

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION

2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Monday, April 15, 2024

 5:01 p.m.

9 Allen Township Center

10 12829 State Route 613

 Van Buren, Ohio 45889

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12 MARILYN K. MARTIN, RPR

13 REGISTERED PROFESSIONAL REPORTER

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22 ANDERSON REPORTING SERVICES, INC.

23 3040 Riverside Drive, Suite 125

 Columbus, Ohio 43221

24 (614) 326-0177

1 APPEARANCES:

2 CINDY LAND, Attorney at Law
3 Hancock County Prosecuting Attorney's Office
4 514 South Main Street, Suite B
5 Findlay, Ohio 45840
6 (419) 424-7089
7 lmlland@co.hancock.oh.us

8 On behalf of Allen Township Zoning
9 Commission.

10 MATT CORDONNIER
11 Hancock Regional Planning Commission
12 318 Dorney Plaza, Room 304
13 Findlay Ohio 45840
14 (419) 424-7094
15 mcordonnier@findlayohio.com

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17 BOARD MEMBERS:

18 John Timmerman, Chairperson
19 Darrin Rehus, Vice Chairperson
20 Deb Stacy, Secretary
21 Dave Evans
22 Clara Pargeon

23 - - -
24

1 P R O C E E D I N G S

2 BE IT REMEMBERED THAT, on the 15th day of
3 April, 2024, this cause came on for hearing before
4 the Allen Township Zoning Commission; and the parties
5 appearing in person and/or by counsel, as hereinafter
6 set forth, the following proceedings were had:

7 - - -

8 CHAIRPERSON TIMMERMAN: I'll call this
9 meeting to order. We'll do a roll call first.

10 Dave Evans.

11 MR. EVANS: Here.

12 CHAIRPERSON TIMMERMAN: Clara, not here.

13 Darrin Rehus.

14 MR. REHUS: Here.

15 CHAIRPERSON TIMMERMAN: Deb Stacy.

16 SECRETARY STACY: Here.

17 CHAIRPERSON TIMMERMAN: And John Timmerman
18 here.

19 SECRETARY STACY: So I'll read the minutes
20 from April 11. Attendance, Dave Evans, Clara
21 Pargeon, Darrin Rehus, Deb Stacy and John Timmerman.
22 Deb Stacy, Township Commission Secretary, read the
23 April 9, 2024, minutes.

24 Motion 2404-7M, Clara Pargeon moved to

1 approve the Allen Township Zoning Commission minutes
2 from the April 9, 2024, meeting. Darrin Rehus moved
3 to second the motion. The motion passed.

4 On April 9, 2024, John Timmerman made a
5 motion to approve the April 2, 2024, minutes. Dave
6 Evans seconded the motion. The motion passed.

7 This information was inadvertently omitted
8 from the April 9, 2024, minutes; thus, this
9 information is contained here for clarification.

10 Cindy Land, Assistant County Prosecutor,
11 passed out a public records request to the members of
12 the Allen Township Zoning Commission dated April 3,
13 2024, from Zeiger, Tigges & Little law firm, which
14 represents Jereme Kent, CEO of One Energy.

15 Ms. Land also informed Allen Township
16 Zoning Commission that Jereme Kent/One Energy made
17 accusations against the Allen Township Zoning
18 Commission alleging that the Allen Township Zoning
19 Commission coordinated loud noise and disruption
20 during the April 2, 2024, Allen Township Zoning
21 Commission meeting.

22 This slanderous allegation was made on the
23 Allen.com website. Members of -- on the Allen
24 Township Zoning Commission replied to this accusation

1 by stating that there was no coordinated effort on
2 behalf of the Allen Township Zoning Commission to
3 promote noise during the meeting. In fact, John
4 Timmerman, chairman of the Allen Township Zoning
5 Commission, asked people to decrease the volume of
6 their conversations during this Allen Township Zoning
7 Commission meeting on April 2, 2024.

8 Deb Stacy and Allen Township Zoning
9 Commission members stated at the April 11, 2024 -- I
10 guess I should put "meeting" -- I have no control
11 over what people say and do, unquote.

12 The Allen Township Zoning Commission
13 thoroughly reviewed information as contained in
14 Article III zoning districts and map of the Allen
15 Township -- of the Allen Township County, Ohio,
16 proposed zoning resolution. During the Allen
17 Township Zoning Commission meeting, guests were
18 invited to make comments and offer input on numerous
19 topics pertaining to zoning.

20 Motion 24-04-8M: Clara Pargeon moved to
21 adjourn the meeting. Dave Evans seconded the motion.
22 Motion passed.

23 So if you want to sign that. And I'll
24 sign this, and we probably should date as well.

1 Today's the --

2 MS. LAND: I added the date on the last
3 week's.

4 SECRETARY STACY: Okay. I'll let you put
5 the date. So that will be our official copy.

6 MS. LAND: I'll copy it after the meeting,
7 and you can keep the original.

8 SECRETARY STACY: Okay. And does anyone
9 have a motion to approve?

10 CHAIRPERSON TIMMERMAN: I move to approve
11 the minutes.

12 MR. REHUS: I second.

13 SECRETARY STACY: And Darrin seconded.
14 Everyone in favor say, "Aye."

15 (Vote taken.)

16 SECRETARY STACY: Motion passed.

17 All right. The Business is out of the
18 way.

19 MS. LAND: I have a couple of housekeeping
20 business things to take care of real quick. Here are
21 the originals of the public records request that you
22 received that we answered that you had the last time
23 that I showed you the guys the answer. And also,
24 there was another public records request that I

1 answered today as well. Let me see here. There's a
2 copy of the records.

3 SECRETARY STACY: And this will all go
4 into our --

5 MS. LAND: Yes. Uh-huh. I didn't bring
6 that one to you guys for your approval before I sent
7 it because the response was, "We don't have anything
8 you're asking for."

9 CHAIRPERSON TIMMERMAN: Is all of that a
10 continuation of the first at this moment?

11 MS. LAND: No.

12 CHAIRPERSON TIMMERMAN: This is the
13 second?

14 MS. LAND: This is the second one.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: Also, I handed out to each of
17 you three documents. One of them are some
18 definitions we had discussed earlier. I found
19 some -- You can pick those apart. I just sort of
20 Googled and researched and tried to find different
21 places where they identified or defined those things.

22 And then the other section is -- I put --
23 One of the other documents is a code section that
24 identifies what -- how the code defines Agriculture.

1 And the third one is just your list of your people so
2 you all have everybody's info.

3 SECRETARY STACY: Okay.

4 CHAIRPERSON TIMMERMAN: Okay. You want to
5 read these now, the --

6 MS. LAND: Definitions?

7 CHAIRPERSON TIMMERMAN: Start there?

8 MS. LAND: You don't have to read through
9 the code section. That's just for you guys to look
10 back on in reference because it's kind of extensive.
11 And I think -- When I read it, I'm a little surprised
12 about the number of things in there, so I figured you
13 guys would want to see it.

14 CHAIRPERSON TIMMERMAN: And for clarity, I
15 assume you're with the --

16 MS. LAND: Oh, this is Matt Cordonnier
17 from Hancock Regional Planning.

18 CHAIRPERSON TIMMERMAN: Modular home:
19 Homes built in a factory to the local building code,
20 trucked to the site where sections are craned in
21 place and installed on a permanent foundation. Okay.

22 Mobile homes: Housing built in a factory
23 and first sold prior to July 1, 1980.

24 SECRETARY STACY: That's part of the

1 definitions.

2 MS. LAND: Yeah. Because after 1980, they
3 became manufactured homes.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: And it was only --

6 CHAIRPERSON TIMMERMAN: So they're the
7 same thing, just different titles?

8 MS. LAND: Yeah. They don't use "mobile
9 homes" anymore. They use "manufactured homes."

10 CHAIRPERSON TIMMERMAN: Manufactured
11 homes: Housing built in a factory and first sold on
12 or after July 1, 1980. Should there be anything more
13 to what they are?

14 MS. LAND: Oh, yeah. I think what we
15 currently have on manufactured and mobile homes are
16 probably better than this; but I wanted to make sure
17 that we identify that there's a difference between
18 modular, mobile and manufactured. And I don't think
19 "modular" needs to be identified any different than a
20 stick built home because they are stick built homes,
21 just not on site.

22 CHAIRPERSON TIMMERMAN: Right.

23 MS. LAND: So -- But manufactured homes
24 can be double-wide. They still come in on a chassis

1 with wheels and a tongue. And mobile homes are
2 usually single-wide.

3 CHAIRPERSON TIMMERMAN: So is it your
4 intention to add these three pieces to the
5 definitions and copy what we have for either mobile
6 or manufactured --

7 MS. LAND: Yeah. I'll integrate --

8 CHAIRPERSON TIMMERMAN: -- these dates in
9 with that?

10 MS. LAND: I can't remember what we have
11 on mobile and manufactured homes. But I don't think
12 we have a modular home at all.

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. LAND: And I think there was some
15 confusion in the discussion when you first talked
16 about it, talking about modular and manufactured.
17 And I think they were reversed. I think what -- Like
18 Clara was referring to is actually manufactured home,
19 not modular. So we need to make sure that we have
20 those identified because they're treated somewhat
21 differently because mobile homes and manufactured
22 homes are treated as chattel, personal property
23 instead of real property unless they are -- they
24 abandon their stature as being moveable and are

1 permanently placed on foundation. Then they become
2 real estate. But the modular home is always real
3 estate.

4 CHAIRPERSON TIMMERMAN: Yes. Okay.

5 MS. LAND: It has to do with how they're
6 taxed and how they're built.

7 CHAIRPERSON TIMMERMAN: Okay. Sanitary
8 landfill: Pits, cells, trenches, mounds or other
9 sites sealed with impermeable synthetic bottom liners
10 where waste is isolated to the rest of the
11 environment. Okay.

12 MS. LAND: I don't have anything to --

13 SECRETARY STACY: Well, I'm just somewhat
14 familiar with what's going on with the WIN Waste
15 landfill over there. And the reason they want -- the
16 landfill wants a borrow pit is to get the clay from a
17 100-plus acre farm. And it just made me think
18 that -- Is clay equivalent to an impermeable
19 synthetic bottom liner?

20 MS. LAND: No. EPA doesn't allow that
21 anymore. They used to be able to pack the cell or
22 the hole that they're digging with clay. Now they
23 have to dig the hole and put a synthetic liner in it.
24 And they have -- What they want their dirt for is --

1 The EPA requires daily cover. So at the end of every
2 day, they have to go in and put a couple inches of
3 dirt over and pack it down so nothing blows away,
4 nothing stinks, nothing gets out. That's what make
5 it a sanitary landfill.

6 SECRETARY STACY: Oaky.

7 MS. LAND: I contemplated that in there,
8 that it requires daily cover. Do you want me to add
9 that part?

10 SECRETARY STACY: Yeah.

11 MS. LAND: Okay.

12 CHAIRPERSON TIMMERMAN: You good there?
13 Junkyard.

14 MS. LAND: Just before you do that,
15 definition of junkyard, I took it straight out of the
16 code. So --

17 SECRETARY STACY: Okay.

18 CHAIRPERSON TIMMERMAN: Okay. Junkyard
19 means an establishment or place of business that is
20 maintained or operated for the purpose of storing,
21 keeping, buying or selling junk. For the purposes of
22 Allen Township zoning, junkyard includes scrap metal
23 processing facilities that are located within 1,000
24 feet of the nearest edge of right-of-way of a highway

1 in the -- in the interstate or primary system.

2 MS. LAND: This came from a federal
3 statute. So they're only really seriously caring
4 about their roads which are highways and interstates.
5 Do you want to adjust this to be more township
6 friendly?

7 CHAIRPERSON TIMMERMAN: I would think.

8 MS. LAND: Okay. So it would be the
9 closest county or township road or of a highway,
10 interstate or primary system. That pretty much
11 covers all kinds of roads.

12 SECRETARY STACY: I would think so, yes.

13 CHAIRPERSON TIMMERMAN: Okay. Anything
14 else there?

15 Artificial pond: Any manmade body of
16 water that retains water on the ongoing basis with a
17 surface area greater than 500 square feet or more,
18 with a depth of no less than six feet at its deepest
19 point.

20 MS. LAND: There's a goof. I'll take out
21 those spaces.

22 SECRETARY STACY: Oh, okay.

23 MS. LAND: This is a new definition
24 that -- Most township zoning doesn't have a

1 definition of what a pond is. However, after that
2 issue out there that happened in Washington Township,
3 we discovered it probably does need to have some sort
4 of definition added to it so that you don't get 100
5 or 96 acre, thirty-foot deep hole and they call it a
6 pond. So we are making limitations on it, of what's
7 permitted. And this is what they're using.

8 CHAIRPERSON TIMMERMAN: Any idea where the
9 500 square feet came from? Just choosing a size?

10 MS. LAND: Randy Bose was very involved in
11 helping to sort this out. And he's made probably
12 three-quarters of the ponds in Hancock County. So I
13 think it was a lot of his input, and we didn't really
14 question that much. He's on the zoning commission.

15 SECRETARY STACY: He knows what he's
16 talking about.

17 MS. LAND: So other than that, no, I don't
18 know where it came from.

19 CHAIRPERSON TIMMERMAN: Okay. And you
20 have greater than 500 square feet or more. Isn't
21 that kind of redundant, greater than 500 or more?

22 MS. LAND: Yeah. I didn't write this;
23 Regional Planning did.

24 CHAIRPERSON TIMMERMAN: So it's copied

1 straight from theirs?

2 MS. LAND: I copied it straight from
3 theirs. Should it be "not greater"? No. It would
4 have to be greater than. 500 is too tiny. That's a
5 puddle.

