

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                           Thursday, April 18, 2024

9                           5:00 p.m.

10                          Allen Township Center

11                          12829 State Route 613

12                          Van Buren, Ohio 45889

13                           - - -

14                           SUSAN L. COOTS, RPR

15                           REGISTERED PROFESSIONAL REPORTER

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1 APPEARANCES:

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9 On behalf of the Allen Township  
10 Zoning Commission.

11 BOARD MEMBERS:

12 John Timmerman, Chairperson  
13 Darrin Rehus, Vice Chairperson  
14 Deb Stacy, Secretary  
15 Dave Evans  
16 Clara Pargeon  
17 Matt Cordonnier, Planning Director, Hancock Regional  
18 Planning Commission

19 - - -

1 THURSDAY EVENING SESSION  
2 April 18, 2024  
3 5:00 p.m.

4 - - -

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

6 - - -

7 BE IT REMEMBERED THAT, on the 18th day of  
8 April, 2024, this cause came on for hearing before the  
9 Allen Township Zoning Commission. And the parties  
10 appearing in person and/or by counsel, as hereinafter  
11 set forth, the following proceedings were had:

12 - - -

13 CHAIRPERSON TIMMERMAN: I'll call the  
14 meeting to order.

15 We'll start with roll call.

16 Dave Evans.

17 MR. EVANS: Here.

18 CHAIRPERSON TIMMERMAN: Clara Pargeon.

19 MS. PARGEON: Here.

20 CHAIRPERSON TIMMERMAN: Darrin Rehus.

21 VICE CHAIRPERSON REHUS: Here.

22 CHAIRPERSON TIMMERMAN: Deb Stacy.

23 SECRETARY STACY: Here.

24 CHAIRPERSON TIMMERMAN: John Timmerman is  
here.

1 SECRETARY STACY: I'll go ahead and read the  
2 minutes from 4-15.

3 Attendance. The attendance was Dave Evans,  
4 Darrin Rehus, Deb Stacy, John Timmerman. Clara  
5 Pargeon arrived at 6:15 p.m.

6 Deb Stacy, Township Zoning Commission  
7 Secretary, read the April 11th, 2024, minutes.

8 Motion. 24-04-9M. John Timmerman moved to  
9 approve the Allen Township Zoning Commission minutes  
10 from the April 11th, 2004 meeting. Darrin Rehus moved  
11 to second the motion. Motion passed.

12 Matt Cordonnier --

13 MS. LAND: Just say Matt.

14 SECRETARY STACY: Matt from the Hancock  
15 County Regional Planning attended the meeting.

16 Matt added insight regarding the different  
17 types of businesses and industry and how that would  
18 impact other entities that surrounded them. He also  
19 interjected comments regarding the Expressway Service  
20 District.

21 Allen Township Zoning Commission discussed  
22 whether the B-1 and B-2 should be combined to form a  
23 new B-1 district or if the three business  
24 designations, B-1, B-2, and B-3, should be kept

1 separate.

2 The Allen Township Zoning Commission plans  
3 to revisit the Business Districts as a topic, as well  
4 as more discussion pertaining to Industrial.

5 During the Allen Township Zoning Commission  
6 meeting, guests were invited to make comments and  
7 offer input on the numerous topics pertaining to  
8 zoning.

9 Motion 24-04-10M. Clara Pargeon moved to  
10 adjourn the meeting. Dave Evans seconded the motion.  
11 Motion passed.

12 We'll do our typical signing for our  
13 official copies, and then we'll --

14 MS. LAND: Somebody want to make a motion?

15 SECRETARY STACY: I will. I didn't forget.

16 CHAIRPERSON TIMMERMAN: Since I already  
17 signed, I'll move to approve. Oh, I've got to date  
18 it, don't I?

19 SECRETARY STACY: Yeah. Okay. I'll ask for  
20 a motion to approve.

21 CHAIRPERSON TIMMERMAN: Am I allowed to  
22 move?

23 MS. LAND: You can.

24 CHAIRPERSON TIMMERMAN: I move to approve

1 the meeting minutes.

2 SECRETARY STACY: Okay.

3 VICE CHAIRPERSON REHUS: I will second.

4 SECRETARY STACY: There is a second. If  
5 everyone agrees, say "Aye."

6 (Vote taken.)

7 SECRETARY STACY: Motion passed. All right.  
8 Okay. All right. That's squared away.

9 CHAIRPERSON TIMMERMAN: I guess we're going  
10 to start in with B-1, all of the Business Districts,  
11 or do you have any other business you want to --

12 MS. LAND: We can dive right in.

13 The document I handed out, the one-page one,  
14 it's the Intent Resolution or paragraph for each of  
15 the Business Districts. I think we need to read  
16 through those and see if we can combine them or not  
17 combine them because we have so many things that are  
18 kind of -- I tried to do that, combining them into  
19 one, but I was -- I cleaned them up good here with red  
20 for the things we did, questions in blue, and, then,  
21 maybe it's a little more organized for being able to  
22 try to maybe chop this up. It got very confusing.

23 CHAIRPERSON TIMMERMAN: I believe it.

24 MS. LAND: My office has been, I was telling

1 them, 80 degrees every day so my concentration level  
2 stinks. I don't know if it was that or if it really  
3 is just sort of too many things that overlap.

4 The things that we discussed, once I read  
5 down and read more carefully in B-3, a lot of them are  
6 already there. Things like gas stations, a station  
7 for fuel, those are already listed.

8 Where these other ones say, like, service  
9 stations, and we've got -- I think what you need to do  
10 is decide are those the same thing. Are you going to  
11 differentiate them in some way better than that  
12 because it's kind of confusing.

13 And when other people read it, they aren't  
14 going to be sure, did that fit in B-2 or B-3. Do we  
15 want them only in 1 or do we want them in both. If we  
16 do, we do better identify them as both or define them  
17 clearly what the service is. There aren't that many  
18 service stations where you just pull in and they, you  
19 know, clean your windows and take care of stuff.

20 VICE CHAIRPERSON REHUS: No more.

21 MS. PARGEON: I haven't seen them wash a  
22 window in forever.

23 MS. LAND: They used to. When I was in high  
24 school, they did. We didn't even use horses. There

1 were cars and everything. I guess I'm used to my kids  
2 with that next line.

3 (Laughter.)

4 MS. LAND: So maybe you guys want to read  
5 through those, and, then, the one-page one with the  
6 three different types or Intent. See if there's  
7 anything you think you should combine. Or when  
8 reading these Intents, if you think you should do them  
9 separate. This is all your vision to do as you want.  
10 There's nothing -- no legal issues either way. It's  
11 all about what you want to do. So, after that, I'm  
12 just going to step out and do the typing.

13 CHAIRPERSON TIMMERMAN: Are people already  
14 reading it individually or do we want to read it out  
15 loud?

16 VICE CHAIRPERSON REHUS: Read it out loud.

17 CHAIRPERSON TIMMERMAN: You want to read it  
18 out loud?

19 VICE CHAIRPERSON REHUS: I left my bifocals  
20 at home.

21 CHAIRPERSON TIMMERMAN: That's all right.  
22 I'll read.

23 Section 1000. Intent. This is for B-3.

24 Intent: The B-3 General Business Districts



1 are designed to provide sites for more diversified  
2 business types which would often be incompatible with  
3 the pedestrian movement in the community business  
4 districts.

5 B-3 General Business Districts are typically  
6 provided adjacent to major highways and are designed  
7 to accommodate uses requiring the high-traffic volumes  
8 normally experienced at such locations.

9 B-2 Community Business District.

10 Intent: The B-2 Community Business  
11 Districts are designed to cater to the needs of a  
12 large consumer population and are generally  
13 characterized by an integrated and planned cluster of  
14 establishments served by a common parking area and  
15 generating volumes of vehicular and pedestrian  
16 traffic.

17 And, then, B-1 Business Districts. The  
18 B-1 Local Business District is intended to permit  
19 those uses as are necessary to satisfy the basic  
20 convenient shopping or service needs of -- what is  
21 that? 333. Are those supposed to be there?

22 MS. LAND: No. Okay.

23 MS. PARGEON: That's a lot of people.

24 MS. LAND: Yeah. This was -- I don't know

1 how that one happened. I wonder what that word is  
2 supposed to be. I took a PDF and had it converted to  
3 Word and it changed some things really weirdly. I  
4 didn't catch that.

5 MS. PARGEON: Is it supposed to be 33  
6 persons?

7 MS. LAND: I'll look back at the original.

8 CHAIRPERSON TIMMERMAN: Probably just leave  
9 it out maybe.

10 -- satisfying the basic convenience,  
11 shopping, or service needs of persons residing in  
12 nearby residential areas.

13 The district is intended to accommodate  
14 neighborhood-oriented businesses which can serve as  
15 transitional areas between Residential and  
16 Higher-Intensity Districts.

17 B-1 Districts should typically be located at  
18 intersections of major and/or secondary thoroughfares  
19 as opposed to being applied in a linear fashion as  
20 along a major highway.

21 MS. LAND: This shouldn't be there at all.  
22 It must have been some weird code it picked up and  
23 changed to something.

24 I did find the term we use instead of

1 "thoroughfare"; it's "major collector."

2 CHAIRPERSON TIMMERMAN: I like that better.

3 MS. LAND: So if we want to change  
4 everywhere it says "thoroughfare" to "major  
5 collector," but is every one of these, where they say  
6 "thoroughfare," going to be a "major collector"?

7 MR. CORDONNIER: I would think so, yes.

8 MS. LAND: Okay.

9 CHAIRPERSON TIMMERMAN: I guess my question  
10 to that is: At the very end here, it says "major  
11 and/or secondary thoroughfares." So is a "major" and  
12 "secondary" both?

13 MS. LAND: Should we say "major and/or  
14 secondary collector roads"?

15 MR. CORDONNIER: Yeah. While we're -- I'll  
16 try to look it up on the county engineer's site.

17 MS. LAND: I did. That's where I got "major  
18 collector." But I didn't see any --

19 CHAIRPERSON TIMMERMAN: Secondary collector.

20 MS. LAND: Thoroughfare doesn't -- I mean,  
21 they switched it to that, but it doesn't always apply  
22 in all the stuff we're doing. It doesn't fit right.

23 "Major collector," it seems kind of --  
24 especially when we have major and secondary. Instead

1 of "thoroughfares," we ought to just say "roads."

2 VICE CHAIRPERSON REHUS: Yeah.

3 MS. LAND: When people read this and see  
4 "major collector," they're going to go, What the heck  
5 is that? It's kind of a term of art for the engineer  
6 and planning people.

7 SECRETARY STACY: Right.

8 MS. LAND: They don't always talk like the  
9 rest of the world.

10 MS. PARGEON: It's simple to say "roads."

11 MS. LAND: I like that.

12 CHAIRPERSON TIMMERMAN: Is there anything  
13 wrong with saying "roads"?

14 MS. LAND: I don't think so, especially  
15 where we identify major and/or secondary. Clearly  
16 we're identifying, and we do call them feeder roads in  
17 other sections, like around in the expressway stuff.  
18 So I think that's more consistent.

19 CHAIRPERSON TIMMERMAN: I think that the  
20 public would appreciate that.

21 MS. LAND: Why don't we change  
22 "thoroughfare" to "roads." Sometimes the simple makes  
23 perfect sense and we still try to get around it.

24 MR. CORDONNIER: Now I know why Ed May wants

1 another cell tower out here.

2 MS. LAND: There weren't any.

3 MR. CORDONNIER: I can't get any service.

4 MS. LAND: Have you talked to Ed May  
5 recently about the zoning stuff or anything?

6 MR. CORDONNIER: No. Last I talked to him  
7 was about a cell tower location.

8 MS. LAND: Apparently that subdivision  
9 that's right near the village, I don't know which one  
10 it is or where it is --

11 MR. CORDONNIER: Yes.

12 MS. LAND: -- but they're covered by village  
13 zoning but they're in the township.

14 I think we have another one of those extra  
15 territorial situations going on, and they will have to  
16 be covered by the new zoning. So what's going to  
17 apply to that group?

18 MR. CORDONNIER: Yeah. I mean, I think it's  
19 a situation where they're using the water and --

20 MS. LAND: Doesn't mean they can --

21 MR. CORDONNIER: -- utilities.

22 I know.

23 MS. LAND: They might be able to require  
24 annexation for that, even though -- of course, that's

1 something I've been fighting forever. But being able  
2 to be covered by their zoning, I don't know how they  
3 did it. They said they did it with some sort of  
4 agreement, but I don't know if that -- Did you guys  
5 ever see it?

6 MR. CORDONNIER: I'm not -- we've not --  
7 I know we've worked on the possible expansion. But,  
8 then, they have all the drainage issues, and I think  
9 they abandoned the expansion because of the drainage  
10 issues.

11 MS. LAND: Of the subdivision?

12 MR. CORDONNIER: Yeah.

13 MS. LAND: Yeah. And how -- whatever they  
14 want to do with the subdivision, it's neither here nor  
15 there. The problem is, if they are currently covered  
16 by village zoning, that's going to have to be -- it  
17 will be superseded by township zoning. If there's a  
18 conflict, there's going to be some issues, so it  
19 probably needs to be addressed, probably at the  
20 planning level, I would think.

21 MR. CORDONNIER: Yeah. I mean, we don't --  
22 we don't have any -- I don't have any authority over  
23 village or township zoning.

24 MS. LAND: But they do come to you guys for

1 recommendation.

2 MR. CORDONNIER: I'll bring it up the next  
3 time I talk with Ed.

4 MS. LAND: Okay.

5 CHAIRPERSON TIMMERMAN: So did anybody have  
6 any thoughts as to reading -- you said there's -- they  
7 don't combine easily when you were looking at it.

8 MS. LAND: I was having some trouble  
9 combining them. But, you know, that's the question.  
10 Do you guys -- when you look at the Intents, do you  
11 think the different Intents that are set out for each  
12 one of these, do you think they are necessary to stay  
13 separate, or do you guys think they would be okay to  
14 be -- to in some way combine them, and how would you  
15 do that for the Intent? Because we have to do the  
16 Intent paragraph as well, not just the things that are  
17 in there.

18 CHAIRPERSON TIMMERMAN: Sure.

19 MS. LAND: I think 3 has -- the things that  
20 are in 3 wouldn't be comfortable in the area that we  
21 want to have as B-1, because B-1 seems to me to be  
22 more of the walking kind of places where they are  
23 close to Residential maybe, or on the fringes of the  
24 village where they become a business district that's

1 more of a walking district.

2 But 2 and 3, when you read them, a lot of  
3 them are duplicates and the things in 1 can be in 2  
4 and 3 because we decided to do that with the pyramid  
5 kind of thing within the types of districts.

6 Is that something you wanted to do? We  
7 discussed it last time and I thought everybody said,  
8 Yeah, it sounds like a good idea.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: We don't want it to district down  
11 into Industrial and that kind of thing.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: At first, we contemplated  
14 combining 1 and 2. That really doesn't work at all  
15 because 2 and 3 are very similar. But there are  
16 things that are limitations in 2 that are not  
17 limitations in 3, so you'd lose some way to limit some  
18 things.

19 You know, the restaurants without drive-thru  
20 windows are in 2, but with drive-thru windows are in  
21 3. So do you end up with never having that place  
22 where they can't have a drive-thru window? I mean,  
23 that's where we'd stand if we go -- See what I mean?

24 VICE CHAIRPERSON REHUS: Yeah.



1 MS. LAND: That's where I got kind of --

2 MS. PARGEON: You've got the smaller place,  
3 and, then, the next place, the next one is a little  
4 bit bigger, and, then, next biggest. But, then, some  
5 people prefer the little and middle size than the  
6 other, and that's the only way you're going to satisfy  
7 them.

8 MS. LAND: This is how it was set up the  
9 last time. There were 3.

10 MS. PARGEON: So leave it as such.

11 MS. LAND: Okay.

12 SECRETARY STACY: With three separate  
13 businesses?

14 MS. PARGEON: Yes. Because if a little  
15 amount of people want to live in a smaller area,  
16 you've got other people that want to live in a little  
17 bit more, and, then, the other ones that want, you  
18 know, a lot more.

19 MS. LAND: Right.

20 MS. PARGEON: So just leave it the three.

21 MS. LAND: And Business 3, that is the  
22 most -- has the most broad things that are permitted.  
23 You can still have all of the stuff that's in 1 in  
24 there. If you want to have, you know -- or your 2.

1 If you want to have a restaurant without a drive-thru,  
2 you can still put it -- it's not saying you can't.

3 But it's just that you can't come up into  
4 the area that wants to have the more boutique shop  
5 kind of area and have the same stuff that would be in,  
6 you know, the larger, big-box shopping center area.

7 I hope you guys get a shopping center. It  
8 would be awesome to have one out here.

9 MS. PARGEON: More traffic.

10 MR. REHUS: I'd like to have a Wendy's out  
11 here.

12 MS. LAND: I just want one of those outlet  
13 malls like they have.

14 SECRETARY STACY: That would work.

15 MS. LAND: Perfect spot.

16 MS. PARGEON: Have you been to the one -- my  
17 son and I went up to -- what is that one, up close  
18 to -- oh, shoot.

19 MS. LAND: At Lodi, up by Cleveland?

20 MS. PARGEON: No, not that close. Oh,  
21 shoot. Right off of 4. We went up there to the  
22 Penney's store.

23 CHAIRPERSON TIMMERMAN: You don't see many  
24 Penney's.

1 VICE CHAIRPERSON REHUS: There's a few left.

2 MS. PARGEON: The whole place, the  
3 storefronts were empty.

4 MS. LAND: Yeah.

5 MS. PARGEON: It was a big --

6 MS. LAND: There's a new one in Aurora; one  
7 outside of Cleveland; there's one outside of  
8 Cincinnati, but there's none in northwest Ohio.

