

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION

2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Monday, April 22, 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

16 - - -

17

18

19

20

21

22 ANDERSON REPORTING SERVICES, INC.

23 3040 Riverside Drive, Suite 125

24 Columbus, Ohio 43221

 (614) 326-0177

1 APPEARANCES:

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

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 Clara Pargeon
16 Matt Cordonnier, Planning Director, Hancock Regional
17 Planning Commission
18
19
20
21
22
23
24

- - -

1 MONDAY EVENING SESSION
2 April 22, 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 22nd 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: All right, guys.
14 Hey, we're going start our meeting. You can quiet
15 down.

16 And it is time, I guess, so I'll call the
17 meeting to order.

18 Start with attendance. Dave Evans.

19 (No response.)

20 CHAIRPERSON TIMMERMAN: Not here.

21 Clara Pargeon.

22 MS. PARGEON: Here.

23 CHAIRPERSON TIMMERMAN: Darrin Rehus.

24 VICE CHAIRPERSON REHUS: Here.

CHAIRPERSON TIMMERMAN: Deb Stacy.

1 SECRETARY STACY: Here.

2 CHAIRPERSON TIMMERMAN: John Timmerman,
3 here.

4 SECRETARY STACY: I can go ahead and read --

5 MS. LAND: Is there another addenda?

6 CHAIRPERSON TIMMERMAN: You only printed
7 two?

8 SECRETARY STACY: There's nothing too
9 exciting on there.

10 Allen Township Zoning Commission,
11 April 18th, 2024.

12 Attendance: Dave Evans, Clara Pargeon,
13 Darrin Rehus, Deb Stacy, John Timmerman.

14 Deb Stacy, Allen Township Zoning Commission
15 Secretary read the April 15th, 2024, minutes.

16 Motion 24-04-11M. John Timmerman moved to
17 approve the Allen Township Zoning Commission minutes
18 from the April 15th -- I'm sorry -- from the
19 April 15th, 2024, meeting. Darrin Rehus moved to
20 second the motion. Motion passed.

21 Matt Cordonnier, Hancock County Regional
22 Planning, attended the Allen Township Zoning
23 Commission meeting. Discussion took place regarding
24 Business Districts and whether the three business

1 designations should be kept separate or if two types
2 of Business Districts could be combined.

3 It was concluded the three Business
4 Districts B-1, B-2, and B-3 should be kept separate.

5 Cindy Land, Assistant County Prosecutor,
6 will supply definitions for specific words for the
7 next Zoning Commission meeting.

8 The Allen Township Zoning Commission plans
9 to discuss Industrial Districts and General
10 Provisions. This information is included in the Allen
11 Township, Hancock County proposed Zoning Resolution.

12 During the Allen Township Zoning Commission
13 meeting, guests were invited to make comments and
14 offer input on topics pertaining to zoning.

15 A guest inquired about residential areas
16 being located next to industrial areas. Without
17 zoning, there often is a haphazard placement of uses.
18 Once in place prior to zoning, nonconforming areas
19 will most likely continue to exist. A greenbelt of
20 trees and shrubs between more disjointed uses can be
21 beneficial.

22 The purpose of zoning is to provide a
23 gradual transition of Residential to District
24 Business, and, then to Industrial.

1 Motion 24-04-12-M. Clara Pargeon moved to
2 adjourn the meeting. John Timmerman seconded the
3 motion. The motion passed.

4 We'll get these signed. But can I have a
5 motion to approve the April 18th, 2024, minutes?

6 MS. PARGEON: I'll make a motion.

7 SECRETARY STACY: Clara.

8 VICE CHAIRPERSON REHUS: I'll second it.

9 SECRETARY STACY: Darrin seconded.

10 Everyone in favor, say "Aye."

11 (Vote taken.)

12 SECRETARY STACY: Motion passed.

13 CHAIRPERSON TIMMERMAN: Do you want to sign?

14 SECRETARY STACY: Yeah.

15 MS. LAND: I do have some definitions for
16 you; the list of things that we had discussed that we
17 didn't think that they were well-defined. These are a
18 starting point. I want you to discuss them and decide
19 if there's anything that you want changed or altered.

20 CHAIRPERSON TIMMERMAN: Do you want to read
21 them out loud?

22 I'll read them.

23 Airbnb. A lightly regulated home-sharing
24 site that lets almost anyone list accommodations for

1 rent.

2 I guess that's pretty accurate.

3 Automobile Repair, Major. The general
4 repair, rebuilding, and reconditioning of motor
5 vehicles, engine rebuilding, collision service, such
6 as body, frame, fender, straightening, and repair,
7 overall painting and undercoating of automobiles.

8 SECRETARY STACY: You've been asked to read
9 a louder.

10 CHAIRPERSON TIMMERMAN: What's that?

11 SECRETARY STACY: Turn the volume up a
12 little, if you could.

13 MS. LAND: She wants you to read louder.

14 SECRETARY STACY: The audience.

15 CHAIRPERSON TIMMERMAN: Automobile Repair,
16 Minor. The general repair of motor vehicles,
17 including minor tuneup, change of oil and filter,
18 repair a flat tire, brake part replacement,
19 lubrication, or other similar operations.

20 Automobile Service Station. Any building,
21 structure, or land used for the disbursing, sales, or
22 offer of sale, or retail, minor accessories, including
23 the lubrication of automobile, and the replacement or
24 installation of minor parts and accessories, but not

1 including major repair work, such as motor
2 replacement, and body and fender repair, or both.

3 MS. LAND: That's a repeat. There's two of
4 them there that are the same.

5 MS. PARGEON: Yes, there is.

6 MS. LAND: About those, I just found
7 different definitions from different places for those.
8 I don't know if you want all of that. Do you want
9 those left out completely?

10 I think our current one is -- where do I
11 have that?

12 (Mr. Cordonnier joined the proceedings.)

13 MS. LAND: Currently -- it's not in there.
14 You have Automobile Service Station in your
15 definitions and Automobile Repair in what we've
16 already got in our list.

17 I don't know if you want to take those --
18 maybe mark those to see about comparing them to those
19 other two, and, then, next time, you can decide if we
20 want to alter them or change them or just beef up what
21 you have or replace what you have with any of these.
22 I'm not sold on any of them. I have no --

23 CHAIRPERSON TIMMERMAN: Did we add gas
24 station? Where did we end up on that?

1 MS. LAND: There is -- I don't think we had
2 gas station on here.

3 CHAIRPERSON TIMMERMAN: Weren't we
4 considering it, though?

5 MS. LAND: Uh-huh. I think we were
6 considering adding in fuel and charging stations for
7 service stations --

8 CHAIRPERSON TIMMERMAN: Okay.

9 MS. LAND: -- in service stations for the
10 sale of minor accessories, fuel, and charging station.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. PARGEON: Yeah. That would be a good
13 place for it, the Automobile Service Station.

14 CHAIRPERSON TIMMERMAN: Bed and Breakfast.
15 A small establishment with four to ten guestrooms
16 where the owner lives on site and provides breakfast
17 as part of the cost of the room.

18 MS. LAND: That came from Google. I have no
19 idea whether it's appropriate or not.

20 CHAIRPERSON TIMMERMAN: Google knows
21 everything.

22 MS. LAND: It's on the internet; it must be
23 true.

24 CHAIRPERSON TIMMERMAN: Boarding House. A

1 building other than a motel or hotel with three or
2 more guestrooms used as permanent, more than four
3 weeks', lodging for compensation.

4 MS. LAND: I think that's the City of
5 Findlay's definition.

6 CHAIRPERSON TIMMERMAN: Clinic. A health
7 care facility, smaller than a hospital, where patients
8 are less sick and do not stay overnight, or where you
9 receive routine preventive care when you are healthy
10 or visit your doctor/primary care provider when you
11 are sick.

12 Convalescence or Nursing Home. A structure
13 with sleeping rooms where persons are housed or lodged
14 and are furnished with meals, nursing, and medical
15 care.

16 Hospital. A building or structure in which
17 patients or injured persons are given medical or
18 surgical care, generally with a full-time staff and
19 facilities for boarding patients overnight. This
20 definition as used in the Resolution does not include
21 the care or treatment of animals.

22 Hotel. A building in which lodging or
23 boarding and lodging are provided and offered to the
24 public for compensation, and in which ingress and

1 egress to and from all rooms is made through an inside
2 lobby, hall, or office.

3 Motel. A building in which lodging or
4 boarding and lodging is provided and offered to the
5 public for compensation, and in which ingress and
6 egress to and from all rooms is made from outside the
7 building directly into each room without having to go
8 through a lobby or office.

9 Private Club. A building, or portion
10 thereof, or premises owned or operated by a
11 corporation, association, membership, person, or
12 persons for a social, educational, or recreational
13 purpose, but not primarily for profit or for rendering
14 a service which is carried on as a business.

15 MS. LAND: Do any of those -- do you have
16 any issues with any of those?

17 VICE CHAIRPERSON REHUS: I don't think so.

18 MS. PARGEON: No.

19 SECRETARY STACY: They seem fine.

20 MS. LAND: The hospital and clinic, if we
21 differentiate the difference, one is a day place; the
22 other is overnight.

23 MS. PARGEON: Right.

24 SECRETARY STACY: Uh-huh.

1 MS. LAND: Hotel, motel, depending if you
2 enter from the street or from the lobby.

3 SECRETARY STACY: Uh-huh.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: And Private Club, I think that
6 may have come from the City or maybe Marion Township.
7 I looked in others to see what they had.

8 SECRETARY STACY: Okay.

9 MS. LAND: But all of these are -- they're
10 alterable. You can do however you want with them.

11 SECRETARY STACY: Uh-huh.

12 MS. LAND: Okay.

13 CHAIRPERSON TIMMERMAN: I think, for now,
14 they work.

15 MS. PARGEON: They're plain and simple.

16 CHAIRPERSON TIMMERMAN: Recreational
17 Facilities. Noncommercial recreational facilities,
18 private and semi-private recreational facilities which
19 are not operated for commercial gain, including
20 private country clubs, riding stables, golf courses,
21 game preserves, and other private noncommercial
22 recreational areas and facilities or recreational
23 centers, including private community swimming pools
24 and marinas.

1 MS. LAND: Marinas. Are you guys going to
2 have one of those, do you think?

3 SECRETARY STACY: I don't think so.

4 CHAIRPERSON TIMMERMAN: I doubt it.

5 MS. LAND: You can take it out, if you want.

6 CHAIRPERSON TIMMERMAN: Aren't they -- is
7 the lake, kind of, going away or something? Didn't I
8 hear that?

9 MS. LAND: What lake?

10 MS. PARGEON: Yes. Eventually.

11 CHAIRPERSON TIMMERMAN: Eventually.

12 MS. PARGEON: The last of their three-year
13 project.

14 CHAIRPERSON TIMMERMAN: Okay. So marina
15 gets less important.

16 Commercial Recreational Facilities.
17 Recreational facilities established and operated for
18 profit, such as commercial golf courses, swimming
19 pools, racetracks, amusement parks, carnivals, and
20 similar commercial enterprises.

21 MS. LAND: That's the City of Findlay's
22 definition of "Recreation." But we also -- in your
23 definition you already have -- you have Indoor
24 Recreation, and that's the one that had bowling alleys

1 and things like that. So you could put Indoor
2 Recreation in the list under Recreational Facilities,
3 noncommercial, commercial, and indoor.

4 CHAIRPERSON TIMMERMAN: Okay. Does that
5 make --

6 MS. LAND: It's up to you.

7 CHAIRPERSON TIMMERMAN: Or you can divide
8 them out. I mean --

9 MS. LAND: I mean, I don't -- I don't think
10 the things that you have listed in there fit under
11 Commercial Recreational Facilities, but I also don't
12 believe they are noncommercial recreational
13 facilities. They are for-profit enterprises. Axe
14 throwing, bowling alleys, indoor soccer or tennis.
15 Those volleyball -- indoor volleyball.

16 A lot of those things -- I mean, they are --
17 they charge a lot of money to be able to use them, so
18 they are noncommercial. What do we do with them?
19 What do you suggest?

20 MR. CORDONNIER: To me, it's the size of the
21 building. Indoor axe throwing in a small facility
22 versus -- in Fort Wayne, they've got the 18 basketball
23 courts under one roof. They're both indoor. They're
24 both quite different. One is 4,000 square feet, and

1 one is 400,000 square feet. I have no idea.

2 CHAIRPERSON TIMMERMAN: Right.

3 MR. CORDONNIER: So, to me, it's not -- it's
4 not that it's indoor recreation, but it's more of the
5 size of the building.

6 MS. LAND: How would you have them -- what
7 suggestions do you have for how to put this in there?

8 MR. CORDONNIER: For a definition?

9 MS. LAND: Yeah. Because would it fall
10 under a non -- I mean, it can be small. I mean, a
11 small axe throwing kind of thing, but it's still not
12 noncommercial. You pay to go in and they're making
13 money off of it. It's their business.

14 MR. CORDONNIER: Yeah. I think -- I don't
15 know. To me, the common thread with these are mostly
16 outdoor.

17 MS. LAND: Uh-huh. Would you want to have
18 the Indoor Recreational Facilities permitted in the
19 Business District based on their size?

20 MR. CORDONNIER: Yeah.

21 MS. LAND: So they would just be businesses?

22 MR. CORDONNIER: Yeah.

23 MS. LAND: Then you probably don't need the
24 Indoor Recreational definition, if you want to look at

1 it that way.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MR. CORDONNIER: With the building size
4 restrictions, I mean, that kind of takes care of it.