6 MR. CORDONNIER: Yeah. Greater than 500
7 feet.

8 MS. LAND: You can take out the "or more."

9 CHAIRPERSON TIMMERMAN: Borrow pit: An
10 area excavated or to be excavated --

11 MS. LAND: It's supposed to be "from."

12 CHAIRPERSON TIMMERMAN: -- from which soil
13 and unconsolidated materials are removed or extracted
14 below the grade level of the property which existed
15 before any overbuilding of the site occurred for any
16 purpose including, but not limited to, for sale,
17 exchange or for use as fill for an activities --

18 MS. LAND: It's "any activities."

19 CHAIRPERSON TIMMERMAN: -- any activities,
20 including, but not limited to, landscaping, building
21 construction, levies, dams, highway construction or
22 maintenance or low lying areas whether on site
23 or -- on so site --

24 MS. LAND: On site.

1 CHAIRPERSON TIMMERMAN: -- or off site.

2 MS. LAND: Okay. My typing is not great,
3 and I didn't have a lot of time to do a lot of
4 proofing. It's a draft.

5 CHAIRPERSON TIMMERMAN: That's the purpose
6 of this, figure out what we want it to say.

7 SECRETARY STACY: Would we also want to
8 put "landfill in" there? I guess we're -- or not. I
9 mean, we're -- I don't think we're going to have a
10 district that allows for a landfill.

11 MS. LAND: Heavy Industrial would probably
12 have to allow for a landfill. But I'm not sure
13 that -- Well, you can always exclude them everywhere.
14 There's some rationale for excluding them in that
15 Hancock County is its own solid waste district. It's
16 a single landfill solid waste district.

17 So in order to have another one, they
18 couldn't even just come to you and say, "We fit in
19 your zoning. We want a landfill." They would have
20 to go through the solid waste district and get it as
21 well, which is not likely. So --

22 SECRETARY STACY: Okay.

23 CHAIRPERSON TIMMERMAN: It's not likely to
24 be able to create a second landfill? Is that what

1 you said?

2 MS. LAND: The solid waste district most
3 likely would likely never allow it.

4 CHAIRPERSON TIMMERMAN: So they'll just
5 keep adding to the current one?

6 MS. LAND: Uh-huh. And operating it
7 according to EPA standards like we do.

8 CHAIRPERSON TIMMERMAN: Surface area for a
9 pond or borrow pit is the measurement taken from the
10 highest point to be excavated, able to retain water.

11 SECRETARY STACY: What do they mean by
12 highest point?

13 MR. EVANS: Is that supposed to have a
14 square footage to the highest point?

15 MS. LAND: There wasn't in the one that I
16 got it from. For the highest point, there's
17 questions sometimes do you measure from where the
18 water actually is; or do you measure it from the
19 bottom of the bank because a lot of them have built
20 up bank on them. And the issue is -- what this is
21 for is if the pond were completely full of water
22 before it would start spilling over, that's the point
23 they measure for surface area, the very highest it
24 can go before it leaves its banks.

1 The borrow -- or -- The borrow pit. But
2 the pond they're proposing in Washington Township has
3 one side that's about 20 feet higher than the other.
4 So its surface area would be measured from where this
5 lowest one is over to the cliff instead of any other
6 way.

7 SECRETARY STACY: That makes sense.

8 MS. LAND: That's also the measurements
9 taken for setbacks. So if you have to have
10 a -- whatever setbacks you have in certain areas for
11 ponds, the measurement comes from the top of the
12 highest point where water can come. That's the
13 surface area that you -- definition of surface area
14 gives you where you measure from.

15 SECRETARY STACY: Okay. Are there any
16 other definitions that you were looking for or
17 thought you might need? I'd have to check through my
18 notes. If I come across something, I'll make a note.

19 MR. EVANS: We talked about define
20 recreational facilities.

21 MS. LAND: Yeah. I looked at that, and I
22 couldn't figure out how to do that. That's something
23 you guys are going to have to brainstorm out. They
24 want to identify if they should have more than one.

1 First of all, a definition of what a recreational
2 facility is and if there should be different levels
3 of recreational facilities, you know, from go-kart
4 tracks down to soccer fields.

5 MR. CORDONNIER: So City of Findlay, we
6 differentiate between, essentially, commercial
7 recreational facilities, for-profit recreational
8 facilities and essentially nonprofit/public parks.
9 So a golf course is a public -- any golf course is
10 often called out separately. But that's -- The City
11 of Findlay, they're broken down into noncommercial
12 recreational facilities and commercial recreational
13 facilities.

14 MS. LAND: Okay. How would that apply
15 here?

16 MR. CORDONNIER: Huh?

17 MS. LAND: How would they end up having
18 that apply?

19 MR. CORDONNIER: Let's say if you have an
20 Agricultural District and, like, a Single-Family
21 District, commercial recreational facilities would
22 not be a permitted use; but noncommercial
23 recreational facilities could be a potential
24 permitted use. So -- And Agriculture or

1 Single-Family in the City of Findlay, you can do golf
2 course, game preserve, country clubs, riding stables,
3 things like that. But you couldn't do a go-kart
4 track or -- Anything that's essentially for profit,
5 that's kind of how it's broken down.

6 Noncommercial could be swimming pool, et
7 cetera. But amusement parks, carnivals, et cetera,
8 could be Commercial. So that's how it's broken down
9 in the City of Findlay.

10 MS. LAND: What about an indoor soccer or
11 baseball facility, like the dome things they have up
12 in Harrisburg?

13 MR. CORDONNIER: If it was part of -- If
14 it was City run or, like, YMCA run, I would consider
15 that noncommercial potentially. If it's -- I don't
16 love it. And caveat, recreational facilities are
17 tough to define.

18 MS. LAND: Definitely. That was a --

19 MR. CORDONNIER: But if it's a -- Like the
20 one like in Rossford I'd say is a for-profit
21 recreational -- I would consider that a commercial
22 recreational facility. And I wouldn't just give a
23 carte blanche agriculture permitted use as
24 recreational facilities. I think you're much better

1 off listing the few that you're okay with --

2 MS. LAND: Under conditional uses.

3 MR. CORDONNIER: -- golf courses, public
4 parks, something like that. And then recreational
5 facilities in general I'd put under C-1 or C-2 and --

6 MS. LAND: C? We don't have a C.

7 MR. CORDONNIER: Or B-1, B-2. Findlay
8 Country Club, that's zoned Single-Family. Shady
9 Grove I think is also Single-Family.

10 MS. LAND: Did Shady Grove -- Is it
11 pre-zoning? It's been there a really long time. I
12 think it's probably pre-zoning for Marion Township.

13 MR. CORDONNIER: It's in the City of
14 Findlay.

15 MS. LAND: Shady Grove is?

16 MR. CORDONNIER: I believe so, because
17 across the street is also. Eastern Woods is in the
18 City of Findlay.

19 MS. LAND: Yeah. But --

20 MR. CORDONNIER: But even if it
21 predates -- I mean, it predates --

22 MS. LAND: Eastern Woods is not in the
23 City?

24 MR. CORDONNIER: No.

1 MS. LAND: And they're between the City
2 and Shady Grove?

3 MR. CORDONNIER: It's in the City. So,
4 yeah, across the street east of 237 -- There's
5 nothing east of 237 or south of Tiffin Avenue that's
6 in the City. But north of Tiffin Avenue -- Eastern
7 Woods is most definitely in the City. And then
8 Brookstone is not in the City. You know, it's hit or
9 miss.

10 Shady Grove -- I mean, just for
11 an -- Shady Grove -- and this is pertinent to Allen
12 Township obviously. Shady Grove predates zoning, so
13 they can continue as a golf course as long as they
14 wish; but if they make substantial changes or
15 improvements, they still -- they have to comply to
16 the current zoning.

17 MS. LAND: We've been discussing the fact
18 that when they get to grandfathered or nonconforming
19 uses that they have to determine what they would
20 consider amount of either destruction and able to
21 rebuild versus expansion, if there's any, because
22 there's a lot of different ways around the townships
23 that they do that.

24 MR. CORDONNIER: Yeah. City of Findlay is

1 75 percent. And even if it is -- even if it is
2 wholly destroyed, you have two years to reestablish a
3 nonconforming use or nonconforming structure. So you
4 have a house that's burnt down. It doesn't meet any
5 of the setbacks. You have two years to build that
6 house back where it sat; and if you fail to do so in
7 two years, then the next house has to meet all the
8 setbacks.

9 MS. LAND: That's -- State statute
10 identifies two years is the minimum that we can allow
11 them before we can take it back. You can decide on
12 more than two years if you want, but you can't decide
13 on fewer before it loses its grandfather status.

14 Okay. Are you guys ready to --

15 MR. EVANS: [Inaudible.]

16 MS. LAND: Yeah. Can we --

17 MR. EVANS: Where are we at?

18 MR. CORDONNIER: It's Page 20.

19 MS. LAND: Are we going to make a
20 list -- By the next time think of a list of
21 recreational facilities, any that you can think of;
22 and we'll probably figure out how to put them
23 somewhere, like swim clubs where you have a pool that
24 you join and have memberships to, golf clubs or a

1 golf course, indoor or outdoor soccer and baseball
2 facilities kind of like we have out here. But this
3 is publicly owned, so that's a little bit different
4 and clearly predates zoning.

5 MR. CORDONNIER: And then one of the ways
6 we helped conquer that was just creating a parks
7 zoning district, a parks zoning district, rather than
8 trying to look at is it for-profit, is not nonprofit,
9 et cetera.

10 MS. LAND: What do they call them now
11 instead of thoroughfares when we had the change in
12 the --

13 MR. CORDONNIER: Oh, the thoroughfare
14 plan?

15 MS. LAND: Yeah. The access management.
16 They no longer refer to them as thoroughfares that
17 are --

18 MR. CORDONNIER: I can't think of it
19 either.

20 MS. LAND: I can't remember it. I'll
21 check that out.

22 MR. CORDONNIER: Is there an extra paper
23 copy by chance?

24 MS. LAND: I don't think so. Everybody

1 kind of made their own.

2 SECRETARY STACY: What page?

3 CHAIRPERSON TIMMERMAN: Page 20.

4 Everybody ready? Does anybody want to read?

5 MR. EVANS: I'll read.

6 CHAIRPERSON TIMMERMAN: Awesome.

7 MR. EVANS: Article VIII, B-1, Local
8 Business District, Section 800, Intent: The B-1
9 Local Business District is intended to permit those
10 uses as necessary to satisfy the basic convenience
11 shopping or service needs of persons residing in
12 nearby residential areas. The district is intended
13 to accommodate neighborhood-oriented businesses which
14 can serve as transitional areas between residential
15 and higher intensity districts.

16 B-1 districts should typically be located
17 at intersections of major and/or secondary
18 thoroughfares as opposed to being applied in a lineal
19 fashion along major highways.

20 Section 801, Principal uses permitted: In
21 a B-1 Local Business District, no building or land
22 shall be used and no building shall be erected unless
23 for one or more of the following specified uses
24 unless otherwise provided in this resolution.

1 1. Retail businesses which supply
2 commodities on the premises such as, but not limited
3 to, groceries, meats, dairy products, baked goods or
4 other foods, drugs, dry goods, clothing and notions
5 or hardware.

6 2. Personal service establishments which
7 perform services on the premises such as, but not
8 limited to, repair shops, watches, radio, television,
9 shoe and, et cetera, tailor shops, beauty parlors or
10 barbershops, photographic studios and self service
11 laundries and dry cleaners.

12 3. Dry cleaning establishments or pick-up
13 stations dealing directly with the consumer, central
14 dry cleaning plant servicing more than one retail
15 outlet are prohibited.

16 4. Business establishments which perform
17 services on the premises such as, but not limited to,
18 banks, loan companies, insurance offices and real
19 estate offices.

20 5. Business and professional offices and
21 services.

22 6. Other uses similar to the uses above.

23 7. Accessory structures and uses
24 customarily incident to the above permitted uses.

1 CHAIRPERSON TIMMERMAN: So on No. 1, it
2 says, like, dry goods. Is that really a thing
3 anymore? Like, are we smarter to leave it in or take
4 it out or --

5 MS. LAND: Identify it as something
6 different?

7 MR. CORDONNIER: So do you have a B-2?

8 CHAIRPERSON TIMMERMAN: No.

9 MR. CORDONNIER: Okay. So my -- my
10 initial thought is: Walmart is a retail store. So
11 if your -- if your -- if I understand B-1 -- to me,
12 the definition and the purpose of B-1 is more local
13 type things. And so what I've seen communities do is
14 just retail services and then put a square footage
15 limitation on it, because Walmart comes in -- I mean,
16 a Walmart is large but it's more regional, so it
17 might not fit what you want for B-1.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MR. CORDONNIER: So what I've seen, retail
20 services limited to up to 40,000 square feet or
21 30,000 square feet, something like that. So that
22 would be something to consider.

23 And then my initial thought on that is:
24 Do you want to have fast food restaurants with

1 drive-thrus for any type of restaurant? The City of
2 Findlay, from what we do, restaurants are permitted;
3 drive-thrus are not. So if you have a restaurant
4 like -- Is it the Black Horse --

5 MS. LAND: Dark Horse.

6 MR. CORDONNIER: Dark Horse. Close. So
7 Dark Horse doesn't have a drive-thru, correct?

8 CHAIRPERSON TIMMERMAN: Correct.

9 MR. CORDONNIER: So it would fit in C-1,
10 but McDonald's would have to have C-2 with the
11 drive-thru. So that's kind of the
12 differentiating -- differentiating -- I can't talk.
13 That's how they kind of differentiate between kind of
14 the high volume, high, you know, uses versus kind of
15 the moderate volume.

16 SECRETARY STACY: That makes sense.

17 CHAIRPERSON TIMMERMAN: Make those
18 changes. The question becomes the square footage on
19 the -- not Walmart. So you said -- Is there like
20 a --

21 MR. CORDONNIER: I'd be happy to look. I
22 mean, I would think -- I think -- because we looked
23 at this for small box retail stores, Dollar Generals,
24 99 cent stores, et cetera. I think between 20 and

1 40,000 square feet. I'd like to just pull up -- when
2 I get to the office, pull up a couple different uses
3 to see what their square footage is and kind of make
4 an estimate along those lines.

