanks for all that you do.

**From:** [fleece5502](mailto:fleece5502)  
**To:** [Krista Beniston](mailto:Krista.Beniston)  
**Subject:** Re: Meijer's  
**Date:** Wednesday, August 12, 2020 11:50:12 AM

---

My name and address:  
Debbie Donald  
5502 Tracy Dr  
Boardman, Ohio 44512

Sent from my iPhone

On Aug 12, 2020, at 8:12 AM, Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

Good morning: I was forwarded you comment by the Board. Please provide your name and address if you would like your comment to be part of the record.

Thank you,  
Krista

Krista D. Beniston, AICP  
Director of Zoning and Development  
Boardman Township  
Office: 330.726.4181  
Cell: 330.716.0151  
8299 Market Street  
Boardman, OH 44512

Begin forwarded message:

**From:** fleece5502 <[fleece5502@aol.com](mailto:fleece5502@aol.com)>  
**Date:** August 11, 2020 at 8:38:59 PM EDT  
**To:** Brad Calhoun <[BCalhoun@boardmantwp.com](mailto:BCalhoun@boardmantwp.com)>  
**Cc:** Thomas Costello <[TCostello@boardmantwp.com](mailto:TCostello@boardmantwp.com)>  
**Subject:** Meijer's

As I told the zoning board, I am totally against Meijer's building a gas station at Lockwood Blvd and Tippicanoe Rd. They have already taken away a large green space in Boardman. There is already way to much congestion in that area. PLUS what happens to the property value of nearby homes? Would you like to buy a home next to or near a gas station? Meijer's should have done better research on the store site instead of trying to but out the Shell station on the corner. Maybe Meijer's should downsize the size of their store if they have to have a

gas station. I could go on and on. I have commented to you about this before. I hope you listen to the residents whom you are suppose to represent. I thank you for your NO vote in advance.

**From:** [Janet Frankland](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** RE: zoning request for Meijer  
**Date:** Saturday, July 25, 2020 11:24:21 AM

---

Thank you for accepting our email  
Here is our name & address:  
Mark & Janet DelFrate  
1470 Barbie Drive  
Youngstown (Boardman Twp), OH 44512

Sent from [Mail](#) for Windows 10

---

**From:** [Tricia D'Avignon](#)  
**Sent:** Friday, July 24, 2020 8:25 PM  
**To:** [Janet Frankland](#)  
**Subject:** RE: zoning request for Meijer

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

---

**From:** Janet Frankland <[jfrankland5@yahoo.com](mailto:jfrankland5@yahoo.com)>  
**Sent:** Friday, July 24, 2020 5:14 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** zoning request for Meijer

Please do not allow a zoning change so that Meijer may build a gas station. We feel they already have a very large building site at the corner of Lockwood and Rt. 224.  
Please don't let a business encroach into a residential area when there is so much commercial space available already in the Boardman Plaza and other sites along Rt. 224.  
We live less than 1 mile away and are concerned about the increase in traffic.

Thank you for your consideration.  
Janet & Mark DelFrate

Sent from [Mail](#) for Windows 10

**From:** [Laura DiPiero](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station Proposal  
**Date:** Sunday, August 9, 2020 3:24:58 PM

---

Boardman Trustees,

I am sending this email to as a concerned resident and to be counted against the approval to build the Meijer Gas Station at Lockwood/Tippecanoe.

Again, my vote is AGAINST the approval.

Thank you,  
Laura DiPiero  
28 N Cadillac Drive  
Boardman, Ohio 44512

Sent from my iPad

 **Pelini,**  
**Campbell & Williams** LLC

ATTORNEYS AT LAW

July 24, 2020

Ms. Tricia D'Avignon  
Assistant Director of Zoning and  
Development  
Planning & Zoning Department  
Boardman Township, Ohio

VIA e-mail only  
tdavignon@boardmantwp.com

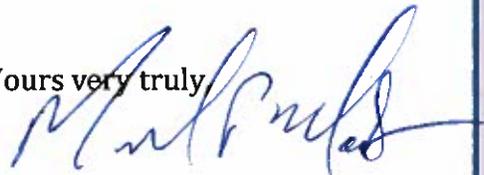
Re: Meijers Application for zone change

Dear Ms. D'Avignon

This letter supplements my e-mail to you of yesterday on behalf of Mill Creek Plaza Investments, Inc., an Ohio corporation ("Mill Creek"). Mill Creek objects to the requested zone change. Mill Creek owns the land and plaza located across the street from the properties for which the zone change is requested. The plaza is fully leased with 6 tenants. The plaza is located between the 224/Lockwood intersection and the Tippecanoe/Lockwood intersection. It has two means of ingress and egress from and to Lockwood. Traffic in that area is already heavy and congested. The granting of the zone change will significantly enhance the traffic problems. In doing so, it will have an adverse effect on ingress and egress to the plaza.

In addition to Duksik Lee, I may call as a witness Dan Qutail, owner of Fast Trac, one of the tenants in the plaza.

Yours very truly,



**MICHAEL P. MARANDO**

MPM:jkk

**NORTH CANTON  
OFFICE:**

Craig G. Pelini  
Kristen E. Campbell  
Eric J. Williams  
Paul B. Ricard  
Craig M. Eoff  
Nicole H. Richard  
Gianna M. Calzola-Helmick  
William M. Shackelford

**COLUMBUS OFFICE:**

John E. Vincent  
Joshua R. Bills  
Nicholas S. Bobb

**YOUNGSTOWN  
OFFICE:**

Michael P. Marando\*  
Brett D. Pollock\*

**Also licensed in PA**

**From:** [Thomas Costello](#)  
**To:** [Krista Beniston](#); [Tricia D'Avignon](#)  
**Subject:** Fwd: Meijer Rezoning Request for Tippecanoe/Lockwood  
**Date:** Sunday, August 16, 2020 5:22:36 PM

---

Sent from my iPad

Begin forwarded message:

**From:** Don Hehr <donhehr@icloud.com>  
**Date:** August 16, 2020 at 3:51:49 PM EDT  
**To:** Thomas Costello <TCostello@boardmantwp.com>  
**Subject: Meijer Rezoning Request for Tippecanoe/Lockwood**

8/16/20

Mr. Costello,

As a resident of Huntington Woods for 25 years, I would like to seek your support to follow the request of several other township residents and the zoning commission to deny the Meijer Zoning change request.

First, simply no need...there currently exists more than an adequate supply of gasoline/convenient store locations spanning Rte 224 in a West to East direction(Between Rte 11 & I-680)...as well as North to South along Rte 7.

Secondly, unnecessary road congestion, and associated sound/light disturbance in a residential area.

Finally, "business creep" into the residential community (with potential toxic spillage to surrounding residences and Mill Creek Park).

Thank you for your consideration and I do hope you will do the right thing and follow the residents wishes.

Sincerely,  
Donald Hehr  
7850 Huntington Circle  
Boardman, Ohio 44512  
330-758-9704

Sent from my iPad

Sent from my iPad

**From:** [fleece5502](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer's gas station  
**Date:** Thursday, July 16, 2020 12:17:25 PM

---

I am totally against Meijer's building a gas station at Lockwood Blvd and Tippecanoe Rd. They have already taken away a large green space in Boardman. There is already way to much congestion in that area. PLUS what happens to the property value of homes in that area? Would you like to buy a home next to or near a gas station? Meijer's should have done better research on the store site instead of trying to buy out the Shell station on the corner. I could go on and on. I I have commented to the trustees and the zoning commission several times. Thank you in advance for saying NO to Meijer's request.

Debbie Donald  
5502 Tracy D  
Boardman, Ohio

Edith Sinclair 6960 Lockwood Blvd Boardman Oh. I am against new food mkt on  
Lockwood Blvd

I am against zone change.

**From:** [Jenny Ellis](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station  
**Date:** Monday, August 10, 2020 10:38:10 AM

---

I am writing again to implore you to not allow this gas station to be built on Lockwood Blvd. This is a peaceful neighborhood! It borders Millcreek Park. The Park is sacred to Youngstown....It's meant to be quiet and peaceful. Wildlife is seen here routinely. It's bad enough this store destroyed a nice portion of their habitat and the buffer between the Park and 224, now they want to encroach onto our homes! They don't care more deer, and bird carcasses will be in the road.

Why can't they buy a piece of property that's already been developed and abandoned, like the corner of Parkside, just down the road? Wasn't that a gas station at one time? It doesn't need to be onsite. Why can't they put it in front of the store on 224??? They put down plenty of asphalt. They aren't going to be that packed with customers that they can't use the front. BTW, from what I see.....it is such an eyesore. I cry every time I have to pass it.

There are children in our neighborhood....and mine is autistic. Do you understand, you are increasing traffic in our neighborhood with this store, not to mention, drivers that don't stay within the speed limit? And we have spent thousands this year to update our home. I don't want my property value to drop, and it will. A gas station????!!!! Are you kidding me????!! Not a nice, classy restaurant.....a gas station?

Let's mention safety. Don't undesirables like to hang out at gas stations? Inviting robberies and gun violence, especially tucked into a neighborhood. There is already a gas station on the corner on 224. It sits out in the open and well away from our homes. Building on the corner of Lockwood will create chaos coming to and from Tippicanoe as well. Cars have a rough time coming out of Starr Centre as it is.

I just don't understand. This has already been voted down, twice. What more is there to say? Why must this continue until they get their way? It is not fair to your Boardman residents that live here. PLEASE DO NOT GIVE IN.

Remember, this can't be undone.

Jenny Ellis  
1289 Valley View Drive  
Boardman, Ohio

A nice neighborhood that wants to stay that way!

**From:** [Jenny Ellis](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Friday, July 17, 2020 11:43:38 AM

---

I implore the Boardman Township office to **not** consider the zoning changes requested by Meijer Supermarket for their gas station.

I literally cried at the site of decimation of the woods along the edge of Millcreek Park here being destroyed to build yet another eyesore. There are plenty of other vacated properties that this could have been built on. I do not plan on patronizing Meijer.

We are updating our home and investing a large amount of money to beautify this house. I don't want to see a gas station down my street, causing more traffic, that our neighborhood with many children, does not need. Plus, I feel my home will lose value because of the added traffic this will cause. A *gas station* on our street, cheapens the quality of this neighborhood! Not to mention, there is already a Shell station on the corner! Let them build their gas station offsite, like Giant Eagle did.....there are plenty of vacant commercial properties waiting to be repurposed in Boardman. PLEASE vote against this idea.

Jenny Ellis  
1289 Valley View Drive  
Boardman, Ohio. 44512

**From:** [DRAKE ELLIS](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer  
**Date:** Friday, July 24, 2020 9:06:59 PM

---

I'M TOTALLY AGAINST HAVING A GAS STATION IN OUR NEIGHBORHOOD WHEN 500 FEET AWAY THERE IS A SHELL STATION. GIANT EAGLE DOES NOT HAVE THEIR STATIONS ON PREMISE. IF THEY WANT IT SO BAD,WHY DON'T THEY PUT IT OUT FRONT ON SR224. BESIDES OUR PROPERTY VALUES GOING DOWN THE TRAFFIC IS GOING TO BE HORRIBLE. WE LIVE IN A NICE AREA OF BOARDMAN AND NOW WE HAVE THIS MASSIVE ASPHALT JUNGLE THAT IS SUCH AN EYE SORE WHERE WE HAD BEAUTIFUL WOODS.THAT IS WHY WE BOUGHT OUR HOUSE IN THIS AREA. I DON'T WANT BUSINESSES COMING OFF OF SR224 INTO OUR NEIGHBORHOOD. DO YOU WANT TO LIVE NEXT DOOR TO A GAS STATION? I SURE DON'T WANT TO. WE DO NOT NEED ANOTHER GROCERY STORE EITHER. THREE MILES IN EITHER DIRECTION THERE ARE 2 GIANT EAGLES. WE HAVE SO MANY EMPTY STORES AND PARCELS OF LAND I'M SURE BOARDMAN TRUSTEES COULD HAVE FOUND A BETTER AREA FOR MEIJERS TO BUILD. IT IS SAD THAT DECISIONS MADE BECAUSE OF MONEY AND NOT WHAT IS BEST OR WANTED BY "US" THE TAX PAYERS. I HOPE THIS WILL BE THE LAST TIME WE HAVE TO TELL MEIJERS WE DON'T WANT THEM HERE. YOU MENTION A VIRTUAL MEETING, BUT NO INFORMATION IS GIVEN ON HOW TO ATTEND. I WOULD LIKE TO KNOW.

DRAKE ELLIS  
330-565-3271  
1289 VALLEY VIEW DRIVE  
BOARDMAN, OHIO 44512  
DRAKE\_ELLIS@ATT.NET

## Tricia D'Avignon

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**From:** DRAKE ELLIS <drake\_ellis@att.net>  
**Sent:** Friday, August 14, 2020 2:16 PM  
**To:** Tricia D'Avignon  
**Subject:** NO GAS STATION

FOR THE THIRD TIME WE ARE TELLING THE TOWNSHIP WE DON'T WANT COMMERCIAL BUSINESSES IN OUR NEIGHBORHOOD!!! HOW MANY TIMES IS MEIJER GOING TO APPEAL THIS DECISION BEFORE YOU GIVE IN TO THEM? WHO WANTS TO HAVE A GAS STATION NEXT DOOR TO THEM, ESPECIALLY WHEN SHELL IS 500 FEET AWAY. THERE IS PLENTY OF SPACE ON SR224 OR ON THEIR OWN PROPERTY TO HAVE A STATION. BEAUTIFUL WOODS THAT HAVE BEEN THERE FOR DECADES WERE CUT DOWN FOR THIS EYE SORE. THAT IS A CRIME IN ITS SELF. GIANT EAGLE DOESN'T HAVE THEIR STATIONS IN RESIDENTIAL NEIGHBORHOODS. IN FACT THE CORNER OF SR224 AND W. PARKSIDE USED TO BE A GAS STATION. THERE IS NO GOOD REASON TO BRING INTO OUR NEIGHBORHOOD!!! IT'S LIKE CANCER, ONCE IT STARTS THERE IS NO STOPPING IT. NEXT SOMEONE WILL WANT A PLAZA ON LOCKWOOD. LAST YEAR I INVESTED \$30,000 AND THIS YEAR I HAVE SPENT \$50,000 INTO UPDATING MY HOUSE. I DON'T WANT TO SEE MY PROPERTY VALUES GO DOWN DUE TO A DAMN GAS STATION! IF THE OWNERS OF MEIJERS OR THE TOWNSHIP MEMBERS WANT TO HAVE A STATION AS THEIR NEIGHBOR BY ALL MEANS HAVE IT BUILT IN YOUR NEIGHBORHOOD. DON'T BASE YOUR DECISION ON THE MONEY ASPECT. DO WHAT'S RIGHT FOR THE PEOPLE WHO ELECTED YOU TO OFFICE. I HOPE THAT THIS IS THE VERY LAST TIME WE HAVE TO DO THIS. TELL MEIJERS THIS IS THE END, GO FIND ANOTHER SPOT AND THAT'S FINAL. ALSO I WOULD LIKE TO KNOW HOW TO LOG INTO THE TRUSTEE MEETING THAT'S COMING UP. I WANT TO VOICE MY OPINION. PLEASE RESPOND. THANK YOU.