5 MS. LAND: I'll find it in the list. Now
6 I just go back for it.

7 CHAIRPERSON TIMMERMAN: Screening. The
8 provision of a physical barrier intended to obscure
9 view from one property to another. The screening
10 typically runs parallel to a property line and
11 consists of opaque material, both natural and
12 manufactured.

13 Natural landscaping involves using tall
14 bushes, such as arborvitaes, hedges, or fir trees and
15 other coniferous vegetation.

16 It may also involve the use of mounding and
17 shorter-growth vegetation. Manufactured screening is
18 typically in the form of fencing, wood or vinyl, or in
19 walls made of stone or brick. Screening height
20 typically measures 6 feet, but may be as high as
21 8 feet, depending upon the uses adjacent to the site
22 subject to the review. The screening may be combined
23 with buffering to offset different uses and their
24 effects.

1 MS. LAND: That came out of the Findlay
2 book.

3 MR. CORDONNIER: Yeah, I saw it. It sounds
4 long-winded.

5 MS. LAND: Yeah.

6 MS. PARGEON: It makes -- yeah.

7 SECRETARY STACY: I think it's good.

8 MS. LAND: What about, "The screening may be
9 combined with buffering to offset different uses and
10 their effects"? I don't think we have anything about
11 buffering in the book.

12 CHAIRPERSON TIMMERMAN: Is buffering just
13 like the spacing? The distance? Is that what
14 buffering is?

15 MR. CORDONNIER: Yeah.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MR. CORDONNIER: Some developments would
18 require a 100-foot landscape buffer, or something like
19 that. And, then, within that, that's where you put
20 the required screening. But I don't know that this
21 code goes into that.

22 MS. LAND: We could leave that there. I
23 guess it won't hurt anything.

24 Is there anything about that that you guys

1 don't like?

2 CHAIRPERSON TIMMERMAN: Initially, no. It
3 seems okay to me.

4 MS. PARGEON: Yeah.

5 SECRETARY STACY: I think that's great.

6 CHAIRPERSON TIMMERMAN: Looks okay to me.
7 I like the buffering option. Just the fact
8 that there's housing already everywhere, is there a
9 way to add buffering to give them space? People are
10 already concerned about what's going to be happening
11 right next to them.

12 MS. LAND: That buffering naturally happens
13 with your setbacks. I mean, that's the whole -- the
14 spaces between.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: But I think we're basically
17 saying, if you need to screen, you can put it on your
18 setback, right?

19 MR. CORDONNIER: I mean, this is just the
20 definition. I've worked at communities where -- and
21 Findlay's reflects that somewhat. If you're building
22 a commercial district and you're building a commercial
23 building, and it's adjacent to a residential use or
24 zoning, you have to put in -- and they had three

1 levels of screening: Level 1 Screening, Level 2,
2 Level 3. And, then, depending -- and, then, in
3 Industrial next to Residential usually required the
4 highest level, which is Level 3. And, then, like,
5 Multi-Family next to Residential, probably no
6 screening. Office next to Residential, like,
7 Level 1 screening.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MR. CORDONNIER: That's how Findlay's is.
10 I stole some of the concepts from Fisher's Indiana,
11 and we put that in Findlay's code. It's worked pretty
12 well. I've been fairly happy with it.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MR. CORDONNIER: But that would be something
15 that you have to put in the code. Just the definition
16 doesn't handle that.

17 SECRETARY STACY: Right. You're talking
18 about different levels. So to have a more heavy-duty
19 screening, maybe that's -- we're addressing height,
20 but we're really not addressing what, correct?

21 MR. CORDONNIER: This is just the
22 definition.

23 SECRETARY STACY: Right. Okay.

24 MS. LAND: In our General Provisions, we'll

1 probably have a section on screening --

2 SECRETARY STACY: Okay.

3 MS. LAND: -- and buffering. Then we can
4 tweak that portion of it, which may make us come back
5 and tweak the definitions. But, at least, then --

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: Yeah.

8 SECRETARY STACY: Okay.

9 MS. LAND: In some of this, we feel like
10 we're doing it in a vacuum. When we get done and we
11 read all through it, we're like, Oh, that all works
12 together. That's our goal.

13 Is there anything on there that you want
14 changed? Altered? Any more that you want?

15 VICE CHAIRPERSON REHUS: I don't think so.

16 MS. PARGEON: Sounds good.

17 MS. LAND: That is what I have written down
18 from the last meeting. It won't hurt my feelings if
19 you want to pick any of them apart and turn them to
20 something else because Google gave me half of them.
21 Some came from Findlay, some came from Marion
22 Township, and some came from Amanda Township.

23 SECRETARY STACY: I think they are good.

24 MS. PARGEON: Yeah.

1 MR. CORDONNIER: We have a planning and
2 zoning definition book. It's outdated. It's about
3 15 years old. It takes, you know, the definition of
4 clinic, and it gives you ten examples from different
5 communities. I'll see if I can round that up.

6 MS. LAND: That would be great.

7 MR. CORDONNIER: A more current version
8 would be even better.

9 MS. LAND: I honestly sat at my desk, looked
10 at my computer going, Hum. No idea where to find
11 these things, so I asked Google.

12 MR. CORDONNIER: Yeah.

13 MS. LAND: And most of anything that I took
14 from just Googling the terms, I got several different
15 options that came up and I combined them into what I
16 thought was the most logical for you guys.

17 CHAIRPERSON TIMMERMAN: Moving on to I-1
18 then?

19 MS. LAND: Yeah. I guess that's where we
20 are.

21 CHAIRPERSON TIMMERMAN: Clara, do you have
22 any interest in reading?

23 MS. PARGEON: What page are you on?

24 CHAIRPERSON TIMMERMAN: 28.

1 MS. PARGEON: I'm reading here, or is
2 that --

3 CHAIRPERSON TIMMERMAN: No.

4 MS. PARGEON: Right here. Section 12.
5 Intent.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. PARGEON: The I-1, Light Industrial
8 Districts, are designed so as to accommodate wholesale
9 activities, warehouses, and industrial operations
10 whose external physical effects are restricted to the
11 area of the district, and in no manner affect in a
12 detrimental way any of the surrounding districts.

13 The I-1 District is so structured as to
14 permit, along with any specific uses, the
15 manufacturing, compounding, processing, packaging,
16 assembly, or treatment of finished or semi-finished
17 products from previously prepared material.

18 It is further intended that the processing
19 of the raw material for shipment in bulk form to be
20 used in an industrial operation at another location
21 not be permitted.

22 The general goals of this use district
23 include, among others, the following specific
24 purposes:

1 1. To provide significant space and
2 appropriate locations to meet the needs of the
3 township's expected future economy for all types of
4 manufacturing and related uses.

5 2. To protect abutting Residential
6 Districts by separating them from manufacturing
7 activities and by prohibiting the use of such
8 industrial areas for new residential development.

9 3. To promote manufacturing development,
10 which is free from danger of fire, explosions, toxic
11 and noxious matter, radiation, and other hazards and
12 from offensive noise, vibration, smoke, odor, and
13 other objectionable influences.

14 4. To protect the most desirable use of
15 land in accordance with a well-considered plan to
16 protect the character and established pattern of
17 adjacent development and, in each area, to conserve
18 the value of the land and buildings and other
19 structures and to protect the township's tax revenue.

20 CHAIRPERSON TIMMERMAN: Any thoughts through
21 any of that?

22 The one I highlighted was No. 2, To protect
23 abutting Residential Districts. I think that's going
24 to be a big thing for everybody.

1 MS. PARGEON: Uh-huh.

2 CHAIRPERSON TIMMERMAN: I don't -- can it be
3 more than just Residential Districts? Is it -- I
4 don't know that you have to spell it out here
5 necessarily, but is it just districts, or is it
6 residential properties?

7 MS. LAND: We can't -- I think it has to be
8 districts.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: Because -- what do you think?

11 MR. CORDONNIER: It says -- I would say uses
12 and -- I don't know. Generally, you either talk about
13 the use or how it's zoned. So I would say property
14 zoned Residential. Property used or zoned as
15 Residential.

16 At the same time, I've been a planner for
17 20 years, and maybe I'm not a good planner, but the
18 intent of the district, I read about every four or
19 five years. You look at the Permitted Uses. You look
20 at the Conditional Uses. You know, I mean, the intent
21 does not come into play --

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. CORDONNIER: -- that often.

24 MS. PARGEON: It says, "to protect abutting

1 Residential Districts."

2 MS. LAND: Want to say Residential Districts
3 and uses?

4 CHAIRPERSON TIMMERMAN: Sure.

5 MS. PARGEON: Yes.

6 MS. LAND: That would kind of take into
7 account what you --

8 CHAIRPERSON TIMMERMAN: Right.

9 MR. CORDONNIER: The Intent statement is
10 important. At the same time, you look at your
11 standards. What are the Permitted Uses? What are the
12 setbacks? Those are the things that come into play --

13 CHAIRPERSON TIMMERMAN: Sure.

14 MR. CORDONNIER: -- more often.

15 CHAIRPERSON TIMMERMAN: Sure. Keep going.

16 MS. PARGEON: Section 1201. Principal Uses
17 Permitted.

18 MS. LAND: Which will become Permitted Uses.
19 We're changing all of the 01s, Principal Uses,
20 Permitted to Permitted Uses. You guys don't have to
21 do it if you don't want to because I'll take care of
22 it.

23 MR. CORDONNIER: I'll say one thing. When I
24 think of the I-1 District, in general, it's the idea

1 that those manufacturing and those things occur within
2 a building. That's kind of -- whether you're
3 manufacturing microchips or manufacturing rubber
4 duckies -- or whatever you're manufacturing, it's in a
5 building. We all know what that building looks like,
6 it's like a giant Morton building. You know, so
7 that's more of the idea -- a little bit more of it
8 occurs within the building.

9 CHAIRPERSON TIMMERMAN: But it's still right
10 next to somebody's house potentially?

11 MR. CORDONNIER: Correct.

12 CHAIRPERSON TIMMERMAN: Right.

13 MR. CORDONNIER: Maybe if there's a -- is
14 there an -- I don't know if you guys have an I-2.

15 CHAIRPERSON TIMMERMAN: There is an I-2.

16 MR. CORDONNIER: That's more of, like, strip
17 mining and more of those things that are really
18 visible.

19 CHAIRPERSON TIMMERMAN: Right.

20 MS. PARGEON: Ready for me to go?

21 CHAIRPERSON TIMMERMAN: Sure.

22 MS. PARGEON: In a Light Industrial
23 District, no building or land shall be used, and no
24 building shall be erected, except for one or more of

1 the following specified uses, unless otherwise
2 provided in this Resolution:

3 1. Any use charged with the principal
4 function of basic research, design, and pilot or
5 experimental product development when conducted within
6 a completely enclosed building.

7 2. Any of the following uses when the
8 manufacturing, compounding, or processing is conducted
9 wholly within a completely enclosed building. That
10 portion of the land used for open storage facilities
11 for materials or equipment used in the manufacturing,
12 compounding, or processing shall be totally obscured
13 by a screen on those sides abutting RE, R-1, R-2,
14 RM-1, B-1, and B-2 Districts. And on any front yard
15 abutting a public thoroughfare, except as otherwise
16 provided in section Screening Requirements.

17 In I-1 Districts, the extent of such a
18 screen shall not be less than four 4 feet, 6 inches in
19 height and may, depending upon land usage, be required
20 to be 8 feet in height and shall be subject further to
21 the requirements of Article -- is that XV?

22 MS. LAND: Uh-huh.

23 MS. PARGEON: General Provisions.

24 CHAIRPERSON TIMMERMAN: On that, the

1 definition you provided says 6-foot and maybe an
2 8-foot screening.

3 MS. LAND: Uh-huh.

4 CHAIRPERSON TIMMERMAN: We've got 4 foot, 6.

5 MS. LAND: 4 foot, 6 here. Yeah.

6 CHAIRPERSON TIMMERMAN: Do you want to
7 change that to 6 foot?

8 MS. LAND: Do you want to, or do you want to
9 keep it 4 feet, 6?

10 CHAIRPERSON TIMMERMAN: What are your
11 thoughts on that?

12 MS. PARGEON: I'd say leave it at 6 feet.
13 Nobody's going to try to climb it then.

14 CHAIRPERSON TIMMERMAN: I'm okay with going
15 to 6 feet.

16 SECRETARY STACY: Do you want to do a
17 minimum of 6 feet?

18 MS. LAND: Well, you don't want much more
19 than 8 either. That might get kind of weird.

20 SECRETARY STACY: Okay.

21 CHAIRPERSON TIMMERMAN: The only other
22 thoughts I had was the listing of all the districts up
23 there. We do not have an R-2.

24 MS. LAND: Yeah, you do.

1 CHAIRPERSON TIMMERMAN: Residential 2?

2 MS. LAND: Don't we? Oh, we took it out.

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: We have a B-3. This
5 says B-1 and B-2.

6 SECRETARY STACY: Yeah. Okay. So we're
7 talking about a completely enclosed building for I-1?

8 MS. LAND: Uh-huh.

9 SECRETARY STACY: And, then, in the next
10 paragraph, it talks about open storage.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: Right.

13 SECRETARY STACY: So part of I-1 is
14 completely enclosed, and part of it can happen
15 outside?

16 MS. LAND: With a yard that's fully
17 enclosed. Yeah.

18 SECRETARY STACY: Okay.

19 MS. LAND: The biggest thing about R-1 is,
20 what they're doing doesn't affect -- have adverse
21 effects on the properties around them.