5 MS. LAND: So one would read: Retail
6 businesses which supply commodities on the premises
7 doing business in a facility no larger than 30,000
8 square feet.

9 MR. CORDONNIER: Yeah.

10 MS. LAND: And the rest of that would be
11 eliminated. Does that work for you guys?

12 SECRETARY STACY: I think it makes it
13 easier to understand because without that, then
14 you're sorting through is it doing this, this, this,
15 this.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: Then it's going to be based on
18 the size of the facility versus what it is.

19 MR. EVANS: It would be kind of nice to
20 know, like, for example, what is 30,000? When we see
21 a Dollar General, what size is that?

22 MR. CORDONNIER: Yeah. Right. I can -- I
23 can bring some examples.

24 MR. EVANS: I'm thinking what's 30,000?

1 What's 40,000?

2 MR. CORDONNIER: That's where real life
3 examples, you know -- Aldi Foods is 35,000. You
4 know, Dollar General is 20,000. I'm just -- A
5 Walmart is -- I know we -- I can't let things out of
6 the bag. Anyways, generally the big box retail
7 stores are 100,000 plus.

8 SECRETARY STACY: Okay.

9 MR. CORDONNIER: Bars, nightclubs,
10 taverns, C-2 or B -- Sorry. B-2 or B-1 would be --

11 MS. LAND: Why not B-3?

12 MR. CORDONNIER: What's your B?

13 MS. LAND: General Business. It's more of
14 the things that you were talking about, like C-3.

15 MR. CORDONNIER: Yeah. I'll -- I
16 apologize. I'll -- The next meetings I'll have
17 pre-looked over. And this was a little last minute.
18 So --

19 CHAIRPERSON TIMMERMAN: So did you add the
20 restaurants into B-1?

21 MS. LAND: I didn't add anything other
22 than what I just read to you.

23 CHAIRPERSON TIMMERMAN: Square footage?

24 MS. LAND: Yeah. And what do you want for

1 the restaurants?

2 CHAIRPERSON TIMMERMAN: He suggested
3 basically restaurants that don't have drive-thrus.

4 MR. CORDONNIER: So restaurants/no
5 drive-thru or pick up windows permitted.

6 SECRETARY STACY: That works. What did
7 that say again? Restaurants with no pick-up windows?

8 MR. CORDONNIER: No drive-thru or pick-up
9 windows permitted.

10 MS. LAND: Okay.

11 MR. CORDONNIER: Do you want gas stations?

12 SECRETARY STACY: I don't think that's --

13 MR. CORDONNIER: My recommendation was put
14 those in the more intense categories.

15 SECRETARY STACY: Yeah. Yes. Yes. Yes.

16 MR. CORDONNIER: Gas stations aren't
17 getting smaller. They're getting --

18 SECRETARY STACY: They're getting larger,
19 and there's a whole lot of volume of traffic. So I
20 don't think that's fitting with what we're trying to
21 establish here.

22 MR. CORDONNIER: Medical facilities.

23 CHAIRPERSON TIMMERMAN: I would say in a
24 different district on those as well.

1 MS. LAND: In the B-2, they have office
2 buildings for executive, administrative,
3 professional, accounting, writing, clerical,
4 stenographic, drafting and sales. Medical office is
5 facilities for human care such as hospitals,
6 sanitariums, rest and convalescent homes, banks,
7 credit unions, savings and loan associations and
8 similar uses. Barber shops, beauty shops and health
9 spas. So that's the 10 or 11 we're looking at in
10 B-2.

11 MR. EVANS: We showed the beauty parlors
12 and barbershops in B-1.

13 SECRETARY STACY: I was going to ask the
14 same thing.

15 MR. EVANS: And we have business and
16 professional offices in B-1.

17 MR. CORDONNIER: You'll often
18 see -- You'll often see uses permitted in more than
19 one area.

20 MS. LAND: But in the Business Districts,
21 I don't like -- Like in the Residential Districts,
22 what's in the least restrictive can come into the
23 most restrictive. Like, if you want to put a
24 single-family home in a Multifamily area, it's not

1 going to be denied. But in these, in Business,
2 unless we put it in both, we really don't want them
3 going there because then they mix up our districts
4 and they put things that can really hinder the
5 neighbors or cause sort of a bump in the road kind of
6 thing.

7 You want -- You don't want to put
8 the -- It's all right to have professional services
9 in both. But you wouldn't want to have some of these
10 other things in the bigger districts where they have
11 more intense things. That making sense? Same way
12 with Industrial. Sometimes you don't want the
13 different kinds of industrial mixing together because
14 it's just -- it gets to be messy.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MR. CORDONNIER: You -- That's called
17 pyramidal zoning, and you don't have to allow that
18 per se.

19 MS. LAND: It's not a big problem to allow
20 it in the Residential Districts, but it does get to
21 be more of a problem if you allow it in the Business
22 areas. That would be like everything that's allowed
23 in B-1 is also allowed in B-2 plus these things.
24 Then you get to B-3, everything in 1 and 2 is allowed

1 in B-3, plus these extra things. And then B-3 -- You
2 make everything B-3, and you just have a hash and why
3 do you have more than one district?

4 SECRETARY STACY: Right.

5 MS. LAND: You can if you want to. Or you
6 can identify things that you would not permit in
7 there, everything except X, Y and Z in B-1 can be in
8 B-2. You can start out with it being that things are
9 permitted in all of them; and if you find that it's
10 getting to be kind of cumbersome or they're falling
11 all over each other and not really organizing and
12 developing in an orderly manner, like is what we want
13 zoning to do, then you can go in and do some more
14 defining about what can be in each district.

15 CHAIRPERSON TIMMERMAN: It looks like B-3,
16 the first one says: Any retail business or service
17 establishment permitted in B-2. So you're saying it
18 might be better to --

19 MS. LAND: It's up to you. That's how it
20 was written the last time. It's less -- less
21 restrictive because they have more opportunity for
22 anything that's in B-2, more places for it to be.

23 MR. CORDONNIER: What's --

24 MS. LAND: B-3 is going to B-1.

1 MR. CORDONNIER: What's B-2's title?

2 Sorry.

3 CHAIRPERSON TIMMERMAN: Community Business
4 Districts.

5 MR. EVANS: B-1 is Local, and B-2 is
6 Community?

7 MS. LAND: And B-3 is General.

8 MR. CORDONNIER: So this -- this goes to
9 kind of the level that you want to kind of separate
10 the two. You know, just at a glance, I'm used to two
11 categories of -- of Business, Local and then General.
12 And then -- then we have downtown, which is our C-3,
13 which is a whole different animal.

14 MS. LAND: We don't have any of that.

15 MR. CORDONNIER: We won't -- we won't have
16 that. So I'm just wondering if we need three
17 classifications.

18 SECRETARY STACY: Maybe we just need two.

19 MR. CORDONNIER: It's something to think
20 about. I mean, I don't know that we'll answer that
21 today.

22 MS. LAND: We did some combining the last
23 time of the Residential Districts. They found that
24 they weren't all -- didn't make sense.

1 MR. CORDONNIER: In my mind, unless -- You
2 know, you will see and -- and you know, Columbus
3 might have six different Business. You know, but
4 this isn't Columbus. So my thought is: I would try
5 to just get it to two, local, which is kind of your
6 local, and then general is your Walmarts and your
7 Sam's Clubs and gas stations and all that.

8 MS. LAND: The Local Community could
9 probably be combined.

10 MR. CORDONNIER: Uh-huh.

11 MS. LAND: And then a general would be its
12 own -- It does -- it does seem to lean towards the
13 more -- the bigger kind of things.

14 MR. CORDONNIER: Yeah.

15 SECRETARY STACY: I think that makes
16 sense.

17 MR. EVANS: So do you have B-1 and B-3?

18 MS. LAND: B-1 and B-2.

19 MR. EVANS: Okay. Because I didn't know
20 that B-2 stayed.

21 MS. LAND: Right.

22 MR. CORDONNIER: And I agree, 1 and 2
23 should be combined and then -- 2 should be combined
24 into 1, and 3 should be made 2.

1 MS. LAND: My notes -- I give my notes to
2 my secretary, and she'll hit me. She gives me the
3 look. It's terrible.

4 MR. CORDONNIER: So just some other uses
5 that -- daycare centers, I think they would be fine
6 in B-1.

7 MS. LAND: What about in residential
8 areas, daycare centers? They're one of the things
9 that you'll have a permitted use?

10 MR. CORDONNIER: So -- I'm trying to
11 think. There's a type A and a type B. I believe
12 type A is kind of what's considered -- the State
13 considers in-home, and I think you're capped at six
14 kids. And we allowed that in Residential, but it's a
15 conditional use.

16 MS. LAND: Right.

17 CHAIRPERSON TIMMERMAN: The condition
18 being the six kids?

19 MR. CORDONNIER: So have you guys been
20 through the conditional uses at least?

21 MS. LAND: Slightly. But not -- It's one
22 of those things they're going to get to later and
23 come back to each of these sections with it.

24 MR. CORDONNIER: So -- And we -- we -- So

1 conditional uses, there's -- I guess there's
2 two -- two ways of thinking of it. One, you actually
3 list conditions. But I don't like that personally
4 because -- We came across this all the time. You
5 have a conditional use, and they met those two
6 conditions. And you have to think of all the
7 conditions that you kind of want beforehand. So what
8 we just -- what we just went to is essentially there
9 are -- the Ohio Supreme Court, through different
10 cases, kind of said these are the five or six
11 criteria that you use when considering a conditional
12 use. So you don't -- You know, you put your
13 conditional use, and then you review it towards these
14 five or six broad -- is it health, safety, welfare,
15 does it fit within the context of the neighborhood,
16 da, da, da, da.

17 I think it gives the board more
18 flexibility to look at each situation; and rather
19 than just saying the conditional use, daycare shall
20 be limited to six kids, well, there could be a whole
21 bunch of other factors. So that will be my
22 recommendation. We'll get the conditional uses, and
23 then I'll supply those -- those statements. And then
24 if it's all the conditional uses --

1 CHAIRPERSON TIMMERMAN: Is that pretty
2 much universal, the conditional uses? Like --

3 MR. CORDONNIER: It is.

4 CHAIRPERSON TIMMERMAN: -- it carries
5 throughout everything?

6 MR. CORDONNIER: Yeah. And I didn't do a
7 great job of articulating. They're in here. But
8 that -- that was something that bothered me a long
9 time, because we'd have five things for a conditional
10 use for a gas station, and they met all five of
11 those, and it was still a horrible development, you
12 know. So -- And then I feel like you're in a tricky
13 situation that the person asking for it is like, "We
14 met all your conditions."

15 CHAIRPERSON TIMMERMAN: Right.

16 MR. CORDONNIER: So we removed all those
17 conditions out and just all conditional uses shall be
18 evaluated on these five or six criteria.

19 SECRETARY STACY: Okay.

20 MR. CORDONNIER: So -- And then we also
21 require all conditional uses to go to the Planning
22 Commission. So that was a really good step.

23 SECRETARY STACY: Okay.

24 MR. CORDONNIER: But that's -- Kind of

1 sidetracks just a little bit there. But when you're
2 thinking about of permitted uses -- the uses we want
3 to permit, things you're a little more on the fence
4 on you can put in the conditional category. You have
5 a little more oversight.

6 MS. LAND: Do you want to put a permitted
7 use of a daycare in any of these Business Districts?
8 The large facilities, not in-home kind of things.

9 CHAIRPERSON TIMMERMAN: I mean, I think it
10 probably fits better into B-1 than what we wanted to
11 create in B-2. Does everyone agree with that?

12 MS. LAND: Yeah. I agree with that.

13 And do you want to permit something other
14 than an in-home in a residential area, be able to
15 have the daycare in an area that's residential but
16 not business? We have schools, and daycares look an
17 awful lot like a little school.

18 MR. CORDONNIER: We -- we put them as
19 conditional uses, so we have an opportunity to look
20 at parking, traffic flow, context of the
21 neighborhood. So I like them as a conditional use.
22 We have them come through every once in a while, you
23 know, before they set up shop and -- The problem with
24 daycares is -- not a problem, but it's -- pickup and

1 dropoff creates a lot of coming and going. In some
2 neighborhoods that might be, you know -- so --

3 CHAIRPERSON TIMMERMAN: I think
4 conditional makes sense then.

5 MS. LAND: In R-1, or do you want it in
6 Multifamily Districts?

7 CHAIRPERSON TIMMERMAN: I'd say R-1.

8 MR. CORDONNIER: Does -- The R-1 and the
9 Multifamily, do they pyramid, Cindy?

10 MS. LAND: Uh-huh.

11 MR. CORDONNIER: Okay. So --

12 MR. EVANS: If it's permitted in R-1, it
13 would be accepted in Multifamily?

14 MR. CORDONNIER: Yeah. I don't have a --
15 I don't have an issue with that. Now, someone that
16 lives on the third floor of an apartment or second
17 floor probably --

18 CHAIRPERSON TIMMERMAN: But that's why
19 it's conditional.

20 MS. LAND: But we're talking about the
21 in-home ones. We're talking about, like, 1 Amazing
22 Place, those kind of things.

23 MR. EVANS: Is that a good spot for R-1?

24 CHAIRPERSON TIMMERMAN: What's your

1 thoughts?

2 MR. EVANS: So, I mean, it could be
3 between a couple houses. And we're talking about
4 bigger ones. I mean, I understand somebody having
5 one with six or less kids inside their house.

6 MS. LAND: Right.

7 MR. CORDONNIER: So to be clear -- And we
8 were mixed up a little. In the City of Findlay, the
9 in-home is a conditional use. You need to
10 have -- You need to be in the Commercial -- You need
11 to be in a Commercial or Office District to have a
12 full-blown dedicated daycare.