DRAKE ELLIS  
12898 VALLEY VIEW DR.  
BOARDMAN, OHIO 44512

## Tricia D'Avignon

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**From:** Bon <bonkene@aol.com>  
**Sent:** Friday, August 14, 2020 9:36 AM  
**To:** Tricia D'Avignon  
**Subject:** Meijer Gas Station

To Boardman Township Trustees:

We urge you to uphold the decision of the Boardman Township Zoning Board and the Mahoning County Zoning Board where they refused the Meijer company's request for a zoning change at the corner of Lockwood Boulevard and Tippecanoe Road.

We cannot find any reason why you would not uphold the UNANIMOUS decision of the zoning boards. The reason you have a Zoning Board is to make these kinds of decisions. They listened to the residents they represent and we hope you will also listen to the residents YOU represent who live in the vicinity of this location. This kind of commercial creep into our neighborhoods drastically affects home values and the peaceful living conditions we desired when we purchased our homes in this neighborhood. Unfortunately, many of those who will be impacted are not Boardman residents, but Canfield Township residents. Although your first responsibility is to your own residents, we would hope you would want to be a good neighbor to these people whose home values and quality of life will be affected as well.

The traffic will be bad enough with the grocery store let alone adding a gas station. There are many locations in the commercially zoned areas of the township where Meijer could locate their gas station. For instance, the area of the new fire station on Market Street would be wonderful for them to build a gas station. There are relatively few gas stations in that area compared to the Route 224 area. There are also several of the grocery stores in our local area who do not have their stations on the same property or next to the same property as the grocery store. Meijer's only reason for wanting to locate here is to make money, of course, that is what they are in business to do; but, please don't allow it to be at the homeowner's expense in the immediate location. They are not residents of our community thus they should not be the one to dictate where our community wants a gas station located. Don't allow them to destroy our peaceful way of life.

Additionally, the traffic situation that you have allowed to develop at the corner of Route 224 and Southern Boulevard where the new Sheetz gas station is now located should be lesson enough to you as to what can happen with all this commercial development in areas where it should not have occurred. All you could see in that sale was a way to get rid of the old fire station. A gas station with so much in and out traffic surely was not the right fit. Now there is going to be another gas station going in at the corner of Route 224 and West Boulevard. Please stop this kind of irresponsible development in our community.

I hope you understand the outrage and pushback there will be if you do not uphold the Zoning Board decision. Please do what you were elected to do - **REPRESENT THE PEOPLE and their wishes for the direction the township will go.**

Thank you,

Ken and Bonnie Emerick  
4431 Yakata Dora Drive  
(Sherwood Forest)

Youngstown, Ohio 44511

Sent from my iPad

**From:** [Renee English](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to proposed zone change  
**Date:** Friday, July 24, 2020 7:22:25 PM

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Boardman Zoning Commission,

I am opposed to Amendment A-2020-02. I believe that having a massive gas station near my development will devalue my home and others along Lockwood Boulevard. The increase in traffic from the Meijer store is already going to be a nightmare, especially at the corner of 224 and Lockwood Blvd. as a resident in the Rosewood development, I witness many traffic jams where Lockwood Blvd goes straight or drivers can go left to Tippecanoe. I can not imagine adding a gas station to this already problematic area. I moved here 12 years ago because of the location and am worried a zoning change will devalue my home. I respectfully ask you to not change the zoning.

Sincerely,

Renee English  
5870 Cherrywood Dr.  
Boardman, OH 44512

Sent from my iPhone

**From:** [lfr147@aol.com](mailto:lfr147@aol.com)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Subject:** RE: Meijer has station  
**Date:** Sunday, July 26, 2020 12:16:20 AM

---

Linda Fanfer  
5126 Allen Dr  
Boardman, Ohio 44512

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

On Wednesday, July 22, 2020, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Hi Linda,

Please see the attached legal notice. We need your address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your address.

Best,

**Tricia D'Avignon**

**Assistant Director of Zoning & Development**

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** [lfr147@aol.com](mailto:lfr147@aol.com) <[lfr147@aol.com](mailto:lfr147@aol.com)>  
**Sent:** Tuesday, July 21, 2020 7:19 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>

**Subject:** Meijer has station

I do not see a need for Another gas station in Boardman on route 224 there are presently 5 with another one being built which makes 6 in a 4 mile radius .

There is No need for a 7TH gas station at Tippecanoe & Lockwood Blvd .

Lockwood Blvd & Route 224 is presently an Extremely busy and congested area due to the current traffic only to be Worsened by the Meijer store on route 224 and will be entering and exiting on an off of Lockwood Blvd.

The Meijer store will bring more traffic into the area .

Please Do Not make the residents of Boardman and surrounding areas suffer from More congestion in that area .

Boardman Resident

Linda Fanfer

330-783-0344

[Lfr147@aol.com](mailto:Lfr147@aol.com)

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

4128 Arden Blvd,  
Youngstown, OH 44511  
July 22, 2020

Ms. Krista Beniston  
Director of Zoning & Development  
Boardman Township Admin Building  
8299 Market Street  
Youngstown, OH 44512

Dear Ms. Beniston:

We are Boardman Residents/taxpayers who are highly Against the Meijer's Gas Station proposed to be built on Lockwood Blvd & Tighecanoe Road.

It will make a highly congested area even more dangerous!

This gas station will lower property values because of more commercial encroachment in our township.

This gas station should be incorporated into the store property, not put across the street! There already is a gas station at Starks Corner, <sup>for over 50 years</sup> so we do Not need another one so close!



Sincerely,  
Carol A. Geise  
Clifford J. Geise

Phone # 330-788-6201

Boardman Township Trustees  
8299 Market St.  
Boardman OH 44512

Vickie E. George  
6099 Tippecanoe Road  
Canfield OH 44406

**Mr. Calhoun, Mr. Costello, and Mr. Moliterno:**

At a time when local, state, and federal governments are facing hard fiscal realities it may be tempting to become overly focused on ideas that seemingly present themselves as income (tax) generators and overlook the lasting impact that such decisions will have.

**Will the appetite for more pavement never end?**

One does not need to search very far for examples of businesses struggling. Bankruptcies, chain store downsizing and complete liquidations of businesses are in the news every day and had already been occurring pre-pandemic. Boardman Township now has lost many businesses and will continue to lose them.

With the above in mind I find it difficult to understand why Meijer Stores could not have found an already developed area in which to build their warehouse store instead of razing 15 acres of woodland displacing wildlife which are now in permanent residence in my yard.

But that already is a done deal, the walls are up and Meijer is now seeking a further incursion into the neighborhood.

**Maintain the integrity of our neighborhood.**

As I listened to the July 28 Zoning Commission meeting, I found it astonishing to hear both of the Meijer representatives characterize their revised plan for the fuel station as managing "Corporate Creep". Do they have a option to purchase more property so that they can create what they described as a "buffer zone" consisting of shrubbery or a landscaped space? Can they landscape away the 24 hour lights or buffer away the 24 hour car alarms? The purchase of and subsequent rezoning of additional property is the very definition of "Corporate Creep" i.e." the further incursion of developed area into a residential area". Can we be assured that Meijer won't create additional parking in that "buffer zone" a few years from now or add on to their fuel station for some reason? The real danger of "Corporate Creep" happens sometime in the future when the rezoning of residential property sets the precedent and literally paves the way for another company wanting to move in, rezone and further damage our neighborhood's integrity. THAT is when the creep occurs. THAT is property value destruction.

With all the developed areas providing potential sites and with the demand destruction Covid-19 is having on all economies, why does Meijer continue to want to build on residential property when the resistance to it in the neighborhood is universal and they could reasonably locate elsewhere?

**Keep your promises!**

A unanimous decision by the Zoning Commission should not be dismissed now as the majority recommendation was with the current Meijer build. Continually ignoring the Zoning Commission recommendation begs the question of why a Zoning Commission exists at all.

Your "Boardman 2021 Plan" promises to "maintain the integrity of our neighborhoods". Please keep that promise.

Please consider this decision in terms of preventing the "urban blight" of the last century from becoming the model for creating "suburban blight" in the years to come.

I sincerely thank you for your time,

Vickie E. George

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

July 18, 2020  
Vickie George  
6099 Tippecanoe Road  
Canfield OH 44406

Boardman Township Zoning Commission  
8299 Market St.  
Boardman OH 44512

Re: Amendment A-2020-02

Members of the Commission:

I appreciate the opportunity to voice my concerns regarding the proposed re-zoning of the area on Lockwood Boulevard and Tippecanoe Road for the proposed Meijer Gas Station.

Many of the residents of this area are concerned that this change would greatly diminish the residential nature of this community and no economic benefit would result for us from developing a noisy, 24 hour retail operation.

We cannot help wondering if this is the beginning of the slippery slope of redevelopment that will essentially countermand the original intentions of zoning district creation and eventually result in the intrusion of re-zoning and commercial development creeping down Lockwood Boulevard and Tippecanoe Road.

Thank you for the support in this matter that you have shown in your past rulings.

Sincerely,

Vickie George

**From:** [VE George](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** OPINION ON MEIJER'S GAS STATION DEVELOPMENT  
**Date:** Monday, July 20, 2020 12:26:10 PM

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July 20, 2020

To the members of the zoning commission: You have served the interests of the community well regarding the Meijer Corp developments and many are hoping that your decisions regarding this request for rezoning will be consistent with previous judgments and result in a unanimous denial of this request as well.

I site the following views of this proposal:

The Meijer gas station is not wanted or needed by this community. We have at least three other stations that have been here long term, in close proximity, with two additional stations under development (in appropriate commercial zoned areas).

Regardless of changes in traffic patterns and traffic lights, there is going to be more traffic, more noise and more storm water run-off as a result of this development, contributing to traffic congestion and flooding in this area and this is unacceptable.

Furthermore and perhaps most importantly, residents do not want to see commercial development down Lockwood and Tippecanoe and that is exactly what is being proposed.

I wish all of you and our community good health and better days ahead.

Thank you for your consideration,

Jonathan George  
6099 Tippecanoe Road

## Tricia D'Avignon

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**From:** VE George <eeb4tree@gmail.com>  
**Sent:** Friday, August 14, 2020 10:17 AM  
**To:** Tricia D'Avignon  
**Subject:** TO TRUSTEES - RE: MEIJER GAS STATION

To the Boardman Twp. Trustees -

I site the following views regarding the Meijer gas station rezoning:

The Meijer gas station is not wanted or needed by this community. We have at least three other stations that have been here long term, in close proximity, with two additional stations under development (in appropriate commercial zoned areas).

Regardless of changes in traffic patterns and traffic lights, there is going to be more traffic, more noise and more storm water run-off as a result of this development, contributing to traffic congestion and flooding in this area. Also, residents in the area already struggle every day with exiting Starrs Center and Indian run and this proposal adds ingress and egress points adjacent to BOTH of these intersections, which is unacceptable and dangerous.

Furthermore and perhaps most importantly, residents do not want to see commercial development down Lockwood and Tippecanoe and that is exactly what is being proposed.

If the trustees intend to disregard TWO unanimous denial decisions by the Boardman Zoning Commission on the proposal (in addition to the unanimous denial of the Mahoning County Zoning Commission), then a growing group of concerned residents, including myself, are going to be at **every monthly meeting challenging these actions.**

**We expect a unanimous denial decision as this will be most effective in stopping any of Meijer's further appeals.**

I wish all of you and our community good health and better days ahead.

Thank you for your consideration,

JL George

6099 Tippecanoe Rd.

**From:** [Meg Albani](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Zoning corner of Lockwood Blvd & Tippecanoe (Meijer)  
**Date:** Friday, July 24, 2020 11:58:05 AM

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Meagan Albani and Anthony Gill  
6360 Tippecanoe Rd Apt #5  
Canfield, Ohio 44406

Thank you for letting us know.

Sent from my iPhone

On Jul 24, 2020, at 10:55 AM, Tricia D'Avignon  
<[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

**From:** Meagan Albani <[albanimeagan@gmail.com](mailto:albanimeagan@gmail.com)>  
**Sent:** Friday, July 24, 2020 10:46 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Zoning corner of Lockwood Blvd & Tippecanoe (Meijer)

We are writing in objection of the proposed gas station and zoning change for the Corner of Lockwood Blvd and Tippecanoe. While we respect the township's want to support jobs and the economy in our community, the infrastructure currently in place at the above mentioned intersection already poses a greater threat to an existing traffic problem in the area. An additional funneling of traffic to the area would only exacerbate the issue.

Not to mention the lack of sufficient sidewalks and crosswalks has already proved deadly this past year for one of many pedestrians who attempt to cross in the existing traffic flow. Sadly, we experienced this first hand as the fatality mentioned was our neighbor.

If such a zoning change were to be made, the appropriate infrastructure would need to be established first, providing an efficient, well-maintained, and properly flowing movement of traffic. With the bike path and park so nearby the risk to local citizens is at an even greater risk as the road is not currently set up for their safety as well.

With a number of apartments contained locally on Indian Run, the pedestrian traffic is liable to increase greatly and needs to be considered with the establishment of Meijer's alone, let alone the additional draw of a gas station on a primarily residential side street.

Please carefully consider these risks and acknowledge your part in the guilt of any future injuries or fatalities which might occur if not considered.

Thank you for your time,  
Meagan Albani and Anthony Gill  
(Tippecanoe Residents)

--

**Meagan Albani, A.B.A, B.A.E., T.E.S.O.L. Certified**

[mkalbani@ysu.edu](mailto:mkalbani@ysu.edu) | [albanimeagan@gmail.com](mailto:albanimeagan@gmail.com) | [malbani1@kent.edu](mailto:malbani1@kent.edu) |  
[MAlbani@egcc.edu](mailto:MAlbani@egcc.edu) | [Meagan.Albani@epschools.k12.oh.us](mailto:Meagan.Albani@epschools.k12.oh.us)

330.720.3318 Voice | Text

ASL Interpreter and ESL Instruction Specialist | East Palestine Schools

Adjunct Faculty | YSU

Adjunct Faculty | Eastern Gateway Community College

Swing Dance Club Advisor | YSU

American Sign Language Interpreter | KSU

Language Instructor | TESOL Certified | La Paz Language Academy

Video Relay ASL Interpreter | Sorenson VRS

<LEGAL NOTICE A-2020-02.pdf>

**From:** [Barb Gonda](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas station  
**Date:** Wednesday, July 22, 2020 8:44:27 AM

---

Barb Gonda  
5820 Rosewood Dr  
Boardman Oh 44512

Thank you.