22 Like, you know, you can have a lumber yard
23 that has a whole lot of stuff laying in its yard. It
24 doesn't really hurt anybody. But you might also have

1 something that's completely enclosed in the building
2 that's belching out black smoke that's making
3 everybody feel nauseous. That would definitely not
4 fit here because the effects of what they're doing are
5 affecting the people around them.

6 MR. CORDONNIER: That's similar to
7 Findlay's. You can have an industrial building, and,
8 then, you can have a fenced-in storage area. I think
9 the difference is, if there's an industry where you
10 were doing -- you know, if you're assembling roof
11 trusses and you were doing that outside, that's more
12 of a --

13 CHAIRPERSON TIMMERMAN: Okay.

14 MR. CORDONNIER: To me, that's more of an
15 I-2.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MR. CORDONNIER: Indoor manufacturing,
18 et cetera, outdoor storage.

19 MS. LAND: Because what you're doing will
20 have an effect -- people will be able to hear it. It
21 will have an effect on their noise if you're building
22 trusses outside all day, every day.

23 So we have RE, R-1, RM-2, RM-1.

24 CHAIRPERSON TIMMERMAN: Did we get rid of

1 RE?

2 MS. LAND: No, we kept that. It's ES.

3 CHAIRPERSON TIMMERMAN: We have ES. That's
4 expressways.

5 MS. LAND: We got rid of RE.

6 CHAIRPERSON TIMMERMAN: We got rid of RE
7 also.

8 MS. LAND: Did we?

9 CHAIRPERSON TIMMERMAN: Yeah. That was the
10 one that you said -- I don't remember what --

11 MS. LAND: This is what happens when you
12 cram too much at me at once. I forget what I'm --
13 we'll take out --

14 SECRETARY STACY: We took -- got rid of RE,
15 Residential Estate.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: So we have R-1, RM-1, right?

18 MS. PARGEON: Yeah.

19 MS. LAND: And then B-1, 2, and 3?

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MS. LAND: Okay. That's what we'll have in
22 here.

23 MS. PARGEON: Ready to go on with A?

24 CHAIRPERSON TIMMERMAN: Sure.

1 MS. PARGEON: Warehousing, wholesale
2 establishments, and trucking facilities.

3 B. The manufacture, compounding,
4 processing, packaging or treatment of such products
5 as, but not limited to, bakery goods, candy,
6 cosmetics, toiletries, food products, hardware, and
7 cutlery, tool, dye, gauge, and machine shops.

8 MS. LAND: Wait a minute. Do we have to
9 have that list in there? We're getting rid of most of
10 the --

11 MS. PARGEON: Yeah.

12 CHAIRPERSON TIMMERMAN: I would agree with
13 that.

14 MR. CORDONNIER: Yeah.

15 MS. LAND: What would you put in there to
16 just -- manufacture, compounding, processing and
17 packaging of products?

18 MR. CORDONNIER: Manufacturing completely
19 enclosed within a building.

20 MS. LAND: That's up at the top.

21 MR. CORDONNIER: Yeah. Again, whatever
22 they're doing in the building doesn't -- it's in the
23 building. Whether it's a million -- you can make --
24 we could sit here all night and make a list of

1 different things that could be manufactured in a
2 building.

3 CHAIRPERSON TIMMERMAN: Right.

4 MS. LAND: And still miss the one that they
5 come and ask about.

6 MS. PARGEON: Yeah.

7 MS. LAND: So we will take out the word
8 "such," leave "products," and take out the rest of the
9 sentence. We will add, "completely enclosed within a
10 building."

11 SECRETARY STACY: Okay.

12 CHAIRPERSON TIMMERMAN: You did that from B,
13 correct?

14 MS. LAND: On B. Correct. Yeah. We're
15 going to have to do something similar on C.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 MS. PARGEON: C. The manufacture,
18 compounding, assembly, or treatment of articles of
19 merchandise from previously prepared materials, bone,
20 canvas, cellophane, cloth, cork.

21 MS. LAND: Don't even bother reading the
22 list.

23 MS. PARGEON: Okay. Good.

24 MS. LAND: Do we even need that with B?

1 Once we did B, the manufacture --

2 MS. PARGEON: Processing and packaging.

3 MS. LAND: It almost seems like a -- of
4 products or articles. I don't think we need it. I
5 think B covers it.

6 MS. PARGEON: Yeah.

7 SECRETARY STACY: I think so, too.

8 VICE CHAIRPERSON REHUS: Just take C out?

9 MS. PARGEON: Take out C out.

10 MS. LAND: Yeah. D is an odd one.

11 MS. PARGEON: D. The manufacture of pottery
12 and figurines, or other similar ceramic products,
13 using only previously pulverized clay and kilns fired
14 only by electricity or gas.

15 MS. LAND: That's pretty specific.

16 MR. CORDONNIER: It's the same thing.

17 MS. LAND: As long as it's carried on within
18 the building, manufacture of products.

19 MS. PARGEON: Yeah. As long as it's in the
20 building.

21 MS. LAND: I would take that out too.

22 MR. CORDONNIER: Take it out. Yeah.

23 MS. LAND: Although, we'll take this out,
24 and somebody will come and want to put in a kiln

1 that's wood-fired or something.

2 CHAIRPERSON TIMMERMAN: That goes back to --

3 MR. CORDONNIER: As long as it's still
4 within their building and we can't smell it, I guess
5 we don't care.

6 CHAIRPERSON TIMMERMAN: It's not obnoxious
7 or whatever.

8 MS. PARGEON: Right.

9 E. Manufacture of musical instruments,
10 toys, novelties, and metal or rubber stamps, or other
11 molded rubber products.

12 MR. CORDONNIER: Strike it.

13 MS. LAND: Yeah.

14 MS. PARGEON: Okay.

15 MS. LAND: I think we can strike that.

16 CHAIRPERSON TIMMERMAN: And the next one.

17 MS. HOLDERMAN: F. Manufacture or assembly
18 of electrical appliances, electronic instruments, and
19 devices, radios, and phonographs.

20 MS. LAND: Now, if we end up not being able
21 to get our phonographs fixed because we've knocked
22 this out of here, we're all going to be feeling bad.

23 I think we ought to strike it.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. PARGEON: Someone would know how to fix
2 them somewhere. At a museum.

3 CHAIRPERSON TIMMERMAN: G. Laboratories,
4 experimental, film, or testing.

5 MS. LAND: What is that?

6 CHAIRPERSON TIMMERMAN: I don't know.

7 MS. PARGEON: Chemistry sets.

8 MS. LAND: We don't want those.

9 MS. PARGEON: No.

10 MS. LAND: They blow up.

11 MS. PARGEON: Yes.

12 SECRETARY STACY: Depends on what they're
13 testing as well.

14 MS. LAND: Experimental film or testing. I
15 have no idea what that means.

16 MS. PARGEON: Film, like, for packaging
17 stuff, or film for coating metal?

18 SECRETARY STACY: There's something called
19 O.H. Materials, and they --

20 CHAIRPERSON TIMMERMAN: What was it?

21 SECRETARY STACY: O.H. Materials, which is a
22 sample prep, heavily into PCPs.

23 MS. LAND: Okay. Maybe.

24 O.H. Materials is going to be one of your

1 learning items. They started out as a tiny little Use
2 Variance, because, We just want to put a little office
3 here to send people out on. Now they have this huge
4 complex and they left. It just keeps getting reused
5 by things that they have no control over. Use
6 Variances are bad.

7 I don't know what this is to be even able to
8 say if we should have it. Laboratories, experimental,
9 film, or testing.

10 MR. CORDONNIER: Again, is it conducted in a
11 building?

12 SECRETARY STACY: Uh-huh.

13 MS. PARGEON: Yeah.

14 MS. LAND: Should we just say laboratories?
15 Whatever that other stuff is, we don't really --

16 SECRETARY STACY: I think we could just go
17 with laboratories.

18 MR. CORDONNIER: Yeah. I mean, Blanchard
19 Valley Hospital has laboratories.

20 MS. PARGEON: Yeah.

21 SECRETARY STACY: Sure. Yes.

22 MR. CORDONNIER: So I --

23 MS. LAND: Do you want to add -- do we want
24 to add laboratories where all function is within the

1 building?

2 CHAIRPERSON TIMMERMAN: I think that's --

3 MS. LAND: Something to that effect?

4 MS. PARGEON: Yeah. Keep it inside.

5 CHAIRPERSON TIMMERMAN: Keep it consistent.

6 MS. LAND: We don't want anybody putting a
7 body farm out there.

8 MS. PARGEON: No.

9 H. Manufacturing and repair of electrical
10 or neon signs, light sheet metal products, including
11 heating and ventilating equipment.

12 MR. CORDONNIER: Let's strike it.

13 MS. LAND: Yeah.

14 MS. PARGEON: I. Central dry-cleaning
15 plants or laundries, provided that such plants shall
16 not deal directly with consumer at retail.

17 MS. LAND: Yeah, that's fine.

18 MS. PARGEON: J. All public utilities,
19 including buildings, necessary structures, storage
20 yards, and other related issues -- uses. Sorry uses.

21 MS. LAND: That's good to have.

22 MS. PARGEON: 3. Warehouse, storage, and
23 transfer, and electric and gas service buildings and
24 yards. Public utility buildings, telephone exchange

1 buildings, electric transformer stations, and
2 substations, and gas regulator stations, water supply
3 and sewage disposal plants, water and gas tank
4 holders, railroad transfer and storage tracks,
5 railroad right-of-ways, and freight terminals.

6 MR. CORDONNIER: I think the statement above
7 it says everything you need. All public utilities,
8 including buildings, necessary infrastructure,
9 et cetera.

10 MS. PARGEON: So we don't need No. 3.

11 MS. LAND: J covers it.

12 CHAIRPERSON TIMMERMAN: You're getting rid
13 of 3?

14 MS. LAND: Keeping 2, not keeping 3.

15 MS. PARGEON: Right.

16 CHAIRPERSON TIMMERMAN: Gotcha.

17 MS. LAND: Wait a minute. The one we're
18 getting rid of is the warehouse, storage, and
19 transfer, electric, gas, right?

20 CHAIRPERSON TIMMERMAN: Yes.

21 MS. LAND: Mine has an automatic re-numberer
22 on it and my numbers aren't the same. Okay. We're
23 good.

24 MS. PARGEON: 4. Storage facilities for

1 building materials, sand, gravel, stone, lumber,
2 storage for contractor's equipment and supplies,
3 provided such is enclosed within a building or within
4 an obscuring wall or fence on those sides abutting all
5 Residential or Business Districts, and on any yard
6 abutting a public thoroughfare. In any I-1 District,
7 the extent of such fence or wall may be determined by
8 the Zoning Commission on the basis of usage.

9 5. Trade or Industrial Schools.

10 6. Free-standing, non-accessory signs.

11 7. Other uses of a similar character to the
12 above uses.

13 8. Accessory buildings and uses customarily
14 incident to any of the above-permitted uses.

15 Okay. That's the end of that one.

16 MS. LAND: Anything anybody wants to talk
17 about?

18 MR. CORDONNIER: Let me -- I'll give you
19 kind of some thoughts. So manufacturing, we've got
20 that.

21 Warehousing, I think we got that.

22 Major automotive repair, to include, like,
23 collision and body shops, et cetera. Semi-truck
24 repair, sales, and service. So all of the things I'm

1 listing are not permitted in any other district other
2 than I-1, at least in the City of Findlay.

3 Self-storage facilities are only permitted
4 in I-1. Truck stops. Kennels, outdoor/indoor.

5 Now, in Allen Township, it's a different
6 dynamic. You know, kennels probably should be allowed
7 in Agricultural, different things. But in the City,
8 the only appropriate place is in I-1.

9 Towing, towing operations, and storage lots.
10 RV sales. Bulk sale of topsoil and mulch. So those
11 are kind of -- truck stops, self-storage, towing
12 operations, RV sales, bulk outdoor sales, those are
13 the categories for some context. The statement about
14 free-standing, non-accessory signs, that normally kind
15 of means that's generally --

16 MS. LAND: Billboards.

17 MR. CORDONNIER: -- billboards.

18 MS. PARGEON: Billboards. Yeah.

19 MR. CORDONNIER: All the things I discussed
20 were Permitted Uses in I-1.

21 CHAIRPERSON TIMMERMAN: We have kennels
22 under Conditional Uses. That's where it falls there.
23 We mentioned that.

24 MS. LAND: Do you have a copy of this code?

1 MR. CORDONNIER: Not with me, no.

2 MS. LAND: Here's my hard copy. I got one
3 for you.

4 CHAIRPERSON TIMMERMAN: We're on Page 30,
5 right now.

6 MS. LAND: Now, they've got -- I think
7 we're -- what is that? Is that I-2?

8 MR. CORDONNIER: That's I-2.

9 MS. LAND: These are just pages from the old
10 book. There's nothing that they are going through.

11 MR. CORDONNIER: Yeah.

12 Warehousing and wholesale establishments,
13 trucking facilities, I'm fine with that.

14 And, then, I just say Light Manufacturing
15 covers, like, the next bunch. Central dry cleaning is
16 fine.

17 I don't know if you want to put, like -- if
18 you want to put major automotive repair.

19 CHAIRPERSON TIMMERMAN: I mean, I think it
20 was mentioned in the --

21 VICE CHAIRPERSON REHUS: It was.

22 CHAIRPERSON TIMMERMAN: -- earlier on in the
23 Intent.

24 MS. LAND: Farther down we have, under the

1 Conditional Uses, they have auto, engine, and body
2 repair, undercoating shops when completely enclosed.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MR. CORDONNIER: Then Conditional Uses that
5 Findlay has, sales or showrooms, you run into the
6 people that manufacture, but, then, also have a sales
7 room.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MR. CORDONNIER: Kind of does that fall
10 under Commercial or does that fall under Industrial?