13 MS. LAND: So it's -- Okay. So in
14 Residential, you wouldn't have the -- the big ones?

15 MR. CORDONNIER: Correct.

16 MS. LAND: And that's my question, do we
17 want those?

18 MR. CORDONNIER: I would say no.

19 SECRETARY STACY: I would say no too.

20 MR. CORDONNIER: And then in-home daycare
21 I would put as a conditional use.

22 MS. LAND: Like, what about in the
23 Multifamily? Do you want to, in that area, allow the
24 full freestanding non in-home daycares?

1 SECRETARY STACY: I kind of think it would
2 be okay.

3 MR. EVANS: Because it's more of -- It
4 seems like it's more of a semi-commercial area as
5 opposed to woods or something. That's going to be
6 somewhere where there's going to be higher traffic
7 volume, so it seems like it would be easier to put
8 into R-1.

9 CHAIRPERSON TIMMERMAN: R-M, Multifamily.

10 SECRETARY STACY: Yeah.

11 MR. EVANS: I mean, that's just thoughts.

12 CHAIRPERSON TIMMERMAN: I like it.

13 MS. LAND: Under conditional use?

14 MR. EVANS: Yes. So any conditional use
15 would go through the Planning Commission. Like, if
16 somebody says in-house, "I want to start a daycare
17 with six or less kids," and then you'll see -- you
18 make the final, you know --

19 MS. LAND: Actually, not them. You -- you
20 guys -- It comes to you guys. They only ever get
21 involved as the Regional Planning Commission if
22 there's an amendment, and that is you guys.

23 MR. CORDONNIER: I don't -- We don't have
24 really any oversight.

1 MS. LAND: When they say go to the
2 commission, they mean you.

3 MR. EVANS: Whoa. Buck stops here.

4 MR. CORDONNIER: So if you -- If ten years
5 from now, say this is adopted and you're like, "Hey,
6 we want to ad an R-2" -- any changes you then make,
7 we -- come to Regional Planning. We make a
8 recommendation, and then -- but the Township
9 ultimately decides.

10 CHAIRPERSON TIMMERMAN: Okay. We're at
11 Section 802, Required Conditions.

12 MR. EVANS: Do you want me to start
13 reading?

14 CHAIRPERSON TIMMERMAN: Sure.

15 MR. EVANS: Section 802: Required
16 Conditions:

17 1. All business establishments shall be
18 retail or service establishments dealing directly
19 with customers. All goods produced on the premises
20 shall be sold at retail on premises where produced.

21 2. All business servicing or processing
22 except for off-street parking or loading shall be
23 conducted within a completely enclosed building.

24 Keep going?

1 CHAIRPERSON TIMMERMAN: The second one:
2 All service processing, would that include storage?
3 Are they allowed to store anything outside?

4 MS. LAND: Not -- I think the way that's
5 written is all of it fit within a completely enclosed
6 building.

7 CHAIRPERSON TIMMERMAN: That's kind of how
8 I read it as well. I just wanted to clarify that.

9 MS. LAND: I think with the Local
10 Business, that's the most restrictive part. You
11 probably want it that way. However, we're combining
12 1 and 2, so we got to see what it says down here, see
13 if they're going to conflict with one another. Why
14 don't we hold on to the area in both requirements for
15 this and don't do that just now. Let's go over
16 and look at B-2 and see what part of that -- how we
17 want to combine it in the B-1, if there's any of them
18 that we want to bump down to B-3 or if we want them
19 all to go up into B-1, because it was B -- I think
20 B-2 was -- It must have been the intent to be -- have
21 it be sort of that middle ground between, you know,
22 the local and the -- the more -- things like
23 Walmarts.

24 So there may be part of it that can go

1 each direction, both up and down from 2. Let's start
2 there.

3 MR. EVANS: Start reading 901?

4 MS. LAND: Yeah. Or what's -- what's in
5 10 B-2? Large consumer population generally
6 characterized by the integrated or clan cluster of
7 establishments served by a parking area and
8 generating large volumes of vehicular/pedestrian
9 traffic. That would be like a -- Does that seem more
10 like the plazas around Walmart?

11 MR. CORDONNIER: Yeah. That sounds more
12 like C -- Like, all of Tiffin Avenue is C-2. Tiffin
13 and Trenton are all C-2.

14 MS. LAND: But this is being incorporated
15 into B-1.

16 MR. CORDONNIER: Then what -- What does
17 B-3's intent bring us?

18 SECRETARY STACY: Is there a difference?
19 Higher traffic volume basically? Is that one of the
20 big things for B-3?

21 MS. LAND: Kind of looks like it.

22 MR. CORDONNIER: So it's car wash, bus
23 passenger station, new and used car, motels. So, I
24 mean, nothing I'm seeing in B-3 other than the

1 standards might be different. But, to me, B-2 you
2 would allow for auto repair, car sales, hotels,
3 motels, large scale retail, all those things.

4 So I almost feel like B-3 gets moved into
5 B-2. And then we can -- we can look at the
6 standards, the setbacks and things like that. But --

7 MS. LAND: So instead of combining B-1 and
8 2 to B-1, you would be combining B-2 and 3 to B-2?

9 MR. CORDONNIER: Yeah. That's what I
10 think. None of the permitted uses in B-3 jump out to
11 me as being that much different than what should be
12 in B-2.

13 CHAIRPERSON TIMMERMAN: So then it's a
14 matter of anything in B-2 we would need to move to
15 B-1. That's kind of how we're looking at it at this
16 point.

17 MR. EVANS: Keep going on with 901 then?
18 Section 901, Principal uses permitted: In a
19 Community Business District, no building or land
20 shall be used and no building shall be erected except
21 for one or more of the following specified uses
22 unless otherwise provided in the resolution.

23 1. Office of service establishments such
24 as, but not limited to, the following: A: Office

1 buildings for any of the following occupations:

2 Executive, administrative, professional, accounting,
3 writing, clerical, stenographic, drafting and sales.

4 B --

5 MS. LAND: That's a weird list.

6 SECRETARY STACY: Because sales, I mean,
7 that could generate a lot of volume of people
8 depending on what the sales is for.

9 MR. CORDONNIER: Well, that's -- but
10 that's not -- that's not retail sales.

11 SECRETARY STACY: Okay.

12 MR. CORDONNIER: That's over the phone.
13 Yeah. That's -- Retail is I come into your store and
14 buy something.

15 SECRETARY STACY: Okay. Okay. All right.
16 Okay.

17 MR. CORDONNIER: If -- It ceases to be an
18 office building if hundreds of people are going in
19 and purchasing things. Then it's retail.

20 SECRETARY STACY: Right. Definitely.

21 MR. EVANS: B: Medical office, including
22 clinics.

23 C: Facilities for human care such as
24 hospitals, sanitariums, rest and convalescent homes.

1 MS. LAND: Do we call them rest homes or
2 sanitariums?

3 SECRETARY STACY: I've never heard
4 sanitarium. It sounds dated. I --

5 MR. REHUS: Old folks home.

6 SECRETARY STACY: What did you say?

7 MR. REHUS: Old folks home.

8 SECRETARY STACY: I don't like that word
9 "sanitarium."

10 MR. EVANS: What is the accepted
11 terminology? Do you know?

12 MR. CORDONNIER: I think just hospital.

13 MS. LAND: Old folks home is not it. Is
14 it nursing home?

15 MR. CORDONNIER: I would use nursing home.

16 MR. EVANS: Yeah. I --

17 MS. LAND: Nursing or convalescent homes
18 and mental health facilities? That's what a
19 sanitarium used to be.

20 SECRETARY STACY: Yeah.

21 MR. CORDONNIER: I mean, to me, this is
22 large scale medical facility.

23 MS. LAND: Like a hospital.

24 MR. CORDONNIER: More of the hospital.

1 Birchaven maybe. But that's got a residential
2 component to it. And then I think -- I may want to
3 jump back to B-1. I don't have any issue with
4 dentist office or doctor's office. I think we kind
5 of do the same thing.

6 Like, to me, the intent of B-2 is
7 Blanchard Valley Hospital, a surgery center, things
8 like that. But then B-1, you know, your -- your
9 dentist office with two practitioners in it or a two
10 family physicians, an office of that caliber would
11 fit. And I think that's where you -- in some ways
12 you might supply -- and that goes with any type of
13 office in B-1.

14 I don't mind an accounting office. I
15 don't mind any professional offices. I think we just
16 apply a square footage test to it. And I'll --
17 I'll -- Next time I'll give you what -- my opinion on
18 what that square footage should be.

19 MS. LAND: Okay. So we would take this
20 old 1 and move it up -- no, we don't want hospitals
21 up there. Nursing or convalescent homes wouldn't be
22 a problem in a B-1, right?

23 MR. CORDONNIER: Probably not.

24 MS. LAND: The only thing on there that

1 shouldn't probably be in B-1 would be the hospital.

2 MR. CORDONNIER: Yeah.

3 MS. LAND: What about an urgent care kind
4 of thing, like Physicians Plus?

5 MR. CORDONNIER: I'm leaning toward B-2 on
6 that.

7 MS. LAND: B-2?

8 MR. CORDONNIER: But that's just --

9 CHAIRPERSON TIMMERMAN: Let me make notes.

10 MR. EVANS: Go back to D?

11 CHAIRPERSON TIMMERMAN: Yeah.

12 MR. EVANS: D: Banks, credit unions,
13 savings and loan associations and similar uses.

14 E: Personal service establishments
15 including barbershop, beauty shops and health salons.

16 CHAIRPERSON TIMMERMAN: Is all that stuff
17 going to B-1 then? Or does that stay in 2?

18 MR. EVANS: Seems like barbershops ought
19 to be B-1 and beauty shops.

20 SECRETARY STACY: I agree. Yeah. I think
21 those should be B-1.

22 CHAIRPERSON TIMMERMAN: Banks?

23 MR. EVANS: And you look at banks and
24 savings and loans more as a traffic issue for what

1 category they'd be in?

2 MR. CORDONNIER: I don't know. I go into
3 a bank about once every four years now. So I just
4 call it -- I'll just group those in financial
5 institutions. And I'm fine with them, honestly, in
6 B-1 or B-2.

7 CHAIRPERSON TIMMERMAN: Does anybody have
8 any thoughts about whether B-1 or B-2 if we're not
9 going to allow it to go both ways?

10 MS. LAND: Are you going to do the pyramid
11 thing and everything that is in B-1 could be in B-2?
12 There's just things in B-2 that we don't want in B-1.

13 MR. CORDONNIER: Yeah. I don't have any
14 issue pyramiding. Whatever is allowed in B-1 is
15 probably your first thing to just say in B-2. Okay?
16 But then I probably -- I don't know.

17 I probably -- but then I would keep your
18 Industrial maybe separate. So in Industrial you
19 don't say all the uses in B-1 and B-2.

20 CHAIRPERSON TIMMERMAN: I got you.

21 MR. EVANS: I got you.

22 CHAIRPERSON TIMMERMAN: Would you pyramid
23 Industrial, though, because we have an Industrial-1
24 and Industrial-2. Would everything from Industrial-1

1 be allowed in Industrial-2?

2 MR. CORDONNIER: Yeah.

3 CHAIRPERSON TIMMERMAN: But Business
4 doesn't go into Industrial.

5 MS. LAND: You don't want a McDonald's
6 sitting in the middle of all the factories. Although
7 it probably would do really well there.

8 SECRETARY STACY: I was going to say.
9 People that work there would be happy.

10 MR. EVANS: Are we at 2? All retail
11 businesses?

12 CHAIRPERSON TIMMERMAN: I think so.

13 MR. EVANS: 2. All retail business
14 Service establishments or processing uses as follows:

15 A: Any retail business whose principal
16 activity is the sale of merchandise in an enclosed
17 building.

18 B: Any service establishment of an
19 office, showroom or workshop nature of an
20 electrician, decorator, dressmaker, tailor, baker,
21 painter, upholsterer or an establishment doing radio
22 or home appliance repair, photographic reproduction
23 and similar service establishments that require a
24 retail adjunct.

1 C: Private clubs, fraternal organizations
2 and lodge halls.

3 MS. LAND: Let's go back to B for a
4 minute. There's a lot going on there. Is there
5 anything in here that you think is outdated, needs to
6 go, is called something different now?

7 MR. EVANS: Dressmaker, tailor.

8 MR. CORDONNIER: What's the -- What's it
9 trying to say? I'm not even sure.

10 MS. LAND: Well, it's -- I think they're
11 trying to say something that has a workshop but they
12 also sell there, which isn't very common anymore.

13 MR. EVANS: Some of it is like -- a
14 workshop, a painter or an electrician.

15 MR. CORDONNIER: So that -- I mean, that
16 brings up -- We have a -- This is something that I
17 know in the City of Findlay we struggle with, is like
18 contractor's offices. Generally the size of the lot,
19 you know, like, you're more comfortable putting a
20 contractor's office within a proximity of something
21 than you are of putting kind of the light industrial
22 factory in proximity of something. But they require
23 the same zoning. So that -- that's one thing we
24 struggle with a lot, is contractor's offices.

1 They don't necessarily -- You know, do you
2 put them in R-1 and R-2? But I don't like them
3 there. And I don't love them in the I-1 -- I-1
4 district because someone comes to rezone something
5 and it's 10 acres, you have to assume kind of the
6 worst a little bit because they can say, "I promise
7 you I'm going to build" -- And you can't put
8 conditions on it. You can't rezone it to I-1 and say
9 under the condition that you -- you build a
10 contractor's office.

11 You can't put a -- So when something is
12 rezoned, you have to look at the list of things and
13 say, "They can do any of these things." Now, like I
14 said, the size of the lot, if it's four acres, you
15 can't, you know -- but the whole -- It's just
16 something to think of, where do we want to put
17 plumber's, electrician's, contractor's offices?
18 That's --

19 MR. EVANS: Because sometimes there's
20 vehicles involved with it. There could be a dozen
21 vehicles involved in it.

22 MS. LAND: Equipment that sits around as
23 well.

24 MR. EVANS: Yeah. So backhoes, trailers,

1 that kind of stuff. I'm not saying there's anything
2 wrong with it. It just needs to be in the right
3 place.