On Jul 22, 2020 at 8:42 AM, <[Tricia D'Avignon](#)> wrote:

Barb,

Thank you for your comments. Please see the attached legal notice require your address for comment submission. You can just respond to this email with your address.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Barb Gonda <[barbgonda@yahoo.com](mailto:barbgonda@yahoo.com)>  
**Sent:** Wednesday, July 22, 2020 8:01 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas station

I am opposed to the planned Meijer gas station that they are proposing to build at the corner or Lockwood and Tippecanoe. One gas station is enough. That area will be too congested and needs to remain residential. It's bad enough that Meijer's is being built.  
Barb Gonda

**From:** [Ed Gonda](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Zone Change  
**Date:** Tuesday, July 21, 2020 4:59:20 PM

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My name is Ed Gonda. My wife Susan and we live at 5531 Tracy DR, We love this area and our neighborhood.

I want to thank the Boardman Township Zoning Commission for this opportunity to give you our opinion on the Meijer Gas station.

We agreed on your decision made in January. We hoped that the decision would not change. The intersection is congested enough already. I really did not want the store, nor their gas station, nor an entrance to the store at that same intersection.

I was happy months ago to learn that the owner of the Shell Station refused to sell their location to Meijer.

We appreciate our voice being heard.

Edward and Susan Gonda

**From:** [Stephanie Landers](#)  
**To:** [Krista Beniston](#)  
**Subject:** Fwd: Meijers Gas Station  
**Date:** Wednesday, July 29, 2020 12:54:06 PM

---

Stephanie M. Landers, MBA, SHRM-SCP  
Deputy Administrator  
Boardman Township  
8299 Market Street  
Boardman, OH 44512

Cell: 330-565-2543  
Phone: 330-726-4150, ext. 61818  
Fax: 330-729-2054

Begin forwarded message:

**From:** Linda Habuda <l.habuda@rrtrucks.com>  
**Date:** July 29, 2020 at 12:40:04 PM EDT  
**To:** Brad Calhoun <BCalhoun@boardmantwp.com>, Thomas Costello <TCostello@boardmantwp.com>, Larry Moliterno <LMoliterno@boardmantwp.com>, Jason Loree <JLoree@boardmantwp.com>, Stephanie Landers <SLanders@boardmantwp.com>  
**Subject: Meijers Gas Station**

As a lifetime resident of Boardman Township and taxpayer, I respectfully request that you vote against the change in zoning for the Meijers gas station. The proposed location is a beautiful residential area. There is no way any traffic study and light can alleviate the traffic congestion now. We don't need another gas station when the Shell is right on the corner, a few hundred feet away. Having a 24 hour convenience store with lights on all night detracts from the residential area, not to mention the additional traffic and noise. We have one gas station on 224 and South Avenue, two gas stations on 224 and Southern, one on 224 and Glenwood, one coming on 224 and West Blvd., one on 224 and Lockwood, one on 224 and Raccoon. How many gas stations do we need????

Even though Mahoning County and Boardman Township voted against the store, you voted in favor for the zoning change and now Meijers has come back again. We residents DO NOT want this station in our neighborhood. We do not want to live in a commercial area. Do you? The only people who will benefit are the owners of the properties that are selling. Boardman will no longer be a "Nice Place to Call Home."

Property values will go down. Do you really care about the residents or just your pockets?

Linda Habuda  
5124 Tippwood Court  
Boardman, OH 44512

**From:** [Lisa Habuda](#)  
**To:** [Krista Beniston](#)  
**Subject:** AGAINST GAS STATION  
**Date:** Wednesday, July 22, 2020 1:52:30 PM

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Good Afternoon!

I am writing with regards to the proposed Meijer gas station on Lockwood Boulevard. I live at 6855 Colleen Drive, my back yard faces Lockwood Blvd. I am AGAINST this development for a plethora of reasons. It is bad enough the township allowed them to tear down all of the beautiful woods and push out the wildlife there, but did anyone consider the small business man, who lives local, supports the community, and has been there for years? What will happen to his business? Also, we HAVE a gas station already on the corner as well as within a 3 minute drive, we have a brand new GET GO and Sheetz gas stations! How many do we need? It is bad enough the majority of businesses we seem to attract are DOLLAR TREE and Dollar General, do we need to add to it gas stations? What happened to Boardman being a leader and destination point? It is sad to see, as a Boardman native, how the area has changed. I have to drive to Akron or Cleveland to even shop at a Dillard's or any decent store. Lets take a stand and not take just anything that comes our way and be a bit selective! No gas station in our backyards! One can't justify it by the potential to add jobs, it would be a nominal amount.

Thank you for your time and consideration.

Respectfully,

Lisa Habuda  
330-559-4154

**From:** [Krista Beniston](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Fwd: Gas Station  
**Date:** Friday, July 24, 2020 1:22:05 PM

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Will you save?

Sent from my iPhone

Begin forwarded message:

**From:** "Chris H." <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)>  
**Date:** July 24, 2020 at 9:28:51 AM EDT  
**To:** Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>  
**Subject: Re: Gas Station**

6171 Northlawn Ave.  
Boardman, Ohio 44512

Thank you very much.

On Fri, Jul 24, 2020, 8:43 AM Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

Good morning,

Thank you for your comments. Please reply with your address for them to be included in the public record and sent to the Board.

Thank you,

Krista

Sent from my iPhone

> On Jul 23, 2020, at 8:44 PM, Chris H. <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)> wrote:

>

>

> Dear Ms. Beniston.

>

> Please do not let them put another gas station near the Tippecanoe and Rt. 224 intersection. The one that is already there is plenty. Neighborhood and other township residents want to preserve the neighborhood at Lockwood and Tippecanoe, where Meijer is trying to put another gas station. Please protect Boardman and its land from over-development. We already have flood issues from too much pavement and poor drainage systems, and the wildlife continue to lose land to live on. Thank you for your consideration.

> -Christine Habuda

**From:** [Linda Habuda](#)  
**To:** [Krista Beniston](#)  
**Subject:** Meijers gas station  
**Date:** Wednesday, July 22, 2020 1:00:49 PM

---

I can't believe that Boardman Twp. is considering the Meijers gas station. We have a Shell station a few hundred feet away!! This is a residential district!!!! It is bad enough that the township approved to have the woods torn down for the store. This will bring unwanted traffic down Lockwood Blvd., not to mention the problems that Walmart on South Avenue has. Please vote NO!!

Thank you!

Linda Habuda  
5124 Tippwood Court  
Boardman, OH 44512  
(330) 559-4151

**From:** [Chris H.](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station  
**Date:** Friday, July 24, 2020 9:29:39 AM

---

Christine Habuda  
6171 Northlawn Ave.  
Boardman, Ohio 44512

Thank you very much.

On Fri, Jul 24, 2020, 8:44 AM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Chris,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Chris H. <[chabuda70@gmail.com](mailto:chabuda70@gmail.com)>  
**Sent:** Thursday, July 23, 2020 8:46 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Gas Station

Dear Ms. D'Avignon,

Please do not let them put another gas station near the Tippecanoe and Rt. 224 intersection. The one that is already there is plenty. Neighborhood and other township residents want to preserve the neighborhood at Lockwood and Tippecanoe, where Meijer is trying to put another gas station. Please protect Boardman and its land from over-development. We already have flood issues from too much pavement and poor drainage systems, and the wildlife continue to lose land to live on. Thank you for your consideration.

-Christine Habuda

**From:** [Laura Hartman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Opposing Meijer Gas Station  
**Date:** Friday, July 24, 2020 6:17:30 PM

---

A new gas station will ruin our neighborhood, we already have a gas station and do not need another. The traffic is already dangerous enough; an increase will increase risk of anyone trying to walk to the store or ride a bike down the road. More deer will be hit. There will be more noise, more trash in the yards, and as if the store isn't going to do enough of this. My husband and I feel that the trustees just don't give a shit about any of us; I'm sure the rest of the community feels that way too. I will vote against any of those trustees if this gas station is approved.

Gary and Laura Hartman  
7050 Lockwood Blvd, Youngstown, OH 44512

**From:** [Sally](#)  
**To:** [Krista Beniston](#)  
**Subject:** Meijer's gas station proposal  
**Date:** Tuesday, July 21, 2020 7:42:37 AM

---

To: Krista Beniston, all zoning board members and township trustees  
Sent from [Mail](#) for Windows 10

-An additional gas station is NOT needed in Boardman at ANY location, but especially in light of the two new ones currently being built on Southern Blvd. and 224 as well as West Blvd and 224!

-How much gas do township residents need???

-To say nothing of the traffic which on Lockwood and Tippecanoe is already horrific. I have to wait 5 minutes or more to get out of my own driveway as it is. A traffic light at Lockwood and Tippecanoe will NOT help this because the amount of traffic once Meijer's opens will be even more burdensome.

Additional trees will NOT make this more appetizing, nor will it revive the picture of a once beautiful neighborhood! Saplings do take a long time to grow. And for your information, with the area of "conservation" that was given to us as a buffer? I can SEE the concrete as it's being poured and I can HEAR all the bulldozers and dump trucks hard at work. And this is summer...when all the trees have foliage. Can't wait for winter! (she said sarcastically)

I invite you to come and take a look at what this Meier's project has done already to what once was a beautifully wooded area! How can you not be saddened and disgusted by what you see? I have broken fences on my property and ugly signs that proclaim "conservation". Why couldn't they have saved a few trees on the location if they think

trees are a solution. (And if all you've ever seen are dollar signs in allowing additional and unnecessary building, then I am here to tell you that you do not have my interests nor the interests of many of those who live in this area at heart.)

Learn from the past...look what happened to the Get Go of Giant Eagle that USED TO BE in front of the Boardman Store. And why was it necessary for the Canfield Get Go to fold up and move to the intersection of Route 11? More wasted space with concrete.

We already have too many vacant buildings and strip plazas that are eyesores and totally in witness to poor planning on someone's part... (Gee, I wonder who that might be???) But they must have brought the promise of money to the Township. What do they bring the township now that they are empty? The zoning guides were originally made with the people of Boardman in mind. Why keep changing them especially when the change encroaches on homeowner's land...Leave the zoning as it is...Residential should remain just that...residential...You can't keep allowing commercial building to continue to encroach on homeowners. We built here knowing what the zoning was and we are still here! So should the current zoning!!!

And do you really think we need another convenience store??? We have one already nearby! An additional one, in my opinion can only be called an "inconvenience store".

And finally, all of these who are asking for the change in zoning for placement of their unneeded gas station don't live here! They don't even live in Ohio! Why do they get to change our lives for the worse? How can you, in good conscience, allow this???

I am saddened and disheartened by all that has been going on around my home on Lockwood Blvd. I had planned to live here forever since I built my home in 1987. But as I watch the wildlife leaving the area behind my house because their habitat was destroyed and obliterated, as I see the countless animals who tried running from the noise and crashing of trucks and bulldozers, dead on the side of the road because they were hit by a car before making it to safety, I grow less fond of and very much ashamed of what Boardman has become.

Maybe you should add to the motto of Boardman: Boardman, a nice place to call home...if you like CONCRETE!

Sincerely,

Sally Hofmeister  
7037 Lockwood Blvd.  
Boardman, Ohio 44512

P.S. The zoning board got it right the first time. I hope they make the same decision again, and I hope, if the zoning board continues to stand its ground, that the current Trustees listen to it and the people who have to live near this growing atrocity, and do the right thing and not overturn it.

**From:** [Sally](#)  
**To:** [Tricia D'Avignon](#); [Krista Beniston](#)  
**Cc:** [Krista Beniston](#)  
**Subject:** Meijer's proposed zoning change  
**Date:** Monday, August 10, 2020 12:30:48 PM

---

Boardman Township Trustees:

This is my second letter in response to the Meijer's gas station zoning request. As a resident of Boardman for 33 years and one who happens to live next to the "buffered zone" created by Meijer's to diminish concerns about their store, I would just like to add a few more thoughts about the zoning proposal...

First off let me say that it is truly sad that only those with "contiguous properties" to this gas station can speak to you during your online meeting. I'm sure you realize that those on the list represent only a very small fraction of the lives that will be changed by such a momentous decision. And if I understand the proposal, Meijer's doesn't own the land yet. Brian Smallwood is the property option holder, which means no one is hurt should you decide to back the decision of the Planning Committee and Zoning Board. I didn't realize when I listened to those who spoke in favor of the proposal at the zoning meeting, that Pamela Hickox is the owner of the property to be rezoned at 7104 Lockwood! According to the Mahoning County auditor I believe her residence is in Kentucky, while her tax payer address is in Florida! I don't blame her for trying to sell the property! Who would want to live there?

I feel that the decision of the Planning Commission AND the Board of Zoning was fair and impartial, having the best interests of the residents and nearby business owners at heart. I hope that the fact that they have now unanimously denied the change TWICE will make your decision even easier. The fact remains that I look out and see broken fences bordering my property now and the black and white conservation signs which do not add to the beauty of the woods that surround my home and probably make my home less valuable. So adding additional buffers will not address the concerns of noise, traffic congestion, fears of flooding and the safety of nearby home owners should a gas station be built as proposed. We really don't need another gas station, do we?

Rest assured I will be listening to your meeting and I would truly appreciate hearing you acknowledge receipt of all the letters in opposition to this zoning change, so that we know we have been heard.

Thank you for your time, and hopefully you will make the right decision, so that I don't have to keep pushing for a change in the Boardman township motto to say "Boardman, a nice place to call home... if you like concrete".

Sincerely,

Sally Hofmeister  
7037 Lockwood Blvd.  
Boardman  
(330) 272-3721

P.S. This is my view from my driveway...







Sent from [Mail](#) for Windows 10

**From:** [Karen Johnson](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** AMENDMENT A-2020-02  
**Date:** Thursday, July 16, 2020 3:46:06 PM

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Ms. D'Avignon:

I would like to go on record as opposing a zone change from residential to commercial on Lockwood Blvd for the purpose of constructing a gas station. While I do not live on or close to the affected parcels, I do travel through that intersection several times daily as I live in the nearby Lockwood Village. That intersection is dangerous not only because of the sheer volume of traffic, but also because of the frequent failure of those coming from Tippecanoe Road to obey the stop sign at Lockwood. Almost daily, someone blows through the intersection in front of me. I've come to expect it. I'm hopeful that a traffic light there (which I'm assuming will happen because of the store itself) will have a "no turn on right" provision from the Tippecanoe side. Regardless, there will be those who ignore that. Starr Center Drive also presents a problem where it intersects with Tippecanoe Road. Adding the gas station would, in my opinion, just exacerbate these traffic issues.

Thank you for your consideration.

Karen L Johnson  
1481 Turnberry Drive  
Youngstown, OH 44512

**From:** [mellonbill@zoominternet.net](mailto:mellonbill@zoominternet.net)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer gas station  
**Date:** Monday, July 20, 2020 10:17:38 AM

---

Nice little scam you guys got going. Zoning denies and then the trustees pass it anyway. How much is Costello's insurance company making off all the overdevelopment in Boardman? I'd bet a million dollars the trustees are going to permit the gas station. They never worry about the ugliness of Boardman, the flooding gets lip service, and the development just goes on unfettered. Boardman, a shitty place to call home.