11 MS. LAND: Generally we put that on -- I
12 think, in the past, usually we've looked at that as
13 going to Industrial, and they can have that Commercial
14 use in the front --

15 MR. CORDONNIER: Yeah.

16 MS. LAND: -- of it. I say in the front
17 but, you know, the --

18 CHAIRPERSON TIMMERMAN: I would agree.

19 MS. LAND: -- storefront kind of thing.

20 MR. CORDONNIER: Just because -- essentially
21 just because they are doing retail doesn't mean they
22 are not --

23 MS. LAND: Not doing the manufacturing.

24 MR. CORDONNIER: Exactly.

1 MS. LAND: It should go into whatever their
2 function is that is the most offensive. Which is not
3 -- I don't mean that as --

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: -- offensive, but most likely to
6 cause an issue.

7 SECRETARY STACY: Right.

8 MR. CORDONNIER: Adult entertainment
9 establishments, drive-in movie theaters, refuse
10 transfer station, and recycling centers, and, then,
11 any additional less intensive, non-objectionable use
12 which are subject to Planning Commission review.
13 That's kind of their catch-all.

14 SECRETARY STACY: Have we addressed adult
15 entertainment in that?

16 MS. LAND: Not yet. We have the whole
17 section to stick in there.

18 SECRETARY STACY: Okay.

19 MS. LAND: And we'll address those and
20 figure out where to put them once we look at that. We
21 have to look at that. And, then, there's the entire
22 section about the marijuana -- recreational marijuana
23 use. Then there will be a section about wind and
24 solar. Each of those will have their own section,

1 and, then, they'll get placed into where they go in
2 the --

3 CHAIRPERSON TIMMERMAN: Does that fall back
4 in, like, General Provisions?

5 MS. LAND: Yeah. Somewhat.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. LAND: But back past all of these
8 individuals areas. And, then, we can identify them
9 with, like, a one line in any of the areas where
10 they're permitted because it will refer back to their
11 section.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: I don't know. You can, I think,
14 prohibit the use or the adult entertainment
15 everywhere, and you can prohibit marijuana everywhere,
16 I think, because your trustees have already --

17 SECRETARY STACY: Correct.

18 MS. LAND: -- authorized that it can be
19 prohibited.

20 SECRETARY STACY: Correct. For Commercial
21 use.

22 MS. LAND: And, then, the wind and solar --
23 do you have a template? I think Jacob does for the
24 wind and solar kind of provision for zoning. I have

1 one that Delaware used, and he did one for Portage and
2 Washington.

3 MR. CORDONNIER: Washington and Portage he
4 put together.

5 MS. LAND: They are very similar.

6 MR. CORDONNIER: Yeah.

7 MS. LAND: The one I used, I pulled the
8 skeleton of it off of Ohio Township Trustees
9 Association website, and I don't know if he did the
10 same thing --

11 MR. CORDONNIER: I think he did.

12 MS. LAND: -- because it was a very
13 similar --

14 MR. CORDONNIER: I think, yeah.

15 MS. LAND: -- format.

16 And, I think, next time, I'll bring all
17 three of those for you guys to look at and start
18 deciding how you want -- because there are a lot
19 things that need the blanks filled in. This is --
20 because there are ranges, parameters of things that
21 you will or won't permit and you have to pick those
22 things.

23 But I want to give them to you so you guys
24 can have a chance to -- I'd like to give them to you

1 on Thursday so you have until Monday to work on them
2 over the weekend because that's going to take some
3 thought.

4 CHAIRPERSON TIMMERMAN: Right.

5 SECRETARY STACY: Okay.

6 MS. PARGEON: Ready for 1202?

7 MS. LAND: Do you want to add in here things
8 like -- under Conditional Uses, I think we have --
9 we'll get to the auto repair and all of that. But,
10 like, self-storage, that should be probably just in
11 the Permitted Uses in Light Industrial.

12 MR. CORDONNIER: Yeah. That's what -- yeah.

13 CHAIRPERSON TIMMERMAN: I think so.

14 MS. LAND: Or do you want them under
15 Conditional Uses so you can see the site plan and the
16 ingress and egress?

17 MR. CORDONNIER: You still get to see that.
18 Permitted Use, they still have to come to Planning
19 Commission.

20 MS. LAND: Not according to what we've got
21 in here.

22 MR. CORDONNIER: If they are constructing a
23 new building, if they are constructing --

24 MS. LAND: Oh, you mean -- for what?

1 MR. CORDONNIER: For a site plan review.

2 MS. LAND: For what -- not out in the
3 county, do they, if they have zoning?

4 MR. CORDONNIER: I think so. Yeah. I
5 wouldn't see why they -- I mean, just because it's a
6 Permitted Use doesn't mean you get to do it
7 automatically with no oversight. The Planning
8 Commission -- yeah, the Planning Commission, and,
9 then, there's general criteria if you're expanding a
10 building by more than 10 percent, a commercial
11 building.

12 MS. LAND: Because they are commercial
13 buildings?

14 MR. CORDONNIER: Yeah. And, then,
15 residential, you know, subdivision, all plats go to
16 Planning Commission.

17 MS. LAND: Right.

18 MR. CORDONNIER: And, then, the only time --
19 you can do a change of use -- let's say it's a
20 dentist's office, and it's going to be -- you can do a
21 change of use if it's going to an attorney's office or
22 the like.

23 But we do look to make sure do they have
24 enough parking? Are they grandfathered? All those

1 different types of things. But, generally, a change
2 of use without construction can occur with just the
3 permit. Generally, any time there's new construction
4 and it's commercial or multi-family, condominiums,
5 those all have to go to the City Planning Commission.

6 MS. LAND: Not if they have zoning. It
7 would have to go to county planning.

8 MR. CORDONNIER: Or -- yeah. I'm sorry.

9 MS. LAND: All right. I just want to make
10 sure that we're on the same page here.

11 MR. CORDONNIER: Allen Township Planning
12 Commission. Yes.

13 MS. LAND: To these guys.

14 MR. CORDONNIER: To these guys.

15 MS. LAND: Yeah. I don't think they do.
16 I don't think that's the way rural has been working in
17 any other place. Unless it's under a Conditional Use,
18 they don't see it. They just get a permit.

19 MR. CORDONNIER: It all depends on how the
20 code is written, would be my --

21 MS. LAND: That's what we are doing.

22 MR. CORDONNIER: I know.

23 MS. LAND: That's why we are having this
24 discussion, as circular as it is.

1 MR. CORDONNIER: So, to me, it's baffling
2 that you can say you can build a 700,000-square-foot
3 Tesla giga factory and not get any review. That's
4 what zoning is. So that's just new to me. In my
5 20-some years, I've never -- Permitted Use doesn't
6 mean you have unfettered access. It still gets
7 reviewed.

8 CHAIRPERSON TIMMERMAN: Is that for all
9 districts? Like, if somebody was going to put up a
10 house?

11 MR. CORDONNIER: No.

12 CHAIRPERSON TIMMERMAN: So this is more for
13 Business and Industrial stuff?

14 MR. CORDONNIER: So a house is approved
15 through essentially the subdividing process.

16 MS. LAND: They are building one house on
17 2 acres.

18 MR. CORDONNIER: You come and get a permit,
19 but it doesn't go to Planning Commission.

20 MS. LAND: Right.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MS. LAND: The zoning inspector.

23 MR. CORDONNIER: You show a plan that says
24 my house is going here. He checks the setbacks --

1 CHAIRPERSON TIMMERMAN: Okay.

2 MR. CORDONNIER: -- and, then, you know, and
3 the curb cut would go to the county engineer. If
4 you're on septic, it goes to the health department.
5 The same things that occur now, only I can build my
6 house 1 foot from the property line without zoning.

7 CHAIRPERSON TIMMERMAN: Right.

8 MR. CORDONNIER: With zoning, I might have
9 to set it back 5 feet from the property line.

10 CHAIRPERSON TIMMERMAN: Yeah. You're
11 talking more specifically towards Industrial in this
12 case, or is it other districts as well, where they
13 would --

14 MR. CORDONNIER: I was under the assumption
15 that essentially everything we've been talking about,
16 since -- not the residential.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MR. CORDONNIER: If you're building a
19 subdivision plat, if you're platting a subdivision, it
20 would have to go to the Township Planning Commission.
21 But maybe that's -- the code can be written however
22 you want, I mean, within reason. But Permitted Uses
23 require no oversight.

24 MS. LAND: All the township zoning, the way

1 they've been written for years -- and I didn't write
2 them, actually Regional Planning did back in the
3 day -- if they are a Permitted Use, the zoning
4 inspector makes the determination if it fits the
5 criteria and they give the permits. If it goes under
6 Conditional Uses, then it comes to a zoning --
7 Planning Commission for them to determine.

8 MR. CORDONNIER: Okay.

9 MS. LAND: So we can add some language at
10 the top side of all of the Business and Business
11 Commercial Districts and the Industrial Districts,
12 that there is some sort of need for a site plan
13 review. There are site plan review options or
14 requirements through here that they have to give. So
15 maybe when we get to those, we can --

16 MR. CORDONNIER: So the Planning Commission
17 reviews the site plan?

18 MS. LAND: Yeah.

19 MR. CORDONNIER: That's what I'm used to.

20 MS. LAND: Right. And there are -- when we
21 get down through here farther into General Provisions,
22 when we talk about site plans, then there are some
23 requirements for site plan review.

24 MR. CORDONNIER: Whether it's Conditional or

1 Permitted, you still have to go through a site plan
2 review. Okay.

3 MS. LAND: Yeah. Why don't we come back and
4 revisit this once we get through there and see if
5 we're both satisfied with doing what we're both
6 saying.

7 MR. CORDONNIER: I think we're saying the
8 same thing differently.

9 MS. LAND: Uh-huh. Yes. My husband and I
10 do this all the time. Just so you know, I'm always
11 right. I might have to make an exception for you,
12 though.

13 MS. PARGEON: 1202.

14 CHAIRPERSON TIMMERMAN: Are we adding any
15 more of the --

16 MS. LAND: Self-storage facilities?

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: I don't think you need to add
19 kennels in there, do you? Because they are something
20 that's permitted in an Agricultural District, and
21 everything that's allowed in agricultural is allowed
22 in all these. Agricultural is allowed everywhere.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: Truck stops, we already have a

1 place for those in ES.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: You can put them in here, too, if
4 you want.

5 CHAIRPERSON TIMMERMAN: I think ES is the
6 perfect place for them.

7 MS. PARGEON: Yeah. Uh-huh.

8 MS. LAND: Okay. Major auto repair. You
9 have that down here, when you get down into Special
10 Conditions or Conditional Uses. So, for now, let's
11 not add anything. If we think of something else, we
12 can go back and pop them in.

13 CHAIRPERSON TIMMERMAN: Okay. Clara, you're
14 back up.

15 MS. PARGEON: So we're going to go down to
16 Section 1203 then?

17 MS. LAND: 1202.

18 MS. PARGEON: Principal Uses permitted
19 subject to special conditions.

20 The following uses shall be permitted
21 subject to the conditions hereinafter imposed on each
22 use and subject further to the review and approval of
23 the Zoning Commission.

24 MS. LAND: Anything you put in this list

1 comes to you guys before anybody can do it.

2 MS. PARGEON: Okay.

3 MS. LAND: There's no option for the zoning
4 inspector to say "Okay."

5 MS. PARGEON: 1. Auto, engine, and body
6 repair and undercoating shops when completely
7 enclosed.

8 2. Lumber and planing mills when completely
9 enclosed and when located in the interior of the
10 district so that no property line shall form the
11 exterior boundary of the I-1 District.

12 3. Metal plating, buffing, and polishing
13 subject to appropriate measures to control the type of
14 process to prevent noxious result and/or nuisances.

15 4. Commercial kennels.

16 5. Greenhouses.

17 6. Retail uses which have an industrial
18 character in terms of either their outdoor storage
19 requirements or activities, such as, but not limited
20 to, lumberyards, building material outlets, outdoor
21 boat or trailer sales, agricultural implement sales,
22 or uses which serve the convenience needs of the
23 Industrial District such as not limited to credit
24 unions, branch banks, auto service stations, or

1 industrial clinics.

2 MS. LAND: What's an industrial clinic?

3 CHAIRPERSON TIMMERMAN: No idea.

4 MS. PARGEON: The combine is sick.

5 SECRETARY STACY: I don't know what --

6 MS. LAND: We can take that out. If we
7 can't figure out how to define it, we really shouldn't
8 leave it there.

9 MS. PARGEON: Right. So take out industrial
10 clinic?

11 MS. LAND: Yeah. I don't understand why
12 the -- we have the auto, engine, body repair,
13 undercoating shops when completely enclosed. Why
14 would that have to be a Conditional Use? Or is it for
15 the storage of their equipment?

16 MS. PARGEON: Product.

17 MS. LAND: I'm not quite sure.

18 CHAIRPERSON TIMMERMAN: That's the only
19 reason I can think of to have it conditional, just to
20 see what their plan is for storing all the vehicles.