9 MS. PARGEON: They used to have a camper  
10 show and some other things, and people would go, Oh,  
11 yeah, I'm going to go up there. You don't hear it  
12 mentioned anymore.

13 MS. LAND: My daughter pretty much lives at  
14 the one in Aurora.

15 SECRETARY STACY: So it sounds like we've  
16 decided to keep the three separate business districts,  
17 and keep them separate from each other.

18 CHAIRPERSON TIMMERMAN: I'm okay with that.

19 SECRETARY STACY: I am, too.

20 CHAIRPERSON TIMMERMAN: The easiest way to  
21 do it.

22 SECRETARY STACY: I think so.

23 MS. LAND: That second stack that I gave you  
24 are the things that we already discussed with some

1 red, and -- did it print clearly with red and blue?

2 VICE CHAIRPERSON REHUS: Yeah.

3 MS. LAND: With the colors of the things  
4 that you've changed, the lines that you've marked out,  
5 and, then, some blue where I had questions about  
6 something that you guys need to discuss.

7 So maybe if we go through these a little bit  
8 more with all those changes already in there, we can  
9 get it more organized in our heads. I don't know.  
10 Already it's vague.

11 SECRETARY STACY: I see that 333 thing  
12 again.

13 MS. LAND: Yeah, I know. It must have just  
14 transferred with the -- it also changed all of the  
15 Ms to RNs everywhere. I can't figure that out. There  
16 are a lot of Ms in this document.

17 CHAIRPERSON TIMMERMAN: So these are the  
18 changes. The red is the changes we were discussing at  
19 the last meeting?

20 MS. LAND: Yes. That you've talked about  
21 prior to now. Some were -- yeah. And, then, the  
22 things that are lined out were things that you decided  
23 you wanted to take out and change with the red.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. LAND: And the blues are my thoughts as  
2 I'm going through here about -- I had a note, but  
3 I didn't know what you guys had decided or if you  
4 decided anything.

5 SECRETARY STACY: Okay.

6 CHAIRPERSON TIMMERMAN: Does anybody want to  
7 read?

8 MR. EVANS: Sure. Starting at the very  
9 beginning.

10 Article VIII. B-1 Business District,  
11 Section 800.

12 Intent: The B-1 Local Business District --

13 MS. LAND: We might have to do that and we  
14 can just go through it. Let's just skip that now.

15 MR. EVANS: Section 801. Principal Uses  
16 Permitted.

17 In a B-1 Local Business District, no  
18 building or land shall be used and no building shall  
19 be erected, except for one or more of the following  
20 specified uses, unless otherwise provided in this  
21 Resolution:

22 Retail businesses which supply commodities  
23 on the premises doing business in a facility no larger  
24 than 30,000 square feet.

1 MS. LAND: That 30,000 square feet was  
2 because we talked between 20, 40. I just put a  
3 placeholder in there.

4 VICE CHAIRPERSON REHUS: Like the Dollar  
5 General.

6 MS. LAND: Yeah. Dollar General is 10,000.  
7 Is that what Zoe looked up?

8 VICE CHAIRPERSON REHUS: I think so.

9 CHAIRPERSON TIMMERMAN: That's the number I  
10 remember seeing.

11 MR. CORDONNIER: I'll see if I can get it to  
12 load.

13 MR. EVANS: 2. Restaurants or other places  
14 serving food or beverage, except those having the  
15 character of a drive-in.

16 CHAIRPERSON TIMMERMAN: Is that pulled from  
17 B-2?

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: Should it go back to  
20 B-2 at this point?

21 MS. LAND: Well, at B-2, it said you didn't  
22 have any restaurants that -- B-2 said restaurants with  
23 no drive-in. So what kind of restaurants -- I mean,  
24 in B-1, you probably don't want to have drive-ins

1 either, right?

2 CHAIRPERSON TIMMERMAN: Okay.

3 MS. LAND: Or drive-thrus.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: Except those having the  
6 drive-thru, not drive-in. This was so old it was back  
7 when they had carhops, right?

8 VICE CHAIRPERSON REHUS: On roller skates.

9 CHAIRPERSON TIMMERMAN: All right.

10 MR. EVANS: 3. Service establishments which  
11 perform services on the premises doing business in a  
12 facility no larger than 2,500 square feet.

13 MS. LAND: You were satisfied with that one  
14 when we discussed it last time. Those are the smaller  
15 things that you're -- you know, I don't know what kind  
16 of things they would be.

17 CHAIRPERSON TIMMERMAN: Smaller.

18 MS. LAND: Yeah.

19 MR. EVANS: 4. Dry-cleaning establishments  
20 or pick-up stations dealing directly with the  
21 consumer. Central dry-cleaning plants servicing more  
22 than one retail outlet are prohibited.

23 MS. LAND: Where are you going to put those?  
24 And I know -- I agree they shouldn't be in B-1, but

1 keep in mind that they need to be -- you need to look  
2 at that for somewhere.

3 SECRETARY STACY: So when you say "central  
4 dry-cleaning plant," that's like a common area that  
5 may be servicing the smaller --

6 MS. LAND: It would be something like the  
7 ones that go and pick up the shirts from everybody,  
8 and --

9 MS. PARGEON: Hospitals.

10 MS. LAND: -- clean them. And they get  
11 hospitals' cleaning. They get nursing home cleaning.  
12 It's just really a factory that does dry cleaning, as  
13 opposed to a store where people go and drop off their  
14 cleaning.

15 MS. PARGEON: They're constantly in  
16 progress.

17 CHAIRPERSON TIMMERMAN: That would be the  
18 dry-cleaning plant?

19 MS. LAND: Right.

20 SECRETARY STACY: Right.

21 CHAIRPERSON TIMMERMAN: So that's saying  
22 that they're prohibited here?

23 MS. LAND: Right.

24 MR. EVANS: An example would be the city



1 laundry actually has a plant behind the Kohl's  
2 distribution center back in there --

3 MS. LAND: Exactly.

4 MR. EVANS: -- where they take care of all  
5 of that. And, then, they have the other facility on  
6 the cross-street where you can drop off your --

7 MS. PARGEON: That's where they started.

8 MR. EVANS: -- blouse, dress. And that  
9 service is just --

10 MS. LAND: Even if they're doing the dry  
11 cleaning in there, it's where the people would walk in  
12 and drop off, not for the big commercial, which  
13 changes the scope of what they're doing and the kind  
14 of impact it could have on the neighbors. That's what  
15 we're worried about with B-1; things that have no  
16 impact other than pedestrian traffic on neighbors  
17 really.

18 CHAIRPERSON TIMMERMAN: Is that getting into  
19 Industrial at that point, or is it --

20 MS. LAND: It might, or B-3. We'll have to  
21 see.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. EVANS: It seems like that's where --  
24 that's kind of the stuff to specify a thing; dry

1 cleaning.

2 MS. PARGEON: Well, it's got the chemicals  
3 and everything.

4 MR. EVANS: I know. I just think there's  
5 got to be some other things probably.

6 MS. LAND: When we get down into Industrial,  
7 we may find a section, and go, Huh, that would fit in  
8 there, and, then, we don't have to worry about  
9 identifying it. We could do somewhat like you did  
10 with square footage and lump things in because who  
11 knows what will come along. You can't always guess.

12 Making a list is just so difficult because  
13 I don't know how many times I've heard, Well, they  
14 want to do it, but it's not listed anywhere. It's not  
15 all-inclusive. People come up with things to do  
16 that -- you know, innovations. They come up with  
17 stuff we aren't expecting. We aren't the  
18 entrepreneurs.

19 MR. EVANS: What makes sense is where it  
20 says, "dealing directly with the consumer." That  
21 makes you think, okay, it's where you drop off and  
22 pick up.

23 MS. LAND: Right. Yeah.

24 CHAIRPERSON TIMMERMAN: I think it ends up

1 being covered in the Industrial.

2 MS. LAND: Okay.

3 CHAIRPERSON TIMMERMAN: Based on what I've  
4 glanced through before. I'll put a mark here as  
5 Industrial.

6 MR. EVANS: Ready for 5.?

7 Business establishments which perform  
8 services on the premises, such as, but not limited to,  
9 banks, loan companies, insurance offices, and real  
10 estate offices.

11 6. Daycare facilities.

12 7. Business --

13 MS. LAND: I added daycare facilities  
14 because I had a note about it, but I wasn't sure if  
15 that is something that you guys want in B-1? That  
16 would be the free-standing daycare kind of thing.

17 MR. EVANS: I think we talked that we didn't  
18 want it in Residential, in some sort of business  
19 district.

20 CHAIRPERSON TIMMERMAN: That's okay,  
21 I guess.

22 MR. EVANS: 7. Business and Professional  
23 Offices and Services. And in parentheses, (add sized  
24 resections).

1 MS. LAND: But, up here, we have, business  
2 establishments which perform services on the premises.  
3 And, then, down here, we have Business and  
4 Professional Office and Services. Are those -- how  
5 are those different from each other? Is one of them  
6 based on the size of the business? Is one of them  
7 based on whether they have clientele coming in and  
8 out, and others are fully where clients don't come in  
9 and they do everything internally?

10 MR. CORDONNIER: I would lump them all  
11 together as professional offices.

12 MS. LAND: That's what I was kind of --

13 MR. EVANS: That's the easy way to do it.

14 MS. LAND: I think the two cases, 7 and --

15 MS. PARGEON: Yeah.

16 CHAIRPERSON TIMMERMAN: And put a square  
17 footage on it?

18 MR. CORDONNIER: Yeah. I mean -- or you  
19 define "professional" or you define "professional  
20 offices" clearly as different than an office building.

21 MR. EVANS: Like, maybe with an employee  
22 count or something? Because somebody says we've got  
23 1,000 people who are going to be working here, that's  
24 a lot --

1 SECRETARY STACY: That's a lot of traffic.

2 MR. CORDONNIER: In general, when I think of  
3 professional offices, I think of one or two  
4 accountants, you know, or a chiropractor. You know,  
5 things along those lines. As long as you create some  
6 difference between that and an office with 250 people,  
7 those are different things.

8 MS. LAND: So for 5 and 7, what are we doing  
9 here? Can we combine them? Do they have to --  
10 business establishments which perform services, and,  
11 then, the other one is business and professional  
12 offices and services.

13 MR. CORDONNIER: I think they are very  
14 repetitive. One is kind of more financial based and  
15 one is just --

16 MR. EVANS: Do you do 5 and just add a  
17 number count, like, under 150, or under 250?

18 MR. CORDONNIER: In the B-1, I would think  
19 professional office would be kind of exactly what --  
20 you know, a chiropractor.

21 MS. LAND: An attorney.

22 MR. CORDONNIER: Employees might be tough.  
23 I would personally lean towards the square footage.  
24 Professional offices, you know, X amount of square

1 feet or less. And, then, I would define professional  
2 offices and just, say, professional office includes  
3 medical, you know, these types of uses, but it's on  
4 the smaller scale that can fit in or near a  
5 neighborhood.

6 There's standard -- a professional office to  
7 me seems to be a zoning term that I've come across in  
8 other codes, so you can kind of borrow one of theirs.  
9 But, to me, if someone came to me and said an office  
10 of 200 people, that's not a small office --

11 SECRETARY STACY: Right.

12 MR. CORDONNIER: -- that is near a  
13 neighborhood. That's more of a bigger type  
14 institution.

15 CHAIRPERSON TIMMERMAN: Right.

16 MS. PARGEON: Like a professional office of  
17 not more than 10 to 15 people running in and out.  
18 And, then, the bigger one would be on that.

19 SECRETARY STACY: So would we want to  
20 further define it by square footage? Like, for  
21 example, like, 2,500, 3,000 square feet? Is that more  
22 in the ballpark of what we would expect of something  
23 in B-1?

24 CHAIRPERSON TIMMERMAN: I think this room is

1 about 1,000 right, just for a rough --

2 MS. PARGEON: Divided up, it's a big enough  
3 space.

4 SECRETARY STACY: So at least two to three  
5 times bigger. That's a decent size.

6 CHAIRPERSON TIMMERMAN: That's getting to be  
7 double the size of this. I think that's a big office.  
8 You know, you're starting to get --

9 SECRETARY STACY: Yeah.

10 MS. PARGEON: Too big.

11 MR. EVANS: There are also doctors' offices  
12 and stuff.

13 CHAIRPERSON TIMMERMAN: Sure.

14 MR. EVANS: I wonder what size Terra Nova  
15 is. I don't know if you're familiar, on Fox Run Road.

16 MR. CORDONNIER: Yeah. In my mind, that's a  
17 little bigger than a professional office. But that's  
18 just in my --

19 MR. EVANS: Right. That's -- kind of  
20 define -- I think that's closer to 5,000.

21 SECRETARY STACY: So maybe we're down to  
22 more like 15 to 2?

23 MR. CORDONNIER: I wouldn't put it, like,  
24 2,500.

1 CHAIRPERSON TIMMERMAN: That's what we used  
2 last for the service establishment.

3 MR. CORDONNIER: I think a little more  
4 research and examples. I didn't get to do the  
5 research. I got more maps made, but I didn't get my  
6 square footage examples researched.

7 CHAIRPERSON TIMMERMAN: I'm okay with 2,500.

8 SECRETARY STACY: Yeah.

9 MR. EVANS: Would you just add that to  
10 Item 5?

11 CHAIRPERSON TIMMERMAN: I think the idea was  
12 to kind of eliminate the list and go by square  
13 footage, so I'd almost just add it to 7.

14 MS. LAND: Why don't we make 5 say, Business  
15 establishments and professional offices doing business  
16 in a facility no larger than 2,500 square feet --

17 MS. PARGEON: That makes --

18 MS. LAND: -- which perform services on the  
19 premises?

20 SECRETARY STACY: Okay.

21 MS. LAND: Leave it there?

22 CHAIRPERSON TIMMERMAN: That's fine.

23 MS. LAND: Sounds okay?

24 SECRETARY STACY: Uh-huh.



1 MS. LAND: And then take out 7 totally?

2 CHAIRPERSON TIMMERMAN: I think so.

3 MS. PARGEON: Yeah.

4 MS. LAND: Okay. Is there anything else  
5 that we don't have covered that you guys would  
6 contemplate or see in B-1?

7 We don't have to worry about all those  
8 things that we were talking about, like, piercing or  
9 tattoo, or any of those things, because we have that  
10 small business and the smaller footprint, you know,  
11 facility size. So we don't have to -- a lot of times  
12 we sit here trying to contemplate all businesses that  
13 can come in. We don't need to do that. You covered  
14 that with the more general, which I think will work  
15 out way better for you in the long run.

16 SECRETARY STACY: Uh-huh.

17 MS. LAND: And it does lean more towards the  
18 more liberal that people aren't going to feel like  
19 you're taking away their property rights because  
20 there's a lot of things they are going to have the  
21 ability to do. You're not stomping on any particular  
22 things. Okay.

23 SECRETARY STACY: Less restrictive.

24 MS. LAND: I guess using the term "more

1 liberal" in Hancock County is kind of a weird thing to  
2 say. Less restrictive.

3 MR. CORDONNIER: I thought lightning was  
4 going to hit.

5 MR. EVANS: We're going to go with 8. Other  
6 uses similar to the above uses.

7 CHAIRPERSON TIMMERMAN: If you're not  
8 listing uses --

9 MS. LAND: Yeah. We aren't really listing  
10 uses any more.

11 MR. EVANS: So take out 8.

12 MS. LAND: Uh-huh.

13 MR. EVANS: 9. Accessory structures and  
14 uses customarily incident to the above Permitted Uses.

15 MS. LAND: That's a nice catch-all to always  
16 keep there for things that we don't realize they need  
17 to have to go with whatever their business is.

18 MR. CORDONNIER: I don't know how legally  
19 sound this is, and I apologize for always saying the  
20 City of Findlay. I'm not trying to make Allen  
21 Township the City of Findlay. We do kind of have a  
22 catch-all statement under Conditional Uses: Any uses  
23 not listed, but -- not listed but similar. It's a  
24 Conditional Use maybe granted by the Planning

1 Commission.

2           So, for example, we had a cat cafe in  
3 downtown Findlay. Is it a restaurant? Is it a  
4 kennel? What is it? And so we -- that was caught  
5 under the catch-all statement. It went to the City  
6 Planning Commission. It's a Conditional Use. The  
7 City Planning Commission heard them, and, then, they  
8 put a limitation, like, you can only -- you can't --  
9 the City's concern was they don't sell much coffee,  
10 and they turn into a cat kennel. They started with  
11 five cats, and now they are boarding 45 cats on the  
12 weekend.

13           MS. LAND: Are they open?

14           MR. CORDONNIER: No. I don't think they  
15 will ever open.

16           MS. LAND: I was, like, really? Where?

17           MR. CORDONNIER: It was a strange situation.  
18 We had two people apply for the same property at the  
19 same meeting. They both were under contract. It was  
20 a whole thing. But, anyway, I don't think that they  
21 ended up being able to purchase the building.

22           MS. LAND: Oh, that sounds fun.

23           MR. CORDONNIER: So having kind of that  
24 catch-all as a Conditional Use, and, then, all

1 Conditional Uses in the code must go to Planning  
2 Commission, so that gives the Planning Commission the  
3 opportunity to review it and place conditions --  
4 approve it, deny it, or place conditions.