Bill Johnson  
1102 Shadeland Dr.  
330-758-3191

**From:** [Joshua Boyle](#)  
**To:** [Krista Beniston](#)  
**Subject:** Meijer Comments  
**Date:** Tuesday, August 4, 2020 8:29:24 AM

---

Krista,

Wasn't sure were to send comments for the Meijer gas station meeting coming up later this month. Can you forward them to the board or trustees.

---

I do not support changing any zoning in regards to the Meijer gas station. Their original zoning change request for their store was denied by the zoning board, I believe these people who volunteer their expertise for their community should be valued and the final say unless the community expresses otherwise.

Expanding more development into residential areas is cannibalizing the residential spaces while we have too many large empty retail spaces. This makes no sense to expand development of commercial into residential zones areas without addressing these large empty retail spaces.

Stop catering to a large corporation and listen to your community experts on the zoning board.

Cheers,  
Josh Boyle  
N. Cadillac Dr.

--

Josh Boyle  
330-559-4961

Inline image

**From:** [Steven Kalavsky](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Sunday, July 19, 2020 11:30:57 AM

---

I'm opposed to the zone change. Boardman doesn't need another gas station next to an existing gas station.

Steven Kalavsky  
5510 Tracy Drive, Boardman Ohio 44512

**From:** [Vicki Kelly](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Objection  
**Date:** Friday, July 24, 2020 9:01:27 AM

---

6321 St. Andrews drive #35  
Canfield Ohio.

[Sent from Yahoo Mail for iPhone](#)

On Friday, July 24, 2020, 8:43 AM, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Vicki,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

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**From:** Vicki Kelly <[flutterby11566@yahoo.com](mailto:flutterby11566@yahoo.com)>  
**Sent:** Thursday, July 23, 2020 8:27 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Objection

I live right in that area and it's already a nightmare at the corner of Tippecanoe and Lockwood. I am objection the zone.

Deeply concerned,

Vicki Kelly

[Sent from Yahoo Mail for iPhone](#)

Boardman Twp. Zoning Commission  
8299 Market Street  
Boardman, Ohio  
44512

July 21, 2020

Boardman Zoning Commission

In regards to changing the zoning status at Tippecanoe and Lockwood Boulevard, to put a gas station there would cause traffic and congestion. There is more than enough traffic and gas stations on 224! Even putting the Meijer's store is going to cause enough congestions! In addition, it will bring the "Home Owners" property values down! Have respect for the "Home Owners" in the area!

Francine J. Klimek  
(Home Owner)  
5980 Sharon Drive  
Boardman, Ohio 44512  
(330) 965 7554  
Email: [fklimek@zoominternet.net](mailto:fklimek@zoominternet.net)



Boardman Twp. Zoning Commission  
8299 Market Street  
Boardman, Ohio  
44512

July 21, 2020

Boardman Zoning Commission:

In regards to the notice on changing the zoning status at Tippecanoe and Lockwood Boulevard to allow Meijers to build a gas station, it is my opinion that a gas station in this location would create additional traffic problems and congestion. Since there is already traffic congestion in this area and numerous gas stations on Rte. 224 along with the Shell Station at Rte. 224 & Tippecanoe, why do we need to add congestion in a residential area? We know that the Meijer's Store is going to create additional traffic congestion in this area! Also, home owners property values will decline with the startup of the Meijer's store, while the addition of a gas station would make everything worse! Why did people in Canfield vote down the construction of a WalMart store several years ago? Because they knew their property values would decline! Many of the home owners that live in the vicinity of Tippecanoe and Lockwood Boulevard are retired and on fixed incomes! Loss of property value will cause irreparable damage to their financial status! Please have some respect for the home owners on Tippecanoe and Lockwood Boulevard!

Sincerely yours,

Patrick J. Klimek  
5980 Sharon Drive  
Boardman, Ohio 44512  
(330) 965 7554  
Email: [pklimek@zoominternet.net](mailto:pklimek@zoominternet.net)

**From:** [kingwally86@aol.com](mailto:kingwally86@aol.com)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Wednesday, July 22, 2020 7:28:56 AM

---

To whom it may concern:

I would like to express my disagreement with the proposed zone change for yet another gas / convenience store at Lockwood and Tippecanoe road. I would believe that the two existing gas outlets are more than enough to handle the demand. I understand that Meijer would "need" a gas outlet so that they could offer "gas perks" in somewhat the same manner that Giant Eagle does with their Get Go franchises. I think a corporation the size of Meijer can figure out other ways for customers to "save" while shopping at their stores. If the gas outlet was located on the same side of Lockwood as the store, maybe in the large expanse of space that they took from the wildlife that made their home there, I would agree. The commercial activity must stop at the boundaries now present. Thank you.

Walter M. Kohowski  
5788 Sharon Dr. .  
Boardman, Ohio

July 21, 2020

To The Boardman Zoning Dept.

We are residents of 6390 Tuspecanoe Rd.  
Canfield, Ohio 44406. We live in a Condo  
that consists of three individual apartments.

We are completely against the zone change  
at Lockwood Blvd and Tuspecanoe for  
constructing a gas station.

We would have a congested traffic  
much worse than we have now.

There would be more crime plus the  
danger of a gas station in our area,  
which would be near our residential  
properties.

We would appreciate it very much  
if the zoning dept notes against it.

Thank you

Apt 1: George & Toula Kostoglou

Apt. 2: Nick & Olympia Peroulakis

APT 3: Anthony & Bessie Kostoglou



**From:** [SCOTT LANDY](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer gas station  
**Date:** Thursday, July 16, 2020 11:11:47 AM

---

Hello,

I am a current resident of Boardman and live in the Huntington Woods area directly across from the new Meijer location. While this new retail space may provide some increased convenience and commerce to the Boardman area, the proposed gas station on Lockwood Blvd is something that I completely oppose.

First, this location is zoned residential and would need to be rezoned to accommodate the gas station, causing a disruption to the surrounding neighborhood.

Second, there is a Shell station directly across the street that seems to fulfill the gasoline needs of that exact area of Boardman. We see the current unnecessary construction of the Sheetz station on Southern Blvd-- directly across from the newly constructed GetGo and have to wonder why that is necessary. Many fellow residents have voiced their complaints as to the necessity of such a decision. But to follow the same model, and have another very similar redundant Meijer gas station directly across from the Shell makes one question the motivation of why this would even be a debate.

Third, the environmental impact of additional petroleum products being used in such close proximity to each other and a residential neighborhood seems to be obviously detrimental. Boardman/Canfield is not a huge metropolitan area and the needs of the community are already being adequately served with the current situation. I cannot imagine there would be much public support for this project, as the need for it is just not sufficient to warrant its construction.

Fourth, the traffic flow of the area would be disrupted and the impact to residents is completely unnecessary. There will already be a considerable disruption to the traffic volume and flow on 224 when the Meijer store opens, and to add additional traffic is irresponsible and not serving the residents of the area.

The Meijer store is already being built and is not contingent on the approval of the proposed gas station. I urge Boardman Township, its trustees-- Larry Moliterno, Tom Costello, and Bran Calhoun and any other elected or appointed representatives to do what is right and best serves the community-- oppose the Meijer gas station.

Regards,

Scott Landy  
1314 Fox Run Ct.  
Boardman

## Tricia D'Avignon

---

**From:** Thomas P. Costello <[tcostello@jamesandsonsins.com](mailto:tcostello@jamesandsonsins.com)>  
**Sent:** Monday, August 17, 2020 10:10 AM  
**To:** Tricia D'Avignon; Krista Beniston  
**Subject:** FW: Meijer gas station



**Thomas P. Costello, Executive Vice President**

4444 Market Street, Youngstown, Ohio 44512  
[tcostello@JamesandSonsIns.com](mailto:tcostello@JamesandSonsIns.com) | Office: 330-788-5051 |  
[JamesandSonsIns.com](http://JamesandSonsIns.com)

**From:** Carrie LaRocca <[carriellen76@aol.com](mailto:carriellen76@aol.com)>  
**Sent:** Monday, August 17, 2020 10:01 AM  
**To:** [bcalhoun@twp.boardman.oh.us](mailto:bcalhoun@twp.boardman.oh.us); [tcostello@boardmantwp.com](mailto:tcostello@boardmantwp.com); [Imoliterno@twp.boardman.oh.us](mailto:Imoliterno@twp.boardman.oh.us)  
**Subject:** Meijer gas station

### **IT Department Security Alert**

**This is an external email. Please make sure you trust the source of this email before clicking links or opening attachments.**

Hello,

I am writing on behalf of my parents, my husband and myself to urge you to vote against the Meijer gas station being built at the corner of Lockwood and Tippecanoe. If Meijer needs a gas station, there are plenty of other options within the township that would probably be available. One example is the southwest corner of Parkside Dr. and 224. It appears that Giant Eagle has learned that the Get Go does better when it is not so close to the store, so this would probably also be the case with Meijer. They have already taken beautiful trees and now they want to take homes in a congested area. I wish the township had convinced them to redevelop an area that was already full of cement and run down buildings, but it's too late now. Please vote against the gas station at Lockwood and Tippecanoe.

Thank you,

Carrie and Pasquale LaRocca  
8645 Tippecanoe Rd.

Robert and Carolyn Smith  
7029 Lockwood Blvd.

### CLASSIFIED AND PROPRIETARY:

Notice: The information contained in this message may be privileged, classified, and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer. All e-mail sent to this address will be received by the Premier Bank corporate e-mail system and is subject to archiving and review by someone other than the recipient.

**From:** [dmadacsi](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Zoning change  
**Date:** Wednesday, July 22, 2020 7:41:37 PM

---

Attention: Tricia D'Avignon

As a resident living at 6737 Lockwood Blvd, I am opposed to the proposed change from residential to a commercial zone in order to build the Meijer gas station. Currently there is already traffic and congestion with the existing businesses. We want to maintain our residential status as there are school buses picking up and dropping off children on this road.

Thank you.  
Dona Madacsi

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Mary Jo Marsh](#)  
**To:** [Krista Beniston](#)  
**Subject:** Re: Meijer Gas Station  
**Date:** Friday, July 24, 2020 9:15:33 AM

---

I live at 6845 Colleen Drive which is in Boardman. I am less than half a mile from Meijer.

Sent from my iPhone

> On Jul 24, 2020, at 8:42 AM, Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)> wrote:

>

> Hi Mary,

>

> Thank you for your comment. Please respond with your address for your comment to be included in the public record and send to the Board. Information on how to listen to the meeting can be found on the Zoning page of the Township website. [Boardmantwp.com](http://Boardmantwp.com)

>

> Thank you,

>

> Krista

>

> Sent from my iPhone

>

>> On Jul 23, 2020, at 9:41 PM, Mary Jo Marsh <[mrsmarsh105@gmail.com](mailto:mrsmarsh105@gmail.com)> wrote:

>>

>>

>> That particular intersection is very busy at the present time. The Meijer store will add to the traffic. There is a gas station on the corner that seems to fulfill the needs of the area. There are 2 gas stations about a mile to the west and several to the east about 4 miles away. As a resident on Colleen Drive I do not want all the traffic and noise that will add to the neighborhood.

>> Sent from my iPhone

**From:** [Bob Mckinney](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Gas station  
**Date:** Saturday, July 18, 2020 7:33:19 PM

---

I say NO! Already too much traffic. The beautiful wooded are already destroyed for the store (other sites were available) now they want to ruin a residential area as well. Boardman a beautiful place to live...really.

Thank You,  
Robert McKinney  
3942 Arden Boulevard

July 23, 2020

To: The Boardman Zoning Commission

Subject: The Corner of Lockwood Blvd. and Tippecanoe

Dear Members of the Zoning Commission:

I am vehemently opposed to the idea of a gas station of the corner of Tippecanoe and Lockwood Blvd. There are already 42 gas stations within 5 miles of my home on Lockwood Blvd. and therefore I feel another one is not needed. If Meijer wants a gas station by their store, let them dig deep and buy the existing Shell Station that is located on the corner of Rt. 224 (Boardman-Canfield Rd.) and Lockwood Blvd. The traffic and congestion is already horrible in this area and frankly, we don't need any more.

Also, for the record, this hearing should be postponed until the residents can attend the hearing in person to voice their objections to the Trustees and the local news. We have a right for our voices to be heard. This is like having a Special Election at a time when most people are on vacation. We should be there to see how the Trustee's vote.

Boardman is known as a "Nice Place to Live", but the idea of another gas station at the corner of Lockwood Blvd. and Tippecanoe only makes Poland, Canfield and Austintown more appealing.

As elected officials we put our trust in you. Don't disappoint us.

Sincerely,

James A. Multari, Sr.

**From:** [Deb Multari](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** The corner of Lockwood Blvd. & Tippecanoe  
**Date:** Friday, July 24, 2020 12:42:58 PM

---

Sorry I forgot to include my name with my address, so here it is again: James Multari, 6910 Lockwood Blvd., 44512

Sent from my iPhone

**From:** [Ruth Nabb](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Mejjers gas station  
**Date:** Wednesday, July 29, 2020 6:40:13 PM

---

Thank you, our address is:  
1443 Saint Albans Drive

Sent from my iPhone

> On Jul 29, 2020, at 12:54 PM, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

>

> Ruth,

>

> If you'd like this comment to be given to the Trustees prior to their vote on this issue we need you to provide your property address with your comments. You can simply reply to this email.

>

> Best,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development

> Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

>

>

>

> -----Original Message-----

> From: Ruth Nabb <[snabbr2u@yahoo.com](mailto:snabbr2u@yahoo.com)>

> Sent: Wednesday, July 29, 2020 12:51 PM

> To: Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>

> Subject: Mejjers gas station

>

> So you've heard from our zoning people twice about the proposed Mejjers gas station! You have unanimous opinion from the residence meaning us that are opposed to it! Now the final decision most likely will rest in your hands. Please do not be "representatives in name only"! We elected you to be our voice. You have heard our voice now please do the right thing and deny the proposed location for the Mejjers gas station! The fact that they didn't do their homework before they brought that building to the property is not our problem, but theirs. There are plenty of other spaces on 224 where they can build a gas station. Thank you, Ruth and Vernon Nabb, twp residents.

>

> Sent from my iPhone

**From:** [Rajiv Taneja](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to gas station at corner of Lockwood Blvd. and Tippecanoe  
**Date:** Thursday, July 23, 2020 8:47:33 PM

---

To whom this concerns

We residents off of Lockwood Blvd in Rosewood Development very strongly object to a thought of this gas station at the above mentioned site .

This will become high traffic area and very dangerous accident zone and secondly drag down properties values

We definitely oppose to this

Taneja Family

5880 Cherrywood Dr Boardman oh

**From:** [Ashlie Rankin](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Objection to Meijer Gas station Proposal  
**Date:** Friday, July 24, 2020 4:14:40 PM

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## Boardman Zoning Commission

A gas station like Meijer is proposing will depreciate the value of the properties in the area and increase traffic tremendously. My fiance and I moved here to get away from a high traffic area, we don't want the traffic to increase anymore than what it is right now. We also don't want the value of our property to decrease anymore than what the store is going to do. We didn't buy this property to have commercial property all around, when we purchased this property there weren't any major commercial properties close to our home. Higher traffic increases risk of accidents and will be dangerous for the children and pets in the area. There are already multiple deer hit in the area due to people not observing the deer crossing signs; the amount of deer hit would likely increase with the increase in traffic. More damage to roads would also be a problem. More congestion at the main intersection of 224. There are enough gas stations in this area. Meijer the store is enough of a change for the residents of this area. Pollution of trash will be a problem too. I think I speak for more than just my family about this issue. This area is a nice family community and shouldn't be ruined by commercializing this area.