21 MS. PARGEON: And their materials.

22 CHAIRPERSON TIMMERMAN: Not that that's the
23 only reason. I mean --

24 MS. LAND: Yeah. And the only way they

1 could be in Light Industrial is if all that work they
2 are doing is inside, so that makes sense.

3 CHAIRPERSON TIMMERMAN: Right.

4 MS. LAND: All right.

5 MS. PARGEON: 7. Other uses or similar
6 character to the above issues.

7 MS. LAND: There was something else we had
8 talked about that we would want to put -- oh,
9 contractor's offices with storage yards or equipment
10 yards.

11 I don't know what we -- what you want to
12 call them, but that was something that we thought we
13 would move here. Where do you want to put it?

14 CHAIRPERSON TIMMERMAN: How about go back to
15 Page 30, No. 4, which I don't know what your number
16 is. In there, it says, contractor's equipment
17 supplies.

18 MS. PARGEON: Yeah.

19 MS. LAND: What's the section?

20 CHAIRPERSON TIMMERMAN: Sorry. It falls
21 under Permitted Uses.

22 SECRETARY STACY: 1201.

23 CHAIRPERSON TIMMERMAN: It's going to be
24 right after J.

1 SECRETARY STACY: Yeah.

2 CHAIRPERSON TIMMERMAN: You deleted,
3 "warehouses, storage." You deleted that one. Then
4 the following one says, Storage facilities for
5 building materials, sand, gravel, stone, lumber,
6 storage of contractor's equipment and supplies.

7 Does that meet what you're thinking?

8 MS. LAND: I'm still not finding it.

9 MS. PARGEON: 1201, No. 4.

10 SECRETARY STACY: I think her --

11 CHAIRPERSON TIMMERMAN: Hers are renumbered.

12 MS. PARGEON: That's right. Your numbers
13 are different.

14 CHAIRPERSON TIMMERMAN: Do you
15 remember where we had --

16 MS. LAND: What's the first line?

17 CHAIRPERSON TIMMERMAN: Storage facilities
18 for building materials.

19 Do you have where we have all the letters
20 after No. 2?

21 SECRETARY STACY: We crossed out the
22 paragraph right before it.

23 MS. PARGEON: We crossed out 3.

24 CHAIRPERSON TIMMERMAN: No. 1 has all the

1 letters with it and probably for you. Oh, I'm sorry.
2 I misunderstood what you said there.

3 But with that gone, she deleted. So what's
4 directly above is it the letters.

5 SECRETARY STACY: That's correct.

6 MS. LAND: The whole section of letters.

7 SECRETARY STACY: Yeah.

8 MS. LAND: Uh-huh.

9 CHAIRPERSON TIMMERMAN: The very next line.

10 SECRETARY STACY: D, I, A. We crossed
11 out H.

12 MS. LAND: Right after J, I have, warehouse,
13 storage, and transfer.

14 MS. PARGEON: We crossed that out.

15 MS. LAND: Then it's the next one?

16 SECRETARY STACY: The next one.

17 MS. PARGEON: No. 4. Storage facilities and
18 building materials.

19 MS. LAND: We left it. We left it.

20 CHAIRPERSON TIMMERMAN: We did.

21 SECRETARY STACY: Yeah.

22 MS. LAND: You guys, I'm sorry. I'm tired.
23 Okay. Got it.

24 CHAIRPERSON TIMMERMAN: Does that --

1 MS. LAND: Yeah, it probably would, because
2 that would fall into that category of what we were
3 just talking about, if they have an office with it, or
4 a retail section. The big issue is if they are
5 storing stuff, right?

6 CHAIRPERSON TIMMERMAN: Uh-huh.

7 MS. LAND: Did we put in anywhere else that
8 they could just have their offices? Like, if they
9 have a -- where you go in and look at cupboard doors
10 and drawer pulls, that kind of place.

11 CHAIRPERSON TIMMERMAN: I don't think we did
12 at this point.

13 MS. LAND: Okay. You might want to look
14 through there and see if you guys pop, you know, when
15 they are re-perusing through what we've been doing,
16 see if you can find a spot where you think it should
17 go.

18 SECRETARY STACY: B-2, B-3 something?

19 CHAIRPERSON TIMMERMAN: Probably, if you
20 want to move it to a Business District.

21 MS. LAND: I think we might have talked
22 about it in B-3. Remember?

23 CHAIRPERSON TIMMERMAN: We discussed it, but
24 then --

1 MS. LAND: I don't remember what we did.

2 CHAIRPERSON TIMMERMAN: -- kind of left it
3 to go to Industrial.

4 MS. LAND: In B-3, it says, auto wash, bus
5 station, car sales, motels, contractor offices with
6 storage yards.

7 CHAIRPERSON TIMMERMAN: We did leave it in
8 there.

9 MS. LAND: I have a note, Do we want to move
10 this to I-1? Do you want to move that to I-1 and
11 leave contractor's offices without storage yards in
12 B-3?

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: That's fine.

15 MS. PARGEON: Yeah.

16 MS. LAND: I'll go back down here to
17 Industrial. Do you want to put it in Permitted or in
18 Conditional Use?

19 I think Conditional Use sounds probably good
20 so you can get a good idea of what kind of stuff
21 they're going to be storing, how much equipment is
22 going to be rolling in and out, and what kind of
23 traffic they're expecting.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: Make sense to everybody?

2 SECRETARY STACY: Uh-huh.

3 CHAIRPERSON TIMMERMAN: Sure.

4 From Conditional Uses, No. 3 says, Metal
5 plating, buffing, polishing. Is that where that
6 belongs? Is this an I-1 thing, or is metal plating
7 somehow a chemical thing that goes -- does that
8 somehow go to I-2?

9 SECRETARY STACY: Metal plating --

10 MS. PARGEON: Yeah. That would have
11 chemicals.

12 SECRETARY STACY: -- it's toxic chemicals.

13 CHAIRPERSON TIMMERMAN: Yeah.

14 MS. LAND: As we are well aware.

15 MR. CORDONNIER: Cleaning up a lot of them.
16 But those are from the days when they just let it go
17 into the river.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. PARGEON: They all got it downstream.
20 Poor people.

21 CHAIRPERSON TIMMERMAN: Is that typically
22 still an I-1 type of business then?

23 MR. CORDONNIER: I mean, in this day and
24 age -- I mean, in this day and age, you know, there's

1 a lot of processes occurring in a Light Industrial
2 building that are probably pretty intense, but there's
3 also oversight by the EPA and a lot of other people.
4 You know, your zoning is not going to be the oversight
5 of chemical discharge and all of that type of stuff.
6 So, you know, 50 years ago, you know, to me, metal
7 plating inside is the same as --

8 CHAIRPERSON TIMMERMAN: Okay.

9 MR. CORDONNIER: -- you know, there's
10 just -- we have the body shops with the paint --

11 CHAIRPERSON TIMMERMAN: Sure.

12 MR. CORDONNIER: -- the paint booths and
13 everything. They gave us all the information that
14 they had to submit to the EPA and it was rather --
15 they had the cleansers and different things they had
16 to put on. So, in this day and age, there's a lot
17 more oversight outside of, you know, whether you have
18 zoning or not.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MR. CORDONNIER: There's oversight on those
21 types of things. So, to me, I'm fine with metal
22 plating just being part of just the regular.

23 CHAIRPERSON TIMMERMAN: Okay. All
24 right. Any other thoughts on I-1 before we go to Area

1 and Bulk?

2 VICE CHAIRPERSON REHUS: I'm good.

3 MS. LAND: Page 34 didn't translate well
4 when I -- I don't have it on my copy. It's 40, 40,
5 and 40. Maximum height is 40 feet, front, side, and
6 back yard -- front side yards are 40 and the backyard
7 is --

8 CHAIRPERSON TIMMERMAN: It's blank on mine.

9 MS. LAND: What?

10 CHAIRPERSON TIMMERMAN: It's blank. It just
11 has O and P.

12 MS. LAND: Yeah. We have to look and see
13 what those are in the -- O is, No building shall be
14 located closer than 50 feet or the height of the
15 building, whichever is greater, to the outer perimeter
16 property line of the district when said property line
17 abuts any Residential District.

18 And P is, All storage shall be in the rear
19 yard and shall be completely screened with an
20 obscuring wall or greenbelt planting so as to obscure
21 all view from any adjacent residential, office, or
22 Business District or from a public street.

23 So there's really no setback -- minimum
24 backyard setback that you guys have on here, just that

1 they have to be 50 feet from the outer perimeter line
2 if they are next to residential. Anything they store
3 has to be in the back and enclosed.

4 Do you want to give them a minimum number?

5 CHAIRPERSON TIMMERMAN: I guess I don't know
6 what's normal out of Industrial.

7 MR. CORDONNIER: Findlay has 50 front yard,
8 side yard 30, 75 if adjacent to a residential use or
9 zone. Rear yard is 30, or 75 if adjacent to a
10 residential use or zoning district.

11 CHAIRPERSON TIMMERMAN: I think it makes
12 sense that there should be a minimum rear setback.

13 MS. LAND: Want to make it a 40, 40, 40?

14 CHAIRPERSON TIMMERMAN: I think that makes
15 as much sense to me.

16 MS. LAND: We have O and P still there.

17 And, then, when we get to that list, you can
18 decide if 50 feet is enough, or if you want to make
19 sure that it's more than that.

20 CHAIRPERSON TIMMERMAN: When we start
21 reading through these, you're saying?

22 MS. LAND: Yeah. Uh-huh.

23 CHAIRPERSON TIMMERMAN: Okay. Want to keep
24 reading, Clara?

1 MS. PARGEON: No. I'll let you do it.

2 CHAIRPERSON TIMMERMAN: All right.

3 MS. PARGEON: Where are we at?

4 CHAIRPERSON TIMMERMAN: We're at -- what is
5 that? 13, I-2 General Industrial Districts.

6 1300. Intent: The I-2 General Industrial
7 Districts have been designed primarily for
8 manufacturing, assembling, and fabrication activities,
9 including large-scale or specialized industrial
10 operations whose external physical effects will be
11 felt to some degree by surrounding districts.

12 The I-2 District is so structured as to
13 permit the manufacturing, processing, and compounding
14 of semi-finished or finished products from raw
15 materials, as well as from previously prepared
16 materials.

17 1301. Principal Uses Permitted, or
18 Permitted Uses.

19 MS. PARGEON: I don't have the page. 1301.

20 VICE CHAIRPERSON REHUS: 32.

21 CHAIRPERSON TIMMERMAN: You don't see it on
22 yours?

23 1301. Permitted Uses. In a General
24 Industrial District, no building or land shall be used

1 and no building shall be erected except for one or
2 more of the following specified uses, unless otherwise
3 provided in this Resolution:

4 1. Any principal use first permitted in the
5 I-1 District.

6 MS. LAND: Does it say I-1 or A-1?

7 CHAIRPERSON TIMMERMAN: Mine says I-1.

8 VICE CHAIRPERSON REHUS: I-1.

9 MS. LAND: I thought A-1 sounded odd.

10 That's what --

11 SECRETARY STACY: Makes a difference.

12 MS. LAND: -- mine translated it to.

13 CHAIRPERSON TIMMERMAN: 2. Heating and
14 electric power-generating plants.

15 3. Any of the following production or
16 manufacturing uses:

17 A. Junkyard, provided such are entirely
18 enclosed within a building or within an 8-foot
19 obscuring screen.

20 B. Incineration of garbage or refuse when
21 conducted within an approved and enclosed incinerator
22 plant.

23 C. Blast furnace, steel furnace, blooming
24 or rolling mill.

1 D. Manufacture of corrosive acid or
2 alkalide, cement, concrete, lime, gypsum, or plaster
3 of Paris.

4 E. Petroleum or other inflammable liquids,
5 production, refining, or storage.

6 F. Smelting of copper, iron, or zinc ore.

7 G. Limestone quarry operations.

8 SECRETARY STACY: So with the limestone
9 quarry operations, you would anticipate blasting,
10 correct?

11 MS. LAND: Uh-huh.

12 SECRETARY STACY: Okay.

13 MS. LAND: What about borrow pits? Do you
14 want to put them in here in the list of things that --

15 CHAIRPERSON TIMMERMAN: What is a borrow pit
16 again?

17 MS. LAND: It's where they dig out the dirt
18 and remove it for use somewhere else. Like, for the
19 landfill, they have borrow pits. They dig the dirt
20 out to use for cover. They are not the same as ponds
21 because they aren't constructed to hold water.
22 Generally they don't want them holding water because
23 they use them for a number of years, basically mining
24 the dirt out of them, and the clay. Sometimes they --

1 the one in Washington Township is proposed to be
2 6 acres and 30 feet deep, which is scary?

3 CHAIRPERSON TIMMERMAN: Is this exclusively
4 used for --

5 MS. LAND: Landfills.

6 CHAIRPERSON TIMMERMAN: -- landfills?

7 MS. LAND: No. They use them for other
8 things. If they need to build up property. Sometimes
9 ponds that are around new houses are actually --
10 technically were borrow pits that they've turned into
11 a pond because they needed to raise the elevation of
12 the house to be able to build it.

13 SECRETARY STACY: Right.

14 MS. LAND: That kind of thing. So, yeah,
15 they have them around. But a commercial borrow pit is
16 different than one that you're using to build your
17 house, than a construction borrow pit.