5 MS. LAND: There's no Conditional Use  
6 Section in this B-1. Have you guys noticed that?

7 CHAIRPERSON TIMMERMAN: Uh-huh.

8 MS. LAND: It is all Permitted Uses.

9 MR. CORDONNIER: Yeah. I like Conditional  
10 Uses. I feel like it gives the community a little  
11 more say in what's going up.

12 MS. LAND: I like them, too, because they  
13 are a little more vague, and attorneys love vague  
14 because we like to argue and make their cases.

15 That's kind of the -- that puts more onus on  
16 you as a group because you're the one they will come  
17 before to see. And the concept being, if there's a  
18 Conditional Use and they make application for it, they  
19 come to you guys, and you have this kind of  
20 discussion, Is this something that's contemplated and  
21 fits in what we were doing; you're the ones who make  
22 that call.

23 If they think you did it incorrectly, then  
24 they can appeal to your Board of Zoning Appeals, and

1 they can decide if it really did. There's that  
2 process. It is an extra step for residents, though,  
3 who want to do something on their property to have the  
4 Conditional Uses. There are a number of Conditional  
5 Uses we have set up in B-2.

6 CHAIRPERSON TIMMERMAN: Uh-huh.

7 MR. CORDONNIER: When I find it, I'll read  
8 you off kind of what the Ohio Supreme Court language  
9 is that they supported for Conditional Uses on how you  
10 evaluate, and, then, that will give you a feel of kind  
11 of --

12 MS. LAND: Yeah. I don't think we'll put  
13 that in each of these sections. But I think under --  
14 in that miscellaneous stuff that comes later when they  
15 talk about Variances, Conditional Uses. And in  
16 Variances, we put down, you know, what you can look at  
17 and decide if you're going to grant a Variance, or BZA  
18 does.

19 And, then, if there's a Conditional Use,  
20 these are the items that need to be met. People can  
21 look at the code and know I'm going for a Conditional  
22 Use, and these are the list of things that you'll be  
23 considering and they can prepare their argument  
24 appropriately. It may not convince you, but they can

1 prepare.

2 And when it's done that way, it's not a slam  
3 dunk that they say, We did check, check, check; you  
4 must. You know, these are the things that you can  
5 consider. This is our explanation for it.

6 MS. PARGEON: That way they can check into  
7 insurance for what they're planning to do.

8 MS. LAND: And you guys can look at it, and,  
9 you know, when somebody's wanting to develop something  
10 on their property, a lot of times they have some  
11 pretty good tunnel vision of what their dream is and  
12 how they want to do it, and they aren't aware of how  
13 what they are going to do could have an effect on the  
14 area, the general, or their intermediate neighbors.  
15 That's where Conditional Uses come in where you guys  
16 ask those hard questions. What's this going to do to  
17 your neighbor? How are you going to cover this, this,  
18 and this when it happens to your neighbor?

19 If they have a plan that you like, you go,  
20 Oh, yeah. Okay. That'll be okay. If they don't, and  
21 it's a plan that you think is lacking, you can add to  
22 it. You know, that's what the Conditional Use does  
23 for you. It still is -- most of the responsibility is  
24 on the person applying to you to have something in

1 order that you could accept, but you have a framework  
2 to look at, and, then, you guys can decide.

3 CHAIRPERSON TIMMERMAN: Keep going with  
4 Required Conditions at that point.

5 MR. EVANS: Section 802, Required  
6 Conditions:

7 1. All business establishments shall be  
8 retail or service establishments dealing directly with  
9 customers. All goods produced on the premises shall  
10 be sold at retail on premises where produced.

11 2. All business servicing or processing,  
12 except for off-street parking or loading, shall be  
13 conducted within a completely enclosed building.

14 Section 803. Area and Bulk Requirements.

15 See Article XIV, Schedule of Regulations,  
16 permitting height, minimum size of lot by permitted  
17 land use and providing minimum yard setback  
18 requirements.

19 CHAIRPERSON TIMMERMAN: Was that missing on  
20 that section?

21 MS. LAND: Yes, it's missing, because it  
22 came out completely garbled and I didn't remake it  
23 until we have everything added into it. The  
24 conversion did not function well on that. That's for

1 sure.

2 I think that the whole thing they just put  
3 in Word that you'll take any PDF and change it into a  
4 Word document still has a few bugs.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 MR. CORDONNIER: I found the Conditional Use  
7 stuff.

8 MS. LAND: Okay.

9 MR. CORDONNIER: Planning Commission shall  
10 review particular facts and circumstances of each  
11 proposed Conditional Use in terms of the following  
12 standards and shall find adequate evidence showing  
13 that such use of the proposed location:

14 1. Will be harmonious with and in  
15 accordance with the general objectives or within any  
16 specific objective of the Findlay Zoning Code of  
17 current adoption.

18 Will be designed, constructed, operated, and  
19 maintained so as to be harmonious and appropriate in  
20 appearance with existing or intended character of the  
21 general vicinity, and that such use will not change  
22 the essential character of the same area.

23 3. Will not be hazardous or disturbing to  
24 existing or future neighboring uses.



1           4. Will not be detrimental to property in  
2 the immediate vicinity or to the community as a whole.

3           5. Will be served adequately by essential  
4 public facilities and services, such as highways,  
5 streets, police, fire protection, on and on. Or that  
6 persons or agencies responsible for the establishment  
7 of the proposed use shall be able to provided adequate  
8 any such service.

9           So those are the five standards that the  
10 Ohio Supreme Court has kind of -- and if you think  
11 about those five, it's pretty broad. You know, the  
12 surrounding area, services, hazardous or disturbing to  
13 property, et cetera, rather than listing a lot of  
14 conditions.

15           MS. LAND: Right.

16           SECRETARY STACY: Is it possible to print  
17 that off so that --

18           MS. LAND: I'll have it next time. I can  
19 pull it out. It's in the Findlay Code. I can go just  
20 zap it out of there.

21           MR. CORDONNIER: I'll make a note to email  
22 it to you. I think it's the latest code. The  
23 administration hasn't got it up on the website.

24           SECRETARY STACY: I would like the verbiage.

1 You know, like, to be harmonious. That is the intent.  
2 That is what is trying to be accomplished here.

3 MS. LAND: I remember reading that Supreme  
4 Court case when I was looking through some stuff.  
5 It's been kind of the guide that we use. It's just  
6 not written into most of the books, but it can be now.

7 SECRETARY STACY: I'd like to see it in  
8 ours.

9 MS. LAND: Okay.

10 MR. EVANS: Ready to go on?

11 MS. LAND: Do you want to look at the height  
12 and --

13 MR. EVANS: 34?

14 MS. LAND: Yeah. This is one of the things  
15 we just discussed last time a little bit. I don't  
16 know if we talked about it for these. We did for  
17 Expressway Service.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. LAND: But the minimum yard setbacks on  
20 front, side, and back, and, then, also the height in  
21 feet.

22 Now, in B-1, we have a lower height here,  
23 only 25 feet, which kind of makes sense because they  
24 are going to be pretty close to or, you know, could

1 even be overlapping slightly with some of the  
2 residential areas, and you don't want towering things.  
3 You want something that's more harmonious to the area  
4 that fits in. Is 25 -- how tall is that? Is that two  
5 stories?

6 MR. EVANS: It's maximum two stories. Two  
7 story might be pushing it to a standard 25 feet.

8 MS. LAND: Do you want to make it taller  
9 than that?

10 CHAIRPERSON TIMMERMAN: What would go in  
11 that would need to be more than two stories?

12 MR. EVANS: Well, do you mean, like, three  
13 stories?

14 CHAIRPERSON TIMMERMAN: If we were going to  
15 increase this number.

16 MS. LAND: 25 may not be two stories, right?

17 MR. EVANS: Sometimes you're kind of pushing  
18 it to get --

19 CHAIRPERSON TIMMERMAN: You're trying to say  
20 to accommodate a second story.

21 MS. LAND: Yeah. Do you want to have two  
22 stories or not? That's the question.

23 MR. CORDONNIER: I personally wouldn't go  
24 over two stories.

1 MS. LAND: Not in this section.

2 SECRETARY STACY: No.

3 MS. PARGEON: Just leave it at that.

4 MS. LAND: Do you want to go to two stories  
5 or do you want to stop at one?

6 MS. PARGEON: Go with two stories.

7 MS. LAND: Do you want to make it 30?

8 CHAIRPERSON TIMMERMAN: Can you get a third  
9 story with a flat roof?

10 MR. EVANS: I don't think you can. You'd  
11 have to have 8-foot ceilings on the second and third  
12 floors. And probably with the height, they probably  
13 go by the grade, don't they, surrounding the building  
14 to determine the height of the building?

15 So if that's the case, you would be pushing  
16 it to get a three story in 30 feet --

17 VICE CHAIRPERSON REHUS: Stick with two.

18 MR. EVANS: -- commercial building, unless  
19 they had 8-foot ceilings, like I said, on the second  
20 and third.

21 MS. LAND: That would work out well for you,  
22 8-foot ceilings.

23 (Laughter.)

24 MR. CORDONNIER: No, thank you.

1 CHAIRPERSON TIMMERMAN: So do people want to  
2 take it up to 30 then?

3 MS. PARGEON: That's what we talked about.

4 CHAIRPERSON TIMMERMAN: It's at 25 right  
5 now.

6 MS. PARGEON: Okay.

7 MR. EVANS: It would probably still be a two  
8 story.

9 CHAIRPERSON TIMMERMAN: 30 is still two  
10 stories is the way you're looking at it?

11 MR. EVANS: Yeah. I mean, you would be  
12 hard-pressed to, like I say, 8-foot ceilings on the  
13 second and third floor. You might be able to get  
14 30 feet on a three story.

15 SECRETARY STACY: We're talking two story.

16 MS. LAND: Right.

17 SECRETARY STACY: So 30 feet for two story.

18 CHAIRPERSON TIMMERMAN: Sure. 30 feet then.

19 MR. CORDONNIER: You could even put a  
20 caveat, 30 feet.

21 MS. LAND: No more than two stories.

22 MR. CORDONNIER: No more than two stories.

23 SECRETARY STACY: That would work.

24 CHAIRPERSON TIMMERMAN: I would prefer that.

1 SECRETARY STACY: Yeah.

2 MS. LAND: Setbacks. Are we okay with those  
3 at 30, 10, and 20? I think that is so they can have  
4 parking in the front yard. So if they have a 30-foot  
5 setback, it's not wasted space and they can use it for  
6 parking.

7 CHAIRPERSON TIMMERMAN: Okay.

8 SECRETARY STACY: Uh-huh.

9 MS. LAND: Which is where most businesses  
10 want to have their retail parking.

11 SECRETARY STACY: Right.

12 MS. LAND: And the other minimums and  
13 maximums of cover and unit size don't apply in this  
14 section. At least they didn't before. I don't think  
15 they probably should.

16 MR. EVANS: Are we done with setbacks?

17 MS. LAND: Uh-huh. Go on to the next  
18 section.

19 MR. EVANS: Article IX. B-2, Community  
20 Business District. We have Intent that we've already  
21 read.

22 Section 901. Principal Uses Permitted. In  
23 a Community Business District, no building or land  
24 shall be used and no building should be erected except

1 for one or more of the following specified uses,  
2 unless otherwise provided in this Resolution:

3 1. Office of service establishments such  
4 as, but not limited to the following:

5 A. Office buildings for any of the  
6 following occupations:

7 Executive, administrative, professional,  
8 accounting, writing, clerical, stenographic, drafting,  
9 and sales.

10 MS. LAND: Okay. We're back to the office  
11 building thing, but we don't have any paragraph in  
12 there that incorporates the things that were allowed  
13 in 1. Do we want that?

14 CHAIRPERSON TIMMERMAN: The pyramid thing?  
15 I would say yes.

16 SECRETARY STACY: So you're saying B-1s  
17 could be in B-2s?

18 CHAIRPERSON TIMMERMAN: I think. Do you  
19 agree?

20 SECRETARY STACY: I would think so.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MR. CORDONNIER: I would recommend removing  
23 the occupations.

24 CHAIRPERSON TIMMERMAN: Stick with square

1 footage again?

2 MR. CORDONNIER: In this area, no, I don't  
3 really have -- I would say depending on how -- if it  
4 be B-2, B-3, but, at some point, I have no concerns  
5 that we build as large of an office building as they  
6 like. That's just --

7 CHAIRPERSON TIMMERMAN: Sure.

8 MS. LAND: Should it just say "office  
9 buildings"?

10 MR. EVANS: Yeah. Because if it's an  
11 office, what makes the difference what they're doing  
12 in there?

13 MR. CORDONNIER: I mean, it could be a call  
14 center. It could be -- it could be a lot of different  
15 things.

16 MS. LAND: Could be done to Mifflin.

17 MR. CORDONNIER: That's right.

18 MS. LAND: When we get to the off-street  
19 parking, is that based on the occupancy, the number of  
20 parking that they have, or the size of the building?  
21 I can't remember and I haven't look at it for while.

22 MR. CORDONNIER: I don't know how this code  
23 does off-street parking.

24 MS. LAND: When we get to that, we'll have



1 to try to keep in mind that we're just saying office  
2 buildings. We also have to make sure that what the  
3 off-street parking that we are requiring will be  
4 adequate for the size of the number of people.

5 If it's going to be an office building with  
6 ten people, okay. If it's going to be one with, you  
7 know, 200 people, we have to take into account that  
8 they need the parking. Not having parking for your  
9 building stinks.

10 SECRETARY STACY: Yeah.

11 MR. EVANS: We're going to remove the  
12 occupations on that?

13 MS. LAND: Yeah. And it will just be office  
14 buildings for A.

15 MR. CORDONNIER: When you're driving by, you  
16 don't know if they are CAD drawing. It doesn't  
17 matter. It's an office building.

18 MS. LAND: Yes.

19 MR. EVANS: B. Medical Office, including  
20 clinics.

21 C. Hospitals.

22 MS. LAND: Should we put medical offices,  
23 clinics, and hospitals?

24 MR. EVANS: On the same line?

1 CHAIRPERSON TIMMERMAN: Or in B-2, were you  
2 asking?

3 MS. LAND: Yeah. Do you want hospitals in  
4 B-2?

5 CHAIRPERSON TIMMERMAN: If we're going to  
6 have a B-3, I think that's probably where it goes.

7 MS. LAND: Okay.

8 MS. PARGEON: Because from the medical  
9 office, including clinics, they'll send to the bigger  
10 hospitals, if need be.

11 MS. LAND: Clinics are -- I think would  
12 be -- would that be a same-day surgery center, or does  
13 that go into the hospital?

14 MS. PARGEON: That would go into the  
15 hospital.

16 MR. EVANS: What's Physicians Plus? Are  
17 they classified a hospital?

18 MS. PARGEON: They send them to Blanchard  
19 Valley Hospital. It's a patch-up station until they  
20 can get them to a bigger place.

21 MR. EVANS: I guess what I'm asking is what  
22 defines a hospital as a hospital as opposed to --

23 MS. LAND: Versus a clinic.

24 MS. PARGEON: Surgery rooms.

1 MR. CORDONNIER: That's where --

2 MS. LAND: Hospitals have the ability to for  
3 in-stay. The clinics do not, but they may do the same  
4 work.

5 MR. CORDONNIER: And that's where, you know,  
6 your Definitions section is -- one of the -- it's more  
7 important than you think because -- or maybe we all  
8 think it's important. But that's where you define  
9 what a hospital is, and that's where you define what a  
10 medical clinic is.

11 And, unfortunately, you know, we could  
12 have -- end up with 300 or 400 definitions, you know.  
13 You have to -- I think part of my -- or part of the  
14 process, and this is just a suggestion, is kind of  
15 working all this out, maybe making notes, like, we  
16 probably need a definition for this.

17 MS. LAND: That's what I've been doing.  
18 Whenever we come across something that I don't think  
19 we already have a definition for, I'm making a note to  
20 go find one that we can discuss. We're running across  
21 them here occasionally, things like, what's a hospital  
22 versus a clinic.

23 MR. CORDONNIER: And, then, not to muddy the  
24 waters a little bit, but it's an issue that we deal

1 with a lot is rehab facilities, and whatever your view  
2 on any of it is. A lot of people --

3 MS. LAND: Rehab facilities and halfway  
4 houses and rehab houses.

5 MR. CORDONNIER: A lot of people have a lot  
6 of concerns with those, and so it's something you  
7 might want to address in the code.

8 MS. PARGEON: Well, they usually have a time  
9 limit on those that a person can be there.

10 MS. LAND: But they are still there and are  
11 still functioning there, and they will have people  
12 living there.

13 The other thing is ADAMHS occasionally  
14 builds residential centers. They have one over by the  
15 senior center, Vasu Point (phonetic). It's not really  
16 an apartment complex, it's more of assisted living for  
17 mental health people. You decide where you want  
18 those. You don't want them in Residential. Do you  
19 want them in Residential? Are they something to be  
20 permitted?

21 That's where the optimal place to put the  
22 recovery homes are is in a regular neighborhood where  
23 people assimilate back into society. What kind of  
24 rules do you want to put on them? Do you want to make

1 then Conditional Uses? That's one of things to think  
2 about.

3 MS. PARGEON: Make it a Conditional Use.  
4 It's easier if they are at a place like Birchhaven  
5 because they have the different setups for the ones  
6 that need care every day. They have the ones that  
7 they can go and get their meals and it's not -- they  
8 have these different buildings for everything. And  
9 they have -- they had built not so long ago apartments  
10 for people to stay. They can eat in the dining room,  
11 if they want. But the dining room isn't always  
12 available, so they can go to restaurants and go where  
13 they want and come and go as if they are renting a  
14 regular apartment.