Ashlie Rankin, R.N.  
7040 Lockwood Blvd, Youngstown, OH 44512  
(330) 397-7865  
[Rankin740@gmail.com](mailto:Rankin740@gmail.com)

**From:** [pallante49](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer zone change  
**Date:** Thursday, July 23, 2020 12:12:34 PM

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My wife and I are opposed to the zone change and gas station. Traffic is already congested and will become worse with the opening of the store.

There are already or will be five gas stations between lockwood and southern Blvd. No more are wanted or needed.

If Meijer feels it is so important to have another station, what is wrong with the vacant lot at the corner of 224 and parkside where a previous station existed?

I only hope the zoning commission hears the voices of the majority of boardman citizens and denies this change and keeps us from becoming a community of vacant buildings and gas stations.

Thank you,

Gerald Pallante  
5516 Tracy Dr.  
Boardman, Oh

Sent from my Verizon, Samsung Galaxy smartphone

## Tricia D'Avignon

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**From:** Thomas Costello  
**Sent:** Sunday, August 16, 2020 11:11 AM  
**To:** Krista Beniston; Tricia D'Avignon  
**Subject:** Fwd: Meijers Gas Station - Convenience Store Proposal

For file,  
Sent from my iPad

Begin forwarded message:

**From:** "arsvic1@aol.com" <arsvic1@aol.com>  
**Date:** August 15, 2020 at 11:04:44 AM EDT  
**To:** Larry Moliterno <LMoliterno@boardmantwp.com>, Brad Calhoun <BCalhoun@boardmantwp.com>, Thomas Costello <TCostello@boardmantwp.com>  
**Subject: Meijers Gas Station - Convenience Store Proposal**  
**Reply-To:** <arsvic1@aol.com>

Boardman Township Trustees,

The proposal to build a Meijer "Gas Station - Convenience Store" near to the Lockwood Blvd and Tippecanoe Rd intersection is a proposal rife with immediate and future problems for the township, the citizens living near proposed site and for people traveling the roadways in the affected area.

Current traffic at that intersection and also at Rt. 224 and Lockwood Blvd intersection is already extremely busy. With the upcoming opening of the Meijer Grocery Store traffic traversing those intersections will increase dramatically

Also, within just a few yards of the Lockwood -Tippecanoe Rd Intersection are feeder roads like Starr Center Drive providing access and a considerable amount of traffic into medical practices, business offices and restaurants. Just a few more yards away is Indian Run Drive providing access to all of the home and apartments in that area.

There is simply too much traffic and too many roads compressed into a small area to accommodate the addition of a high volume gas station / food mart type operation similar to Sheetz and Get Go. The fact that Tippecanoe Road runs immediately behind Lockwood Blvd in that area only exacerbates the problem.

I believe this project will lead to very high traffic levels, the addition of several more traffic lights, increased accidents and other safety concerns.

I also believe it will adversely affect residential and business property values thru out the surrounding neighborhoods.

Please deny Meijers request to build at this site and encourage them to locate their new Gas Station-Food Mart in a different Boardman location that is capable of handling the amount of traffic this venture will bring.

Thank you for your attention to this matter and your time serving as Township Trustees.

Victor and Margaret Pallotta  
5303 Shadow Creek Drive  
Boardman ,Ohio

**From:** [arsvic1@aol.com](mailto:arsvic1@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer's request for a zone change to build a gas station.  
**Date:** Friday, July 24, 2020 3:56:12 PM

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To Whom It May concern,

The Zone Change to build a Meijer "Gas Station - Fast Food" store near to the Lockwood Blvd and Tippecanoe Rd intersection is a proposal rife with immediate and future problems for the township, the citizens living near proposed site and for people traveling the roadways in the affected area.

Current traffic at that intersection and also at Rt. 224 and Lockwood Blvd intersection is already extremely busy. With the upcoming opening of the Meijer Grocery Store its already agreed that traffic traversing those intersections will increase dramatically.

Also within just a few yards of the Lockwood -Tippecanoe Rd Intersection are feeder roads like Starr Center Drive providing access and a considerable amount of traffic into medical practices, business offices and restaurants. Just a few more yards is Indian Run Drive providing access to all of the home and apartments in that area.

There are simply too much traffic and to many roads compressed into a small area to accommodate the addition of a high volume gas station / food mart type operation similar to Sheetz and Get Go.

I believe this will lead to very high traffic levels, the addition of several more traffic lights, increased accidents and other safety concerns.

I also believe it will adversely affect residential property values thru out the surrounding neighborhoods.

Please encourage Meijer's to locate their new Gas Station-Food Mart in a different location.

Victor Pallotta  
5303 Shadow Creek Drive

Boardman ,Ohio

## Tricia D'Avignon

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**From:** rpeake@zoominternet.net  
**Sent:** Wednesday, August 12, 2020 3:49 PM  
**To:** Tricia D'Avignon  
**Cc:** rpeake@zoominternet.net  
**Subject:** RE: Amendment A-2020-02

Richard Peake  
6270 Tippecanoe Rd  
Canfield Ohio 44406  
Phone Home (330)758-0605 Cell (330)402-3077

---

**From:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Sent:** Wednesday, August 12, 2020 2:29 PM  
**To:** rpeake@zoominternet.net  
**Cc:** Krista Beniston <KBeniston@boardmantwp.com>  
**Subject:** RE: Amendment A-2020-02

Thank you for your comments. Please see the attached legal notice. Please respond with your name and address if you'd like your comments incorporated into the record.

Best,

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** [rpeake@zoominternet.net](mailto:rpeake@zoominternet.net) <[rpeake@zoominternet.net](mailto:rpeake@zoominternet.net)>  
**Sent:** Wednesday, August 12, 2020 2:17 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Cc:** [rpeake@zoominternet.net](mailto:rpeake@zoominternet.net)  
**Subject:** Amendment A-2020-02

Comment regarding the requested amendment to the township Zoning-  
Amendment A-2020-02

**No More Pumps**

The title of my talk summarizes my position on the proposed zone change of two (2) parcels of land at the intersection of Lockwood Blvd. and Tippecanoe Rd.

I am opposed to building a gas station as part of the Mejier Project for several reasons: I have worked in several areas of the oil industry—I have served as a service station manager, and as an assistant operator in the Thermo Catalytic Cracking Unit of the Atlantic Richfield Refinery. At Standard Oil of California I worked in warehousing filling orders for customers. At bulk facilities, loading tankers and tracking sales. Stationed at the LA airport serving as service representative and safety representative to airlines.

I mention this because on the NW corner of the Mejier property on Tippecanoe Rd is an already functioning surface storage tank serviced by Ohio Valley Energy Systems. It's possible that this could create a hazard by being so close to the proposed Mejier station.

Currently serving the area are 18 gas stations including approximately 216 pumps. In my 42 plus years of living in this area, I have never seen lines at the pumps of these stations. (There was a gas station at Parkside and Route 224 which closed, but is still zoned available for a gas station.)

I close with my opening statement, “**No more pumps!**”

**From:** [Judy Peyko](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Those interested in leaving comments regarding the requested zone change for Meijer building a gas station.  
**Date:** Tuesday, July 14, 2020 8:37:12 PM

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## Boardman Township Zoning Commission

My name is Judy Burchell-Peyko, 438 Jaronte Drive Boardman, OH 44512

I am against the zone change and the building of the gas station by Meijer on Lockwood Blvd. and Tippecanoe Rd.

Meijer is already building in an area that floods, the homes in this area flood.

The building of Meijer's building and gas station is only going to increase the flooding that is already happening.

Meijer destroyed the beautiful treed wetlands in the area, what more do they want to destroy?

I am appealing to the Boardman Township Zoning Commission, please do not approve the zone change.

Our sewers back-up and we have continuous flooding problems in Boardman Township.

We the residents can't handle much more.

Thank You,

Judy Burchell-Peyko

**From:** [James Pietra](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Opposition on Meijer zone change  
**Date:** Wednesday, July 22, 2020 6:39:18 AM

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I am opposed to the zone change that Meijer is requesting.  
That intersection is a mess now and we want to add to the problem.  
The fact they were permitted to build a store only adds to the problem of traffic.  
The traffic is not the only problem but the township also has a water run off problem that has not been corrected. I don't think the retention pond will eliminate the problem. As a home owner every time we get a heavy down pour I have to close a gate valve to prevent basement flooding.  
The site of the leveled land and construction sickens me.  
We already have a gas station at that corner and two more within a mile.  
How many gas stations do we need?  
So I strongly oppose the rezone application.  
It was denied in January. What does Meijer plan to do submit this every six months?  
Do not grant this rezone.  
Thank you  
James Pietra  
1130 Suzylinn Ave.  
Boardman, Ohio 44512

Sent from my iPad

**From:** [Jordan Pitts](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Rezoning  
**Date:** Friday, July 24, 2020 12:28:31 AM

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To Whom It May Concern:

Regarding the proposed Meijer rezoning, I would like to voice my objection. I moved to this area nearly 4 years ago with the idea of living in a nice residential neighborhood while being close to anything needed. Unfortunately, I will now be an immediate neighbor to a major store and potentially the corresponding gas station. I ask that you please consider mine and my neighbors reasons to keep the Meijer gas station out of our residential neighborhood.

1. Traffic- It is already difficult to pull out of my driveway due to low visibility and the speed that cars travel on Tippecanoe Road. The entire corridor has too much traffic to support the current traffic flow, adding a traffic light will only make longer lines of traffic at any given time.
2. Flooding- The Meijer store has displaced acres of wetland already. Adding so much flat areas of pavement will surely cause runoff issues to neighboring yards and basements.
3. Property Values- It's no secret that living next to a gas station is bad for property value. I have 27 years left on the mortgage and I am not getting what I bargained for.
4. Crime- We are on the line between two townships. Because of this, the police presence in our area is slim. Our neighborhoods are safe now, but gas stations have a reputation for being targets of criminal activities- especially 24 hour locations.
5. Light and Sound- I will have a direct line of sight to the bright lights and noise that come along with a gas station. The canopies over gas stations are tall enough that no fencing or measures they take will be able to dim the lights or dampen the noise of constantly moving cars and fuel trucks.
6. Ground Pollutants- I am downhill from the proposed gas station. When there is a gas spill, the employee covers it with kitty litter until that can be swept up. In the meantime, any remaining liquid will be runoff to my yard, or rain will wash it to my yard, or snow plows will literally push it to their perimeter where melting snow will run into my yard. My gardens will no longer be functional and my children will not be able to play as normal children in the yard. In addition, the fact that a few feet away are wetlands does not inspire much confidence in the installation of underground tanks. Tanks are secured into the ground with concrete anchors, but will rise and fall depending on water levels and temperatures. How long will it be until we can expect to be totally contaminated by a large scale failure?
7. Atmospheric Pollutants- Between my immediate neighbors and myself we have several small children, not yet in kindergarten, one of whom already has a documented respiratory disease. The constant fumes and air pollutants will be detrimental to anyone's health, but especially small children. Benzene, a liquid in gasoline, evaporates into the air very quickly from gasoline itself and vehicle exhausts. It is heavier than the air, so it stays at ground level. Benzene is a known carcinogen, linked to leukemia, in particular childhood leukemia. As stated above, there are several very young children in the area. It's unfair to jeopardize their lives for the sake of a gas station. There are many resources to find this information but following is just one example.  
<https://www.cancer.org/cancer/cancer-causes/benzene.html>
8. Covid 19 and Closed Meetings- This is the second time the proposal to rezone properties has come up. It is bad business to try and push a zone change through in the current times when the neighborhood doesn't have the opportunity to truly voice their concerns. There is a petition with over 400 signatures of people who want to keep the gas station out of our neighborhood and Canfield Township has asked the same. [https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm\\_source=share\\_petition&utm\\_medium=facebook&utm\\_campaign=psf\\_combo\\_share\\_initial&utm\\_term=psf\\_combo\\_share\\_initial&recruited\\_by\\_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm\\_content=fht-20410037-en-us%3Av2](https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm_source=share_petition&utm_medium=facebook&utm_campaign=psf_combo_share_initial&utm_term=psf_combo_share_initial&recruited_by_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm_content=fht-20410037-en-us%3Av2)

You have an opportunity to tell the residents of Boardman Township that we matter and our voices are heard. Please do not allow Big Business to push their interests at the expense of the tax payers and residents, especially the youngest who have no say.

Sincerely,

Jordan Pitts  
6135 Tippecanoe Road Canfield, OH 44406

## Tricia D'Avignon

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**From:** laureymclain <laureymclain@yahoo.com>  
**Sent:** Friday, August 14, 2020 8:55 AM  
**To:** Tricia D'Avignon  
**Subject:** RE: Meijer Rezoning

Good morning,

I believe the issue is my email name. I (Jordan Pitts) typed my letter using my work email and sent it to my personal email (shows up as laureymclain- a character I played in a show).

Thanks,  
Jordan Pitts

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

**From:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Date:** 8/14/20 8:16 AM (GMT-05:00)  
**To:** laureymclain <laureymclain@yahoo.com>  
**Cc:** Krista Beniston <KBeniston@boardmantwp.com>  
**Subject:** RE: Meijer Rezoning

Hi,

It appears you re-forwarded an email from someone else. Did you have comments you wanted to share in relationship to the proposed zone change? I have attached the legal notice for your reference. We've already received the comments below from the original author, if you share in any of these please feel free to send along your comments and include your name and address.

Best,

**Tricia D'Avignon**

**Assistant Director of Zoning & Development**

Boardman Township Government Center

8299 Market Street Boardman, Ohio 44512

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

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**From:** laureymclain <[laureymclain@yahoo.com](mailto:laureymclain@yahoo.com)>  
**Sent:** Thursday, August 13, 2020 4:36 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Meijer Rezoning

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

**From:** Jordan Pitts <[ossyoungstown@mtaweighing.com](mailto:ossyoungstown@mtaweighing.com)>

**Date:** 8/13/20 4:22 PM (GMT-05:00)

**To:** laureymclain <[laureymclain@yahoo.com](mailto:laureymclain@yahoo.com)>

**Subject:** RE: Meijer Rezoning

To Whom It May Concern:

Regarding the proposed Meijer rezoning, I would like to voice my objection. I moved to this area nearly 4 years ago with the idea of living in a nice residential neighborhood while being close to anything needed. Unfortunately, I will now be an immediate neighbor to a major store and potentially the corresponding gas station. I ask that you please consider mine and my neighbors reasons to keep the Meijer gas station out of our residential neighborhood.