18 CHAIRPERSON TIMMERMAN: Is it something that
19 we're required to allow?

20 MS. LAND: No.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MS. LAND: But if somebody asks for one and
23 you don't have it in here, then, you have to figure
24 out where it would be.

1 CHAIRPERSON TIMMERMAN: Right.

2 MS. LAND: Yeah. And it doesn't mean you
3 have to let them have it, but you have to look at the
4 section where it would be.

5 MR. CORDONNIER: It's common at the
6 large-scale interchanges, especially in northwest
7 Ohio, in order to get the elevation. There's always a
8 couple of ponds really close nearby.

9 SECRETARY STACY: Correct.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MR. CORDONNIER: I think the issue in
12 Washington Township is the eight years that they are
13 proposing to extract the dirt.

14 MS. LAND: And it's not a pond; it's a
15 borrow pit.

16 MR. CORDONNIER: Yeah.

17 MS. PARGEON: Correct. You're borrowing the
18 dirt and not bringing it back.

19 MR. CORDONNIER: If it was one year, that
20 would be in my mind.

21 MS. LAND: Not if it was 30 feet deep. It's
22 a borrow pit. It's not a pond.

23 We got sued today. I'm not going to change
24 my opinion on that.

1 MR. CORDONNIER: I got the documents.
2 I've handed them to Jacob.

3 MS. LAND: I handed mine off to Regal. I'm
4 busy with other stuff at the moment.

5 CHAIRPERSON TIMMERMAN: So just because it's
6 in here doesn't mean we have to approve it?

7 MS. LAND: It depends on if you put it in a
8 Permitted Use, then, yeah, you would.

9 CHAIRPERSON TIMMERMAN: Okay. But there's
10 not a Conditional Use section in this at this point.

11 MS. LAND: No. I don't understand. Can I
12 see that hard copy? I think something must have
13 translated really poorly.

14 There's a section in here that says, The
15 trustees may impose any required setback and/or
16 performance standards so as to ensure public health,
17 safety, and general welfare.

18 The trustees really don't have any -- they
19 enact this legislation. After that, they can't change
20 it. It can be changed by you guys as some sort of
21 Variance. And it can be changed by the BZA as an
22 appeal of something that you guys did. But the
23 trustees having that power put in here is not
24 appropriate.

1 MR. CORDONNIER: So just let me fast-forward
2 two years. It's adopted. Allen Township adopts a
3 zoning code, and, then, they want to make amendments
4 to it. We need to change -- make changes to these
5 four sections.

6 MS. LAND: Then it goes through the same
7 process it goes through for initial enacting, with a
8 hearing of the proposed change with the Zoning
9 Commission. They make a recommendation. They also
10 send it to Regional Planning and they get a
11 recommendation there. And, then, they make a -- the
12 Zoning Commission makes a recommendation to the
13 trustees who alter the legislation.

14 But on a regular functional basis, the
15 trustees don't have any place in this process. And
16 there are two sections in here: Any other use which
17 shall be determined by the township trustees after
18 recommendation from the Zoning Commission. That
19 shouldn't be in there.

20 And, then, the other one about the trustees
21 may impose required setbacks. That also is not
22 something that they have the power to do in this kind
23 of legislation. Once they enact the legislation, it's
24 for you guys to interpret and apply. If they want to

1 impose different things, they have to go through an
2 amending process, having hearings for people to chime
3 in on it.

4 CHAIRPERSON TIMMERMAN: That's all No. 4.
5 You're saying get rid of it?

6 MS. LAND: I think both of the last two
7 sections there. One says Section 1301.

8 CHAIRPERSON TIMMERMAN: I think that's part
9 of No. 4.

10 MS. LAND: Oh, it is.

11 CHAIRPERSON TIMMERMAN: To me, it is.

12 MS. LAND: Mine's separated. Yeah. Let's
13 strike that.

14 CHAIRPERSON TIMMERMAN: Okay. There is also
15 a number 5 that says, Accessory buildings and uses
16 custom and incident to any of the above Permitted
17 Uses. That's standard.

18 So are we going to do a Conditional Use for
19 borrow pit?

20 MS. LAND: I wouldn't.

21 CHAIRPERSON TIMMERMAN: You wouldn't?

22 MS. LAND: No. Let's not make Conditional
23 Uses here if there aren't.

24 CHAIRPERSON TIMMERMAN: Are you going to add

1 to the list of Permitted Uses?

2 MS. LAND: There are a lot of things that
3 you're never going to be able to list.

4 CHAIRPERSON TIMMERMAN: Right.

5 SECRETARY STACY: Right.

6 MS. LAND: How about we address the borrow
7 pit issue when we get to the Pond Section and identify
8 that a borrow pit is different than a pond.

9 MS. PARGEON: That makes sense.

10 MS. LAND: That's been our general problem
11 that there are -- you know, a puddle's a puddle, so a
12 pond's a pond, and that's just not necessarily true.

13 MS. PARGEON: Right.

14 CHAIRPERSON TIMMERMAN: Okay. Then 1301,
15 Area and Bulk Requirements. See Article XIV.

16 MS. LAND: Yeah. In here, they have 60 foot
17 in height. 60-foot front yard, 40-foot side yard, and
18 the same thing with just O and P for the backyards.

19 CHAIRPERSON TIMMERMAN: I would say add
20 40 feet to that as well. That would be my vote.

21 MS. LAND: You like the 60? 60 front yard,
22 60 height. How many stories is 60? Well, some of
23 these industrial things they need to have a height,
24 though.

1 CHAIRPERSON TIMMERMAN: Yeah.

2 SECRETARY STACY: Right. Right.

3 In the multi-family, we have 30 for the
4 maximum height, and I have written two or three story.

5 MS. LAND: In local business, we have 30.
6 And it says, No more than two stories we wanted to add
7 in there.

8 CHAIRPERSON TIMMERMAN: Yeah. I think
9 probably two, though. What you said, where it's not a
10 story thing at that point. It's the --

11 MS. LAND: It's the entire --

12 CHAIRPERSON TIMMERMAN: -- ability to do
13 whatever they need to do.

14 MS. LAND: And is 60 enough? Is 40 enough
15 in the other?

16 SECRETARY STACY: For Light?

17 MS. LAND: Yeah. I can't picture 40 feet,
18 but it's, like, three stories, right? Three and a
19 half.

20 CHAIRPERSON TIMMERMAN: Probably three and a
21 half.

22 MS. LAND: That's pretty tall.

23 MR. CORDONNIER: Findlay's height standards
24 for I-1 and I-2 are 60 feet for both of them.

1 MS. LAND: For both?

2 MR. CORDONNIER: Yeah. I'm double checking
3 on I-2. We deal with I-2 so infrequently that I don't
4 know off the top of my head.

5 CHAIRPERSON TIMMERMAN: How tall is a
6 building like Ball Metal or Whirlpool?

7 MR. CORDONNIER: 60 feet. McLane was the
8 only one that needed a Variance for height, because
9 they have that really cool automated robot track
10 system, and I think theirs is 100. So I think
11 McLane -- this off the top of my head. I believe
12 McLane is 100 feet tall.

13 CHAIRPERSON TIMMERMAN: But outside of that,
14 60 feet seems --

15 MR. CORDONNIER: 60 feet. I can't really
16 think of any Variances needed for manufacturing
17 buildings.

18 MS. LAND: I have notes here that we have,
19 in Local Business, 30 feet, not more than two stories.
20 In Expressway Service, we have 50 feet, not more than
21 four stories. So 60 feet is, you know,
22 four-and-a-half stories. That's pretty tall. So you
23 want to make 60 in both Industrial areas?

24 CHAIRPERSON TIMMERMAN: I think probably.

1 MR. CORDONNIER: I'm going to find I-2 real
2 quick. You're talking about outdoor conveyor belts.
3 It could be -- I just want to see what they have. I'm
4 just a little curious.

5 SECRETARY STACY: Okay.

6 MS. LAND: Technology has changed a lot
7 since they set up these numbers. They could be
8 completely skewed now.

9 CHAIRPERSON TIMMERMAN: Right. You know,
10 the 60 feet for I-1, is that what I'm hearing out of
11 you, Matt?

12 MR. CORDONNIER: Both I-1 and I-2 are
13 60 feet.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MR. CORDONNIER: Actually, yeah. Because
16 Cooper just came for a Variance because they put up,
17 like, a 100-foot -- like an 80- or 90-foot addition to
18 one of the buildings.

19 SECRETARY STACY: Do you want to make both
20 of those 60?

21 MR. CORDONNIER: I think it makes sense.

22 SECRETARY STACY: I think we can do that.

23 MS. LAND: If you make them 60, that should
24 capture most everything.

1 SECRETARY STACY: Sure.

2 MS. LAND: If somebody has something like
3 the McLane or Cooper kind of thing, they can come for
4 a -- it's an Area Variance then; it's not a Use
5 Variance because the size or shape of what they want
6 doesn't work for what they need to do in your rules.
7 I'm not as worried about Area Variances, as long as --
8 because you have a list of things to look at to see if
9 they're going to impact the neighbors or cause a
10 problem. Use Variances, though, are just like saying,
11 Oh, the rules don't apply. Do what you want. That's
12 bad.

13 SECRETARY STACY: Right.

14 MS. LAND: Because then you end up with all
15 kind of precedents that make it really hard to keep
16 track of who you're being fair to, who you're not.
17 You want to always be fair to everybody and treat
18 everybody based on what they can see and know what to
19 expect.

20 SECRETARY STACY: Right.

21 MS. LAND: Do we want to move on to those
22 lists, Section 1401?

23 CHAIRPERSON TIMMERMAN: I suppose.

24 MS. LAND: Can we take a break for a second?

1 SECRETARY STACY: Sure.

2 MR. CORDONNIER: I have a baseball child
3 that I have to pick up. These are just -- I did it
4 pretty quickly today, but examples of buildings and
5 what their square footage is for reference. Just keep
6 updating this. I just added labels for all of the
7 nonresidential.

8 CHAIRPERSON TIMMERMAN: Yeah.

9 SECRETARY STACY: That helps.

10 MR. CORDONNIER: To help give people a --

11 SECRETARY STACY: Okay.

12 CHAIRPERSON TIMMERMAN: Thank you.

13 MR. CORDONNIER: Yeah.

14 (Recess taken.)

15 (Mr. Cordonnier left the proceedings.)

16 SECRETARY STACY: I'm starting a folder for
17 Dave.

18 CHAIRPERSON TIMMERMAN: I think the 10,000
19 square feet that we mentioned before covered most
20 things.

21 MS. LAND: It should limit very many people
22 because there's some what I consider pretty big
23 business buildings that are less than 10,000 feet.

24 CHAIRPERSON TIMMERMAN: Right. Kroger goes

1 up to 62,000.

2 SECRETARY STACY: Yeah.

3 CHAIRPERSON TIMMERMAN: All right. Notes
4 to -- 1401, Notes to Schedule of Regulations:

5 A. See Section 1602 regarding exceptions to
6 height limitations for farm buildings.

7 MS. LAND: We'll get back to that.

8 CHAIRPERSON TIMMERMAN: Don't worry about
9 that for now?

10 MS. LAND: It will come up in a little
11 while. We'll deal with it. I marked it in blue, so
12 we know we're still working at it.

13 CHAIRPERSON TIMMERMAN: B. For
14 non-conforming lots of record existing prior to the
15 effective date of this Resolution, lots having a
16 frontage of 100 feet, or greater, shall comply with
17 yard setback requirements of the R-1, One-Family
18 Residential District, and lots having a frontage of
19 less than 100 feet shall comply with yard setback
20 requirements of the R-2 One-Family Residential
21 District.

22 We only have an R-1 now, so I don't think
23 this is necessary. Or you modify to say that they --
24 I don't know.

1 MS. LAND: We should take out where it
2 starts with "...and lots having a frontage of less
3 than 100 feet."

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: Just take that out. Strike it.
6 Unless you want to -- no, I would just strike it
7 because you changed your frontage amount from 250 --

8 CHAIRPERSON TIMMERMAN: Down to 200.

9 MS. LAND: -- 200. Yeah. So I don't
10 think -- I think just striking that is probably the
11 thing that makes the most sense.

12 CHAIRPERSON TIMMERMAN: Striking --

13 MS. LAND: The last part, "...lots having a
14 frontage of less than 100 feet," to the end of the
15 paragraph.

16 CHAIRPERSON TIMMERMAN: C. In an instance
17 where public sanitary sewers and water systems are not
18 provided, lots shall be at least 2 acres in area and
19 at least 250 feet in width, which we're changing to
20 200.

21 MS. LAND: Right.

22 CHAIRPERSON TIMMERMAN: D. Says, See
23 Section 1402, Planned Unit Development.

24 MS. LAND: We'll just worry about that one

1 later.

2 CHAIRPERSON TIMMERMAN: E. For all uses
3 permitted other than Single-Family Residential, the
4 setback shall equal the height of the main building or
5 the setback requirements required in Section 602 or
6 1400, whichever is greater.

7 MS. LAND: 1400 is the table.

8 CHAIRPERSON TIMMERMAN: 1400 is the table.

9 MS. LAND: PUD is Planned Unit Development.

10 CHAIRPERSON TIMMERMAN: 14 is this table.

11 MS. LAND: Right. Right. 1402 is Planned
12 Unit Developments. That doesn't make sense, does it?

13 CHAIRPERSON TIMMERMAN: It says 1400 on
14 mine.

15 MS. LAND: I know. But up here it says, See
16 Section 1402, Planned Unit Development.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: Why would they put that in under
19 the tables?