4 SECRETARY STACY: Right. Right.

5 MR. EVANS: Where is that right now? Is
6 that the kind of stuff that's under B?

7 MS. LAND: I think it's probably under --
8 B-3 would be that kind of stuff.

9 CHAIRPERSON TIMMERMAN: B-3?

10 MS. LAND: Uh-huh. It's not listed
11 anywhere, but if it had to go somewhere, it would be
12 in B-3 I would think.

13 MR. EVANS: Which is now B-2?

14 MS. LAND: Formerly known as B-3. Do we
15 even need that paragraph in there?

16 MR. CORDONNIER: I don't think so.

17 MR. EVANS: It's a lot of weird stuff.

18 MS. LAND: Because we have up in the -- we
19 have personal service establishments in B-1. We
20 could use what's there without all those identified
21 things that are kind of outdated, add on right after
22 that for service establishments and then put a size
23 on them because we already have tailor shops, beauty
24 parlors, radio and television repair up there in the

1 other one, in B-1. So take out personal service
2 establishments and just say service establishments.

3 (Clara Pargeon enters.)

4 MR. EVANS: So B-2 we'll put a square
5 footage.

6 MS. LAND: Do you want to keep them in B-1
7 or move them all to -- we're removing B-1 and -- What
8 are we doing? We were now taking B-1 and leaving it
9 alone and B-2 and B-3 were --

10 MR. CORDONNIER: Combined.

11 CHAIRPERSON TIMMERMAN: Clara, do you want
12 to sit up here?

13 (Discussion held off the record.)

14 MS. LAND: Clara, our fifth member, this
15 is Matt Cordonnier. He's from Hancock Regional
16 Planning.

17 MR. CORDONNIER: Hi. Nice to meet you.

18 MS. PARGEON: Nice to meet you also.

19 CHAIRPERSON TIMMERMAN: Bring you up to
20 speed quickly. We're on Page 22 roughly. Kind of
21 looking at Business-1, 2 and 3 all at the same time.
22 And we're looking at what I'll call joining B-2 and
23 B-3. But I think some stuff in B-2 is going to B-1.

24 MS. PARGEON: Okay.

1 CHAIRPERSON TIMMERMAN: So it's kind of --
2 We're looking at them all together a little bit.

3 MS. PARGEON: Great.

4 MS. LAND: So back to that thought that we
5 were just trying to work out. Should we take the
6 paragraph in 9012-B and move that out of there and
7 take -- and put -- all that stuff would be allowed in
8 B-1 and then call Paragraph 3 in B-1, instead of
9 personal service establishments, call it service
10 establishments and put a square footage on them.

11 CHAIRPERSON TIMMERMAN: Putting them
12 where?

13 MS. LAND: It's Paragraph 3.

14 SECRETARY STACY: On Page 20. Cross out
15 personal and then put -- just putting a square
16 footage limitation on it.

17 MR. EVANS: Like a max square footage on.

18 MS. LAND: Like in retail business, we
19 said doing business in a facility no larger than --
20 we don't know what number of feet yet. And then
21 personal service establishments which perform
22 services on the premises, and then we say such as,
23 but not limited to -- these laundry lists are bad.
24 We need to take those out of there because we have --

1 Some of them are outdated, and some of them are
2 things that we can't even think of all the things.
3 So take out that part that says on the premises.

4 MR. EVANS: Yep.

5 MS. LAND: Stop with premises. And then
6 doing business in a facility no larger than whatever
7 number square feet we put in there. Do you want to
8 make it the same as retail or less?

9 MR. EVANS: What was retail?

10 CHAIRPERSON TIMMERMAN: 30,000-ish.

11 MR. EVANS: Between twenty to forty --
12 thirty. 30,000 would be huge for a service.

13 MS. LAND: Very big.

14 MR. CORDONNIER: This is what you're
15 thinking about, plumbers and the like?

16 MS. LAND: No. This is things like watch
17 repair, jewelery repair, they do their work there,
18 their service is provided but you come into the
19 retail part to pay --

20 MR. CORDONNIER: Massage.

21 MR. EVANS: Tattoo.

22 MS. LAND: Tattoo and piercing and stuff
23 like that with these too, yes.

24 MS. PARGEON: No. 2: Personal service

1 establishments.

2 MS. LAND: I don't know -- I have no idea
3 of a size. I'm not good with that. I can't
4 visualize how big something is. But we're talking
5 about shoe repairs, somebody who does alterations on
6 clothes.

7 MR. EVANS: Most of that stuff is less
8 than 1,000 square foot.

9 MS. LAND: The part where you come in is.
10 But what if they have a workshop in the back where
11 they're doing their work?

12 MS. PARGEON: Well, for a shoe shop, it's
13 not really, really big.

14 MS. LAND: It could be someplace that
15 does tailoring --

16 MS. PARGEON: Mass production.

17 MS. LAND: -- you know, alterations.

18 FROM THE FLOOR: Dollar General is 10,000
19 square feet.

20 CHAIRPERSON TIMMERMAN: Zoe just looked up
21 Dollar General.

22 FROM THE FLOOR: It's within 7,500 square
23 feet and just under 10,000 square feet. Use Dollar
24 General if you want to use that as a range.

1 CHAIRPERSON TIMMERMAN: Thanks.

2 FROM THE FLOOR: And Walmart is 100.

3 MR. EVANS: Just to give you an idea, this
4 room is probably just under 1,000 square feet.

5 MR. CORDONNIER: To me, these are all
6 things that don't exist anymore.

7 MS. LAND: They do though. I mean,
8 there's some in Findlay. I mean, there's a couple
9 alteration places. So --

10 MR. CORDONNIER: I think they definitely
11 belong in B-1, that line of things --

12 SECRETARY STACY: Yeah. Yeah. I think
13 so.

14 MS. LAND: But we're also --

15 MR. CORDONNIER: -- personal services.

16 MS. LAND: But if we put it this way,
17 service establishments, then we are probably taking
18 in things like piercing shops and tattoo shops and
19 vape shops. That's in the retail part. Those kind
20 of things are there based on the size of the
21 building.

22 CHAIRPERSON TIMMERMAN: If you didn't want
23 to include them, how do you exclude them?

24 MS. LAND: You can't exclude them. You

1 can discourage them, but you cannot exclude them. I
2 don't know. If you go about it with size limits, I
3 suppose they could -- so it's a size that's not
4 palatable. That's all I can think.

5 MR. EVANS: It's probably not palatable
6 for others that you --

7 MS. LAND: Exactly.

8 MR. EVANS: Like, there's a watch guy on
9 Township Road 99, and he's in a building smaller than
10 1,000 square feet.

11 MS. LAND: Or lawnmower repair or saw
12 sharpening and scissor sharpening, stuff that people
13 have, you know, a cottage business. I don't know
14 what size you want. 30,000 seems kind of excessive.

15 MR. EVANS: Yeah. That's huge.

16 MR. CORDONNIER: I was thinking 2,500 or
17 3,000 max.

18 MR. EVANS: Because that's a good size.

19 CHAIRPERSON TIMMERMAN: You said this is
20 1,000.

21 MR. EVANS: This is roughly 1,000 square
22 feet, this room.

23 CHAIRPERSON TIMMERMAN: That seems like a
24 normal-ish size. Depending upon what the business

1 might be, it might require bigger than this. But for
2 most of this stuff that we're talking about, it seems
3 like 1,000 is close. To me, it seems like --

4 MS. LAND: 2,500 is quite a lot, I mean,
5 if you think about it.

6 CHAIRPERSON TIMMERMAN: And if they
7 require more than that, then they go up to B-2.

8 MR. CORDONNIER: They can request a
9 variance.

10 MS. LAND: Yeah. Area variance.

11 MS. PARGEON: If they want to go smaller,
12 then they have to do a variance.

13 MS. LAND: They can always go bigger than
14 that. Oh, no. They can't go bigger. They can go
15 smaller without asking.

16 MS. PARGEON: Go smaller. Okay.

17 MR. CORDONNIER: 500 square feet.

18 MS. LAND: Sorry.

19 MR. EVANS: What -- what did you say
20 about, like, plumbing and heating places, that kind
21 of stuff? Is that B-1?

22 MS. LAND: I don't know. Does that fall
23 under service establishments? We leave personal
24 service establishments in there, take -- leave the

1 word "personal." Then that definitely doesn't cover
2 those kind of things. I don't like leaving
3 "personal" in there. I think it limits it a little
4 bit too much, excludes a lot of things.

5 MR. EVANS: Yeah.

6 MS. LAND: I guess it depends on what you
7 consider personal service. Getting scissors
8 sharpened or saws sharpened, is that personal
9 service?

10 SECRETARY STACY: You're on Page 22, on E?
11 Is that what you're talking about.

12 MS. LAND: It's on Page 20, second -- we
13 took it out of Page 22.

14 SECRETARY STACY: Yeah.

15 MR. EVANS: That one says on the premises.
16 That kind of eliminates the plumbing and heating guys.

17 MS. LAND: Yeah. For that in there,
18 you're correct.

19 MR. EVANS: But I don't know if it's
20 covered somewhere else.

21 MS. LAND: I didn't see it really. It
22 didn't jump out at me.

23 MR. CORDONNIER: We call them contractor's
24 office. And then it's kind of defined that it's --

1 you know, it is for storage of the trucks, it has an
2 office, you know, what you all -- the
3 things -- storage of materials.

4 MS. LAND: I would definitely think it
5 would need to be in 3 I would think. I mean, do you
6 really want the machinery and whatever they may be
7 bringing in and out of their business
8 coming -- their -- where you have daycares and beauty
9 shops and --

10 MR. CORDONNIER: Yeah. It's definitely
11 not -- It's definitely not --

12 MS. LAND: It's not compatible enough.

13 MR. CORDONNIER: It's definitely not B-1.

14 MR. EVANS: So B-3 would be the --

15 CHAIRPERSON TIMMERMAN: Contractor.

16 MS. LAND: What would you call them?
17 Contractor's offices?

18 MR. CORDONNIER: Yeah.

19 MS. LAND: And storage yards?

20 MR. CORDONNIER: Yeah. This -- Yeah.
21 This is formatted in a different that -- in a way
22 that I'm not so used to working with. But outdoor
23 storage is a big issue. So I would say B-1, B-2, no
24 outdoor storage. And so maybe B-3 is this kind of in

1 between Industrial and Commercial.

2 MS. LAND: But B-2 would be 3 or now B-2?

3 MR. CORDONNIER: Unless we don't do that.

4 MS. LAND: Okay.

5 MR. EVANS: There's some things that are
6 kind of -- Seems like there needs to be a category
7 different than --

8 MR. CORDONNIER: Or -- or depending on how
9 you format I-1 and I-2, I-1 could be more of your
10 contractor's offices. But I don't like that because
11 I-1 is kind of traditionally, you know, your valve
12 film, your -- your Lowe's distribution, that's I-1.
13 And then I-2 is traditionally, like, your really
14 heavy duty, like steel mills and --

15 MS. LAND: Cooper and Ball.

16 MR. CORDONNIER: The only I-2 in the City
17 of Findlay is the Cooper -- Cooper plant. And
18 honestly, it probably fits the definition of I-1.
19 I-2 is, you know, kind of -- I'm trying to -- I could
20 look.

21 FROM THE FLOOR: Oil refineries, steel
22 mills, chemical factories.

23 MR. CORDONNIER: Yeah. Oil refineries,
24 that's -- I-2 is normally your most intense of

1 intense industrial uses.

2 MS. LAND: I think he said externally
3 affect the area around them.

4 MR. CORDONNIER: Yeah.

5 MS. LAND: Like smoke and smell and --

6 MR. CORDONNIER: Yeah.

7 MS. LAND: So --

8 MR. CORDONNIER: I-1, I mean, you don't
9 know if they're manufacturing shoes or basketballs or
10 cars. I mean, it's -- For the most part, I mean,
11 it's all inside. You can't see what's going on.
12 Cars is maybe a little off base, but you know what
13 I'm saying.

14 MS. LAND: Cars might be in I-2.

15 SECRETARY STACY: So we made -- B-1, 2 and
16 3 are separate?

17 MR. CORDONNIER: Could be.

18 SECRETARY STACY: Could be.

19 MS. LAND: How about by Thursday -- I'll
20 come on Thursday with this sorted out into new B-1,
21 B-2 and B-3 or combined. You can see the two
22 different options, and we can figure out how we're
23 going to do it because we're getting ourselves kind
24 of confused now with the jumping back and forth.

1 MR. CORDONNIER: We may want to just B-1,
2 B-2, B-3 and just start listing out and shuffling
3 them around where they should be --

4 MS. LAND: Might be a good idea.

5 MR. CORDONNIER: -- visually. Yeah,
6 because I'm starting to get confused too.

7 MR. EVANS: It would help define them.

8 MS. LAND: Are there any types of things
9 that we haven't approached yet where we need to
10 figure out where we want to put it?

11 MR. CORDONNIER: Truck stop. I mean,
12 there's a million things we haven't decided.

13 MS. LAND: Oh, they do have a -- In this
14 before they had an Expressway Service, and truck
15 stops were there.

16 MR. CORDONNIER: Okay.

17 MS. LAND: And I think they still need
18 that because they have really two interchanges in the
19 township.

20 MR. CORDONNIER: You know, we do have
21 truck stop in the I-1. So gas stations B-2, and then
22 truck stop is I-1. But the other -- The way you just
23 mentioned it I don't have any issue with.

24 MR. EVANS: When you say truck stop, like,

1 technically, Speedway, is that a truck stop?

2 MS. LAND: No. The Pilot up there on 613,
3 that's a truck stop.

4 MR. EVANS: So, like, what's the
5 difference between the Pilot and the Speedway?

6 MR. CORDONNIER: For me, it's how many
7 trucks you can park.

8 MR. EVANS: Refueling areas or --

9 MR. CORDONNIER: If there's, you know --

10 CHAIRPERSON TIMMERMAN: Parking.

11 MR. CORDONNIER: -- parking and truck
12 specific refueling areas.

13 MS. LAND: A lot of them also have shower
14 facilities, short-term sleeping facilities, things
15 that are beyond what you find in a regular gas
16 station.