1. Traffic- It is already difficult to pull out of my driveway due to low visibility and the speed that cars travel on Tippecanoe Road. The entire corridor has too much traffic to support the current traffic flow, adding a traffic light will only make longer lines of traffic at any given time.

2. Flooding- The Meijer store has displaced acres of wetland already. Adding so much flat area of pavement will surely cause runoff issues to neighboring yards and basements.

3. Property Values- It's no secret that living next to a gas station is bad for property value. I have 27 years left on my mortgage and I am not getting what I bargained for.

4. Crime- We are on the line between two townships. Because of this, the police presence in our area is slim. Our neighborhoods are safe now, but gas stations have a reputation for being targets of criminal activities- especially 24 hour locations.

5. Light and Sound- I will have a direct line of sight to the bright lights and noise that come along with a gas station. The canopies over gas stations are tall enough that no fencing or measures they take will be able to dim the lights or dampen the noise of constantly moving cars and fuel trucks.

6. Ground Pollutants- I am downhill from the proposed gas station. When there is a gas spill, the employee covers it with kitty litter until that can be swept up. In the meantime, any remaining liquid will be runoff to my yard, or rain will wash it to my yard, or snow plows will literally push it to their perimeter where melting snow will run into my yard. My gardens will no longer be functional and my children will not be able to play as normal children in the yard. In addition, the fact that a few feet away are wetlands does not inspire much confidence in the installation of underground tanks. Tanks are secured into the ground with concrete anchors, but will rise and fall depending on water levels and temperatures. How long will it be until we can expect to be totally contaminated by a large scale failure?

7. Atmospheric Pollutants- Between my immediate neighbors and myself we have several small children, not yet in kindergarten, one of whom already has a documented respiratory disease. The constant fumes and air pollutants will be detrimental to anyone's health, but especially small children. Benzene, a liquid in gasoline, evaporates into the air very quickly from gasoline itself and vehicle exhausts. It is heavier than the air, so it stays at ground level. Benzene is a known carcinogen, linked to leukemia, in particular childhood leukemia. As state above, there are several very young children in the area. It's unfair to jeopardize their lives for the sake of a gas station. There are many resources to find this information but following is just one example.

<https://www.cancer.org/cancer/cancer-causes/benzene.html>

8. EPA Regulations- The federal EPA recommends gas stations be at a minimum of 1,000 feet from schools to be considered safe. My home is the third house from the location of the proposed gas station. Using the site plans provided by Meijer and Google Maps, I am under 1,000 feet. My neighbors' children and grandchildren are even closer and are at risk of known health hazards if this project is approved.

9. Corporate Creep Control- During the Zoning Board's hearing the representative from Meijer said they would like to ultimately purchase five lots, using the extra they aren't utilizing as additional buffer. Clearly, Meijer does not have our neighborhood's best interests in mind, otherwise they would not be attempting to rezone a residential lot. How do we trust that after some time, Meijer does not decide to add additional parking, truck parking, or sell the remaining "buffer" to the highest bidder for a new business. If the precedent has been set that Boardman will allow business in residential locations, when do we draw a new line?

10. Covid 19 and Closed Meetings- This is the second time the proposal to rezone properties has come up. It is bad business to try and push a zone change through in the current times when the neighborhood doesn't have the opportunity to truly voice their concerns. There is a petition with over 400 signatures of people who want to keep the gas station out of our neighborhood and Canfield Township has asked the same. [https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm\\_source=share\\_petition&utm\\_medium=facebook&utm\\_campaign=psf\\_combo\\_share\\_initial&utm\\_term=psf\\_combo\\_share\\_initial&recruited\\_by\\_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm\\_content=fht-20410037-en-us%3Av2](https://www.change.org/p/boardman-trustees-vote-no-on-the-proposed-gas-station-lockwood-tippecanoe?recruiter=1046800564&utm_source=share_petition&utm_medium=facebook&utm_campaign=psf_combo_share_initial&utm_term=psf_combo_share_initial&recruited_by_id=e53a2cd0-5d85-11ea-826e-4f33cd23917f&utm_content=fht-20410037-en-us%3Av2)

You have an opportunity to tell the residents of Boardman Township that we matter and our voices are heard. Please do not allow Big Business to push their interests at the expense of the tax payers and residents, especially the youngest who have no say.

Sincerely,

Jordan Pitts

6135 Tippecanoe Road Canfield, OH 44406

Dear Boardman Zoning and Planning Department,

My name is Dan Qutail, I have owned my home at the Rosewood development since 2011, and my address is 5871 Rosewood Drive Boardman, OH 44512. It is less than a mile from the proposed zoning change. The Rosewood development has 44 homes.

Recently, Meijer has petitioned for a zone change on the corner of Lockwood Blvd and Tippecanoe. The residents of the Rosewood were relieved few months ago when the Boardman Zoning Commission voted No on the Zone change petition.

The residents believe strongly that the value of our homes will drop drastically that all 44 home owners along with all the residents on Lockwood Blvd will petition the Mahoning County Auditor to lower the value of their homes and lower their property taxes. Also the residents will consider bringing legal action against the Boardman Zoning Commission and Meijer.

The Lockwood Blvd has a park like setting, it is actually the Mill Creek Park itself. Meijer has no business locating a gas station in our Neighborhood and the Boardman Zoning Commission should do its job by preserving our neighborhoods. If Meijer wants a gas station then they can build one on 224.

Lockwood Blvd doesn't need another gas station nor does Boardman. Boardman Zoning has absolutely no loyalty to the businesses that have been in Boardman for over a 100 years. True North and the Lyden Family poured over 1.5 million dollars in renovating their site on Lockwood Blvd Not too long ago. When Circle K decided to close its site on Lockwood Blvd A LOCAL GUY renovated the same site and made it much better just in time so you can take him out of business.

The most important issue still is the traffic on that corner. It is almost impossible to make a left turn on Lockwood from Tippecanoe at this time, traffic gets backed up on Tippecanoe during rush hours 10 cars deep. It is also as difficult to make a left turn from Lockwood onto Tippecanoe.

The Boardman zoning and planning Department should look out for businesses that have been serving our community when nobody else wanted to be here.

The Zoning Commission should do its job by preserving the park like setting of our Lockwood Blvd.

Sincerely,

Dan Qutail

**From:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Subject:** RE: Meijer  
**Date:** Wednesday, July 22, 2020 10:02:33 AM

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Sorry about that . . . .

Joe and Mollie Gonda  
5437 Tippecanoe Road

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**From:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Sent:** Wednesday, July 22, 2020 8:47 AM  
**To:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)  
**Subject:** RE: Meijer

Mr. Gonda,

Thank you for your comments. Please see the attached legal notice we require your address for comment submission. You can just respond to this email with your address.

Best,

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** [joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com) <[joegonda@buckeyecivildesign.com](mailto:joegonda@buckeyecivildesign.com)>  
**Sent:** Tuesday, July 21, 2020 4:31 PM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:** Meijer

Ms. D'Avignon,

I am **STRONGLY** opposed to this project for the following reasons . . . .

- The Township has said for a very very long time that that property was going to **stay** NON-COMMERCIAL. ( Because of the Township's stance I have told many clients that the township

would not grant them a zone change, therefore the project died or went elsewhere.)

- The proposed curb-cuts are **TOO CLOSE** to one another. They are only about 100-ft apart from another and only about 100-ft from Lockwood Blvd. This is **WAY TOO CLOSE** per any good traffic engineering design.
- The traffic turning conflicts with Starr Centre and Indian Creek and Tippecanoe Road will be a **HUGE** safety hazard. There are way too many conflicting traffic turns that can happen in this 150-ft area. This will lead to multiple traffic accidents.
- People will be trying to turn left into and out of this site along Lockwood Blvd, even though the site plan shows that left-turns are not permitted. This will cause more confusion and lead to more accidents.
- This gas station **can** fit nicely on the existing Meijer store site property at the corner of SR 224 and Lockwood. There is no need for this zone change.

Thank you,

Joe Gonda

Joseph M. Gonda, P.E., C.F.M.

***Buckeye Civil Design, LLC***

P.O. Box 283

11369 Market Street, Suite A

North Lima, Ohio 44452

PH 330-549-9051

PH 330-965-2337

[www.buckeyecivildesign.com](http://www.buckeyecivildesign.com)

**From:** [kjones73@aol.com](mailto:kjones73@aol.com)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Gas Station construction (Tippecanoe / Lockwood)  
**Date:** Tuesday, July 21, 2020 4:41:42 PM

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Zoning Board:

I am writing to voice my objection to the subject stated. As a resident, and officer of the Hunters Creek Condominium Association I regard the construction of such a facility would create undue traffic congestion and a negative influence on property value. In addition, the added asphalt surface could provide a flood risk. Residents of our condominium have already commented on the potential congestion expected by the retail facility under construction.

I ask that you affirm your zoning rejection.

Your attention is appreciated.

Karl J. Roach  
7402 E. Huntington Dr. unit C

**From:** [danrotar@zoominternet.net](mailto:danrotar@zoominternet.net)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer's request for zoning change  
**Date:** Friday, July 24, 2020 2:25:19 PM

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Dear Ms. D'Avignon:

The purpose of this email is to oppose Meijer's request for a zoning change at Lockwood Boulevard and Tippecanoe Road for the purpose of constructing a gas station. We anticipate that such a gas station, if constructed, would result in additional traffic and congestion at the intersection, reduce safety, lead to additional commotion, and reduce nearby residents' enjoyment of their properties.

Sincerely,  
Dan & Pat Rotar  
1310 Barbie Drive  
Boardman, Ohio 44512

**From:** [Eric](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** meijer  
**Date:** Wednesday, July 15, 2020 4:21:29 PM

---

Please DO NOT approve a zone change for Meijer to build a gas station at Lockwood and Tippecanoe roads. It will turn part of a nice residential area into a noisy, property value reducing, over trafficked and accident inviting part of Boardman. I strongly urge the commission to deny this request.

Sincerely : Longtime Boardman resident

Eric Rothbauer  
6590 Lockwood Blvd

Sent from my iPhone

**From:** [ruthcar436@zoominternet.net](mailto:ruthcar436@zoominternet.net)  
**To:** [Krista Beniston](#)  
**Subject:** Gas stateion - Meijers  
**Date:** Wednesday, July 29, 2020 11:50:19 PM

---

I am totally against having the gas station and store (Meijers) located on Lockwood & Rt.224.

We have too many gas stations in the vicinity also stores. We don't need anymore. \we already have a traffic problem in that area. Having that store and gas station will bring on more congestion. The area should have been left like it is as a wetland. Where are the deer to go now? Not to mention the other wild animals. I will not go into the store to purchase anything. Only one time to see what the inside looks like. I understand the prices are not that good. I understand that your department voted against it.

I am thankful for that. Your department is doing a good job. Keep up the good work. I now have to contact the trustees and have them change their minds. How much is in it for them??

Ruth Reedy  
6785 Colleen Dr.  
Boardman  
tele: 330-726-2492  
e-mail: [ruthcar436@zoominternet.net](mailto:ruthcar436@zoominternet.net)

**From:** [strukxs@zoominternet.net](mailto:strukxs@zoominternet.net)  
**To:** [Tricia D'Avignon](mailto:Tricia D'Avignon)  
**Cc:** [strukxs@zoominternet.net](mailto:strukxs@zoominternet.net); [tech1@zoominternet.net](mailto:tech1@zoominternet.net)  
**Subject:** gas station  
**Date:** Thursday, July 23, 2020 2:21:34 PM

---

We are writing this email in reference to the zone change required by Meijers to build a gas station . We are urging the zoning commission to AGAIN deny Meijers proposal. We live in Windel Hills off of Tippecanoe Road and so we daily use the intersection of Tippecanoe and Lockwood to access route 224. During peak traffic times it is already is a mess, with cars backing up as many as 10 on Tippecanoe to turn on to Lockwood Blvd. Adding a gas station at this point would only complicate matters and make them worse. This area is not suffering from a lack of gas stations. Note, close to this intersection - there is one gas station on Glenwood, one on Lockwood and two on Raccoon Rd, all facing route 224.

We recognize the new Meijers store will be an economic plus for our community, but the gas station is not at all needed. It will as your zoning commission already said only add traffic and congestion to the area. Adding a buffer zone will not at all address congestion. We hope the commission listens to the publics recommendations and does not grant any zone changes!

Rodney and Karen Scenna  
1330 Barbie Dr.  
Youngstown, Ohio 44512

**From:** [Mark Scheel](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer has station  
**Date:** Tuesday, July 14, 2020 9:05:10 PM

---

To whom it may concern

I am writing in opposition to allowing a zoning change and permission to Meijer for building a gas station at corner of Tippecanoe and Lockwood.

I am sure the station would be lovely but there is too much traffic in this location already

My name is Mark Scheel and address is

4714 Leffingwell Road Canfield Ohio

Regards

Mark Scheel

Sent from AOL Mobile Mail

Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

**From:** [Krista Beniston](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Fwd: Meijer Request for Zoning Change for Gas Station  
**Date:** Friday, July 24, 2020 8:39:44 AM

---

Will you save?

Sent from my iPhone

Begin forwarded message:

**From:** kimberly sefcik <kz\_sefcik@sbcglobal.net>  
**Date:** July 23, 2020 at 9:44:31 PM EDT  
**To:** Krista Beniston <KBeniston@boardmantwp.com>  
**Subject: Meijer Request for Zoning Change for Gas Station**

To: Boardman Zoning Commission

From: Kim Sefcik

Re: Meijer Gas Station

Thank you for your initial denial of the request to zone 2 additional land parcels (7104 & 7070) as commercial for the Meijer gas station.

I strongly encourage the commission to again deny the zone change for these 2 parcels.

I am very concerned the proposed Meijer gas station will create even more dangerous traffic issues in an area already congested with multiple access points: Lockwood Blvd., Tippecanoe Rd., Starr Centre Dr., and Indian Run.

Particularly dangerous is the Meijer project diagram depicting a driveway located on the east side of Tippecanoe with a "right-in right-out" access across from Starr Centre Drive. This is in close proximity to the curve on Tippecanoe.

Meijer also proposes a right-in, right-out on Lockwood. Lockwood already has a challenging traffic pattern with 5 lanes at its intersection with Rt. 224. Someone is always in the wrong turning lane.

A proposed traffic light at Tippecanoe will not alleviate the congestion and danger on Tippecanoe.

With COVID-19, an assessment of actual traffic volume is skewed with so many people working from home and many businesses closed.

Anyone familiar with this area is well aware of the dangers of driving in this congested section:

- \* The tight curve in the road that requires a reduced speed limit as one approaches the Lockwood intersection
- \* Drivers turn both left and right from Starr Centre and Indian Run with oncoming traffic from both Lockwood and Tippecanoe
- \* Tippecanoe is a heavily traveled 2-lane road that is the main artery from Cornersburg to Rt. 224.
- \* Most drivers exceed the posted speed limit in this area

- \* Tippecanoe Rd lacks areas for police to easily park, utilize radar, and monitor and reduce speeding in this area
- \* Drivers experience difficulty moving over to allow passage of emergency vehicles
- \* It's very difficult to turn left onto Lockwood from Tippecanoe

Meijer was well aware of the deed restriction at the time of purchase of the 33-acre property for the store project.