20 CHAIRPERSON TIMMERMAN: When I just read it
21 she said we'll talk about that later.

22 SECRETARY STACY: Right.

23 MS. LAND: We'll get to it. It's coming up
24 next.

1 SECRETARY STACY: Okay.

2 CHAIRPERSON TIMMERMAN: So 602 was the
3 Conditional Uses for the R-1 District. So just leave
4 that as is then?

5 MS. LAND: Yeah, I think. I'm not sure
6 where it applies, but it has to do with -- there are
7 notes that go along with the R-1 District on the
8 table.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: I imagine they're set that way so
11 that if there is some sort of Variance for size or
12 height, other than what you have here, your limits in
13 here, then it extends the setbacks.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: It will automatically do that
16 without you guys having to.

17 CHAIRPERSON TIMMERMAN: In the case of a
18 rear yard abutting a side yard, the side yard setback
19 abutting a street shall not be less than the minimum
20 front yard setback of the district in which the
21 property is located and all regulations applicable to
22 a front yard shall apply.

23 So that's just for R-1 is the only place I'm
24 seeing that called out.

1 MS. LAND: You have two front yards.

2 CHAIRPERSON TIMMERMAN: Yeah. Right. Yeah.

3 MS. LAND: I live on a corner lot.

4 CHAIRPERSON TIMMERMAN: G. In an RM-1,
5 Multi-Family Residential District, the total number of
6 rooms of 80 square feet or more, not including
7 kitchen, dining, and sanitary facilities, shall not be
8 more than the area of the parcel in square feet
9 divided by 1,500. All units shall have at least one
10 living room and one bedroom, except that not more than
11 10 percent of the units may be efficiency apartment
12 types.

13 For the purpose of computing the permitted
14 number of dwelling units, the following room
15 assignments shall control:

16 Efficiency equals one room. One-bedroom
17 equals two rooms Two-bedroom equals three rooms.
18 Three-bedrooms equals five rooms. Four-bedroom equals
19 seven rooms.

20 Plans presented showing one-, two-, three-,
21 or four-bedroom units as including a den, library, or
22 other such room, shall count such other room as a
23 bedroom for the purpose of computing density.

24 In an RM-1 District, the area used for

1 computing density shall be the total site area
2 exclusive of any dedicated public right-of-way of
3 either interior or bounding roads.

4 SECRETARY STACY: Is that just standard
5 language?

6 CHAIRPERSON TIMMERMAN: It's --

7 MS. LAND: No idea.

8 CHAIRPERSON TIMMERMAN: It's standard to
9 Washington.

10 MS. LAND: Yeah. Almost everyone has it.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: And all of these were developed
13 by Regional Planning. They are based on some sort of
14 planning principles. I don't know if it's a still an
15 existing planning principle or if they are archaic.
16 We'll have to ask Matt about them next time.

17 MS. PARGEON: Yeah. You wonder.

18 MS. LAND: I think the zoning inspector,
19 you're going to have to get somebody who does math
20 really well.

21 CHAIRPERSON TIMMERMAN: All right.

22 H. In no instance shall the distance
23 between buildings be less than 30 feet. Off-street
24 parking shall be permitted in a required side or rear

1 yard setback.

2 MS. LAND: H is where we get into
3 multi-family. It applies in Multi-Family Districts.

4 CHAIRPERSON TIMMERMAN: I. Off-street
5 parking shall be permitted to occupy a portion of the
6 required front yard -- I'm sorry. I'm going to read
7 that again.

8 Off-street parking shall be permitted to
9 occupy a portion of the required front yard, provided
10 that there shall be maintained a minimum unobstructed
11 and landscaped setback of 10 feet between the nearest
12 point of the parking area, exclusive of access
13 driveways, and the nearest right-of-way line as
14 indicated on the Comprehensive Land Use Plan.

15 Is that going to go back to point of road,
16 rather than right-of-way?

17 MS. LAND: No.

18 CHAIRPERSON TIMMERMAN: No.

19 MS. LAND: The nearest right-of-way line.
20 Because the road, it may not be -- the road may not be
21 the right-of-way line.

22 This is the kind of thing you'd see, like,
23 when you go to any of the restaurants and stuff where
24 you park in front, and, then, there's a green space

1 before you get to the curb. That's what they're
2 saying here. It's part of the required setback where
3 the building is. You can park in it, but you still
4 have to have to that 10-foot strip.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: I think it's pretty standard for
7 most everywhere.

8 CHAIRPERSON TIMMERMAN: J. No side yards
9 are required along interior side lot lines of the
10 district, except as otherwise specified in the
11 building code, provided that if walls of structures
12 facing such interior side lot lines contain windows or
13 other openings, side yards of not less than 10 feet
14 shall be provided.

15 Off-street parking shall be permitted within
16 a required side yard, except that on corner lots there
17 shall be maintained a minimum unobstructed and
18 landscaped setback of 10 feet between the nearest
19 point of the parking area and the street right-of-way
20 line.

21 MS. LAND: There is no building code in
22 Hancock County. There's the State Building Code is
23 what we follow. Bowling Green is under contract with
24 the County to be our building inspectors. So "except

1 as otherwise specified in the building code" is a
2 weird thing to put in there.

3 Maybe we should say, "in any applicable
4 building code." That way, if the County ever ends up
5 with their own code, you're okay. Just as an aside,
6 that's not going to happen during my tenure.

7 MS. PARGEON: How do you spell "applicable"?

8 MS. LAND: Is that for J?

9 CHAIRPERSON TIMMERMAN: Yes.

10 MS. LAND: It's A-P-P-L-I-C-A-B-L-E.

11 MS. PARGEON: Okay.

12 CHAIRPERSON TIMMERMAN: There was a last
13 little bit to J I didn't finish reading.

14 On a corner lot which has a common lot line
15 with a Residential District, there shall be provided a
16 setback of 20 feet on the side or residential street.

17 UNKNOWN SPEAKER: I can't stay. I just
18 wanted to drop this off. We talked the other day.

19 CHAIRPERSON TIMMERMAN: Okay. Thank you.

20 UNKNOWN SPEAKER: Thank you.

21 CHAIRPERSON TIMMERMAN: Okay. M. Are we
22 good?

23 MS. LAND: Yeah.

24 CHAIRPERSON TIMMERMAN: Off-street parking

1 for visitors over and above the number of spaces
2 required under Section 1904.

3 MS. LAND: What are we on?

4 MS. PARGEON: Got to go back up to K.

5 CHAIRPERSON TIMMERMAN: Oh, I skipped a
6 couple, didn't I?

7 SECRETARY STACY: You did. Like, what?

8 CHAIRPERSON TIMMERMAN: I was trying to move
9 fast. Sorry.

10 SECRETARY STACY: You were.

11 CHAIRPERSON TIMMERMAN: K. Loading spaces
12 shall be provided in the rear yard in the ratio of at
13 least 10 square feet per front foot of building and
14 shall be computed separately from the off-street
15 parking requirements. Where an alley exists or is
16 provided at the rear of the building, the rear
17 building setback and building requirements may be
18 computed from the center of said alley.

19 SECRETARY STACY: Standard language.

20 CHAIRPERSON TIMMERMAN: L. The Zoning
21 Commission may permit structures higher than the
22 maximum height standards, provided that all yard
23 setbacks are increased to equal the height of the
24 proposed structures.

1 MS. LAND: That's in the Expressway Service
2 Section.

3 CHAIRPERSON TIMMERMAN: Yeah. All right.
4 Now I can read M. Off-street parking for
5 visitors over and above the number of spaces required
6 under Section 1904 may be permitted in the required
7 front yard, provided that such off-street parking is
8 not located within 20 feet of the front lot line.

9 MS. LAND: 1904 will be the section about
10 how wide parking spaces have to be, how many you have
11 to have for your occupancy, et cetera.

12 CHAIRPERSON TIMMERMAN: N. Off-street
13 parking shall be permitted in a required side yard
14 setback along interior side lot lines of the district.
15 Side yards shall be equal to at least the height of
16 the average of the various heights of the industrial
17 masses, excluding towers, chimney stacks, and the
18 like, immediately abutting upon and adjacent to such
19 side yard.

20 That's just the two Industrial Districts'
21 side yards.

22 MS. LAND: Didn't we put the amount of the
23 distance? Why do we have this formula in here when we
24 already have -- at least the height of the average of

1 the various heights of the industrial masses?

2 This section worked for I-1 until we change
3 it to 60. It never worked for I-2. We're talking
4 about side lot lines, right? Required side yard
5 setback.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. LAND: We have a 40-foot setback on each
8 of these. If we allow a 60-foot building, then they
9 would have to have a 60-foot setback, according to
10 this, right?

11 CHAIRPERSON TIMMERMAN: Agreed.

12 SECRETARY STACY: Uh-huh.

13 CHAIRPERSON TIMMERMAN: Unless you didn't
14 use the full 60 feet. Am I wrong in that? If you
15 only put up a 40-foot --

16 MS. LAND: You wouldn't have to have a
17 60-foot.

18 CHAIRPERSON TIMMERMAN: You wouldn't be
19 required the 60 foot.

20 MS. LAND: But why do we put down that
21 40 foot is required -- or is allowed? I guess if they
22 put up a one-story building, we want them to have at
23 least 40.

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: Okay.

2 CHAIRPERSON TIMMERMAN: So it's for setbacks
3 less than the 60 foot.

4 MS. LAND: Does that make sense to you guys?

5 MS. PARGEON: Uh-huh.

6 MS. LAND: Okay.

7 CHAIRPERSON TIMMERMAN: 0. No building
8 shall be located closer than 50 feet, or the height of
9 the building, whichever is the greater, to the outer
10 perimeter property line of the district when said
11 property line abuts any Residential District.

12 MS. LAND: This is an exception to that rear
13 lot line for Industrial Districts.

14 CHAIRPERSON TIMMERMAN: This is saying 75.

15 MS. LAND: Right. This is where you want to
16 decide if you want to leave it at 50 or change it to
17 75.

18 CHAIRPERSON TIMMERMAN: I think this is an
19 opportunity to protect the --

20 MS. LAND: Residents.

21 SECRETARY STACY: I do too, easily.

22 CHAIRPERSON TIMMERMAN: Yeah.

23 SECRETARY STACY: To protect residential.

24 CHAIRPERSON TIMMERMAN: 75.

1 SECRETARY STACY: That works for me.

2 MS. PARGEON: Uh-huh.

3 CHAIRPERSON TIMMERMAN: Are you good, Cindy?

4 MS. LAND: No, I'm still typing.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: Now I'm good.

7 CHAIRPERSON TIMMERMAN: All right.

8 P. All storage shall be in the rear yard
9 and be completely screened with an obscuring wall or
10 greenbelt plantings so as to obscure all view from any
11 adjacent Residential, Office, or Business District or
12 from a public street.

13 MS. LAND: Those are the caveats to the
14 backyards for Industrial as well.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: Okay. I would like to not do
17 Planned Unit Development until Matt is here to explain
18 it.

19 CHAIRPERSON TIMMERMAN: Sure.

20 SECRETARY STACY: Okay.

21 MS. LAND: Because it's a special thing
22 that's a little bit not my expertise. So I don't want
23 to tell you something that's not right.

24 CHAIRPERSON TIMMERMAN: So this is a great

1 place to stop.

2 MS. LAND: That is pretty much our stopping
3 point. We only have five minutes left.

4 CHAIRPERSON TIMMERMAN: Man, how exciting.
5 Jereme said at the start we weren't allowed
6 to go to three hours, so an hour and 55 minutes.
7 You're welcome, pal.

8 MR. KENT: Appreciate it.

9 CHAIRPERSON TIMMERMAN: Open the floor or
10 questions? Comments? Thoughts? Everybody good?

11 VICE CHAIRPERSON REHUS: Good.

12 CHAIRPERSON TIMMERMAN: Anybody?

13 FROM THE FLOOR: I've got a question about
14 the coating and what was that -- polishing the metal?

15 CHAIRPERSON TIMMERMAN: Yeah.

16 FROM THE FLOOR: I don't know how you guys
17 feel about that, but coating metals is pretty much
18 zinc coating. Would you put that in the I-2 instead
19 of I-1 because of that reason?

20 And, on top of that, the grinding and
21 polishing, if you grind and polish stainless steel,
22 then that gives off hexavalent, which is cancerous.
23 That's something to think about.

24 MS. LAND: That's one of the things you

1 brought up to discuss.

2 SECRETARY STACY: Yeah.

3 FROM THE FLOOR: I know he did say he didn't
4 know a lot about that. I thought I would point you in
5 a general direction that makes sense.

6 SECRETARY STACY: What he said was the EPA
7 regulations, he thought that that would be addressed
8 that way. But my initial thought was what you left --

9 MS. LAND: Same as you're saying that.

10 SECRETARY STACY: Yeah.

11 MS. LAND: I think maybe he's getting a
12 little too hung up on "inside the building" because
13 there can be a lot of things inside the building that
14 the external effects could seep out.

15 FROM THE FLOOR: Correct.

16 MS. LAND: And it may well be what you're
17 talking about --

18 CHAIRPERSON TIMMERMAN: Yeah.

19 MS. LAND: -- that would be noxious that you
20 know of.

21 CHAIRPERSON TIMMERMAN: Right.

22 FROM THE FLOOR: Plating is pretty
23 chemical-dependent and it's nasty stuff.

24 MS. LAND: Yeah.

1 FROM THE FLOOR: Grinding and polishing, I
2 mean, I've had -- I've been in places where they've
3 brought in monitors and tested us to make sure we
4 weren't being overexposed. But if it wasn't for them
5 doing it, they wouldn't do it.