15 MS. LAND: The recovery houses are the  
16 things that I think will be the most problematic.

17 MR. CORDONNIER: Those. But also the  
18 recovery houses, to me, is, like, a separate category  
19 and those can be for a lot of different types of  
20 recovery.

21 And, then, there's outpatient rehab centers  
22 where everyone -- you get your medication on a daily  
23 or weekly basis. But, then, there are facilities  
24 where you live overnight, and they have medical

1 professionals on site.

2 So my recommendation there -- this is  
3 something you guys will want to discuss because they  
4 will come in and say, We are a medical clinic -- we're  
5 a medical clinic without further documentation --

6 MS. LAND: You may want to get a --

7 MR. CORDONNIER: -- that they are a  
8 medical --

9 MS. LAND: -- definition that identifies  
10 inpatient or outpatient kind of treatment.

11 MS. PARGEON: Definitely.

12 MS. LAND: If they provide for overnight,  
13 then, put them in a category that's different than the  
14 doctor's office where you walk in, get your treatment  
15 and walk out.

16 But the treatment facilities where they come  
17 for daily, are not -- I don't think going to be a big  
18 thing for much longer because, now, they can get a  
19 prescription, go to the prescription counter, get  
20 them, and take care of themselves at home. That's now  
21 being permitted.

22 MR. CORDONNIER: I know we have two or  
23 three -- there's two or three of the outpatient ones  
24 in Findlay. And, then, inpatient, I know Manor Hill,

1 that was quite a ruckus when it went through. But,  
2 luckily, it's not been an issue since it's been  
3 approved. But, yes. So that just -- I just was  
4 dealing with that today.

5 MS. LAND: We're using all of these, you  
6 know, polite, you know, treatment facilities. You  
7 know, they're like -- they used to be called methadone  
8 clinics. That's where a lot of drug-addicted people  
9 come to be able to get their treatment which has some  
10 impact on neighbors.

11 CHAIRPERSON TIMMERMAN: For sure.

12 MS. LAND: So those things that you want to  
13 keep in mind. My son is a pharmacist, and he said,  
14 down in Columbus, they just get prescriptions for  
15 Suboxone. They just pick it up from them once a week.  
16 They sell a lot of it.

17 MR. CORDONNIER: It's quite the problem.

18 MS. LAND: It is quite the problem.

19 SECRETARY STACY: Yeah.

20 MR. EVANS: Okay. Where are we?

21 Personal Service Establishments, including  
22 barber shops, beauty shops, and nail salons.

23 3. All retail business service  
24 establishment or processing uses.

1 MS. LAND: Back to personal service  
2 establishments. Up in 1 we dealt with that. We took  
3 out "personal," and we made it with a size limit. So  
4 do you want to do service establishments, and, then,  
5 make a larger size limit here?

6 CHAIRPERSON TIMMERMAN: That makes as much  
7 sense.

8 MS. LAND: So we have 2,500 square feet for  
9 the -- in B-1, which took into account the small  
10 storefront kind of businesses. This is a more -- less  
11 walking area, more driving area. It could be a bigger  
12 business. Do you want to put in a larger square  
13 footage that's permissible?

14 MR. CORDONNIER: Or you can just -- personal  
15 service establishments exceeding 2,500 square feet.

16 MS. LAND: Oh.

17 SECRETARY STACY: There you go.

18 MR. EVANS: With no maximum?

19 MR. CORDONNIER: Correct. Ultra mega salon,  
20 200,000 square feet.

21 (Laughter.)

22 MR. CORDONNIER: That's my thought.

23 MS. LAND: Then we don't have to worry about  
24 it.



1 SECRETARY STACY: Yeah.

2 MR. CORDONNIER: The same would kind of go  
3 for retail. Retail exceeding whatever size threshold  
4 is researched and kind of come up with.

5 MS. LAND: So in No. 3 here --

6 CHAIRPERSON TIMMERMAN: But if you do retail  
7 exceeding that 30,000, that's getting into the  
8 Walmarts and whatnot. Didn't we say you wanted that  
9 in the B-3 rather than B-2?

10 MS. LAND: Walmarts are, like, 100,000.

11 CHAIRPERSON TIMMERMAN: That's still  
12 exceeding.

13 MR. CORDONNIER: That's true. I keep going  
14 on the --

15 CHAIRPERSON TIMMERMAN: You're thinking 2.

16 MR. CORDONNIER: Thinking of 2. Yeah.

17 CHAIRPERSON TIMMERMAN: Right. So do we  
18 want "exceeding" here on this one, or should  
19 "exceeding" be in B-3?

20 MR. CORDONNIER: But even -- I would say,  
21 you know, personal service establishments, they are,  
22 by nature, fairly small.

23 CHAIRPERSON TIMMERMAN: I don't disagree. I  
24 was looking at the list.

1 MR. CORDONNIER: Yeah.

2 MS. LAND: Well, could not be. What about a  
3 gym? Where does that fall? Isn't that a personal  
4 service establishment?

5 SECRETARY STACY: When you say health  
6 salon --

7 MR. CORDONNIER: It depends on how you  
8 define personal service establishment.

9 MS. LAND: We can't define that. There's no  
10 way you can do a definition for personal service  
11 establishment. There are too many personal services  
12 that could be included. That's what we're trying to  
13 get away from.

14 SECRETARY STACY: So it's a health salon,  
15 like a gym, because that could be quite large.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: Or a yoga studio.

18 SECRETARY STACY: Do we want to put a cap,  
19 exceeding 2,500, but less than --

20 MR. EVANS: 5,000 or something.

21 CHAIRPERSON TIMMERMAN: I think this might  
22 be -- I think B-2 might be a place to still have a  
23 cap, and B-3 would be anything above.

24 MS. LAND: What cap would you think is good?

1 MR. EVANS: Something in the \$4,000 to  
2 \$5,000 range.

3 MS. LAND: Square feet.

4 SECRETARY STACY: Did you say dollar?

5 MR. EVANS: Yeah.

6 MR. CORDONNIER: We know what you meant.

7 CHAIRPERSON TIMMERMAN: 4 to 5.

8 SECRETARY STACY: We said a Dollar General  
9 was how large? I think she said 10.

10 MR. EVANS: If you do 5,000, that's half the  
11 size of a Dollar General.

12 MS. LAND: Or you could do 10. Dollar  
13 Generals aren't that large, and they could have a yoga  
14 studio or exercise place.

15 MS. PARGEON: It doesn't have to be super  
16 big.

17 SECRETARY STACY: I think cap it at 10.

18 CHAIRPERSON TIMMERMAN: That seems  
19 reasonable, I guess.

20 MS. LAND: Okay.

21 MR. EVANS: Ready for 3, then?

22 All retail business, service establishments  
23 or processing uses as follows:

24 A. Any retail business whose principal

1 activity is the sale of merchandise in an enclosed  
2 building.

3 CHAIRPERSON TIMMERMAN: But there's no size  
4 again on this. Want to use the same numbers we had  
5 for personal service?

6 SECRETARY STACY: Rewrite it to say "retail  
7 and personal service" --

8 MR. EVANS: And just combine them.

9 SECRETARY STACY: -- "exceeding 2,500 to  
10 10,000."

11 MR. EVANS: Kind of combine 2 and 3, but  
12 would basically --

13 MR. CORDONNIER: I would say this: I  
14 wouldn't stress out too much about the square footage.  
15 I'd come up with kind of a general idea of what you're  
16 looking at, and I will, hopefully, next meeting, or  
17 so, bring in a lot of examples for people to --

18 SECRETARY STACY: Okay.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MR. CORDONNIER: -- for people to kind of  
21 wrap their head around the size.

22 MS. LAND: We'll leave that in blue for now  
23 because we have to revisit it.

24 SECRETARY STACY: Yeah.

1 MR. EVANS: 4. Private clubs, fraternal  
2 organizations, and lodge halls.

3 5. Theaters, assembly halls, concert halls,  
4 or similar places of assembly when conducted  
5 completely within the enclosed building.

6 6. Business schools and colleges or private  
7 schools operated for profit.

8 7. Other uses similar to the above uses.

9 8. Accessory structures and uses  
10 customarily incident to the above Permitted Uses.

11 Seems like No. 4, private clubs, seems to  
12 cover quite a bit maybe. That's not a big deal,  
13 private. I'm not sure what the definition of a  
14 private club would be.

15 CHAIRPERSON TIMMERMAN: I don't know the  
16 definition. Are we talking Eagles or the Moose Lodge?

17 MS. LAND: There are those --

18 SECRETARY STACY: Fraternal.

19 MS. LAND: -- fraternal organizations. That  
20 would be country clubs, private clubs.

21 MR. EVANS: Going down to Section 902,  
22 Required Conditions.

23 MS. LAND: Are you okay with private clubs  
24 and country clubs in that district?

1 MR. EVANS: Yeah. I just didn't know, like,  
2 what is a private club. I want to put here, What is a  
3 private club?

4 MS. PARGEON: If they want to put a golf  
5 course and all that stuff.

6 MR. EVANS: I know the good things that kind  
7 of fall into that category. I'm just not too sure  
8 about the other things.

9 MS. LAND: There could be some pretty bad  
10 things.

11 MR. EVANS: Maybe we've got a book store.

12 MS. LAND: Unfortunately, though, even if we  
13 don't like what they are, if they are legal, then,  
14 they have to still fit in there.

15 MR. EVANS: Right. That's why I didn't  
16 know, like --

17 MS. LAND: Now, the stuff like the  
18 bookstore, that's going to be covered because we're  
19 going to add in the section that -- the trustees  
20 adopted a regulation of adult entertainment and book  
21 stores. We'll include that in your zoning. That will  
22 just get incorporated in, so those will be able to  
23 be -- if it's something that maybe, say, it's a  
24 private club, but if it falls down into that other

1 thing, it's still regulated.

2 MR. EVANS: That's good, I think.

3 MR. CORDONNIER: Casey helped with that,  
4 didn't he?

5 MS. LAND: He wrote them all. It was his  
6 pet project.

7 MR. EVANS: So 902. Required Conditions.

8 1. All business establishments shall be  
9 retail or service establishments dealing directly with  
10 customers. All goods produced on the premises shall  
11 be sold at retail on the premises where produced.

12 2. All business servicing or processing,  
13 except for off-street parking, loading, and those  
14 open-air uses indicated as being subject to Special  
15 Conditions in Section 1103 below, shall be conducted  
16 within completely enclosed buildings.

17 MS. LAND: These are Required Conditions not  
18 Conditional Uses. So keep that in mind. Those are  
19 just the general, they'll go to everything. Okay.

20 MR. EVANS: Section 903. Principal Uses  
21 Permitted, subject to Special Conditions:

22 1. Open-air business uses when developed  
23 and planned for in the B-2 District as follows:

24 A. Retail sales of plant material, not

1 grown on the site, and sales of lawn furniture,  
2 playground equipment, and garden supplies, provided  
3 further that such uses shall be located at the  
4 exterior end of the building mass located in the  
5 B-2 District.

6 B. Recreational Space.

7 MS. LAND: Go back there a minute. When  
8 they said "exterior end of the building mass," does  
9 that mean that, if they have a greenhouse or a  
10 showroom of play equipment or little sheds, or  
11 whatever, it has to be behind their office or their  
12 retail building? Is that what that implies?

13 MR. CORDONNIER: Good question.

14 MS. LAND: Because, usually, if you're  
15 selling stuff like that, do you want it out by the  
16 street?

17 MS. PARGEON: Yeah. But you don't -- you  
18 want it fenced in. You don't want all the kids in the  
19 neighborhood playing there all the time.

20 MS. LAND: Well --

21 SECRETARY STACY: Just like The Grainery.

22 MS. LAND: That's exactly what I was  
23 thinking. Or the sheds over there by Menard's.  
24 That's not Menard's. Down 224.



1 MR. EVANS: Tractor Supply.

2 CHAIRPERSON TIMMERMAN: Tractor Supply.

3 MS. LAND: That's it. Do you want to keep  
4 that or do you want to move that to B-3? Garden  
5 supply places are not usually that offensive to have  
6 around.

7 SECRETARY STACY: No, not at all.

8 MS. LAND: But telling them they have to put  
9 everything behind their building might not be --

10 MS. PARGEON: Yeah.

11 CHAIRPERSON TIMMERMAN: Is that what  
12 "exterior end of the building mass" means?

13 MS. LAND: No idea. That's why I'm asking  
14 what you guy think it means because you're the ones  
15 that are going to have to tell people what it means.

16 MR. CORDONNIER: That would be my guess.

17 MS. LAND: Mine, too.

18 MS. PARGEON: It says the exterior end of  
19 the building.

20 MR. EVANS: Seems like we should be able to  
21 clean that up so that there's not a question.

22 SECRETARY STACY: Right.

23 MS. PARGEON: Because they want to display  
24 stuff that people can see from the street.

1 MR. EVANS: Of course.

2 MS. LAND: Right. The other thing, which is  
3 just sort of a human nature thing, if we require  
4 people to have stuff where the public can't see it  
5 immediately, things are more likely to get a little  
6 junky because, if they have to save face and look good  
7 to get people to come in and it's out in the front,  
8 they take better care of what's going on. That's  
9 just -- you know, some people's backyards aren't  
10 nearly as well landscaped and manicured as the front  
11 because people don't see that.

12 CHAIRPERSON TIMMERMAN: Right.

13 SECRETARY STACY: Yeah.

14 MR. EVANS: Does it really mean anything?

15 MR. CORDONNIER: I'd say, conversely, I  
16 swear, every business in Findlay wants to put things  
17 out in their parking lot for sale.

18 MS. LAND: Yeah.

19 MR. CORDONNIER: Some people find that  
20 rather --

21 MS. LAND: Off-putting.

22 MR. CORDONNIER: -- off-putting. Yeah.

23 MS. PARGEON: But, then, it doesn't sink in  
24 the mud if it's in the parking lot.

1 MR. CORDONNIER: Well, no. A lot of the  
2 communities' stance is it should be in the store, not  
3 just sitting in the parking lot for sale.

4 MS. LAND: Like the tables on the streets,  
5 you end up walking out on the curb, balancing to get  
6 around the tables at lunchtime.

7 MR. CORDONNIER: Outdoor storage is a  
8 subject that pops up a lot.

9 MS. LAND: Yeah.

10 MS. PARGEON: It shouldn't be encouraged  
11 because birds come along, too.

12 MR. EVANS: Would it make a difference if we  
13 just eliminated that very -- where it starts "to be  
14 located," and end at the "district"? Does that really  
15 say anything?

16 MS. LAND: The parking lot issue, they still  
17 need to have the amount of off-street parking that  
18 we're going to require. So I don't think, even if  
19 they put it in front, that they can put it in their  
20 parking area.

21 MR. CORDONNIER: If I were writing a code,  
22 I would personally prohibit outdoor storage of things  
23 for sale. Just thinking of this, like, in the B-1 and  
24 B-2 districts, you just can't do it. And, then,

1 maybe --

2 MS. LAND: Which would move to this B-3.

3 MR. CORDONNIER: Then, maybe, like,  
4 commercial nurseries, and things like that, where you  
5 sell things outside maybe would go into the B-3  
6 district.

7 CHAIRPERSON TIMMERMAN: I'm okay with that  
8 idea. Anybody else?

9 MS. PARGEON: Yeah.

10 CHAIRPERSON TIMMERMAN: You like that?

11 MS. PARGEON: B-3. Yeah.

12 MR. CORDONNIER: I'd maybe just put a note  
13 in B-1 and B-2, outdoor storage of materials is  
14 prohibited. Outdoor storage of merchandise for sale  
15 is prohibited, something along those lines.

16 And, then, in B-3, outline your stipulations  
17 for outdoor storage of materials and merchandise, you  
18 know, whether it be enclosed within a fence or whether  
19 it be wherever, or it's a free-for-all, or it's behind  
20 the front façade of the building. Whatever you guys  
21 think.

22 And, then, in the Industrial Districts,  
23 Findlay allows outdoor storage of things for --  
24 there's really no limit on outdoor storage, as long as

1 it's enclosed within a fence. It doesn't have to be a  
2 private -- it's just as long as it's enclosed by a  
3 fence.

4 MS. LAND: You know, when we change this,  
5 though, to say, "Retail sales of the plant materials  
6 not grown on the site and sales of lawn furniture,"  
7 the reason we say "not grown on the site," because if  
8 they are selling stuff that's grown on the site, it's  
9 an agricultural use and you don't have the ability to  
10 regulate it.

11 SECRETARY STACY: Okay.

12 MS. LAND: Retail sales of plants, materials  
13 not grown on the site, and sales of lawn furniture,  
14 playground equipment, and garden supplies, provided  
15 further that no merchandise is stored outside the  
16 building, which is very much like we have in B-1; that  
17 the business has to be entirely carried on inside the  
18 building.

19 MR. CORDONNIER: Yeah.

20 MS. LAND: So maybe --

21 MR. CORDONNIER: I don't really care what  
22 you're selling, within reason. Obviously there are  
23 the exceptions.

24 But, in general, if you're selling plants or

1 you're selling rocking chairs, that's no different.  
2 To me, it's a retail use, and it should be done  
3 entirely within the building within B-1 and B-2.

4 MR. EVANS: The only thing that would be  
5 tougher is if you had playground equipment. I think  
6 at The Grainery, I think you can't have your stuff  
7 outside anymore.

8 MS. LAND: And sheds. Yeah. How would they  
9 do that?

10 MR. EVANS: You can't have your sheds. You  
11 can't have your Polly chairs, your kids playground  
12 things outside anymore. They can't take their  
13 playgrounds inside to sell.