Meijer was unsuccessful in their attempt to have the deed restriction released for this parcel - preventing the addition of a gas station.

It's important to note not all Meijer stores have a gas station. There is an abundance of gas stations in this general area - with one right on the corner of Lockwood and Rt. 224.

Providing "the full array of Meijer products" may be of utmost importance to Meijer, but not necessarily for our community.

Meijer's rationale for the necessity of a gas station, according to real estate manager Crissman Jones, is "customers will get 10 cents off a gallon of gas with a Meijer card".

Residents in this area deserve to have the neighborhood preserved and not commercialized by this project.

This same area is well-known for flooding for at least the last 17 years.

I support the Meijer store project.

I do not support the addition of an unnecessary gas station that will undoubtedly cause traffic congestion - or worse - serious traffic accidents.

Thank you for the opportunity to provide input for your decision-making process.

Sincerely,

Kim Sefcik, RN  
Beech Ct Canfield OH  
kz\_sefcik@sbcglobal.net  
330-565-3616

## Tricia D'Avignon

---

**From:** Jason Loree  
**Sent:** Monday, August 17, 2020 12:09 PM  
**To:** Tricia D'Avignon; Krista Beniston  
**Subject:** FW: Meijer Request for Zoning Change for Gas Station

---

**From:** kimberly sefcik <kz\_sefcik@sbcglobal.net>  
**Sent:** Friday, August 14, 2020 9:19 AM  
**To:** Jason Loree <JLoree@boardmantwp.com>  
**Subject:** Meijer Request for Zoning Change for Gas Station

To: Boardman Township Trustees

From: Kim Sefcik RN

Re: Meijer Gas Station

The decision of the Boardman Township Zoning Commission to twice deny Meijer's request to zone additional land parcels (7104 & 7070) as commercial for the Meijer gas station is appropriate and necessary.

I strongly encourage Boardman Trustees to deny the zone change for these parcels.

As a RN and area homeowner, I am extremely concerned the proposed Meijer gas station will create even more dangerous traffic patterns in an area already congested with multiple access points and turn lanes: Lockwood Blvd., Tippecanoe Rd., Starr Centre Dr., and Indian Run.

Particularly dangerous is the Meijer project diagram depicting driveways located on the east side of Tippecanoe, especially a "right-in right-out" access across from Starr Centre Drive with a turning lane in between.

This is in close proximity to the curve on Tippecanoe. It creates an area with north-south turn lanes facing each other, as well as the egress from the proposed gas station.

There isn't a plan to safely regulate traffic on the southwest side of the proposed gas station.

Lockwood already has a challenging traffic pattern with multiple lanes at its intersection with Rt. 224. Someone is ALWAYS entering the turn lanes prematurely.

Changing 2-lane main roads into more lanes, with multiple turn lanes in succession (especially on Tippecanoe), is an accident waiting to happen.

One does not need to be a traffic engineer to see the potential for vehicular crashes, the risk of multiple trauma, the potential for loss of life to people who regularly travel this area, and the difficulty for emergency services to reach this tight area.

A proposed traffic light at Lockwood and Tippecanoe will not alleviate the congestion and danger on Tippecanoe.

Anyone familiar with this area is well aware of the dangers of driving in this congested section:

- \* The curve in the road that requires a reduced speed limit as one approaches the Lockwood intersection from Tippecanoe
- \* Drivers turn both left and right from Starr Centre and Indian Run with oncoming traffic from both Lockwood and Tippecanoe, and now worsening traffic by adding in/out access to Meijer's proposed gas station
- \* Tippecanoe is a heavily traveled 2-lane road that is a main north-south artery from Cornersburg to Rt. 224.
- \* Many drivers exceed the posted speed limit in this area
- \* Tippecanoe Rd lacks areas for law enforcement to easily park, utilize radar, and monitor and reduce speeding in this area
- \* Drivers experience difficulty moving over to allow passage of emergency vehicles
- \* This is a main artery for emergency vehicles, especially fire trucks, police, and ambulances heading to SE Boardman Hospital

Meijer should give more thoughtful consideration to the community they are anxious to serve.

Since they did not consider the impact on our community - the decision is up to all of you.

Meijer was well aware of the deed restriction at the time of purchase of the 33-acre property for the store project.

Meijer was unsuccessful in their attempt to have the deed restriction released for this parcel - preventing the addition of a gas station.

It's important to note NOT ALL Meijer stores have a gas station.

There is an abundance of gas stations in this general area - with one right on the corner of Lockwood and Rt. 224.

Providing "the full array of Meijer products" may be of utmost importance to Meijer, but not necessarily for our community.

Meijer's rationale for the necessity of a gas station, according to real estate manager Crissman Jones, is "customers will get 10 cents off a gallon of gas with a Meijer card".

Ten cents savings on a gallon of fuel will not help those injured in an accident with potential co-pays, deductibles, and coinsurance for trauma care. Or funeral expenses.

Residents in this area deserve to have the neighborhood preserved, safe, and not further commercialized by this project.

This same area is well-known for flooding for at least the last 17 years.

I support the Meijer store project.

I do not support the addition of an unnecessary gas station that will undoubtedly cause traffic congestion - or worse - serious traffic accidents and loss of life. I strongly urge all trustees to deny the zoning change.

To make a decision that is incongruent with the zoning commission is to act only in the best interest of Meijer - and not in the best interest of your constituents and community residents that continually support the businesses of Boardman.

It is unsafe to permit this proposed gas station.

Thank you for the opportunity to provide input for your decision-making process.

Sincerely,

Kim Sefcik, RN  
Beech Ct Canfield OH  
[kz\\_sefcik@sbcglobal.net](mailto:kz_sefcik@sbcglobal.net)  
330-565-3616

**From:** [LINDA SEGA](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Lockwood Blvd. Zoning Change - Meijer Gas Station  
**Date:** Tuesday, July 21, 2020 2:15:15 PM

---

Sent from [Mail](#) for Windows 10

July 21, 2020

As long time residents of Lockwood Blvd. we are opposed to Meijer building a gas station at the end of our street.

The area is zoned residential and Meijer asking for it to be rezoned commercial is definitely not in the best interest of the residents of Lockwood Blvd.

The intersection where the proposed gas station will be built is dangerous as it is with the amount of traffic that flows through it on a daily basis. Build a gas station there with exits & entrances and it will unsafely jeopardize the traffic flow even more. With the Meijer store opening, traffic is sure to increase, which puts a dangerous burden on homeowners as they try to safely exit their driveways on a residential street where the speed limit of 45 MPH is often exceeded. Build a gas station and you have more perils with people exiting onto a street that is already overloaded with cars traveling 45 or more MPH., not to mention the intersection that only lets a few cars go through on a green light right now.

We feel Meijer is not thinking of the best interests of its future customers safety in the venture of the gas station and most

definitely the resident's of Lockwood Blvd. who will be forever impacted.

We are opposed to the zoning being changed to commercial & the building of a gas station at the end of Lockwood Blvd. and we hope our Boardman trustees will deny this change in the best interest of its residents.

As an aside to the Boardman Trustees, it would have been nice to have them go door to door, like they do during their campaign, to talk to the residents of Lockwood Blvd. and get their opinions of the proposed zoning change.

Linda Segal

Don Segal

6610 Lockwood Blvd.

**From:** [Becka Slater](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Gas Station  
**Date:** Wednesday, July 15, 2020 8:51:00 AM

---

Rebekah Slater  
6973 Tippecanoe Rd  
Canfield 44406

> On Jul 15, 2020, at 8:23 AM, Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

>

> Rebekah,

>

> Thank you for your comments. We need your address if you want this included in the public comments for the record. Please see the attached legal notice on the upcoming Zoning Commission meeting which will hear the proposed zone change request. It will then go to the Trustees for a final vote in August. If you wish to use the email below for public comment regarding this case, please reply with your name and address.

>

> Please let me know if you have any questions,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development

> Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

>

>

>

> -----Original Message-----

> From: Tricia D'Avignon

> Sent: Wednesday, July 15, 2020 8:12 AM

> To: 'Becka Slater' <[becka2154@yahoo.com](mailto:becka2154@yahoo.com)>

> Subject: RE: Gas Station

>

> Thanks,

>

> I have saved your comments and will provide them to the Board members.

>

> Best,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

> -----Original Message-----

> From: Becka Slater <[becka2154@yahoo.com](mailto:becka2154@yahoo.com)>

> Sent: Tuesday, July 14, 2020 9:57 PM

> To: Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>

> Subject: Gas Station

>

> My name is Rebekah Slater and I live directly on Tippecanoe Rd just south of 224. I am against the addition of a gas station as I believe it will cause further congestion at the intersection of 224 and Tippecanoe and at the light of 224 and Pheasant Dr. There is already a Shell gas station on the corner and is easily accessible. My fear is this section of 224 will become similar to the section going into Poland. It will cause a bottleneck traffic pattern.

> <LEGAL NOTICE A-2020-02.pdf>



## *Petition*

**To: the Boardman Twp. Zoning Board  
and the Boardman Twp. Trustees**

**This is to state our opposition to the rezoning of Lockwood Blvd. for  
YET ANOTHER GAS STATION.**

**Lockwood Boulevard has historically been a residential Avenue.**

**The pandemic has reduced the need for travel and gasoline for the  
foreseeable future.**

**Our Lockwood neighbors concur with these statements.**

Robt J. Smith 7029 Lockwood Blvd. 44512  
Carolyn K. Smith 7029 Lockwood Blvd. 44512

**From:** [dan stanic](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** The corner of Lockwood Blvd & Tippecanoe  
**Date:** Thursday, July 23, 2020 4:00:45 PM

---

No to zone change

No to Meier's gas station

I object proposed zone change at the intersection of Lockwood Blvd and Tippecanoe so the Meijer could build a gas station.

Dan Stanic

5921 Cherrywood Drive

Boardman, OH 44512

[Sent from Yahoo Mail for iPhone](#)

**From:** [Brad Calhoun](#)  
**To:** [Krista Beniston](#)  
**Subject:** Fwd: NO Meijer Gas Station  
**Date:** Wednesday, August 5, 2020 6:59:34 PM

---

Brad Calhoun

Begin forwarded message:

**From:** Jennifer Stridinger <jstridinger@yahoo.com>  
**Date:** August 5, 2020 at 1:30:22 PM EDT  
**To:** Brad Calhoun <BCalhoun@boardmantwp.com>, Thomas Costello  
<TCostello@boardmantwp.com>, Larry Moliterno  
<LMoliterno@boardmantwp.com>  
**Subject:** NO Meijer Gas Station

I am writing to voice my opposition to the proposed site for a new Meijer gas station. That area is already congested and traffic is only going to get worse with the Meijer store opening. If Meijer wants a gas station, let them put it within the property they have already destroyed. I ask that you listen this time and support the zoning board's decision.

Jennifer Stridinger  
723 Wildwood Dr  
Boardman, OH 44512

**From:** [Thomas P. Costello](#)  
**To:** [Krista Beniston](#)  
**Cc:** [Tricia D'Avignon](#)  
**Subject:** FW: NO Meijer Gas Station  
**Date:** Wednesday, August 5, 2020 1:32:41 PM

---

For file,

**Thomas P. Costello, Executive Vice President**

4444 Market Street, Youngstown, Ohio 44512

[tcostello@JamesandSonsIns.com](mailto:tcostello@JamesandSonsIns.com) | Office: 330-788-5051 |

[JamesandSonsIns.com](http://JamesandSonsIns.com)

---

**From:** Jennifer Stridinger <jstridinger@yahoo.com>  
**Sent:** Wednesday, August 5, 2020 1:30 PM  
**To:** bcalhoun@boardmantwp.com; tcostello@boardmantwp.com; lmoliterno@boardmantwp.com  
**Subject:** NO Meijer Gas Station

**IT Department Security Alert**

**This is an external email. Please make sure you trust the source of this email before clicking links or opening attachments.**

I am writing to voice my opposition to the proposed site for a new Meijer gas station. That area is already congested and traffic is only going to get worse with the Meijer store opening. If Meijer wants a gas station, let them put it within the property they have already destroyed. I ask that you listen this time and support the zoning board's decision.

Jennifer Stridinger  
723 Wildwood Dr  
Boardman, OH 44512

**CLASSIFIED AND PROPRIETARY:**

Notice: The information contained in this message may be privileged, classified, and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message, and then delete it from your computer. All e-mail sent to this address will be received by the Premier Bank corporate e-mail system and is subject to archiving and review by someone other than the recipient.

**From:** [Walter Strotman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Service station resident input  
**Date:** Thursday, July 23, 2020 7:48:32 PM

---

Sent from [Mail](#) for Windows 10

To whom this may concern,

I, Walter T. Strotman, Jr. am a Boardman resident. I reside at 1300 Pioneer Drive Boardman, Ohio 44512. I am not happy at all with the proposed addition of another gas station in Boardman, this one being the site of Lockwood Boulevard

and Tippecanoe Road. A traffic problem already exists with motorists not stopping at the stop sign at the intersection of Tippecanoe Road and Lockwood Boulevard, motorists routinely glide through the stop sign without stopping.

Exactly who is to benefit from this Meijer service station. I have spoken to absolutely no one who lives in the immediate area who wants this service station at the proposed site. This proposal will increase traffic congestion even more so than it is now.

Who ever said "Boardman is a nice place to live."

Glad to see the zoning commission voting against the proposal of the Meijer station. Whose best interests do the trustees support? I feel as though it is not the people who live here and use Tippecanoe and Lockwood on a daily basis. I am one

of many residents who are not happy with this idea. And just what does "A buffer zone" mean.

An unhappy resident,

Walter

T., Strotman, Jr.

**From:** [Monica Strotman](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Proposed Meijer service station  
**Date:** Thursday, July 23, 2020 8:10:16 PM

---

Sent from [Mail](#) for Windows 10

To whom this may concern,

My name is Monica Strotman. I reside at 1300 Pioneer Drive Boardman, Ohio 44512. My husband and I travel Lockwood Blvd. every day in our automobiles in route to Route 224. It is the opinion of myself and my husband,

That the addition of the proposed gas station at the intersection of Lockwood Boulevard and Tippecanoe Road will increase the congestion of traffic here. Only making it more dangerous to local motorists.

I have been involved in two motor vehicle accidents on Lockwood Boulevard in recent years, of which none were of my fault.

I believe the addition of a service station at this proposed location would only make matters worse for all residents concerned. And who is to benefit from this proposal???????

Concerned Boardman resident,

Monica Strotman

**From:** [Stuart Rothman](#)  
**To:** [Krista Beniston](#)  
**Subject:** Request for Meijer Gas Station  
**Date:** Tuesday, July 28, 2020 12:05:16 PM  
**Attachments:** [Meijer Gas Staion Comments .docx](#)

---

I live in the Huntington Woods Development. We are already seeing the results of the construction and cut throughs our development from the grocery store. This will only add to the problem. Attached are my comments. Thank you.