17 MR. CORDONNIER: If Speedway was built
18 today, we would have it under the truck stop just
19 because they have -- they can park about twenty-five
20 trucks in the back, and they have truck refueling
21 areas.

22 MR. EVANS: It's separate.

23 MR. CORDONNIER: The new RaceTrac across
24 the street --

1 MS. LAND: Which Speedway?

2 MR. CORDONNIER: -- on 99.

3 MR. EVANS: That's the one I'm referring
4 to.

5 MS. LAND: Oh, that one.

6 MR. CORDONNIER: That one is sneaky
7 because it doesn't feel like a truck stop, but
8 it's -- like, the -- the RaceTrac gas station across
9 the street, they went from -- they expanded, and now
10 they have I think parking for like 40 trucks in a
11 separate service. So we made them get the I-1.

12 MS. LAND: What about Sheetz? What do we
13 want to do?

14 MR. CORDONNIER: Sheetz will be just a
15 regular gas station.

16 MS. LAND: Is that in the township?

17 MR. CORDONNIER: It's in the township now,
18 yeah. I don't know -- I haven't heard if they're
19 going to annex or not. The City Planning
20 Commission -- The City left it up to them. They did
21 not require the Sheetz to annex.

22 MR. REHUS: What about the gas station on
23 the corner right there between 75 on Main?

24 MR. CORDONNIER: That -- That's RaceTrac.

1 MR. REHUS: Oh.

2 MR. CORDONNIER: They did -- they did
3 annex and then property to the north --

4 MR. REHUS: Okay.

5 MR. CORDONNIER: -- some of the property
6 was annexed.

7 MR. REHUS: I don't remember the name of
8 them.

9 MS. LAND: I've never heard of a RaceTrac,
10 so I don't know what's going on.

11 MR. EVANS: I think they said this is the
12 first one in Ohio, which kind of surprised me. I
13 thought if they're in Kentucky, it seems like you
14 wouldn't go to Findlay to be the first one in Ohio.

15 MS. LAND: Cincinnati.

16 MR. REHUS: Cincinnati.

17 MS. LAND: There aren't many Sheetz over
18 in this area either. There are a lot --

19 MR. REHUS: There's a lot in Pennsylvania
20 though.

21 MS. LAND: -- way up by Kent
22 and [inaudible], there's tons of them.

23 CHAIRPERSON TIMMERMAN: So are we moving
24 from Business right now? Is that the strategy?

1 MS. LAND: I -- I think we accomplished a
2 good lot of stuff to get work for the next time. You
3 know, it -- it required more chat now before we can
4 finalize. So I will -- I won't be here, remember,
5 the next time for the first hour because my last
6 thing is done at 5:00 in Columbus. So I'll head
7 straight back here, but I'll talk on the phone if you
8 want me to for that five o'clock hour.

9 SECRETARY STACY: Are we ready to jump
10 into 27, expressways for this or not?

11 MS. LAND: Yeah. I'm going to take 20
12 through 26 and recombine them into different pages.

13 SECRETARY STACY: Okay.

14 MS. LAND: I will email them to you
15 hopefully on Wednesday so that you have them to bring
16 with you to look at while we're talking.

17 CHAIRPERSON TIMMERMAN: Okay. Is that
18 what we're going to try to do while you're on the
19 road, is to go through the Business stuff?

20 MS. LAND: Well, you can go through other
21 stuff. I don't know how you want to do it. But
22 you'll have it in hand.

23 MR. EVANS: Go to Article XI?

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MR. EVANS: Article VI: ES, Expressway
2 Service Districts, Section 1100, Intent: The ES,
3 Expressway Service Districts, is intended to serve
4 the needs of automobile, highway traffic at the
5 interchange areas of feeder roads and expressway
6 facilities, smooth traffic flow at an interchange
7 area and to protect adjacent properties and other
8 zones from adverse influences of traffic.

9 MS. LAND: When Matt comes back, let's ask
10 him about feeder roads.

11 MR. EVANS: Section 1101, Principal Uses
12 Permitted: In ES, Expressway Service Districts, the
13 use of land, the location and the erection of new
14 buildings or structures and the alteration,
15 enlargement and moving of existing buildings or
16 structures from other locations or districts shall
17 conform to the following specified uses unless
18 otherwise provided in this resolution:

19 1. Automobile service stations and repair
20 stations, parking garages and bus passenger stations.

21 2. Retail establishments to serve the
22 needs of the highway travelers, including such
23 facilities as, but not limited to, drug stores, gift
24 shops and restaurants.

1 3. Hotels, motels, transient lodging
2 facilities, but not including tent sites.

3 4. Other uses similar to the above as
4 determined after zoning commission approval. In
5 determining that the uses are similar, the zoning
6 commission shall find that the use will primarily
7 serve the needs of automobile highway traffic.

8 And 5. Accessory structures and uses
9 customarily incident to the above permitted uses.

10 MS. LAND: Okay. Facilities, No. 2:
11 Retail establishments to serve the needs of highway
12 travelers, including facilities as, but not limited
13 to, drug stores, gift shops and restaurants?

14 MR. CORDONNIER: Yeah. That's --

15 MS. PARGEON: Do they have showers there
16 also? [Inaudible.]

17 MR. CORDONNIER: Right now -- To me, right
18 now the only thing different from C-2 is truck stop.
19 I mean, I think C-2 you can put a Holiday Inn. You
20 couldn't put --

21 MS. LAND: But this specifically does not
22 pyramid the others into it. So this is excluding
23 stuff from the other Business Districts I think is
24 what it's doing.

1 MR. CORDONNIER: Yeah. Do we pyramid the
2 other ones into this?

3 MS. LAND: No. I wouldn't. I think that
4 was the whole point of having the Expressway Service
5 Districts, so that they could have them reserved for
6 only the things that are really good at the
7 interchanges and not have somebody put something
8 there that is not, other businesses right there. We
9 do the pyramid for all the others, but I think we
10 should not in this section. That's just my opinion.
11 It's up to you guys.

12 SECRETARY STACY: I think it makes sense.

13 MS. LAND: But I'm still stuck on gift
14 shops and restaurants.

15 MR. EVANS: Especially the drug store.
16 Gift shops and restaurants, you see those in gas
17 stations.

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: Yeah. I think we
20 can get rid of the drug store.

21 MR. EVANS: Can we get rid of the tent
22 sites? I'm not sure --

23 MS. LAND: They're excluded.

24 MR. EVANS: Get rid of that, where it says

1 not including tent sites or leave that in there?

2 MR. CORDONNIER: I would think what things
3 do you want to include, truck stop, hotels and
4 motels, restaurants, automobile service.

5 CHAIRPERSON TIMMERMAN: Just call them out
6 like that?

7 MR. CORDONNIER: Yeah. If it doesn't
8 pyramid, then we want to list -- list -- I would list
9 the things, permitted uses, truck stops, hotels,
10 motels, restaurants?

11 MS. LAND: Do you want to make truck
12 stops -- truck -- Do you want to make them their own
13 paragraph or add them into one of the others?
14 Automobile -- we could put them under automobile
15 service stations or repair stations, parking garages,
16 bus passenger stations and truck stops; or you could
17 add another paragraph that says truck stops.

18 CHAIRPERSON TIMMERMAN: I think that's
19 good.

20 MS. LAND: Okay.

21 MR. EVANS: So I'm kind of curious what
22 differentiates a service station from a truck stop?
23 I know they have, like, showers and that kind of
24 stuff. Is it basically that? Because they both have

1 C-stores, and they both have gasoline. They both
2 have diesel. Is it a certain number of pumps that a
3 truck stop has?

4 MR. CORDONNIER: The definitions
5 differentiate between a truck stop and a gas station.

6 MR. EVANS: But does it seem like that's
7 what you want to do, is maybe -- where you talk about
8 maybe showers or number of diesel pumps or trucks --

9 MR. CORDONNIER: Yeah.

10 CHAIRPERSON TIMMERMAN: -- in the
11 definitions?

12 MR. CORDONNIER: Yeah. I would define
13 what a truck stop is. And that's -- To me, like you
14 said, they're very similar other than --

15 MS. LAND: Is an auto service station
16 considered a gas station? Because it's hard to get
17 service at a gas station. They don't do that
18 anymore.

19 SECRETARY STACY: That's true.

20 MS. LAND: Do you want service stations
21 there? I think it's probably a good idea.

22 MR. CORDONNIER: I think so.

23 CHAIRPERSON TIMMERMAN: Like someone is
24 breaking down, it's nice to have one there, a good

1 place.

2 MS. LAND: So do you want to add gas
3 stations? We have automobile service stations and
4 repair stations. And I think service stations used
5 to be gas stations. Are they still?

6 SECRETARY STACY: No. I don't think so.

7 MR. CORDONNIER: I'll call -- Gas station
8 is what we all think of a gas station; and automotive
9 repair would be, to me, like a Bridgestone or some of
10 the ones on Tiffin Avenue.

11 MS. LAND: Automobile service stations and
12 repair stations, gas stations, parking garages, bus
13 passenger stations and truck stops.

14 MR. CORDONNIER: I don't know why we would
15 have parking garages.

16 MR. EVANS: It's kind of a weird thing for
17 an interchange.

18 MS. LAND: I agree. Where do you go to
19 when you come out of the parking garage?

20 CHAIRPERSON TIMMERMAN: Where would you --
21 Like, if there was a park and ride kind of thing or
22 carpooling, not that we necessarily have that around
23 here, would that fall into a parking garage scenario,
24 because if you were -- if we would ever get to that

1 point, you know, a park -- a carpooling area would be
2 handy. When I used to live up in Michigan, I saw
3 those all the time.

4 MR. CORDONNIER: Sure.

5 MS. LAND: I think maybe it's one of those
6 things we could keep -- We can always -- It's like a
7 living document. If we decide as these are coming up
8 that they're starting to be an issue, then we could
9 look at amending, to add them. And by then we'll
10 have a better idea of what they're going to look like
11 and where we would want to put them. So we can just
12 sort of keep that in our back pockets, knowing that
13 there could be something that comes along.

14 CHAIRPERSON TIMMERMAN: That's fine. So
15 you're saying at that point the --

16 MS. LAND: Parking garages.

17 CHAIRPERSON TIMMERMAN: -- parking
18 garages.

19 MR. EVANS: What's funny is we talk about
20 gas stations, but at this point, are we supposed to
21 be including charging stations or --

22 MS. LAND: Oh.

23 MR. EVANS: Seems like that's --

24 MR. CORDONNIER: So we -- Because I know

1 we have -- We just talked to someone today that wants
2 to put charging stations in at one of the gas
3 stations in Findlay, and we don't have any issue with
4 that.

5 We added charging stations as conditional
6 uses in almost all the -- almost -- in all the
7 Commercial, so C-1, C-2, C3, I-1, I-2 and Office.
8 But that -- that's excluding -- Residential, we
9 considered those being personal use, and that's a
10 whole -- That's not regulated under this.

11 MS. PARGEON: How long does it take to
12 charge a car?

13 MR. CORDONNIER: That's not -- Don't know.

14 MS. PARGEON: I'm just curious. I --

15 MR. CORDONNIER: There's fast charge.
16 Technology is getting better every day. I mean, I
17 think some can charge rather quickly, 20 minutes, 30
18 minutes, 40 minutes.

19 MS. LAND: Like 45. I've got a friend who
20 has an electric Mustang. She said it takes her 45
21 minutes at a fast charge.

22 MS. PARGEON: We all know what it takes at
23 a gas station. You just read the gallons.

24 MR. CORDONNIER: So yeah. I don't have

1 any -- I mean, we don't -- if someone -- We don't
2 differentiate a gas station and -- and a charging
3 station as the same thing.

4 MR. EVANS: So should that word be put in
5 there?

6 MR. CORDONNIER: But we allowed the
7 flexibility to have it -- My recommend -- I mean, if
8 you want to separate it out, I would allow it in most
9 of the -- any of the Commercial, the B-1, B-2, B-3,
10 Highway and Light Industrial.

11 MS. PARGEON: That way people can go do
12 something else while they're waiting for their
13 vehicle to charge, visit another shop or something.

14 MR. CORDONNIER: Yeah. I mean, and -- For
15 the most part, we consider it an accessory use. So
16 if Campbell's -- If Cooper wanted to put them all
17 over their parking lot, we would not say, "Well, that
18 doesn't meet zoning." It's an accessory use to the
19 primary use of the factory.

20 MS. LAND: But if they are more and more
21 purely electric cars that need charging, they could
22 develop easily the same as gas stations that are just
23 charging ports. So --

24 MR. CORDONNIER: So standalone charging

1 facilities are -- are a conditional use in most of
2 those. And we'll adjust it as needed. But --

3 MS. LAND: But in the ES District, they
4 should probably be just permitted uses just like gas
5 stations.

6 MR. CORDONNIER: Sure. Yeah.

7 MR. EVANS: Because that's where they're
8 going to pull off it seems like, somebody from out of
9 town or whatever.

10 CHAIRPERSON TIMMERMAN: Are you just
11 adding it to the first section then?

12 MS. LAND: So it will say gas stations,
13 charging stations and bus passenger stations and
14 truck stops, automobile service stations and repair
15 stations, gas stations, charging stations, bus
16 passenger stations and truck stops. Look at us
17 coming into the 21st century. We lost the dry goods
18 and got charging stations.

19 MR. EVANS: Should we carry on?

20 MR. CORDONNIER: Pony Express Depot.

21 MS. LAND: Okay. Under 2: Retail
22 establishments to serve the needs of the highway
23 travelers, including such facilities as, but not
24 limited to. We took out drug stores. We left gift

1 shops and restaurants. Is there anything else that
2 you would want to put in there as a -- Are coffee
3 shops considered restaurants?