14 MR. CORDONNIER: Maybe it's not a good place  
15 for them to do business.

16 MR. EVANS: It would just have to be --

17 MS. LAND: Do we want to leave this in here  
18 at all or just remove it and put it in B-3? With --  
19 and just have -- take out where they could store their  
20 stuff, but say how they have to have certain screening  
21 or protection of their stuff.

22 MR. CORDONNIER: To me, this sentence is  
23 only there because it's allowing for the outdoor  
24 storage of these items.

1 MS. LAND: Right.

2 MR. CORDONNIER: So depending on which way  
3 you want to go with that depends if we want this in  
4 there.

5 MS. LAND: Why do we need it at all if we  
6 aren't going to have it for something that allows for  
7 outside storage, because we already have, in B-1, any  
8 retail sales is going on inside a building is  
9 permitted in B-1s are permitted in B-2s? It's already  
10 permitted. So we don't really need it if we aren't  
11 identifying these certain things that can have outside  
12 storage.

13 MR. CORDONNIER: I don't think -- if we  
14 don't want outdoor storage of merchandise or materials  
15 in B-2, then it should just --

16 MS. LAND: Is that where you guys are  
17 looking? What do you think of that?

18 CHAIRPERSON TIMMERMAN: You're saying remove  
19 what part then; A?

20 MS. LAND: The whole Section A.

21 CHAIRPERSON TIMMERMAN: I think so.

22 I mean, initially, we were going to combine,  
23 you know, B-1 and B-2, so I think keeping it's more  
24 similar to B-1 than to B-3.

1 MS. LAND: And have B-1, you know, the  
2 cascade down, it's still going to be permitted, but  
3 inside.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: We'll move this to 3, and, then,  
6 put, like Matt was saying, some stipulations on how  
7 they store outside merchandise and limitations on what  
8 they can have so they don't end up with a whole carlot  
9 full of weird stuff. Sort of like the creepy statues.

10 MR. CORDONNIER: My pet peeve is gas  
11 stations that sell mulch.

12 MS. LAND: Yeah.

13 MS. PARGEON: Stacked all over the place  
14 where they shouldn't be.

15 VICE CHAIRPERSON REHUS: Broken bags.

16 MS. LAND: The sasquatch statues that are  
17 8 feet tall.

18 MR. CORDONNIER: Those just make me laugh.

19 MS. LAND: One of the girls who used to work  
20 there works for the county now, and she said the first  
21 one they got was for catching people's attention.  
22 They can't keep them on the lot. People keep buying  
23 them and they have to get another one.

24 MR. CORDONNIER: That's crazy.



1 MS. LAND: All righty then.

2 CHAIRPERSON TIMMERMAN: Section B then?

3 MS. LAND: Uh-huh.

4 MR. EVANS: Where are we at?

5 MS. LAND: Section B.

6 CHAIRPERSON TIMMERMAN: Page 4 at the top.

7 MR. EVANS: Oh, I'm sorry.

8 Recreational space providing children's  
9 amusement parks and other similar recreation when part  
10 of a planned development, provided further that such  
11 use be located at the exterior end of the building  
12 mass located in a B-2 District, not at the  
13 intersection of two major thoroughfares. Such  
14 recreational space shall be fenced on all sides with a  
15 4-foot, chain-link-type fence.

16 MR. CORDONNIER: Some of this is really bad.

17 CHAIRPERSON TIMMERMAN: What is this  
18 exactly?

19 MR. CORDONNIER: I guess my first thought, I  
20 mean, this is --

21 MS. PARGEON: Is this a playground or is  
22 this a park?

23 MR. CORDONNIER: I haven't looked ahead in  
24 the story. Is there a PUD Section proposed in the

1 code?

2 MS. LAND: (Shakes head.)

3 MR. CORDONNIER: Okay.

4 MS. LAND: Not yet. That's one of the  
5 things you're supposed to explain.

6 MR. CORDONNIER: That's fine. I just think  
7 you scratch this.

8 MS. LAND: It just makes sense to me.

9 MS. PARGEON: Yeah. I can understand why  
10 they don't want it near the intersection.

11 CHAIRPERSON TIMMERMAN: There is a Planned  
12 Unit Development coming up.

13 MS. LAND: I really dislike things for kids  
14 that have a chain-link fence around them. Put barbed  
15 wire on the top? It's so much like a prison.

16 MR. EVANS: Get rid of B?

17 MS. LAND: Yeah.

18 MS. PARGEON: It's supposed to keep the bad  
19 guys out.

20 MS. LAND: Do we need 1 then? Open-air  
21 business used when developed and planned in  
22 relationship with B-2 Districts as follows: These are  
23 A and B under Section 1.

24 CHAIRPERSON TIMMERMAN: There's no reason to

1 have it at that point.

2 MS. LAND: So do we even need Section 1 up  
3 there then?

4 CHAIRPERSON TIMMERMAN: Probably not.

5 SECRETARY STACY: I don't think so.

6 MR. CORDONNIER: I see what you're saying.  
7 I was looking for it, and I'm not seeing -- gotcha.

8 MS. LAND: Yeah. We took away all the  
9 instances, so there's no point in having it there.

10 SECRETARY STACY: Right.

11 MR. EVANS: Ready for 2?

12 MS. LAND: I added indoor soccer or baseball  
13 facility because we discussed things like that the  
14 last time, but it's up to you guys.

15 SECRETARY STACY: Right.

16 MR. EVANS: Bowling alley, billiard hall,  
17 indoor archery range, indoor tennis courts, indoor  
18 skating rink, indoor soccer or baseball facility, or  
19 similar forms of indoor commercial recreation when  
20 located at least 100 feet from any front, rear, or  
21 side yard of any Residential District.

22 3. Automobile service centers when  
23 developed as part of a larger planned shopping center  
24 designed so as to integrate the automobile service

1 center within the site plan and architecture of the  
2 total shopping center, provided further that a  
3 building permit shall not be issued separately for the  
4 construction of any automobile service center within  
5 the B-2 District.

6 MS. LAND: Is that like a Walmart with the  
7 tire center in it?

8 MS. PARGEON: Sounds like.

9 CHAIRPERSON TIMMERMAN: That wouldn't even  
10 apply -- I mean, like, a Walmart wouldn't apply in  
11 B-2. It would be a B-3 thing.

12 MS. LAND: Right. Are they talking about  
13 the permit to build a shopping center, like a strip  
14 mall that has one of these in them? Why is that  
15 listed there?

16 MR. CORDONNIER: You know, I feel like  
17 there's a trend with this code, the way it's  
18 formatted, in that I feel like they -- to me, 2 is  
19 indoor recreational facility. And, then, the  
20 definition of an indoor recreational facility is kind  
21 of more of that.

22 And, then, 3, I don't -- so the way we  
23 differentiate, in Findlay is, there's automotive  
24 service center, and that's like -- is it Bell Tire?

1 You know, your Fire -- you know, your four or five  
2 bays, you service cars, or quick oil changes. We have  
3 two new ones going up in Findlay here soon.

4 MS. PARGEON: Wow. Not enough of them yet?

5 MR. CORDONNIER: The more intense is kind of  
6 the auto body -- the collision repair shops which tend  
7 to have -- you know, store cars for a week, you know  
8 waiting, for --

9 MS. PARGEON: Or more until they find  
10 pieces.

11 MR. CORDONNIER: Or more until they find the  
12 pieces.

13 That's just a little bit how we  
14 differentiate. So if I were thinking of it, I would  
15 say, you know, automotive service centers, if you  
16 want, permitted in B-2. And, then, collision centers,  
17 you would consider B -- maybe B-3, or the like.

18 You could even go Light Industrial with  
19 collision centers. But I think Findlay is I-1 for  
20 collision centers.

21 MS. LAND: I would think body shops or  
22 collision centers would be in Industrial because they  
23 can be loud. They can have a lot of external effect  
24 on the neighbors with the cars that are parked there.

1 MR. CORDONNIER: That all squares with me.

2 I can't remember how the old Kia dealership  
3 by The Olive Garden, because that's not zoned I-1, but  
4 that's --

5 MS. LAND: That had been there for a really  
6 long time. Maybe even before it got pulled into the  
7 City.

8 MR. CORDONNIER: It was the dealership. But  
9 it came -- anyway, collision centers I recommend in  
10 I-1. And, then, your general service, I don't have  
11 much issue being in B-2 and B-3.

12 CHAIRPERSON TIMMERMAN: How about, like, a  
13 dealership? Is that more of a B-3 thing at that  
14 point?

15 VICE CHAIRPERSON REHUS: I would think so.

16 MR. CORDONNIER: Yeah. I mean, they are  
17 usually larger. They want to be very large in scale.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. LAND: We have that currently under B-3.

20 MR. EVANS: That's new car lots.

21 MS. LAND: New and used.

22 MR. EVANS: So used auto.

23 MR. CORDONNIER: Keep it. We have --  
24 everyone and their brother wants to start a dealership

1 and they want to do it in the oddest places. I  
2 recommend B-3 for new and used. A pet peeve of mine  
3 also.

4 CHAIRPERSON TIMMERMAN: So do we simplify  
5 3 to be, like, auto service center, but, I mean,  
6 they're calling it out as part of a planned shopping  
7 center?

8 MR. CORDONNIER: That's all just weird  
9 stuff.

10 MR. EVANS: Is that, like, where you put a  
11 Bell Tire beside a strip mall kind of thing?

12 MR. CORDONNIER: I don't know exactly what  
13 they are aiming for. Part of me thought of the  
14 Walmart service center.

15 MS. LAND: That was my first thought, too.

16 MR. CORDONNIER: But, then, I'm almost  
17 envisioning, the way they describe the architecture,  
18 and, you know, you have a 1975 shopping center and  
19 it's got a Swiss look to it and you have an automobile  
20 center and it has that same look, then it's fine. But  
21 that's why you --

22 MS. LAND: Who does that?

23 MR. CORDONNIER: That's just not today. So  
24 my recommendation is you scratch most everything and

1 just --

2 MS. LAND: Automobile service center.

3 MR. CORDONNIER: Yeah.

4 MS. LAND: Do you identify that or define  
5 that?

6 MR. CORDONNIER: I think we do need to  
7 define that, yes. Because, then, you start getting  
8 into these weird areas of, like, transmission service  
9 where it's more than just -- you know, I'm there for  
10 one -- you know, it could be there a long time also.

11 MS. LAND: So it would probably, in the  
12 Definitions, include without outside storage?

13 MR. CORDONNIER: Well, then, you get into  
14 cars and is that storage or parking? You know, my car  
15 is at Bell Tire. You know, it becomes just a gray  
16 area that I've run into a lot.

17 MS. LAND: How do we keep that from  
18 happening? Isn't that kind of what we want it to be  
19 defined as in B-2; that there are ones that don't have  
20 a bunch of cars sitting there waiting to be worked on,  
21 unless the person is sitting in it, waiting to roll in  
22 for their next person in line?

23 MR. CORDONNIER: I don't disagree. I know,  
24 in my career, I've run into a lot of am I storing the



1 cars or are they parked there?

2 MS. LAND: How do we identify that?

3 MS. PARGEON: How soon are the parts coming  
4 in?

5 MR. EVANS: The new body shop that's on  
6 Tiffin Avenue -- is that Caliber, or something like  
7 that -- it seems like they keep all of their cars  
8 behind. You don't even know that that's a body shop.

9 MR. CORDONNIER: It was a Conditional Use,  
10 and that was one of the requirements.

11 MR. EVANS: That's smart.

12 MS. LAND: Is that where the Kia dealership  
13 used to be?

14 MR. CORDONNIER: Yeah.

15 MR. EVANS: So it's nice that, regardless of  
16 what that is, if that was a transmission shop or  
17 anything, if they somehow could define where all of  
18 the parking on cars -- overnight parking or whatever  
19 has to be behind.

20 MS. LAND: It may not be seen from the  
21 street, but the neighbors would see it. That could  
22 be --

23 MR. EVANS: Unless you do a fence then?

24 MS. LAND: Yeah.

1 MR. EVANS: I don't know if they've got a  
2 fence behind there. But it is nice. I like that you  
3 don't see anything. Yeah. I mean, that's a good  
4 example of kind of how a Conditional Use, even if it's  
5 a permitted use, they have to go to the Planning  
6 Commission, and, there -- I feel like there's more  
7 liberty to put a lot of conditions on a Conditional  
8 Use than there is -- you can still put conditions on a  
9 Permitted Use, but I think it's a little more  
10 stringent of a test when it's a Permitted Use and you  
11 start getting kind of out there in the weeds about  
12 different conditions and things.

13 MS. LAND: These are under Conditional Uses?

14 MR. EVANS: So for that, would you say --

15 MR. CORDONNIER: One thing, you could put  
16 the automotive service centers, automotive service  
17 facilities under a Conditional Use.

18 MS. LAND: Okay. This is Principal Uses  
19 Permitted, subject to Special Conditions. Should we  
20 say subject to Conditional Use?

21 MR. CORDONNIER: I've had this issue all  
22 along. I think it should clearly state these are the  
23 Permitted Uses.

24 MS. LAND: And these are the conditional.

1 MR. CORDONNIER: These are Conditional Uses.  
2 Yeah. Sometimes some of the verbiage makes it feel  
3 like it's a little of both. And that's not -- because  
4 I think more of what some of these things they are  
5 talking about, I almost call them development  
6 standards where they talk about X amount of feet or  
7 different criteria.

8 CHAIRPERSON TIMMERMAN: So you're saying get  
9 rid of the term "Special Conditions," and make it  
10 Conditional Uses? Does that go back to where you said  
11 there's those five criteria?

12 MR. CORDONNIER: The special conditions, in  
13 some ways, to me -- yeah. So where is -- now I'm  
14 not --

15 CHAIRPERSON TIMMERMAN: Back one page where  
16 it says "Special Conditions."

17 MR. CORDONNIER: On?

18 CHAIRPERSON TIMMERMAN: Page 3 is where they  
19 first start. Section 903 --

20 MR. EVANS: This (indicating).

21 CHAIRPERSON TIMMERMAN: -- is where you  
22 start Special Conditions.

23 MS. PARGEON: Down here on the bottom.

24 MR. CORDONNIER: I don't know what that

1 means. Does it mean Conditional Use?

2 CHAIRPERSON TIMMERMAN: Right.

3 MR. CORDONNIER: Or does it mean --

4 MS. LAND: That it was in, but I don't like  
5 it.

6 MR. CORDONNIER: No, it needs to clearly  
7 just say Conditional Use. Conditional Use is a term  
8 in zoning that everyone recognizes. No one recognizes  
9 principal uses.

10 MS. LAND: And we'll have a section  
11 identifying how Conditional Uses are analyzed later.

12 CHAIRPERSON TIMMERMAN: Right.

13 MR. CORDONNIER: "Principal," to me, says  
14 principal uses permitted. I interpret that as a  
15 Permitted Use. But, then, to special conditions,  
16 that's where I almost label this as -- to me, this is  
17 describing development standards.

18 MS. LAND: So would you like to change that  
19 heading to just Conditional Uses?

20 SECRETARY STACY: Yeah.

21 MS. LAND: Because they are necessarily  
22 permitted. They are subject to Conditional Uses.

23 MR. CORDONNIER: Okay. We have Principal  
24 Uses Permitted. So that's your -- I would relabel all

1 of those to Permitted Use. And, then, our O-3s, which  
2 all seem to be Principal Uses Permitted, subject to  
3 Special Conditions should be changed to Conditional  
4 Uses.

5 Then, I think, somewhere in the general  
6 authority or rules you put, All Conditional Uses must  
7 go to Planning Commission for approval. And that's  
8 whether you're building something or not.

9 We just had some home occupations are  
10 Conditional Uses. If someone wants to do a hair salon  
11 in their home or something. But they're not doing  
12 anything or building anything, they still have to go  
13 to the Planning Commission.

14 CHAIRPERSON TIMMERMAN: But ours wouldn't be  
15 Planning Commission, it would be the Zoning  
16 Commission?

17 MR. CORDONNIER: Yeah. But as a planner,  
18 I like to control things. And that's -- Allen  
19 Township doesn't love to control things, so I'm  
20 just -- I don't want -- I'm just telling you that's  
21 putting things in the more controlling atmosphere.

22 CHAIRPERSON TIMMERMAN: I think that's the  
23 easier way to do this, though, because the Principal  
24 Uses Permitted, subject to Special Conditions

1 basically means that we have to predict all of the  
2 special conditions and what the --

3 MS. LAND: If they aren't listed, they may  
4 not count.

5 CHAIRPERSON TIMMERMAN: Exactly.

6 MR. CORDONNIER: I could see you guys  
7 getting into a fight with someone about what the  
8 meaning of this is.

9 CHAIRPERSON TIMMERMAN: Right.

10 MR. CORDONNIER: I think it needs to say --

11 MS. LAND: It's been kind of --

12 MR. CORDONNIER: -- Conditional Use.

13 MS. LAND: -- gnawing at me all the way  
14 through here going, Special Conditions.

15 MR. CORDONNIER: Me too. So, yeah,  
16 I think those need to be labeled.

17 CHAIRPERSON TIMMERMAN: Just Conditional  
18 Uses?

19 MR. CORDONNIER: Yes.

20 MS. LAND: And, then, the first line should  
21 say, All Conditional Uses must be authorized by the  
22 Zoning Commission.

23 CHAIRPERSON TIMMERMAN: Uh-huh.

24 MR. CORDONNIER: You could list it each

1 time.

2 MS. LAND: I'll put it under the Conditional  
3 Use reminder on each section.

4 How about prior to -- All Conditional Uses  
5 must be authorized by the Zoning Commission prior to a  
6 permit being issued? That way they know. It's clear  
7 that they have -- a lot of formatting is messed up  
8 from doing that conversion.