Stuart Rothman  
7659 Huntington Dr  
Boardman OH 44512  
330-301-8252

- This will represent a huge increase in traffic to an already congested area. At the initial zoning meeting we were promised a traffic survey by the developers. Has that been published? How will pedestrians and bicyclist be impacted?
- Canfield has already said they don't want it. Why would Boardman not be a good neighbor and concur.
- What is the feedback from the police and fire departments? How might this impact their response times? Have they made any comment?
- What is Mill Creek park administrations feedback on this project?
- The project will add no new long-term jobs to the area. The new hires at Meijer will only be replacements for those that lose their jobs at Shell, Scheetz, Giant Eagle.
- When the project is completed and residents are sitting in long lines of traffic, accident rates increase, and we are still faced with a multitude of empty stores and retail space I hope residents remember who saw the long-term vision of what Boardman was and can be, versus who saw a short term commercial opportunity.
- Let's continue to make this a "nice place to call home".

**From:** [Kathleen Sullivan](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Meijer gas station proposal - from a Boardman resident  
**Date:** Monday, August 10, 2020 3:02:00 PM

---

Thank you, Tricia.

My Address is: 1260 Boardman Canfield Road  
Unit 8  
Boardman, OH 44512

Kathleen Sullivan

*Kathleen Sullivan*  
ksullivan929@outlook.com  
330-717-1902 (mobile)  
330-726-6754 (office)  
330-726-7109 (fax)

---

**From:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Sent:** Monday, August 10, 2020 2:54 PM  
**To:** Kathleen Sullivan <kmsbrowns@hotmail.com>  
**Subject:** RE: Meijer gas station proposal - from a Boardman resident

Kathleen,

Thank you for your comments. Please see the attached legal notice. Please respond with your address in order to have your comments included in the public record.

Best,

**Tricia D'Avignon**  
**Assistant Director of Zoning & Development**  
Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)  
Office: (330) 726-4181  
Cell: (330) 787-1701

---

**From:** Kathleen Sullivan <kmsbrowns@hotmail.com>  
**Sent:** Monday, August 10, 2020 2:38 PM  
**To:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Subject:** Fw: Meijer gas station proposal - from a Boardman resident

Dear Trustees,

I saw the notice about your next meeting at which you will be voting to approve or decline the Meijer gas station proposal.

Please vote **against** this proposal. One primary concern of yours should be the effect locating such a business on that site will have on the adjacent community as well as the general traffic on Lockwood and particularly Tippecanoe. I realize two (2) traffic studies were completed and supposedly approved by ODOT. However, at least one of those studies was paid for by Meijer, if not both of them. In all reality, how objective do you think that study would be? Of course it's going to favor Meijer. Afterall, they paid for it. If the gas station is allowed, traffic will back up on Tippecanoe to Shields Road, if not farther north.

How many more trees are you going to allow to be cut down? How many more homes and residential properties are you going to allow to be bartered for, solely because they can and have the deep pockets to do so. You have been elected to protect our Residence and Community. The high crime South side is already at our doorstep. What element do you think such a gas station will invite?

Meijer knew all along they wanted to include a gas station near their new store. Why didn't they include this in their Original proposal instead of this backdoor, after-the-fact deception, which they knew would give them additional leverage.

For all these reasons and many, many more, please vote against this proposed construction. It will serve no benefit to the surrounding community. There is plenty of commercial property nearby on SR 224 for them to request approval and build a gas station.

Thank you for your consideration.

Kathleen Sullivan

A Boardman resident, Oakwood Village (adjacent to the Meijer construction; We were completely ignored throughout this process. Now it's in my backyard, the ambiance and living quality completely destroyed).

Sent from [Mail](#) for Windows 10

**From:** [Poland](#)  
**To:** [Tricia D'Avignon](#)  
**Cc:** [Poland](#)  
**Subject:** Amendment A-2020-02  
**Date:** Thursday, July 23, 2020 10:46:32 AM

---

Dear Boardman Township Planning and Zoning Department:

We represent the Apartment complex at [6360 Tippecanoe Road in Canfield, Ohio](#). We do not believe that the two parcels located at 7104 and [7090 Lockwood Blvd](#) are suitable for commercial zoning, especially since that site is under consideration for a proposed gas station. That location is already at a busy intersection where traffic routes from several directions, and will only get busier after the Meijers plaza is opened. This past January, a woman, Deborah Barnett, from our complex was crossing the street from our complex to go to the corner plaza and was hit by a car and died. Traffic at that corner is, at times, very congested. **We do NOT support the use of these two parcels for commercial use.** As it is, there appears to be an exit from the Meijers plaza directly to Tippecanoe and Lockwood and that will tax an already busy street with even more traffic. We believe that IF a gas station is to be built it should be built on Route 224 and ONLY accessed from Route 224. If a gas station is approved at 7104 and 7090 Lockwood Blvd, community legal action may take place. Thank you for your understanding.

--

*Amel Sweis-Haddad  
Ibrahim Haddad  
Poland Community Garden LLC*

Sent from my iPhone

**From:** [Sara Tkac](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Meijer gas station  
**Date:** Monday, August 10, 2020 9:50:25 AM

---

My address is 6672 mill creek blvd Boardman 44512. I'm very worried aabout what will happen to the traffic on my street with the addition of Meijer. Many people use it as a cut through already. They go 50 mph up to 224.

> On Aug 10, 2020, at 8:20 AM, Tricia D'Avignon <TDAvignon@boardmantwp.com> wrote:

>

> Sara,

>

> Please see the attached legal notice. We require your address in order to incorporate your comments into the record. Please simply reply to this email with your address if you'd like your comments included.

>

> Best,

>

> Tricia D'Avignon

> Assistant Director of Zoning & Development

> Boardman Township Government Center

> 8299 Market Street Boardman, Ohio 44512

> Email: tdavignon@boardmantwp.com

> Office: (330) 726-4181

> Cell: (330) 787-1701

>

>

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>

> -----Original Message-----

> From: Sara Tkac <sara.z.tkac@gmail.com>

> Sent: Sunday, August 9, 2020 4:01 PM

> To: Tricia D'Avignon <TDAvignon@boardmantwp.com>

> Subject: Meijer gas station

>

> We do not need another gas station. The traffic is already a mess at the intersection. A gas station would make it a nightmare. Please do not approve a gas station there.

>

> Thank you

> Sara Tkac

> <LEGAL NOTICE A-2020-02 Trustee.pdf>

**From:** [Vince Traino](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Re: Zone Change  
**Date:** Thursday, July 23, 2020 10:29:47 AM

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On Thu, Jul 23, 2020 at 10:26 AM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Hi Vince,

Please see the attached legal notice. We need your name & address in order to incorporate this into the record and provide to the board members. You can simply respond to this email with your name & address.

Best,

Vince Traino

5780 Rosewood Dr, Youngstown, Oh 44512

Tricia D'Avignon

Assistant Director of Zoning & Development

Boardman Township Government Center

[8299 Market Street Boardman, Ohio 44512](#)

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** Vince Traino <[vincetraino@gmail.com](mailto:vincetraino@gmail.com)>  
**Sent:** Thursday, July 23, 2020 10:24 AM  
**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>  
**Subject:**

I object to the proposed zone change at the corner of Lockwood Blvd and Tippecanoe. I am a resident in the Rosewood Development.

Thank You

Vince Traino

**From:** [Pam Traino](#)  
**To:** [Tricia D'Avignon](#)  
**Date:** Thursday, July 23, 2020 3:42:37 PM

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I object to the proposed zone change at the corner of Lockwood Blvd. and Tippecanoe.

Thank you,  
Pam Traino  
5780 Rosewood Dr.  
Youngstown, ohio 44512  
Sent from my iPad

**From:** [Martin Willmitch](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meijer Zone change  
**Date:** Wednesday, July 22, 2020 5:54:34 PM

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This zone change is not your decision to make. That belongs to the residents of this community and we have made to perfectly clear we do not want or need a gas station in a residential neighborhood. The traffic in this area will already be a nightmare with the store. Would you want to live or raise a family next to a gas station? I highly doubt it. Make no mistake I don't want this zone change.

Martin Willmitch  
1460 Barbie Dr.  
330-610-5876

**From:** [Ken Brayer](#)  
**To:** [Tricia D"Avignon](#)  
**Subject:** Gas Station  
**Date:** Friday, July 17, 2020 8:29:28 AM

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Please consider this my 'in-person' comment.

I am FOR the proposed Meijer gas station at the Lockwood Boulevard and Tippecanoe Road area. I am confident Meijer and township officials will work out a good plan to ease traffic and make the property a pleasing addition to our community.

Thanks,

Ken Brayer

5831 Sharon Drive

Boardman, OH 44512

330-748-2277

Sent from [Mail](#) for Windows 10



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## Tricia D'Avignon

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**From:** RNjan1 <rnjanelle1@gmail.com>  
**Sent:** Friday, August 14, 2020 1:38 PM  
**To:** Tricia D'Avignon  
**Subject:** Re: Meijer zone change to commercial proposal letter IN FAVOR of changes

Mrs. Janelle Sylvester  
1823 Basil Ave.  
Youngstown, Ohio 44514

Speaking for my elderly parents:  
Arlan & Eileen Crawford  
7072 Lockwood Blvd.  
Youngstown, Ohio 44512

On Fri, Aug 14, 2020 at 11:49 AM Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)> wrote:

Hi Janelle,

Thank you for your comments. Please see the attached legal notice. We need your full name and address if you'd like your comments incorporated into the public record. You can simply respond to this email with your name and address.

Best,

**Tricia D'Avignon**

**Assistant Director of Zoning & Development**

Boardman Township Government Center

[8299 Market Street Boardman, Ohio 44512](https://www.boardmantwp.com/8299-Market-Street-Boardman-Ohio-44512)

Email: [tdavignon@boardmantwp.com](mailto:tdavignon@boardmantwp.com)

Office: (330) 726-4181

Cell: (330) 787-1701

**From:** RNjan1 <[rnjanelle1@gmail.com](mailto:rnjanelle1@gmail.com)>

**Sent:** Friday, August 14, 2020 10:06 AM

**To:** Tricia D'Avignon <[TDAvignon@boardmantwp.com](mailto:TDAvignon@boardmantwp.com)>; Krista Beniston <[KBeniston@boardmantwp.com](mailto:KBeniston@boardmantwp.com)>; Jason Loree <[JLoree@boardmantwp.com](mailto:JLoree@boardmantwp.com)>

**Subject:** Meijer zone change to commercial proposal letter IN FAVOR of changes

This plea to the Township Trustees in regards to the zone change is intended to be heard by the entire township.

My name is Janelle and I am just one voice. However small one voice may seem, I want my voice to be heard loudly in **FAVOR** of the Meijer zoning change from residential to commercial. I am highly passionate in this endeavor that has been a long journey for a couple of years now.

In this journey, we have seen great opposition to a Meijer store being built in our wonderful front yards...backyards...our neighborhoods. "The property values will plummet"....."Not another grocery store"....."You'll be destroying the wildlife and woods". I can go on. Everyone nearby was loudly taking a stand against it all. After the smoke cleared, Meijer was granted sale of 30+ acres of untouched Boardman land - 17 of those acres, I believe, RETURNED back to our township and now protected!

They didn't build up against Lockwood & Alyssa Place, they built right up front on the corner of Tippecanoe & 224. So, basically, **no homes** were slighted in any way in regards to any visual destruction.....**except those 2 homes on the corner of Tippecanoe & Lockwood**. Just imagine how hard it will be for them to sit nestled between a plaza on one side, a new stop light with traffic, and a Meijer store. 2 homes....alone...in a commercial atmosphere. Could anyone imagine that these people would **NOT** like to wake up every single morning to a traffic light, unable to exit their drives while looking out their windows to **ONLY BUSINESSES?!!!** How is that fair?

Meijer has done **nothing but** bend over backwards for our community to establish a workable solution to every opposition! They're putting in a new stop light to control traffic going in and out of Meijer off of Tippecanoe and Lockwood - which will HELP immensely. Since the light will be there already, it will also control traffic going in and out of a new gas station which will replace the 2 homes. An empty lot after those homes will provide Meijer the ability (like they've come through before) to **buffer** the visual site of any business. Currently, there is NO BUFFER to the visual sight of business in that area. So, with that business buffer, it will actually IMPROVE and PRESERVE the homes down further on Lockwood and MAINTAIN residential properties from devaluation. Meijer has also already placed a large retention pond to HELP with any overflow/flooding issues at the store property itself. Do you not think they will preserve this as well?!

The flooding in this area is not controllable itself due to terrain and nature - as much of the entire area used to be swamp-like and actually WORSE! Residing in the early 80s and at that time, the small Huntington Woods section that was 1/10 the size it is now, the flooding was WORSE! These large corporations are attempting to help our community by designing effective and proper solutions to prevent undue flooding. Meijer has proven themselves time and time again and have not let us down!

Please let my one voice be heard - my plea - please let these 2 homes be zoned commercial so that it can finally "fit the mold" of a corner business area. If this would happen, not only would it let residents gain protection from a buffer zone of business "creep" further down Lockwood Blvd., but it would add to our community in a positive manner. Look at Sheetz and Get Go on the corner of Southern & 224! Excellent choices and it is no more difficult to travel than previously. The traffic is going to be bad no matter what it is zoned.



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**From:** [Brian Hill](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** Meier zone change  
**Date:** Saturday, July 18, 2020 2:09:32 PM

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I strongly urge you to support the zoning changes submitted by Meier's. This gas station will be an added benefit, an convenience. I find suggested increase in traffic congestion based on a gas station a baseless argument, because by having gas stations on both sides of the street should cause less congestion not more. I make reference to the case of on Southern Boulevard and 224 where a Sheets and Giant Eagle gas station are.

1280 Valley-View Dr  
Brian Hill  
(330) 503-2888

**From:** [Paul Reese](#)  
**To:** [Tricia D'Avignon](#)  
**Subject:** RE: Meijers gas station  
**Date:** Monday, August 10, 2020 9:33:34 AM

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Paul Reese  
7491 W Parkside Dr  
Boardman, oh

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Date:** 8/10/20 9:24 AM (GMT-05:00)  
**To:** Paul Reese <preese@phoenixsystemsgroup.com>  
**Subject:** RE: Meijers gas station

Paul,

Please see the attached legal notice. We require your name & address in order to incorporate your comments into the record. Please simply reply to this email with your name & address if you'd like your comments included.

Best,

Tricia D'Avignon  
Assistant Director of Zoning & Development Boardman Township Government Center  
8299 Market Street Boardman, Ohio 44512  
Email: tdavignon@boardmantwp.com  
Office: (330) 726-4181  
Cell: (330) 787-1701

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**From:** Paul Reese <preese@phoenixsystemsgroup.com>  
**Sent:** Sunday, August 9, 2020 9:30 PM  
**To:** Tricia D'Avignon <TDAvignon@boardmantwp.com>  
**Subject:** Meijers gas station

Please vote yes. I want the gas station approved.

Sent from my Verizon, Samsung Galaxy smartphone

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