4 CHAIRPERSON TIMMERMAN: I would think so.

5 MS. PARGEON: I think so.

6 MS. LAND: Should we just put "Starbucks"?

7 CHAIRPERSON TIMMERMAN: Call it out
8 specifically.

9 MS. LAND: Hotels, motels, transient
10 lodging facilities, but not including tent sites. Do
11 you want to exclude tent sites or put them in?

12 MR. CORDONNIER: I would just keep it
13 motels, hotels and scratch the rest.

14 MS. LAND: Yeah.

15 MR. EVANS: I would scratch out transient
16 lodging.

17 MS. LAND: What are transient lodging
18 facilities?

19 MR. CORDONNIER: I don't know.

20 MS. LAND: That's what I --

21 MS. PARGEON: Well, they don't have a
22 permanent place to live, and they --

23 MS. LAND: Then it would be like bed and
24 breakfasts. We don't want those there. Boarding

1 houses, we don't want those there. Anything other
2 than hotels and motels? Do they call them anything
3 else?

4 MR. EVANS: Are we on 4?

5 MS. LAND: Uh-huh.

6 MR. EVANS: Other uses similar to the
7 above as determined after zoning commission approval:
8 In determining that the uses are similar, the zoning
9 commission shall find that the use will primarily
10 serve the needs of automobile highway traffic.

11 5. Accessory structures and uses
12 customarily incident to the above permitted uses.

13 Section 102, Required Conditions:

14 1. Barriers: All developments shall be
15 physically separated from the theater row by a curved
16 and planting strip. Such barrier shall effectively
17 eliminate unchanneled vehicle ingress or egress
18 except for authorized accessways.

19 2. Accessways: Each separate use group
20 of buildings or grouping of uses as a part of a
21 single planned development shall not have more than
22 two accessways from a feeder road. Each accessway
23 shall not be located closer than 300 feet to the
24 point of intersection of an entrance or exit ramp

1 baseline in the theater road centerline.

2 In cases where the ramp baseline of feeder
3 road centerline do not intersect, no accessway shall
4 be located closer than 300 feet from the point of
5 tangency of a ramp baseline in the theater road
6 pavement. In those instances where properties
7 fronting on a feeder road are of such width or are in
8 multiple ownerships and accessways to the property
9 cannot be provided in accordance with the minimum 300
10 feet distance from the intersection of the feeder
11 road and entrance or exit ramps, a marginal access
12 road shall be provided to serve such properties. I
13 need a picture on that one.

14 MS. LAND: We need a flowchart.

15 MR. EVANS: Section 1103: Area and Bulk
16 Requirements.

17 MS. LAND: Well, wait a minute. We can't
18 just leave that. Well, as soon as they got the word
19 "tangency," my mind shut off. Just so you know.

20 Matt, do you have any input?

21 MR. CORDONNIER: So --

22 MS. LAND: Is this something that
23 access -- or access management would work with?

24 MR. CORDONNIER: Well, in terms of -- I'm

1 just used to asking the city engineer. You know,
2 city engineer says where they can have curb cuts.

3 MS. LAND: So it's county engineering.

4 MR. CORDONNIER: But yeah. The city --
5 the city is a little bit more of an art form than a
6 -- We have the 400, 200, et cetera. So this comes to
7 kind of a little bit of the randomness of this
8 document. You know, this barrier, essentially we
9 call this -- there should be a parking lot setback
10 for all parking lots. And it's -- It depends
11 on -- And that's what it's describing. But that --
12 that goes for all of the business, for all commercial
13 uses, either five or ten feet from the right-of-way.
14 And that allows for your green space buffer.

15 MS. LAND: I think we'll get to that when
16 we get to off-street parking rules.

17 MR. CORDONNIER: Yeah.

18 MS. LAND: There's another section about
19 that.

20 MR. CORDONNIER: So yeah. I mean,
21 honestly, these -- I kind of understand what it's
22 trying to say. It's essentially, for the most part,
23 I believe without reading it a second time over, is
24 consolidate curb cuts. Share and consolidate curb

1 cuts is essentially my takeaway from that. And
2 obviously you don't want them too close to the
3 intersection.

4 So I think -- In some ways, I think some
5 of these things we just have to let sit there as we
6 go through. Like you said, off-street parking, maybe
7 that's where all the off-street parking setbacks are.
8 Then we don't need -- you know, we don't need one.

9 MS. LAND: We might be able to take this
10 and simplify it a tad better.

11 MR. CORDONNIER: At the very -- at the
12 very least, it needs to be reworded to -- But I think
13 we just put a question mark by that to come back to
14 it.

15 MS. LAND: Uh-huh.

16 MR. EVANS: Section 1103, Area and Bulk
17 Requirements: See Article XIV, Schedule of
18 Regulations: Limiting the height and bulk of
19 buildings, the minimum size of lot, type permitted
20 land use and providing minimum yard setback
21 requirements.

22 MS. LAND: Is that Page 34?

23 MR. EVANS: Uh-huh.

24 MR. CORDONNIER: Now, does every section

1 refer to that?

2 MS. LAND: Yeah. It's the chart that has
3 all the -- So we are in ES. There's no minimum lot
4 size per dwelling unit because there are no dwelling
5 units. And then minimum height and feet is
6 seventy-five.

7 CHAIRPERSON TIMMERMAN: Seems awfully
8 tall.

9 MS. LAND: It does.

10 MR. EVANS: I don't know if that includes
11 towers or --

12 SECRETARY STACY: I would remove "towers."

13 MR. EVANS: I don't know.

14 MR. CORDONNIER: Maximum height. Did you
15 say --

16 MR. EVANS: Seventy-five feet.

17 MR. CORDONNIER: Yeah. Hotel, motel.

18 MS. LAND: Hotel might be several stories.

19 MR. CORDONNIER: It will be -- it will be
20 a few years before we see a --

21 CHAIRPERSON TIMMERMAN: Seventy-five feet.

22 MR. EVANS: That's roughly a six-story
23 building.

24 SECRETARY STACY: I think we need to scale

1 that back a little.

2 CHAIRPERSON TIMMERMAN: I probably would
3 too.

4 SECRETARY STACY: What's a two-story
5 building?

6 MR. EVANS: Thirty feet would be close to
7 being safe.

8 SECRETARY STACY: Can we cross out
9 seventy-five and put in thirty?

10 MS. LAND: We might want more than a
11 two-story building --

12 MR. EVANS: Forty, fifty.

13 MS. LAND: -- because hotels are four
14 stories.

15 MR. CORDONNIER: Forty, fifty. I'd say
16 fifty. I mean --

17 MS. LAND: Okay.

18 MR. CORDONNIER: You got to think -- I
19 mean, it's the list of those things. And do you
20 care -- Do we care if anyone builds -- You know,
21 limited to those things. So the chances of a
22 five-story truck stop are pretty minimal. I would
23 say fifty feet. That -- that would probably allow
24 for a four-story motel or hotel.

1 MR. EVANS: And I don't think you get
2 fifty in that.

3 CHAIRPERSON TIMMERMAN: What's that?

4 MR. EVANS: You couldn't get a five-story
5 in fifty, right?

6 CHAIRPERSON TIMMERMAN: Right.

7 MR. CORDONNIER: And four-story might be
8 cutting it pretty close.

9 MS. LAND: There is a provision in I that
10 says: The zoning commission may permit structures
11 higher than the maximum height standards provided
12 that all yard setbacks are increased equal to height
13 of the proposed structures. Because right now we
14 have setbacks of seventy-five feet as well all the
15 way around with seventy-five feet in height. So do
16 you want to change those to fifty or keep them at
17 seventy-five?

18 CHAIRPERSON TIMMERMAN: I think it makes
19 sense to make them fifty at that point.

20 MS. LAND: And then there is that
21 provision that if they come to you and they want
22 taller, then you grant that it can be a taller
23 building, they have to have the setbacks
24 proportionately larger. So we're changing those to

1 fifty as well?

2 CHAIRPERSON TIMMERMAN: Anybody else have
3 any thoughts?

4 MR. CORDONNIER: No. That's a big
5 setback. Seventy-five is a big setback. Yeah.

6 MS. LAND: We talked off-street parking is
7 allowed in the front setback with ten feet between
8 the nearest point of parking area and the
9 right-of-way. Then for side yards, there's no
10 fifty-foot setback between buildings. So they have
11 multiple buildings. They still have to have fifty
12 feet apart.

13 And K is something about loading spaces.
14 But they have a fifty -- I guess they're basically
15 saying you can have loading docks in your fifty foot
16 back section. There's no minimum area or maximum --
17 No minimum floor square footage and no maximum lot
18 coverage.

19 CHAIRPERSON TIMMERMAN: Is that standard,
20 to have it that way?

21 MS. LAND: I would think because if they
22 pay, they're covering quite a lot. So we would
23 have --

24 CHAIRPERSON TIMMERMAN: It's standard for

1 those businesses.

2 MS. LAND: Yeah.

3 MR. CORDONNIER: We don't have any lot
4 coverage in the Commercial, just Residential.

5 MS. LAND: Right.

6 MR. CORDONNIER: Just -- just for context,
7 Findlay's C-2 is thirty foot front yard, twenty-five
8 foot side yard, thirty foot rear yard. So --

9 CHAIRPERSON TIMMERMAN: C-2, that would be
10 basically our B-3 on this?

11 MR. CORDONNIER: Yeah.

12 CHAIRPERSON TIMMERMAN: And you said what
13 number again?

14 MR. CORDONNIER: Our B-2. I'm fine with
15 it. I think the fifty side yards, I would say
16 fifty -- If you wanted to stay at fifty, I would go
17 fifty front yard, thirty rear yard, thirty side yard.

18 MS. LAND: For the Expressway Service?

19 MR. CORDONNIER: Yeah. That's just my
20 thought. Or fifty front, fifty rear. But the side
21 yard fifty is a lot.

22 SECRETARY STACY: Take fifty down to
23 thirty on the side?

24 MR. CORDONNIER: Yeah. I'd -- For that,

1 for the Expressway, I think you'd be fine if you went
2 fifty front, fifty rear, twenty-five side.

3 MS. LAND: The twenty-five?

4 MR. CORDONNIER: Or thirty side.

5 MR. EVANS: Thirty.

6 MS. LAND: No offense to Findlay, but they
7 don't want to be zoned just like Findlay. They want
8 to be a little bit more open and have more space.

9 SECRETARY STACY: Yeah.

10 MS. LAND: So things that are closer and
11 tighter in Findlay is not exactly -- translate
12 exactly here. So making it a little wider might fit
13 more of the concept that you guys have been
14 discussing. We have a different standard. Different
15 place in the world.

16 CHAIRPERSON TIMMERMAN: So do we like
17 thirty?

18 SECRETARY STACY: I think -- Yeah. That's
19 fine.

20 MR. CORDONNIER: That's more of a decision
21 on how you do your -- If you do it, you probably want
22 to have it be appropriate. I mean -- So yeah. Most
23 of your township will be zoned Agricultural. But I
24 would say where you have -- where you want the

1 things, it should be able to be designed
2 appropriately. So -- But that's fine. I think more
3 of that comes into how you adopt your map, what areas
4 and the land use versus the standards.

5 MS. LAND: Since we just finished those,
6 before we start the Industrial, do you have maps,
7 because we only have about --

8 MR. CORDONNIER: I have -- I have a child
9 that I have to pick up here before his game ends.
10 So -- so yeah. This is -- We were asked -- I think
11 this is the map. There's two here.

12 We just put the map into -- The last time
13 this was -- they tried to adopt, we just -- we put
14 this into Art View, which is the more -- more
15 relevant mapping GIS software. So the first one is
16 kind of the map that was looked at to be adopted.
17 And then the second map -- and we'll work on some of
18 the colors and things. But this is the actual land
19 use of the township, how things are being used.

20 So red is the Commercial. Green is
21 Agricultural, and then the tan is kind of where there
22 are single-family homes located on it. And then I
23 think we -- we kind of -- we -- we adjusted a little
24 bit. I think -- I think if it was ten acres or less

1 with a house, then we did a tan. If it was 80 acres
2 with a house and a farm field, we did it
3 Agricultural.

4 But we did this based upon -- The first
5 flush of it was done by how it's taxed. So if it's
6 taxed as Single-Family, if it's taxed Agricultural,
7 if it's taxed as Commercial.

8 MS. LAND: Oh, on the current use?

9 MR. CORDONNIER: On the second one, yeah,
10 the current use. This will be important as you're
11 coming up with your potential map, you know,
12 understanding, "Hey, let's -- We can't put the
13 Lowe's dist -- or the Home Depot distribution center
14 as -- we probably shouldn't put it as Agricultural,"
15 understanding that it's there. And some of the
16 different things that are kind of throughout the
17 township that you may not kind of realize at times.
18 So this isn't the final draft.

19 MS. LAND: What's this thing?

20 MR. CORDONNIER: The landfill.

21 MS. PARGEON: Big, isn't it?

22 MR. CORDONNIER: So -- And -- and I can
23 bring larger maps of this. And I expect that -- This
24 is just a working -- and you and the Township may

1 know better on some of the things. But it's
2 something to --

3 MS. LAND: Can you get, like, this size
4 maps?

5 MR. CORDONNIER: Yeah.

6 MS. LAND: Big -- one that is -- with the
7 last ones on it, one that's all white and then one
8 that -- this one, so they can compare them all.
9 And get --

10 MR. CORDONNIER: Sure.

11 MS. LAND: Because we don't really want to
12 use the last map. Things have changed since then.
13 Let's get one that has nothing on it, and you can
14 create your own --

15 MR. CORDONNIER: Oh, you want -- Okay.

16 MS. LAND: With no districts on it. Just
17 white.

18 MR. CORDONNIER: Just parcels, and we can
19 fill in the colors?

20 MS. LAND: Yes. And I'll bring the
21 markers.

22 MR. CORDONNIER: With that, I need to
23 leave. And next Thursday at 5:00?

24 MS. LAND: 5:00. Or this Thursday at

1 5:00.