9 It's mind-boggling. It messed it all up.  
10 I thought it was a great thing when I saw it. I  
11 thought, No more retyping everything. But really?

12 MR. CORDONNIER: They've gotten better at  
13 it, but it's still not perfect.

14 MS. LAND: Work out some bugs.

15 MR. CORDONNIER: Yeah.

16 MS. LAND: So, now, we are looking at -- we  
17 are at the point of the --

18 CHAIRPERSON TIMMERMAN: Table.

19 MR. EVANS: Page 34.

20 MS. LAND: 40 foot is definitely a  
21 three-story, correct?

22 MR. EVANS: Maximum three story, I would  
23 say.

24 MS. LAND: Okay. Is that acceptable?

1 CHAIRPERSON TIMMERMAN: I mean, the place  
2 that's not going to work for are those indoor sports  
3 facilities. They've got to be way taller than  
4 40 feet, but that's a Conditional Use at that point.

5 MS. LAND: Are they taller than 40 feet?

6 CHAIRPERSON TIMMERMAN: The white dome  
7 things? Are we talking the same thing?

8 MS. LAND: Are they taller than 40 feet?

9 MR. CORDONNIER: I would say.

10 CHAIRPERSON TIMMERMAN: We're getting a big  
11 "Yes" over there.

12 MR. CORDONNIER: I would say I want to build  
13 a dome, but I would keep the 40 feet because that's --

14 CHAIRPERSON TIMMERMAN: Because it's  
15 conditional at that point.

16 MR. CORDONNIER: Well, the conditional, you  
17 can't waive -- in my opinion, the board can't just  
18 waive, like, Well, you don't --

19 MS. LAND: It would be a variance.

20 CHAIRPERSON TIMMERMAN: You'd have to get a  
21 variance.

22 MR. CORDONNIER: You'd have to get a  
23 variance. Someone who says I want to build a dome,  
24 I would say the appropriate district is B-3.



1 MS. LAND: Because they'll have a higher --

2 MR. CORDONNIER: But I want to build a  
3 bowling alley, well, B-2 will work.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: What about the indoor areas?  
6 Pace Center has one. There's one up in Maumee for  
7 indoor soccer. I don't know how tall those are.

8 MR. CORDONNIER: Talking about the white --

9 MS. LAND: No, not the domes. The  
10 buildings. There's one in Maumee up off of --

11 MR. EVANS: Reynolds Road.

12 MS. LAND: -- Duffle Drive, up in there.  
13 They aren't that -- I think 40 feet because they hit  
14 the ceiling a lot. You get a blue card if you hit the  
15 ceiling.

16 MR. CORDONNIER: I would still -- I mean,  
17 not to get too crazy, and I'm not super knowledgeable  
18 on it, but there's some zoning codes, you know, that  
19 almost go exclusively by the shape and size of the  
20 building rather than the uses. Form-based zoning  
21 code.

22 So I would say someone that needs to go  
23 higher than 40 feet, just because it's a Permitted Use  
24 doesn't mean that it's not that size and shape in

1 itself is different than -- you know, so --

2 MS. LAND: So maybe not have a maximum in  
3 this kind of area? Is that what you're saying?

4 MR. CORDONNIER: No. I'm saying I would  
5 stick with the 40 feet, and if someone needs a higher  
6 level, then they go to the more intense B-3 area.

7 MS. LAND: Okay.

8 MR. EVANS: So there may be other buildings  
9 that are the same height, so you don't see something  
10 big sticking out where everything else is 20 feet  
11 tall, and, then, you see a 40.

12 MR. CORDONNIER: What's that big building?  
13 Oh, it's a bowling alley. It's permitted.

14 MS. LAND: B-3 only has 30.

15 SECRETARY STACY: I saw that.

16 MR. CORDONNIER: Then we'll have to talk  
17 about that one.

18 MS. LAND: Definitely will. Some of this  
19 doesn't make sense for how they -- and what about the  
20 setbacks?

21 We currently have 80, 40, and 40. But,  
22 again, they can have loading on the side, or in the  
23 back setback, loading docks, and they can have parking  
24 in the front setback area.

1 CHAIRPERSON TIMMERMAN: To me, 80 just seems  
2 like a long ways off the road. I'm trying to figure  
3 out why they would have said 80 for a front setback.

4 SECRETARY STACY: For B-2, because it's  
5 obviously very different from B-1 and B-3.

6 CHAIRPERSON TIMMERMAN: Right.

7 MR. CORDONNIER: I would say the intent that  
8 we kind of shaped with B-2, 80 is really big.

9 MS. LAND: And if they are allowing parking  
10 there.

11 MR. EVANS: 50, 60, something like that.

12 CHAIRPERSON TIMMERMAN: Does 80 make -- I  
13 mean, not that we've spelled out exactly what a B-3  
14 is. But does 80 make sense for a B-3?

15 MR. CORDONNIER: I'll just tell you what  
16 Findlay's are. For C-2, which is the Walmarts, and  
17 the like, front yards are 30, side yard is 15. If  
18 adjacent to residential, it's 25. Rear yard is 30.

19 CHAIRPERSON TIMMERMAN: That's for a  
20 Walmart?

21 MR. CORDONNIER: That's for C-2, the most --  
22 that's everything on Tiffin and Trenton Avenue.

23 CHAIRPERSON TIMMERMAN: What was your front  
24 setback there? 30?

1 MR. CORDONNIER: 30.

2 MS. LAND: We have 30 for B-1 and B-3.

3 It makes me wonder if that was a typo at  
4 some point and it should have been a 30 instead of an  
5 80. Doesn't that seem odd?

6 CHAIRPERSON TIMMERMAN: In Washington, I  
7 think, it's 80 as well.

8 MS. LAND: Doesn't mean it wasn't a typo  
9 once and it got carried over.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 MR. CORDONNIER: The reality is most places  
12 will have a parking lot. I mean, in Commercial, we  
13 don't really see much conflict with setbacks.

14 MS. LAND: Right.

15 MR. CORDONNIER: Because they --

16 MS. LAND: They need the space.

17 MR. CORDONNIER: They need space. They need  
18 room for trucks to maneuver into the back. They need  
19 all sorts of stuff.

20 MS. LAND: As long as we have the ability to  
21 allow their off-street parking to be in their setback  
22 area, which we do, with some provisions of how close  
23 the parking can be to the road, then, I don't think it  
24 would hurt them. It doesn't hurt us either way. But

1 making them set it back 80 feet really makes them have  
2 to have a deeper lot.

3 Do you want to go 30 like everything else  
4 and --

5 SECRETARY STACY: I think so.

6 MS. LAND: -- stay uniform?

7 SECRETARY STACY: That works.

8 MS. LAND: Then we have side yards of 40 and  
9 rear of 40. Think those are more than should be?  
10 Again, they are way higher than the other two  
11 sections. I'm not sure why.

12 MR. CORDONNIER: We must have missed the  
13 nuance of their intent on this district.

14 MS. LAND: Clearly.

15 MR. CORDONNIER: So C-2 in Findlay is 15.  
16 If it's adjacent to residential, it's 25 for the side  
17 yard.

18 SECRETARY STACY: Okay. So B-2 should not  
19 be next to residential, correct?

20 MS. LAND: It could be.

21 MR. CORDONNIER: Nothing works out exactly  
22 as planned.

23 MS. LAND: Is that a Residential District or  
24 a residential use?

1 MR. CORDONNIER: Use or zoning.

2 MS. LAND: Right. So if they have a house  
3 that's already built in the B-3 -- or in the B-2 area,  
4 then it would have the -- if you don't want to have to  
5 have that kind of analysis, just pick a number that is  
6 somewhere that you can live with that applies to both  
7 situations.

8 SECRETARY STACY: Want to do 15 or 20? I  
9 think 40 is more than what is needed.

10 CHAIRPERSON TIMMERMAN: Right. I'd probably  
11 just go 20.

12 SECRETARY STACY: That works.

13 MS. LAND: For both?

14 CHAIRPERSON TIMMERMAN: Probably. I mean,  
15 B-1 has 20 on their rear.

16 SECRETARY STACY: Right.

17 CHAIRPERSON TIMMERMAN: So it's still kind  
18 of in -- is it between/matches up with what's going  
19 on?

20 MS. LAND: Yeah. Okay.

21 MR. EVANS: Is that it?

22 CHAIRPERSON TIMMERMAN: For B-2.

23 MR. EVANS: Article X, B-3 General Business  
24 District. Section 1010. I guess we went over that.

1 Section 1001, Principal Uses Permitted.

2 In a General Business District, no building  
3 or land shall be used, and no building shall be  
4 erected, except for one or more of the following  
5 specified uses, unless otherwise provided in this  
6 Resolution:

7 1. Any retail business or service  
8 establishment permitted in the B-2 District, as  
9 principal uses permitted in Uses Permitted, subject to  
10 Special Conditions.

11 2. Auto wash.

12 3. Bus passenger stations.

13 4. New and used car salesrooms, showrooms,  
14 or office.

15 5. Motels.

16 6. Contractor offices with storage yards.

17 MS. LAND: Are there motels anymore? Are  
18 they all hotels? What's the difference between a  
19 hotel and a motel?

20 CHAIRPERSON TIMMERMAN: I thought it was,  
21 like, if you enter from outside or from an interior  
22 hallway. Wasn't that --

23 MS. PARGEON: That's a motel. It's a motor.

24 CHAIRPERSON TIMMERMAN: That's been my

1 understanding.

2 MS. LAND: Okay.

3 MS. PARGEON: And you park in the front of  
4 it.

5 MR. CORDONNIER: I think that's what --  
6 yeah.

7 MS. PARGEON: In a hotel --

8 MS. LAND: Stairway, corridors, hall.

9 CHAIRPERSON TIMMERMAN: So the Red Roof Inns  
10 tend to -- I think they are all from the outside are  
11 motels.

12 MS. PARGEON: Motor rooms.

13 MR. EVANS: So should we just add more  
14 verbiage? Hotels, motels.

15 CHAIRPERSON TIMMERMAN: I mean, I would say  
16 motels and hotels are both in B-3 at that point.

17 MR. CORDONNIER: My initial thought is you  
18 permit hotels and leave motels out as not necessarily  
19 permitted. It's preferred -- I mean --

20 CHAIRPERSON TIMMERMAN: I see what you're  
21 saying.

22 MR. CORDONNIER: I mean, when you -- I don't  
23 want to -- now that you've provided some information,  
24 you know, I don't think of motels and be, like, yeah,



1 that's pretty cool.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. PARGEON: Motels is usually for a  
4 one-night sleep, one-night stay, or, you know, a  
5 couple, if you're seeing stuff around the area. But a  
6 hotel has a dining room and everything. Usually  
7 motels don't.

8 MR. CORDONNIER: Motels aren't associated  
9 with, you know --

10 CHAIRPERSON TIMMERMAN: Nicer neighborhoods.

11 MS. PARGEON: Right.

12 MS. LAND: Speaking of hotels, motels, what  
13 about bed and breakfasts? Are those something that  
14 you would permit? An inn? People call things an inn.  
15 Are they technically hotels? Or is there a  
16 difference?

17 MS. PARGEON: When you come to spend a week  
18 to enjoy meals with the people that live there.

19 SECRETARY STACY: I would think a bed and  
20 breakfast would have a much smaller --

21 MS. PARGEON: Yeah.

22 SECRETARY STACY: -- clientele, and I would  
23 think that that would be better, being a little closer  
24 to residential, possibly, than an actual hotel.

1 MR. CORDONNIER: This is another one of  
2 these hard -- so the definition of a bed and breakfast  
3 in Findlay is the host lives there.

4 SECRETARY STACY: Right. Okay.

5 MR. CORDONNIER: Then it goes on about  
6 common dining room facilities, and things like that.  
7 Probably the issue that we'll be looking at more and  
8 discussing is Airbnb.

9 MS. LAND: That was my next thing. Airbnbs  
10 would almost, by definition, end up in the residential  
11 areas.

12 MR. CORDONNIER: Sure.

13 MS. LAND: And that can cause a lot of  
14 ruckus for a neighborhood to have Airbnbs.

15 MR. CORDONNIER: It's definitely a change  
16 that it's taking time for people to sort through.

17 MS. LAND: I know a lot of people want to do  
18 it, you know, be able to rent their places out. But,  
19 in our neighborhood, we had a guy across the street  
20 who turned a house that he bought that he was flipping  
21 into a place for ten college kids.

22 MS. PARGEON: Oh, no.

23 MS. LAND: So we had ten college kids living  
24 across the street from us. Turned out they were

1 wonderful kids that did stuff, like, made sure I  
2 didn't have to shovel snow or carry groceries. They  
3 were great, but they could have been a frat house. So  
4 that's a problem.

5 MR. CORDONNIER: So I think -- and this is  
6 where the definitions -- really you have to define  
7 hotels, define motel, define bed and breakfast, define  
8 Airbnb.

9 I don't know that you have to -- then,  
10 there's -- I mean, I don't know if I've ever seen or  
11 interacted with a boarding house. That's more 1930s,  
12 '40s, '50s movie-type stuff that I've seen. But  
13 there's a lot of different kinds of -- when I say  
14 transient, I don't say negative. It's just a  
15 transient place to stay.

16 MS. LAND: With the current problems that  
17 Hancock County and Findlay are facing, people may  
18 decide to have boarding houses. If you have two or  
19 three extra bedrooms, and there's always people with  
20 no place to live, they may start renting them. That  
21 could be, you know, also a difference in the  
22 neighborhood.

23 But we may be covering that when we say  
24 single family, and define family you know. But it

1 says, you know, no more than three people, other than  
2 those in the family living there.

3 MR. CORDONNIER: That's under -- I mean,  
4 under enforcement, you know, when there's eight people  
5 living in a house, common sense says none of them are  
6 related, it's still -- it's a heck of a thing to  
7 enforce.

8 MS. LAND: It's hard to enforce, but you're  
9 less likely to have it, I think, if you identify that  
10 it could be enforced.

11 MR. CORDONNIER: Yeah.

12 MS. LAND: If you just make it, yeah, it can  
13 happen, it will happen. Then you've got to decide if  
14 that's something that you want to have. It's not  
15 always a bad thing. Sometimes, like in our situation,  
16 it turned out great. But, you know, we were lucky.  
17 They only did it for one school year.

18 MR. CORDONNIER: I think in some ways it's  
19 almost the subject that we'll have to separate out and  
20 have a discussion about with more information.

21 MS. LAND: Before next time, I'll come back  
22 with some definitions of hotel, motel, bed and  
23 breakfast, and Airbnb, and some other things I've  
24 written down that we need definitions for.

1 MR. CORDONNIER: Convalescent home.  
2 Boarding house.

3 MS. PARGEON: A lot of them, with bed and  
4 breakfast, have -- they are an organization, and they  
5 have to be covered with special insurance also.

6 MS. LAND: The Airbnbs, I think they have  
7 to -- if you really want, they register them to have  
8 somebody market them for them. I don't even know how  
9 it all works. We're trying to look into it because  
10 people are getting bed tax off of them.

11 MR. CORDONNIER: I've seen lots of them.  
12 I've seen lots of -- because I've been doing research  
13 for Findlay, I've seen lots of different strategies  
14 with Airbnbs. The owner has to live within 50 miles  
15 of it. I think Cincinnati has that. I don't know if  
16 that would hold up in court. You know, I've seen a  
17 lot of solutions, and I don't know that I've seen one  
18 that I like.

19 MS. LAND: And there's been almost nobody  
20 challenging anything that -- a lot of times we come up  
21 with ideas, and we don't know if they'll be  
22 sustainable. A lot of things I can tell you that's  
23 because case law has -- somebody's already challenged  
24 it and it's gone one way or the other. There's not a

1 lot of stuff yet on Airbnbs. It's just kind of a  
2 more --

3 MR. CORDONNIER: I don't know what the best  
4 way --

5 MR. EVANS: It seems like a lot of it might  
6 be covered under subdivision restrictions.

7 MR. CORDONNIER: Covenants and restrictions  
8 are great until no one knows what they are.

9 MS. LAND: We have them.

10 MR. CORDONNIER: And how to enforce them.  
11 They're civilly enforced.

12 MS. LAND: Yeah. We have covenants in our  
13 neighborhood, too, but everybody is, like, What are  
14 you going to do about it? As long as they were nice,  
15 young guys living over there, I didn't care. They  
16 didn't do anything bad. I don't like to assume.

17 MR. CORDONNIER: I think we move on, and,  
18 then, we'll circle back. I mean, some of that goes  
19 back to Residential Districts and it spans Residential  
20 through Commercial.

21 MS. LAND: I'll put some asterisks beside  
22 the hotel, so we know we need to go back and add some  
23 things.

24 The next one is Contractor offices with

1 storage yards. This is something that -- somebody was  
2 here last time --

3 CHAIRPERSON TIMMERMAN: Zoe.

4 MS. LAND: Zoe, yeah. -- suggested you may  
5 not want that in B-3. You might want to move it to  
6 Industrial.

7 MR. CORDONNIER: I agree.

8 SECRETARY STACY: Yes.

9 MR. CORDONNIER: Now, I guess, the question,  
10 contractor offices, to me, contractors -- what if the  
11 contractor office does not have a storage?

12 MS. LAND: Should we say contractor offices  
13 without storage yards are okay, but with storage yards  
14 go to Industrial?

15 MR. CORDONNIER: I'd say definitely  
16 contractor offices with storage yards would be Light  
17 Industrial.

18 MS. LAND: All right.

19 MR. CORDONNIER: Contractor office, you  
20 know, Bob's Electrical, they're doing well. They've  
21 got 15 vehicles that go out every day. You know,  
22 that's another one. It's a little bit of a gray area.

23 MS. LAND: That's not considered a storage  
24 yard just to have their trucks park there at night,

1 right? No?

2 MR. CORDONNIER: No.

3 MS. LAND: I don't think.

4 MR. CORDONNIER: No, I agree.

5 MS. LAND: Unless they're putting heavy  
6 equipment there, and, then, that's going to be a bit  
7 of an issue.

8 MR. CORDONNIER: Yeah. Yeah. If it's  
9 completely enclosed, I don't have too much issue with  
10 it. You will be surprised at who will still complain  
11 about it.

12 MS. LAND: So for No. 6 --

13 MR. EVANS: I'd say it depends on how it  
14 looks, really.

15 MS. LAND: Yeah. Do we want to put, under  
16 6 here, these are under Permitted Uses? Do we want to  
17 move that under Conditional Uses?

18 MR. CORDONNIER: Yeah, I would.

19 CHAIRPERSON TIMMERMAN: Even if it doesn't  
20 have a storage yard?

21 MS. LAND: Yes. Contractor offices without  
22 storage yards under Conditional Uses.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MR. CORDONNIER: I'm sorry. I moved on to



1 7. Contractor office.

2 MS. LAND: I think we've pretty much decided  
3 with storage yards need to go to Light Industrial.

4 Do you want to have an option in B-3 for  
5 just the offices that don't have the whole, you know,  
6 storage yard kind of stuff there?

7 CHAIRPERSON TIMMERMAN: I think so.

8 SECRETARY STACY: I think so, too.

9 MS. LAND: Do you want to put it under a  
10 Permitted Use or under a Conditional Use so you can  
11 ask the question, Just exactly how are you going to be  
12 doing business? Are you going to have trucks there?  
13 Are you going to have equipment? If you do, do you  
14 want to have it screened? How do you think -- do you  
15 think that would be --

16 MR. CORDONNIER: Yeah. I mean, that gives  
17 the township the opportunity to say, Yes, you know,  
18 No. One of the conditions is you can't store any --  
19 you can't have any equipment on -- you know. I don't  
20 mind there being a Conditional Use, but people accuse  
21 me of wanting everything as a Conditional Use. So...

22 MS. PARGEON: Well, you don't want something  
23 that's going to be sitting there for 20 years.

24 MR. CORDONNIER: Yeah.

1 CHAIRPERSON TIMMERMAN: Do you like the  
2 Conditional Use?

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: I think that's --

5 VICE CHAIRPERSON REHUS: Uh-huh.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MR. EVANS: Moving to 7. Other uses similar  
8 to the above uses.

9 MR. CORDONNIER: That's where I think we  
10 come up with the standard verbiage that we use every  
11 time that says, Other uses similar to the above. Move  
12 it to Conditional Use, and, then, Other uses similar  
13 to the mentioned in -- you know, some form of standard  
14 thing that's a little bit of the catch-all.

15 MS. LAND: So the Other uses similar to  
16 should not stay in the Permitted Uses?

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

18 MS. LAND: Okay.

19 CHAIRPERSON TIMMERMAN: I guess that makes  
20 sense because, I mean, you don't know what the other  
21 uses are at this point.

22 MR. CORDONNIER: Yeah.

23 MR. EVANS: And 8. Accessory structures and  
24 uses customarily incident to the above uses.

1 MS. LAND: That, we almost have to tack on  
2 to all of them.

3 MR. EVANS: Move on to Section 1002.  
4 Principal Uses Permitted, subject to Special  
5 Conditions.

6 The following uses shall be permitted,  
7 subject to the conditions hereinafter imposed after --  
8 for each use and subject further to the review and  
9 approval of the Zoning Commission.

10 CHAIRPERSON TIMMERMAN: This is still going  
11 to be called Conditional Uses, though?

12 MS. LAND: Yes.

13 MR. CORDONNIER: Yes.

14 MS. LAND: I'm going to make that change  
15 through all of the 02s.

16 CHAIRPERSON TIMMERMAN: Okay. So we don't  
17 need all of them.

18 MR. EVANS: So go with 1. Automobile  
19 service stations for the use of gasoline, oil, and  
20 minor accessories only where no repair work is done,  
21 other incidental service, steam cleaning or  
22 undercoating vehicle by repair, painting, tire  
23 recapping, engine rebuilding, auto dismantling,  
24 upholstery, auto glass work, such other activities

1 whose external effects extend beyond the property line  
2 shall not be permitted.

3 MR. CORDONNIER: I think I've seen what they  
4 are doing. So in their -- in their minds, I think B-2  
5 was almost the most intense. It had the larger  
6 setbacks, had automobile repair. And, then, B-3,  
7 oddly, is kind of a step down.

8 MS. LAND: That makes no sense.

9 (Ms. Land left the proceedings.)

10 MR. CORDONNIER: Because, to me, in B-3, I'd  
11 say automobile service station/gas station is a  
12 Permitted Use.

13 So, anyway, I did some -- keep augmenting  
14 the maps, keep updating them. So this is an update  
15 version of how things are being used today. I will  
16 have a version probably next week that kind of labels,  
17 you know, landfill, junkyard. This is as red as  
18 commercial. It's an old tank farm. That's a  
19 junkyard.

20 And, then, I found a few parcels that had a  
21 mobile home on it. According to the auditor's office,  
22 mobile homes are a Commercial use, so that was a --  
23 yeah, they are taxed under Commercial. So there's --  
24 it keeps getting better.

1 I made improvements from the last time. But  
2 understanding what's here will be really important in  
3 the future. When you --

4 MS. PARGEON: That we don't want it.

5 MR. CORDONNIER: And, then, I have some  
6 bigger 36 by 36. One is the plain Allen Township for  
7 drawing on. And I can make plenty of copies. And,  
8 then, the other is a bigger version of this, and,  
9 then, a bigger version with the aerial behind it.

10 (Ms. Land joined the proceedings.)

11 MR. CORDONNIER: I was just telling them we  
12 have been refining it. Hopefully, next week, we'll  
13 have most of these unique things labeled so people can  
14 understand what's out there.

15 MS. LAND: Okay. We need to ask Mark if he  
16 could get us three 36 by 36 of those foam boards so we  
17 can put them on there and we can just leave them here.  
18 We can put them up where we want them on that, and,  
19 then, we can have access to the whiteboard and be able  
20 to use them and not have to keep them rolled up.

21 SECRETARY STACY: When you say foam boards,  
22 do you mean, like, a tripod?

23 MR. CORDONNIER: Foam core is the kind of --

24 SECRETARY STACY: Oh.

1 MS. LAND: The stuff that -- we use them  
2 when we take maps to court. I don't know.

3 MR. EVANS: Keeps them nice and flat.

4 MS. LAND: Nice and flat. They're  
5 lightweight. We stick them on with pushpins.

6 MR. CORDONNIER: Hobby Lobby will be the  
7 place to get it.

8 MS. LAND: Is that the best place?

9 MR. CORDONNIER: I believe they have it.  
10 Yes.

11 SECRETARY STACY: How many of those would we  
12 need?

13 MS. LAND: Are there three maps?

14 MR. CORDONNIER: There's three maps. Yeah.

15 MS. LAND: Three.

16 MR. CORDONNIER: I wouldn't mount -- they're  
17 still evolving, but you'll probably want it  
18 eventually.

19 SECRETARY STACY: Okay. So three 36 by 36  
20 foam core boards.

21 MR. CORDONNIER: I think Hobby Lobby will  
22 even cut them for you.

23 SECRETARY STACY: Okay.

24 MS. LAND: I think we get ours delivered

1 from Friends I think. So office places. They might  
2 even have them at Walmart. I don't think they have  
3 them that have the large -- they are more like poster  
4 board size there. We need thicker.

5 CHAIRPERSON TIMMERMAN: Are any of these  
6 maps available to the public, if people want to see  
7 them, or is this --

8 MR. CORDONNIER: Yeah, they are.

9 CHAIRPERSON TIMMERMAN: There's nothing  
10 special about them?

11 MR. CORDONNIER: No. They are created --  
12 they are public information.

13 MS. PARGEON: No hidden treasures?

14 MR. CORDONNIER: No.

15 MS. LAND: Everything you guys are doing is  
16 public information.

17 MR. CORDONNIER: Everything I do is public  
18 information at work.

19 SECRETARY STACY: We could even have the  
20 camera shift --

21 CHAIRPERSON TIMMERMAN: Shift --

22 SECRETARY STACY: -- shift to it.

23 MS. LAND: That's why I think, if we get  
24 them mounted, even though they are still works in

1 progress, you can set them up here. You guys can all  
2 see them easily. You can talk about them, you can  
3 still draw on them while they are up there.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MR. CORDONNIER: You know, at some point,  
6 I mean, you can make them available online. But,  
7 yeah. You know, there's -- these are public documents  
8 for anyone.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: Right now, they're still growing  
11 documents --

12 CHAIRPERSON TIMMERMAN: For sure.

13 MS. LAND: -- because they don't have  
14 anything on them.

15 MR. CORDONNIER: I need to put a big "Draft"  
16 watermark on it.

17 MS. LAND: I have a "Draft" stamp.

18 MR. CORDONNIER: Yeah. I explained, I've  
19 got to get going with the kiddos and stuff.

20 SECRETARY STACY: Thank you, Matt.

21 CHAIRPERSON TIMMERMAN: Thank you.

22 MR. CORDONNIER: Yeah, thanks.

23 (Mr. Cordonnier left the proceedings.)

24 CHAIRPERSON TIMMERMAN: It is 7:03. Are we



1 hoping to get through this?

2 MS. LAND: It's up to you guys.

3 CHAIRPERSON TIMMERMAN: Page 7 is the last  
4 one.

5 MS. LAND: I didn't have to drive to  
6 Columbus so I'm not completely wiped out.

7 CHAIRPERSON TIMMERMAN: The rest of it is  
8 Conditional Uses.

9 MS. LAND: Let's get through this.

10 SECRETARY STACY: We'll get it done.

11 MR. EVANS: Okay. We were at curb cuts, A.

12 CHAIRPERSON TIMMERMAN: Let's go back to 1,  
13 though. Is this a Conditional Use?

14 MS. LAND: Yes.

15 CHAIRPERSON TIMMERMAN: Is that where we  
16 want it to be?

17 MS. LAND: I think so. Because you don't  
18 want something that can have lots of curb cuts. You  
19 want to have an idea of how they are going to be set  
20 up and how they are going to do their lighting.

21 One of the things that you can't control  
22 with Conditional Use is you can't control when they do  
23 business, but you can control how they affect the  
24 neighbors beside them.

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: You have them give you a plan for  
3 how their lights are going to work and have them  
4 explain where they are -- their site plan, so you know  
5 what it's going to look like.

6 CHAIRPERSON TIMMERMAN: Okay. Do you want  
7 to change 1 where it's calling out different steam  
8 cleaning, undercoating? Does that all still pertain?

9 MS. LAND: I guess if you want to define  
10 automobile service station, you probably don't need  
11 all that because the service station will be  
12 identified. You'll know what that means and it won't  
13 include those things.

14 Where do you guys stand on that?

15 MS. PARGEON: That sounds good.

16 CHAIRPERSON TIMMERMAN: I'm okay with that.

17 MS. PARGEON: Yeah. It's not so wordy.

18 CHAIRPERSON TIMMERMAN: Having things  
19 defined early on.

20 MS. LAND: The Definitions section is going  
21 to be your biggest section in the whole book, which  
22 actually is very good.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MR. EVANS: It needs to be clear.

1 MS. LAND: Yeah. And you can decide if you  
2 want to rearrange the order of the book, as well. You  
3 can put Definitions in the back. Some do that. Some  
4 put them in the front. I prefer them in the back  
5 myself, but most of these are in the front.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MS. LAND: We're going to take out, then,  
8 everything from "steam cleaning" until the end,  
9 correct? No?

10 MS. PARGEON: Yeah. Yes.

11 MS. LAND: You know, maybe we should take  
12 out down through "work." It says, "Auto dismantling  
13 upholstering, or auto glass work." Take that out, but  
14 tweak that a bit to say, "Service station for the sale  
15 of gasoline, oil, and minor accessories only where no  
16 repair work is done, other than incidental service and  
17 such activities do not affect -- where such..." -- Do  
18 you see where I'm going?

19 MS. PARGEON: Yes.

20 SECRETARY STACY: Yeah.

21 MS. LAND: "Where such other -- where such  
22 activities..." --

23 MS. PARGEON: "...whose external effects  
24 could adversely extend beyond the property line shall

1 not be permitted."

2 MS. LAND: Yeah. "Where such activities  
3 whose external effects could not -- will not  
4 adversely..." --

5 MS. PARGEON: There we go. Yes.

6 MS. LAND: I might play with that a little  
7 bit when I'm doing the rest of this stuff.

8 MR. EVANS: Ready to go down to curb cuts?

9 The curb cuts for access to a service  
10 station shall not be permitted at such locations that  
11 will tend to create traffic hazards in the streets  
12 immediately adjacent thereto. Entrances shall be no  
13 less than 25 feet from a street intersection measured  
14 from the road right-of-way or from adjacent  
15 Residential Districts.

16 MS. LAND: Measured from the nearest edge of  
17 the road right-of-way.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. LAND: Because the road right-of-way is,  
20 you know, sometimes 60 feet wide, so which side are  
21 they measuring from? Change it to, "from the nearest  
22 edge of the road right-of-way."

23 SECRETARY STACY: Uh-huh. This just seems  
24 to be a safety issue, like, a common sense safety

1 issue.

2 MS. LAND: Common sense does not apply. We  
3 have to write it down.

4 SECRETARY STACY: Yeah. Okay. Safety.

5 MS. LAND: Yeah.

6 SECRETARY STACY: To promote safety.

7 MS. LAND: Right.

8 It doesn't say anything about how many  
9 entrances you'll permit. Often they want two, which  
10 is normal. Sometimes they want three or four, and  
11 that starts to make some difficulties.

12 MS. PARGEON: Traffic problems, that's for  
13 sure.

14 MS. LAND: Yeah.

15 CHAIRPERSON TIMMERMAN: Do you want to just  
16 add that then at 2?

17 MS. LAND: We can try that and see what Matt  
18 says, if he has some issue with that.

19 MR. EVANS: It seems like they are tending  
20 to have less and less curb cuts or wanting you to have  
21 less and less curb cuts.

22 SECRETARY STACY: Right. Yeah.

23 MR. EVANS: I think of the Love's Gas  
24 Station in North Baltimore, one entrance. Everybody

1 pulls in and out of this wide --

2 MS. LAND: They have -- yeah.

3 MR. EVANS: Then you do what you have to do  
4 after you get back.

5 Ready to go to B?

6 The minimum lot area shall be 15,000 square  
7 feet and so arranged that ample space is available for  
8 motor vehicles which are required to wait. Automobile  
9 service stations which are intended solely for the  
10 sale of gasoline, oil, and minor accessories, and  
11 having no facilities for repair or servicing of  
12 automobiles, including lubricating facilities, may be  
13 permitted on lots of 10,000 square feet, subject to  
14 all other provisions herein required. A minimum width  
15 of any service station site shall be 100 feet.

16 MS. LAND: 100 feet.

17 MR. EVANS: That's very small.

18 MS. LAND: That's going to be a long,  
19 skinny -- for 10,000 square feet.

20 Well, are they talking about minimum width  
21 of a lot, or do we mean minimum width at street level  
22 or the street frontage? Because sometimes there is a  
23 driveway and they are back behind something else,  
24 which isn't an uncommon thing.

1           So that 100 feet would make sense then, but  
2 you might want to identify that it's road frontage. A  
3 minimum of 100 feet of road frontage.

4           MR. EVANS: On to 2. Outdoor sales space  
5 for exclusive sales of new or secondhand automobiles,  
6 mobile homes, camper/trailers or rental of trailers  
7 and/or automobiles or similar property, all subject to  
8 the following:

9           A. A lot or area shall be provided with  
10 permanent, durable, and dustless surface and shall be  
11 graded and drained as to dispose of all surface water  
12 accumulated within the area.

13           B. Access to the outdoor sales area shall  
14 be at least 60 feet from the intersection of any two  
15 streets.

16           C. No major repair or major refinishing  
17 shall be done on the lot.

18           D. All lighting shall be shielded from  
19 adjacent Residential Districts.

20           MS. LAND: Sometimes we say "street";  
21 sometimes we say "roads." Which would you like to  
22 have it all the way through? Streets/roads?  
23 Only street? Only road?

24           CHAIRPERSON TIMMERMAN: Only with road.

1 VICE CHAIRPERSON REHUS: Road.

2 CHAIRPERSON TIMMERMAN: You were going to  
3 say "street"?

4 SECRETARY STACY: No. I was going to say,  
5 when I think of street, I think of something within  
6 the city.

7 MS. PARGEON: Yeah. Exactly.

8 MS. LAND: Or in the village.

9 SECRETARY STACY: When I think of road,  
10 I think where we live at.

11 MS. LAND: There are no streets, except in  
12 the subdivisions. And you could with -- if you have  
13 an industrial park, it will have streets because they  
14 are subdivided like a subdivision plan, platted.

15 So do we want to make it one of those  
16 obnoxious slash things?

17 SECRETARY STACY: We could. We could.

18 CHAIRPERSON TIMMERMAN: Just to be  
19 consistent. That's fine.

20 MS. PARGEON: Yeah.

21 MS. LAND: Okay.

22 CHAIRPERSON TIMMERMAN: A is talking about  
23 water runoff. Is there retention and detention ponds  
24 or does that go into Ponds later? Is that somehow



1 covered with any of this?