2 MR. CORDONNIER: Whatever I said is what I
3 meant.

4 (Discussion held off the record.)

5 MS. LAND: So next time I will come back
6 with the Business sections changed around like
7 hopefully incorporated what we were talking about --
8 if I do it tomorrow morning, I'll remember everything
9 we said -- and try to create the new -- And then we
10 will do Industrial next time.

11 I don't know how long the Industrials will
12 take. So when you're done with that -- incredibly
13 awesome reading -- those Regular Industrial, General
14 Industrial, then we will get into the miscellaneous.
15 But I think we need to look at that -- the schedule
16 on Page 34. We've been looking at it as we go along.
17 But all of those different notes that are on the next
18 couple pages that are identified, we ought to go
19 through those to see if any of those need to be
20 tweaked, anything that we don't like, anything that
21 needs to be updated.

22 I think our biggest problem -- We -- I
23 think you've gone through the hurdles of the biggest
24 problems here with Residential. I'm worried about

1 your definitions and Business. You know, Industrial
2 is pretty straightforward. It's not as hard as
3 Business because there are so many things -- You want
4 businesses. You want people to be able to -- and you
5 want to be able to make it lenient enough that they
6 can have their businesses without, you know, too
7 much, but we also want to control the development a
8 little bit.

9 Industrial it's more you really want to
10 make sure they follow certain rules. So it's a
11 little more compact. And that is -- It's not as
12 difficult as Business. Business is hard. It took
13 us, like, this whole time; and we really haven't even
14 worked it out.

15 CHAIRPERSON TIMMERMAN: What do you need
16 from us? You're taking notes right now. You'll be
17 driving. I'm assuming you're not going to take notes
18 while driving.

19 MS. LAND: No.

20 CHAIRPERSON TIMMERMAN: Hopefully.

21 MS. LAND: Two hands on the wheel. I'll
22 be talking hands free. If one of you just wants to
23 take notes on what it is that we're talking about
24 until I get here. If I decide to skip the last

1 session, which I might, then I'll be back here
2 probably by 5:30 or a quarter to 6:00.

3 CHAIRPERSON TIMMERMAN: Okay. You're
4 going to try to have us -- Your two options for this?

5 MS. LAND: I will email them to you
6 hopefully by Wednesday night. So you'll have them by
7 Thursday morning to have them here while you're
8 discussing them.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: Is there anything else you guys
11 want to talk about or deal with now?

12 CHAIRPERSON TIMMERMAN: I don't remember
13 which township I saw this in. But they had like --

14 MS. LAND: That's Eagle.

15 CHAIRPERSON TIMMERMAN: You've season this
16 before?

17 MS. LAND: Uh-huh.

18 CHAIRPERSON TIMMERMAN: Do you like
19 something else added or --

20 MS. LAND: That's all they have. They
21 don't have it in the other section. It's like they
22 look at that chart. If it's not on the chart, then
23 they don't do it. They're a very different type
24 of -- different format. You can if you want to as a

1 synopsis.

2 CHAIRPERSON TIMMERMAN: Basically it's
3 just kind of like you got all your districts here
4 and, you know, landfill; and then they just kind of
5 say where it's permitted. I -- I think it's super
6 easy to -- at a quick glance. But you're going to
7 miss a lot of stuff too.

8 MS. LAND: Yeah. And the other thing was:
9 Regional Planning uploaded all these on the Internet,
10 and they had that up there for several years with all
11 the things scrambled, and you couldn't tell what
12 lines things were supposed to be in. We had so many
13 problems because we had written copies that were
14 right, but people were looking on there.

15 And we finally -- They just had them take
16 it off. They did their own, and then they scanned it
17 and said, "Put this scan on it." It was -- Something
18 happened in the formatting, and it just -- It was a
19 mess.

20 CHAIRPERSON TIMMERMAN: Yeah. I think it
21 adds, like, a simplicity for people to look through
22 and just like, "Yes. That can go there." But I
23 don't want to do it -- I mean, if it adds confusion
24 at a different level, it's not worth that either.

1 MS. LAND: I think it's one of those
2 things maybe we ought to wait until we get to the
3 end. That's --

4 CHAIRPERSON TIMMERMAN: And see about it.

5 MS. LAND: What I'm kind of planning is:
6 We're going to go through all these things. We're
7 going to talk about them. We're going to get the
8 changes you want. Then I'm going to reprint for
9 everybody all of it with the red line and the
10 strikeouts so you can all review -- We'll review then
11 what we've done and anything we might think we want
12 to revisit now because it's something we could get
13 out later. We're doing that now a little. We're
14 jumping back. But if we do this, then we can look at
15 these things but -- and then we can -- at that. And
16 then we can look at doing something like that so it
17 will summarize what we actually have.

18 CHAIRPERSON TIMMERMAN: How much time does
19 that take versus what we're doing right now?

20 MS. LAND: I think it won't take more than
21 a meeting to go through it once we get the final
22 draft because we're going through -- we want to
23 reread it. We're skimming through, "Okay. Yes. I
24 see what we did here." And make sure we're all on

1 the same page and everything got put down like we
2 were all thinking.

3 I was going to start handing them out in
4 pieces, and I decided that's not a very good idea
5 because then I'm afraid we're going to get confused
6 especially if we go back and we change something.
7 Then we've got different versions, and that gets very
8 confusing.

9 CHAIRPERSON TIMMERMAN: Yep.

10 MS. LAND: I would prefer to have all the
11 confusing versions on my desk until I get the final
12 version to give to you. And then we'll get
13 it -- We'll be ready then to put it into the final.

14 CHAIRPERSON TIMMERMAN: Okay. The
15 question that was brought up to me: Lots that
16 currently exist as Residential, are they
17 automatically grandfathered in; or do they --

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: Okay. That's the
20 way I understood it too, but I just wanted
21 clarification on that before -- Okay.

22 MS. LAND: Uh-huh.

23 CHAIRPERSON TIMMERMAN: Anything else?

24 MS. LAND: I like that Matt is here giving

1 us -- However, he's -- he -- You know, "We do it this
2 way in Findlay." He's not on Findlay zoning, so we
3 need to take a lot of it and really pick apart
4 because sometimes, you know, the way Findlay can and
5 should develop is not what you guys want because you
6 don't want to be Findlay. That's part of the reason
7 you want to zone. So keep that in mind. And --

8 CHAIRPERSON TIMMERMAN: Okay. Is there
9 any days that people know they're -- Last time you
10 said there's a couple days.

11 MR. EVANS: Next week I won't be here
12 either day.

13 CHAIRPERSON TIMMERMAN: So the 22nd and
14 25th. Okay.

15 (Discussion held off the record.)

16 CHAIRPERSON TIMMERMAN: Is there -- I
17 think you still want communication to go through you.

18 MS. LAND: Uh-huh.

19 CHAIRPERSON TIMMERMAN: Should he just
20 text, email, whatever?

21 MS. LAND: Email. Yeah.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MS. LAND: Are we going to ask if there
24 are any questions tonight of the people?

1 CHAIRPERSON TIMMERMAN: Sure. As long as
2 everybody is good with that.

3 Open to questions, comments, thoughts.

4 FROM THE FLOOR: I have two things. Last
5 meeting there was a question about swimming pool
6 fencing. And I was able to look some of that stuff
7 up. I don't know if you -- I didn't hear you talk
8 about it. But I can just give you this paper I
9 printed.

10 This is from -- I only did one copy. It's
11 from Consumer Product Safety Commission. Four feet
12 off the ground if it's an above ground pool. Most of
13 those are not quite four feet, so they recommend a
14 fence above.

15 And you need some way to put up the steps
16 and lock them. If you can't, then you need fencing
17 around that, around the steps. So just FYI. But
18 I'll -- I guess I'll hand this to you and --

19 MS. LAND: And then I'll make copies.

20 FROM THE FLOOR: Okay. The other thing at
21 the beginning early in -- you were talking about
22 definitions of a pond. I didn't understand that. I
23 didn't understand what you were saying, and I deal
24 with ponds seven days a week.

1 MS. LAND: Right now the section that
2 they're going to be coming to for ponds is very
3 vague. It has no size limit on it. And Washington
4 Township recently found that somebody made an
5 application to build a 30 foot deep, 100-acre pond.

6 FROM THE FLOOR: Right.

7 MS. LAND: And they don't want that to be
8 something that is permissible in Washington Township,
9 so they're looking at the idea of putting parameters
10 on the size of a pond.

11 FROM THE FLOOR: I see. So that was a
12 precursor to a later time.

13 MS. LAND: Yeah. The pond section.

14 FROM THE FLOOR: I just heard 500 square
15 feet, which is -- And 500 square feet and then above
16 500 square feet. But we deal with ponds that are two
17 and three acres that's a, quote, farm pond, you know.

18 MS. LAND: Yeah. This was -- I think this
19 is -- There probably will be a three-acre -- the
20 section that I have about ponds will have, like, a
21 three-acre minimum.

22 SECRETARY STACY: For Washington you mean?

23 MS. LAND: Yeah. That's what they --
24 they've used.

1 FROM THE FLOOR: And the 500 was --
2 MS. LAND: A three-acre maximum. Sorry.

3 CHAIRPERSON TIMMERMAN: I was going to
4 say.

5 SECRETARY STACY: Three acre max.

6 FROM THE FLOOR: It doesn't count -- it
7 doesn't count as a pond if it's under 500?

8 MS. LAND: Yeah.

9 FROM THE FLOOR: It's just a --

10 MS. LAND: A puddle.

11 FROM THE FLOOR: -- a puddle. Wow. We
12 sell lots of puddles.

13 MS. LAND: You're talking about things
14 like koi ponds and things like that. That might be
15 something you want to look at. It's up to you guys.
16 Do you consider it landscaping, or do you consider it
17 something that needs to be zoned?

18 SECRETARY STACY: I would say it's
19 landscaping.

20 CHAIRPERSON TIMMERMAN: Me too.

21 MR. EVANS: I don't want to regulate it.

22 SECRETARY STACY: No. Right.

23 MR. EVANS: And 500 square feet is about
24 half the size of this room. So it would be hard to

1 have a pond. Probably a guy wouldn't get his
2 equipment out to dig a pond this size.

3 FROM THE FLOOR: The section that you guys
4 were talking about contractors and everything and
5 putting them in B-3 possibly instead of, like, Light
6 Industrial, I feel like you should probably put them
7 in Light Industrial unless there's, like, a
8 size -- like, if you guys want to limit with a size
9 because you got small plumbing contractors, small
10 building. Then you've got large plumbing contractors
11 which do fabrication inside their buildings, which
12 could be anywhere from PVC, copper, you know, your
13 soldering and brazing and your welding stainless
14 steel pipe, which causes lots of noise, lots of
15 storage. Cranes get involved. Lifts get involved.

16 So just something to think about. Kind of
17 keep it away from the Business and kind of keep it
18 like more of an industrial setting because you got
19 Werk-Brau, and they're a fabrication shop. And they
20 have all their storage outside. You just see
21 excavator buckets just lined up out in the back.
22 So -- so something to think about.

23 MS. LAND: Yeah. Maybe lean in that
24 direction too. It's probably better in an Industrial

1 District.

2 FROM THE FLOOR: And I've worked in a lot
3 of those settings. So --

4 CHAIRPERSON TIMMERMAN: Is there a way to
5 limit the square footage if it was a smaller plumber
6 versus a --

7 MS. LAND: Maybe we can identify as not
8 with fabrication shops or not with outdoor storage,
9 not, you know --

10 CHAIRPERSON TIMMERMAN: Things to
11 consider.

12 FROM THE FLOOR: Because their office
13 buildings are attached to those as well.

14 MS. LAND: They almost always don't have a
15 separate office.

16 MR. EVANS: A lot of times it's not the
17 office building. That's a concern. It's everything
18 sitting outside.

19 CHAIRPERSON TIMMERMAN: Yep.

20 Anybody else? Okay. Is there anything
21 else we wanted to cover? Do we want to --

22 SECRETARY STACY: I'm going to make a
23 notation what time you came in if that's okay.

24 MS. PARGEON: Yeah. That's fine.

1 SECRETARY STACY: You arrived at 6:15.

2 MS. PARGEON: Same as staying up longer.
3 That's the problem.

4 SECRETARY STACY: So do we want a motion
5 to adjourn?

6 MS. LAND: Any other business?

7 SECRETARY STACY: Any other business?

8 CHAIRPERSON TIMMERMAN: I'm good. What
9 is -- So next -- On Thursday we'll be doing B
10 whatevers.

11 MS. LAND: Who should I call to be able
12 to -- Somebody will have to put me on speaker for a
13 little while.

14 CHAIRPERSON TIMMERMAN: Call mine if you
15 want.

16 MS. LAND: Okay.

17 CHAIRPERSON TIMMERMAN: Okay. We'll cover
18 B whatever and Industrial and definitely definitions
19 that go along with the -- after Page 34, is it?

20 MS. LAND: Yeah. So it would be 35 and
21 36.

22 CHAIRPERSON TIMMERMAN: The notes to
23 schedule regulations will be the --

24 MS. LAND: I think until we work out

1 what's going on with Business, do the Industrial and
2 go over those notes. That will probably take our
3 full time. But we are still moving pretty rapidly.
4 You're doing pretty well.

5 MR. EVANS: Is there anything we should
6 cover, since you're on the road, that would just help
7 you out if we covered something else?

8 MS. LAND: No. It's fine. I carry on a
9 lot of business talking in the car.

10 (Discussion held off the record.)

11 CHAIRPERSON TIMMERMAN: All right. Motion
12 to adjourn?

13 MS. PARGEON: I make a motion to adjourn.

14 MR. EVANS: I second that.

15 SECRETARY STACY: And all in favor.

16 (Vote taken.)

17 SECRETARY STACY: Motion passed.

18 - - -

19 And, thereupon, the proceedings were
20 adjourned at 7:16 p.m.

21 - - -

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