2 MS. LAND: It isn't in the Pond section.

3 CHAIRPERSON TIMMERMAN: Okay.

4 MS. LAND: I don't think we want to get any  
5 more specific than that because, since it's a  
6 Conditional Use, they'll show you how they plan to do  
7 it.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MS. LAND: And you can ask those questions.

10 CHAIRPERSON TIMMERMAN: That's fair.

11 MS. PARGEON: But have it built up on a  
12 slant so the water goes to the curb and down.

13 MS. LAND: Well, if there's no curbs, then  
14 you have to have a --

15 CHAIRPERSON TIMMERMAN: They'll have to have  
16 a plan.

17 MS. LAND: Uh-huh.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. PARGEON: A way for -- a drain.

20 MR. EVANS: Go to 3. Business and the  
21 character of a drive-in or drive-thru establishment  
22 subject to the following conditions:

23 A. A setback of at least 60 feet from the  
24 right-of-way line of any existing or proposed street

1 shall be maintained -- must be maintained.

2 B. Access points shall be located at least  
3 60 feet from the intersection of any two streets.

4 C. All lighting shall be shielded from  
5 adjacent Residential Districts.

6 D. A 6-foot-high, completely obscuring  
7 screen shall be provided when abutting or adjacent  
8 districts are zoned for Residential Districts. The  
9 height of the screen shall be measured from the  
10 surface of the ground. Said screen shall further meet  
11 the requirements of Article X, General Provisions.

12 MS. LAND: So when you get into Article X,  
13 General Provisions, you'll see that screens could be  
14 fences. They could be vegetation. They could be a  
15 mound. There's different things that you can let them  
16 do.

17 Going back up here, again, when they say "of  
18 the right-of-way line," we're presuming they mean the  
19 one closest to them, but I would like to have that, if  
20 you guys --

21 CHAIRPERSON TIMMERMAN: Uh-huh.

22 MS. PARGEON: Yes.

23 CHAIRPERSON TIMMERMAN: Then Section D  
24 there, they're talking about abutting to residential.

1 Kind of what Matt was saying earlier. He said a  
2 residential -- a property being used for residential  
3 or a Residential District.

4 MS. LAND: Uh-huh.

5 CHAIRPERSON TIMMERMAN: I'm not sure -- I  
6 mean, this calls out Residential District.

7 MS. LAND: Should we say for resident zoned  
8 abutting or adjacent to districts or zoned for  
9 Residential Districts?

10 CHAIRPERSON TIMMERMAN: I think it's  
11 important to protect the residents. So...

12 MS. LAND: Yeah. I know that in Liberty  
13 Township, we faced a big issue when the Waffle House  
14 and those things went in. There were still houses  
15 sitting there, and they were, like, just, you know,  
16 not too far away from the grease vent outlet from the  
17 restaurant and it completely destroyed their backyard.  
18 They couldn't sit on their deck.

19 MS. PARGEON: Terrible.

20 MS. LAND: So we had to deal with that.

21 CHAIRPERSON TIMMERMAN: Right.

22 MS. LAND: So I can see why we need it. And  
23 that is in an area that was, then, identified as a  
24 commercial area because Walmart and all of that stuff

1 was there. It wasn't a Residential District, so there  
2 was no requirement that they had to fence. So I think  
3 what you're saying is probably something that you need  
4 to really discuss that you would want to include  
5 residential use.

6 CHAIRPERSON TIMMERMAN: As far as -- say  
7 that again.

8 MS. LAND: That you would want to change  
9 this not from just Residential Districts, but also  
10 residential use.

11 CHAIRPERSON TIMMERMAN: Yes.

12 MS. LAND: Even though it's not in a  
13 district that's zoned Residential.

14 CHAIRPERSON TIMMERMAN: That's what I would  
15 do.

16 SECRETARY STACY: I agree.

17 MS. LAND: Okay. How I do fix that?

18 SECRETARY STACY: Can we cross out  
19 "district" and put "residential use"?

20 CHAIRPERSON TIMMERMAN: Use/district.  
21 Whatever.

22 MR. EVANS: Ready to go to 4?

23 CHAIRPERSON TIMMERMAN: If Cindy is.

24 MS. LAND: Okay. Go on.

1 MR. EVANS: 4. Veterinary hospitals or  
2 clinics, provided all activities are conducted within  
3 a totally enclosed main building, and provided further  
4 that all buildings are set back at least 200 feet from  
5 abutting Residential Districts on the same side of the  
6 street.

7 5. Plant materials.

8 MS. LAND: Do you want to change that one,  
9 too, from "Residential District" to "Residential use  
10 or District"?

11 CHAIRPERSON TIMMERMAN: Yeah.

12 MS. PARGEON: Yeah.

13 SECRETARY STACY: That 200 feet, does that  
14 seem --

15 CHAIRPERSON TIMMERMAN: It sounds like a  
16 lot --

17 MS. PARGEON: That's good.

18 CHAIRPERSON TIMMERMAN: -- but I think it's  
19 a good thing.

20 SECRETARY STACY: Uh-huh. Okay.

21 MR. EVANS: Go to 5.

22 CHAIRPERSON TIMMERMAN: Did you have a --

23 SECRETARY STACY: No. I just want to make  
24 sure. That seemed to be another specific thing that

1 we want to address.

2 Okay. Go ahead.

3 MR. EVANS: Plant materials, nursery, for  
4 the retail sale of plant materials, not grown on the  
5 site, and sale of lawn furniture, playground  
6 equipment, and garden supply, subject to the following  
7 conditions:

8 A. The storage or display of any materials  
9 or products shall meet all setback requirements of a  
10 structure.

11 B. All loading and parking shall be  
12 provided off street.

13 C. The storage of all soil -- of any soil,  
14 fertilizer, and any other loose unpackaged materials  
15 shall be contained so as to prevent any effects on  
16 adjacent uses.

17 6. Mortuary establishments. When adequate  
18 assembly area is provided off street for vehicles to  
19 be used in funeral processions, provided further that  
20 such assembly area shall be provided in addition to  
21 any required off-street parking area.

22 A caretaker's residence may be provided  
23 within the main building of mortuary establishments.

24 MS. LAND: We almost have to put that in

1 there because I think, when they have a body in state,  
2 they have to have a person there in the building. So  
3 they have a caretaker's -- which we have to put that  
4 there because, generally speaking, there's no ability  
5 to live in the B-3 district.

6 CHAIRPERSON TIMMERMAN: Gotcha.

7 SECRETARY STACY: Okay.

8 MR. EVANS: 7. Publicly owned buildings,  
9 telephone exchange buildings, and public utility  
10 offices, including transformer stations, substations,  
11 or gas regulator stations, all without storage yards.

12 MS. LAND: This is in every zoning book in  
13 Hancock County, but I'm not sure that you have any  
14 authority to regulate any of these things. So I'm  
15 going to do a little bit more research on that one and  
16 find out if we should just not have it.

17 MS. PARGEON: Okay.

18 MR. EVANS: Then Section 1003, Area and Bulk  
19 Requirements.

20 MS. LAND: I wanted to add in this section,  
21 contractor offices without storage yards, and, then,  
22 the Other uses similar to the above uses.

23 CHAIRPERSON TIMMERMAN: Okay. Yeah. That's  
24 one of the things we wanted to add.

1 On to the table at this point?

2 MS. LAND: Uh-huh.

3 CHAIRPERSON TIMMERMAN: We have a maximum  
4 height of 30 feet, which is less than B-2.

5 MS. LAND: Yeah. If you want -- do we have  
6 the outdoor recreation stuff in here? Or indoor  
7 recreation? We do not.

8 CHAIRPERSON TIMMERMAN: But it would be the  
9 pyramid where it carries over, right?

10 MS. LAND: True.

11 CHAIRPERSON TIMMERMAN: B-2.

12 MS. LAND: We don't have to put that in  
13 there.

14 CHAIRPERSON TIMMERMAN: Yeah. But this  
15 would be an opportunity to go to a taller building --

16 MS. LAND: Right.

17 CHAIRPERSON TIMMERMAN: -- where it would  
18 fit in better.

19 MS. LAND: Do you want to pick a number that  
20 still limits the number of stories you're going to end  
21 up with? Do you want to say that we don't want any  
22 more than three- or four-story buildings? Do you want  
23 to let there be really tall buildings?

24 VICE CHAIRPERSON REHUS: I wouldn't think



1 so.

2 MR. EVANS: Is this hotels, too?

3 MS. LAND: Yes. Hotels are a Permitted Use.  
4 Hotels could end up being five or six stories.

5 MR. EVANS: Actually, like, the Hilton  
6 Garden, it's at least four stories, so it's probably  
7 50, maybe 60 feet tall. It depends on what you want  
8 to put there.

9 CHAIRPERSON TIMMERMAN: Could you do, like,  
10 a number for stories? Could we do that then? Is that  
11 getting into --

12 MS. LAND: Yeah. I mean, it's the same as  
13 I think we are doing up above where we say 30 feet, no  
14 more than two stories. And you want to have a  
15 story --

16 CHAIRPERSON TIMMERMAN: I'm just throwing it  
17 out there as an option of what people thought. Makes  
18 sense.

19 MS. LAND: So it would be, like, 60 feet?  
20 No more than four stories. Is that 60?

21 CHAIRPERSON TIMMERMAN: Seems like. Unless  
22 anybody has any other thoughts.

23 Then setback-wise, front, side, and rear are  
24 all at 30.

1 MS. LAND: That's pretty much the same as  
2 the other section.

3 CHAIRPERSON TIMMERMAN: Right. I think just  
4 leave it.

5 MS. LAND: They still have the same  
6 footnotes on them for the parking and the loading and  
7 all of that.

8 CHAIRPERSON TIMMERMAN: Yeah.

9 MS. LAND: Okay. You're through all of the  
10 business stuff.

11 MS. PARGEON: Yeah.

12 MS. LAND: I don't know about you guys, but  
13 I really don't want to start Industrial tonight.

14 CHAIRPERSON TIMMERMAN: Come on.

15 MS. LAND: I'm actually taking tomorrow off.

16 CHAIRPERSON TIMMERMAN: Good for you.

17 MS. LAND: Let's see. For the next time, do  
18 we want to do Industrial, but I don't think it will  
19 take you the entire time.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: And, then, you may want to look  
22 at General Provisions, which is Section 15. I think  
23 in your big book, it's -- yes, it's Section 15.  
24 That's pretty extensive. So why don't we just do

1 Industrial and as much as we can go through the  
2 General Provisions.

3 CHAIRPERSON TIMMERMAN: Do we need to go  
4 through the Schedule of Regulations at all right after  
5 all of the --

6 MS. LAND: Yeah. We probably will want to  
7 look at that.

8 CHAIRPERSON TIMMERMAN: Do we want to tackle  
9 that right away?

10 MS. LAND: We'll do that first. And, then,  
11 we will do Industrial, and that might take us the  
12 whole time.

13 But if we start reading into the General  
14 Provisions, at least you'll have an idea of what we're  
15 looking at because this is where it gets kind of all  
16 weird stuff you don't expect and all the little things  
17 that apply to everything sort of differently for each  
18 one. But sort of the General Provisions as they apply  
19 across the board. It's going to take a good bit of  
20 thinking and talking on this section.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MS. LAND: Start reading it and you'll be  
23 ready.

24 CHAIRPERSON TIMMERMAN: Do we want to open

1 up the floor for some questions or comments? Anybody?

2 Sir.

3 FROM THE FLOOR: I have at least two, and  
4 these may be jumping ahead.

5 I have a question about your maps. I know  
6 they aren't filled out yet. Say, someone has a  
7 property that they are living on this property, but  
8 there's industrial places near them.

9 What kind of buffer will they have when you  
10 draw this map to ensure -- because if your group is --  
11 or if this proposal, I should say, is going to limit  
12 where businesses can go, is that going to, then, flood  
13 some of these areas to attract more business in those  
14 areas?

15 And, like, if my house is right next to Home  
16 Depot, and that's going to be Commercial, or what have  
17 you, are we going to have a bunch of other businesses?  
18 How close is that going to be to my house? And what  
19 sort of assurances can I have as a homeowner that  
20 I'm going to have a little bit of buffer?

21 MS. LAND: That's where those setbacks come  
22 into play.

23 CHAIRPERSON TIMMERMAN: Yeah. The different  
24 setbacks come into play. The one that popped into my

1 head immediately was the veterinary one where it's  
2 200 feet. Like, I think there's going to be specific  
3 instances, but, then, there's also going to be things  
4 you can't predict, I guess, so you'll have your  
5 Conditional Use or whatever.

6 MS. LAND: Or the standard required setback  
7 for the area, they all look like they're all about  
8 30 feet.

9 FROM THE FLOOR: So, like, 30 feet from a  
10 Home Depot distribution center --

11 MS. LAND: Is not that far.

12 FROM THE FLOOR: -- that's not very far.

13 CHAIRPERSON TIMMERMAN: Right. And that's  
14 kind of the downside. I mean, unfortunately, we have  
15 to create the districts, and --

16 FROM THE FLOOR: Sure.

17 CHAIRPERSON TIMMERMAN: -- they have to go  
18 somewhere. Ultimately, you can't please everybody.  
19 I mean, the Industrial has to go somewhere. It could  
20 be next to my house or anybody's house. And it's --  
21 without zoning for years, we have houses everywhere.  
22 So chances are they're going next to somebody's house.  
23 It's just a matter of what fits best for the district,  
24 I think, is the best way to look at it.

1           You know, there's already a Home Depot  
2 distribution next to those houses. Like, not that you  
3 want to flood those houses, but if there's already  
4 stuff there, it might make the most sense to have  
5 industrial where industrial already is.

6           SECRETARY STACY: Could we also interject a  
7 greenbelt --

8           CHAIRPERSON TIMMERMAN: For sure. I say for  
9 sure, but I don't know what the City --

10          MS. LAND: Yeah.

11          SECRETARY STACY: -- to somehow help buffer  
12 that?

13          FROM THE FLOOR: I think that sounds like a  
14 great idea, personally. For what my opinion's worth.

15               My next question -- second question is,  
16 again, this may be jumping ahead, but I hear a lot of  
17 grandfathered, it would be grandfathered.

18               What about, say, shall we call it a nuisance  
19 property that they are not taking care of things or  
20 it's run down. Is there going to be anything built  
21 into this document that's going to be able to assist  
22 the neighbor who has a nuisance next to them or near  
23 them?

24          CHAIRPERSON TIMMERMAN: Cindy, is that

1 something that can even be covered?

2 MS. LAND: It's not covered by zoning.

3 Zoning doesn't deal with neighbors -- the nuisance of  
4 a neighbor. It only deals with the use of the  
5 property after zoning.

6 But there is still -- like, depending on the  
7 type of nuisance, there is an opportunity to go to the  
8 township trustees for relief from that. If it's  
9 debris and garbage, they can go about having it  
10 removed and put it on their taxes. Same way with  
11 noxious weeds.

12 FROM THE FLOOR: Did you say weeds?

13 MS. LAND: Noxious weeds.

14 FROM THE FLOOR: Okay. Like --

15 MS. LAND: Not just grown up grass. They  
16 have to be weeds that fall on that list of noxious  
17 weeds.

18 MS. PARGEON: Jimsonweed.

19 MS. LAND: It's noxious, not obnoxious,  
20 which most people say.

21 FROM THE FLOOR: The guy across the street  
22 has ten rusty, rotted-out cars sitting in his front  
23 yard.

24 MS. LAND: Cars are another whole problem

1 all together. Hard to get rid of. That's a trustee  
2 thing they can do without zoning, so talk to them  
3 about that kind of concept.

4 FROM THE FLOOR: Okay. And that,  
5 theoretically, could be done now?

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: Right.

8 FROM THE FLOOR: Okay. Thank you.

9 CHAIRPERSON TIMMERMAN: Anybody else? Okay.

10 MR. EVANS: Should we pass these maps out or  
11 do you want to save them all for --

12 SECRETARY STACY: Is there enough for each  
13 of us?

14 CHAIRPERSON TIMMERMAN: I think there's  
15 probably six or so for us. I assume the big ones will  
16 be left here?

17 MS. LAND: Yeah. We'll just leave them in  
18 the office. If there's an extra one, can I have it?

19 CHAIRPERSON TIMMERMAN: Yeah.

20 SECRETARY STACY: Sure.

21 CHAIRPERSON TIMMERMAN: Do you want two  
22 extras?

23 MS. LAND: Just one.

24 VICE CHAIRPERSON REHUS: You might spill



1 coffee on it.

2 MS. LAND: In case I get a request, then  
3 I'll have one.

4 CHAIRPERSON TIMMERMAN: I'll take the spares  
5 if you've got spares.

6 SECRETARY STACY: I will put an extra one  
7 here that's going to go back to the office, if that's  
8 all right.

9 CHAIRPERSON TIMMERMAN: Perfect.

10 SECRETARY STACY: So if we are done, can  
11 I have a motion to adjourn?

12 MS. PARGEON: I make a motion we adjourn.

13 SECRETARY STACY: Second?

14 CHAIRPERSON TIMMERMAN: I'll second.

15 MS. PARGEON: Do you want to go home  
16 tonight?

17 SECRETARY STACY: Everyone agree, say,  
18 "Aye."

19 (Vote taken.)

20 SECRETARY STACY: Motion passed. We're  
21 adjourned.

22 - - -

23 And, thereupon, the proceedings were  
24 concluded at 7:32 p.m.

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