6 CHAIRPERSON TIMMERMAN: Right.

7 FROM THE FLOOR: The EPA has nothing to do
8 with that. That's just them covering their ass, kind
9 of, so nobody goes after them.

10 MS. LAND: And OSHA doesn't come in and
11 stomp them.

12 FROM THE FLOOR: No. Especially if it's
13 under instruction, sure. But if it's just a running
14 facility and nobody loses a limb or dies, then they
15 won't be there.

16 SECRETARY STACY: I'm personally comfortable
17 with pushing it to I-2.

18 CHAIRPERSON TIMMERMAN: I don't think it's a
19 bad thing.

20 MS. LAND: So we were in I-1 and you want to
21 move it to I-2.

22 CHAIRPERSON TIMMERMAN: Is there a way to
23 encompass more than just -- I mean, right now, it's
24 saying plating.

1 MS. LAND: It's metal plating, buffing,
2 polishing, subject to appropriate measures to control
3 the type of process to prevent noxious results and/or
4 nuisances.

5 CHAIRPERSON TIMMERMAN: Is there a way to
6 cover more -- like, more chemically based processes
7 than just -- I don't know.

8 MS. LAND: We'll get to that. I think you
9 have that already --

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: -- down in I-2. So we have --

12 CHAIRPERSON TIMMERMAN: Corrosive acid and
13 alkalide stuff?

14 MS. LAND: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Okay. You good
16 there?

17 MS. LAND: Uh-huh.

18 CHAIRPERSON TIMMERMAN: Anybody else have
19 any questions? Comments?

20 (No response.)

21 CHAIRPERSON TIMMERMAN: Okay. I see we lost
22 a lot of people during the meeting.

23 SECRETARY STACY: We're boring.

24 MS. LAND: Told you it would be a snooze

1 fest.

2 CHAIRPERSON TIMMERMAN: That hurts.

3 FROM THE FLOOR: A couple of them thought
4 they were at the township meeting and they were
5 wanting to speak with the trustees. They just were at
6 the wrong meeting.

7 SECRETARY STACY: Oh.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: Okay.

10 CHAIRPERSON TIMMERMAN: Is there anything
11 else we need to discuss?

12 MS. PARGEON: Tell me about this.

13 MS. LAND: You guys have all been named in a
14 lawsuit. We haven't technically been served yet. You
15 will all get certified mail saying that you're being
16 named in the lawsuit.

17 The township has OTARMA, which is the Ohio
18 Township something-or-other insurance company that
19 covers -- it's an insurance pool. They have assigned
20 an attorney to help with doing these.

21 The last one, the one that -- the first one
22 that we are still working with did not name the Zoning
23 Commission, so they didn't -- weren't covered by
24 OTARMA. You guys have been named, so the attorney

1 will cover you guys as well.

2 Now, you're being sued in your official
3 capacity, not in your individual capacity. Even if
4 you are being sued in your individual capacity, that's
5 not appropriate, and you'll be immediately dismissed
6 from that standpoint.

7 And so nothing that you personally have,
8 none of your -- nothing like that is at risk. Only as
9 your official capacity as a Zoning Commission member.

10 CHAIRPERSON TIMMERMAN: Okay. Yay.

11 UNKNOWN SPEAKER: Say it again.

12 CHAIRPERSON TIMMERMAN: I said "Yay."

13 SECRETARY STACY: Like, how many? 15
14 individuals thus far.

15 MS. LAND: The list is growing all the time.

16 MS. PARGEON: Why?

17 FROM THE FLOOR: Because of who you're
18 dealing with.

19 MS. LAND: Not the one to ask.

20 MS. PARGEON: Why?

21 MR. KENT: I can't give you advice. You
22 have to talk to your lawyer.

23 FROM THE FLOOR: Whenever somebody doesn't
24 get his way, he files a lawsuit against them.

1 FROM THE FLOOR: Does the zoning committee
2 still continue on?

3 MS. LAND: Oh, yes.

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: Okay.

6 FROM THE FLOOR: Being a good neighbor.

7 SECRETARY STACY: Yeah.

8 FROM THE FLOOR: We love you.

9 CHAIRPERSON TIMMERMAN: Anything else?

10 VICE CHAIRPERSON REHUS: No.

11 SECRETARY STACY: Do you want to make a
12 motion to --

13 CHAIRPERSON TIMMERMAN: I move to adjourn
14 the meeting.

15 VICE CHAIRPERSON REHUS: I'll second.

16 SECRETARY STACY: All in favor, say "Aye."

17 (Vote taken.)

18 SECRETARY STACY: Motion carries.

19 - - -

20 And, thereupon, the proceedings were
21 concluded at 7:00 p.m.

22 - - -

<u>WORD INDEX</u>				
< 0 >	2 19:1	74:20 75:14,	92:14, 17, 24	53:18 54:11
0 92:7	23:5, 22	17 91:21, 23		73:24 74:19
0ls 25:19	27:7 29:1	400,000 15:1	< 8 >	75:6
< 1 >	31:19 39:14	40-foot	8 16:21	added 79:6
1 19:1, 7	50:17 55:8	74:17 91:7,	27:20 28:19	addenda 4:5
23:1 27:3	58:20 67:13	15	40:13	adding 9:6
51:6 55:5	81:18	419 2:4	80 77:17	53:14
58:24 67:4	20 24:17	424-7089 2:4	84:6	addition
1,500 84:9	88:16 90:8	43221 1:23	8-foot 28:2	77:17
10 48:10	200 81:8, 9,	45840 2:4	67:18	additional
84:11 86:11	20	45889 1:10	< 9 >	44:11
87:13, 18	2024 1:8	< 5 >	90-foot 77:17	address
89:13 101:13	3:1, 7 4:11,	5 40:9		44:19 74:6
10,000 79:18,	15, 19 6:5	51:9 55:16	< A >	addressed
23	101:6	73:15	A-1 67:6, 9	44:14 95:7
100 76:10,	2025 101:13	5:00 1:8	ability 75:12	addressing
12 80:16, 19	20-some 50:5	3:2	able 14:17	19:19, 20
81:3, 14	22 1:8 3:1	50 63:6	30:20 35:20	adjacent
100-foot	22nd 3:6	64:14 65:1,	37:7 69:12	16:21 18:23
17:18 77:17	101:5	7, 18 76:20	74:3	23:17 64:21
10-foot 87:4	24-04-11M	92:8, 16	above-	65:8, 9
12 22:4	4:16	514 2:3	permitted	90:18 93:11
1201 25:16	24-04-12-M	55 94:6	40:14	adjourn 6:2
57:22 58:9	6:1	< 6 >	abuts 64:17	100:13
1202 47:6	250 81:7, 19	6 16:20	92:11	adopted 72:2
53:13 54:17	28 21:24	27:18 28:4,	abutting	adopts 72:2
1203 54:16	< 3 >	5, 7, 9, 12,	23:5, 23	Adult 44:8,
125 1:23	3 19:2, 4	15, 17 40:10	24:24 27:13,	14 45:14
12829 1:9	23:9 31:19	55:17 69:2	15 40:4, 6	adverse 29:20
13 66:5	38:22 39:10,	60 74:16, 21,	83:18, 19	advice 99:21
1300 66:6	13, 14 55:12	22 75:14, 24	90:18	affect 22:11
1301 66:17,	58:23 62:4	76:7, 14, 15,	access 50:6	29:20
19, 23 73:7	67:15	21, 23 77:10,	86:12	age 62:24
74:14	30 42:4	13, 20, 23	accessories	63:16
14 82:10	57:15 65:8,	91:3, 14, 19	7:22, 24	ago 63:6
1400 82:6, 7,	9 69:2	92:3	9:10	agree 32:12
8, 13	70:21 75:3,	602 82:5	Accessory	43:18
1401 78:22	5 76:19	83:2	40:13 73:15	Agreed 91:11
80:4	85:23	60-foot	accommodate	Agricultural
1402 81:23	3040 1:23	74:17 91:8,	22:8	41:7 53:20,
82:11, 16	32 66:20	9, 17	accommodations	21, 22 55:21
15 21:3	326-0177 1:24	613 1:9	6:24	ahead 4:4
99:13	34 64:3	614 1:24	account 25:7	Airbnb 6:23
15th 4:15,	< 4 >	62,000 80:1	accurate 7:2	alkalide
18, 19	4 23:14	6-foot 28:1	acid 68:1	68:2 97:13
1602 80:5	27:18 28:4,	< 7 >	97:12	ALLEN 1:1, 4,
18 14:22	5, 9 39:24	7 40:11	acres 50:17	9 2:6 3:8
18th 4:11	55:15 57:15	57:5	69:2 81:18	4:10, 14, 17,
6:5	58:9 59:17	7:00 100:21	activities	22 5:8, 10,
1904 89:2	73:4, 9	700,000-square-	22:9 23:7	12 41:5
90:6, 9	4,000 14:24	foot 50:2	55:19 66:8	49:11 72:2
< 2 >	40 64:4, 5,	75 65:8, 9	add 8:23	alley 89:15,
	6 65:13		18:9 33:9	18
			37:23, 24	alleys 13:24
			47:7 52:9	14:14

allow 69:19 91:8	approval 54:22	authorized 45:18	baffling 50:1	55:5 56:12 63:10
allowed 41:6 53:21, 22 91:21 94:5	approve 4:17 6:5 71:6	auto 43:1 47:9 54:8 55:5, 24 56:12 61:4	bakery 32:5	bone 33:19
alter 8:20 72:13	approved 50:14 67:21	automated 76:9	Ball 76:6	book 17:2, 11 21:2 42:10
alterable 12:10	April 1:8 3:1, 7 4:11, 15, 18, 19	automatic 39:21	barrier 16:8	booths 63:12
altered 6:19 20:14	arborvitaes 16:14	automatically 48:7 83:15	based 15:19 78:18 85:13 97:6	boring 97:23
Amanda 20:22	archaic 85:15	Automobile 7:3, 15, 20, 23 8:14, 15 9:13	basic 27:4	borrow 68:13, 15, 19 69:10, 15, 17 70:15, 22 73:19 74:6, 8
amending 73:2	area 22:11 23:17 30:8 63:24 74:15 78:4, 7 81:18 84:8, 24 85:1 86:12 87:19	automobiles 7:7	basically 18:16 68:23	borrowing 70:17
amendments 72:3	areas 5:15, 16, 18 12:22 23:8 45:8, 9 76:23	automotive 40:22 42:18	basis 40:8 72:14	bother 33:21
amount 81:7 90:22	Article 27:21 74:15	average 90:16, 24	basketball 14:22	boundary 55:11
amusement 13:19	articles 33:18 34:4	aware 62:14	Bed 9:14	bounding 85:3
and/or 3:9 55:14 71:15 97:3	aside 88:5	Axe 14:13, 21 15:11	bedroom 84:10, 23	bowling 13:24 14:14 87:23
ANDERSON 1:14	asked 7:8 21:11	Aye 6:10 100:16	beef 8:20	brake 7:18
animals 10:21	asks 69:22	< B >	behalf 2:6	branch 55:24
anticipate 68:9	ass 96:8	B-1 5:4 27:14 29:5 31:19	belching 30:2	break 78:24
anybody 29:24 38:6 40:16 55:1 94:12 97:18	assembling 30:10 66:8	B-2 5:4 27:14 29:5 60:18	believe 14:12 76:11	Breakfast 9:14, 16
apart 20:19	assembly 22:16 33:18 35:17	B-3 5:4 29:4 60:18, 22 61:4, 12	belongs 62:6	brick 16:19
apartment 84:11	assigned 98:19	back 16:6 20:4 35:2 45:3, 7, 10 51:9 52:2 53:3 54:12, 14 57:14 61:16 64:6 65:3 70:18 80:7 86:15 89:4	belts 77:2	bring 46:16
appeal 71:22	ass 96:8	backyard 64:6, 24	beneficial 5:21	bringing 70:18
APPEARANCES 2:1	assessing 30:10 66:8	backyards 74:18 93:14	better 21:8	brought 95:1 96:3
appearing 3:9	assembly 22:16 33:18 35:17	bad 35:22 37:6 78:12 96:19	big 23:24 60:4 79:22	buffer 17:18
appliances 35:18	assigned 98:19		biggest 29:19	buffering 16:23 17:9, 11, 12, 14 18:7, 9, 12 20:3
applicable 83:21 88:3, 7	ass 96:8		Billboards 41:16, 17, 18	brought 95:1 96:3
A-P-P-L-I-C-A-	assessing 30:10 66:8		bit 26:7 88:13 93:22	buffering 16:23 17:9, 11, 12, 14 18:7, 9, 12 20:3
B-L-E 88:10	assembly 22:16 33:18 35:17		black 30:2	buffing 55:12 62:5 97:1
applies 83:6 86:3	assigned 98:19		Blanchard 37:18	build 50:2 51:5 69:8, 12, 16
apply 72:24 78:11 83:22	assistant 5:5		blank 64:8, 10	building 7:20 10:1, 16, 22 11:3, 7, 9 14:21 15:5 16:3 18:21, 22, 23 26:2, 5, 6, 8, 23, 24 27:6, 9 29:7 30:1, 7, 21 32:19, 22, 23
Appreciate 94:8	association 11:11 46:9		blanks 46:19	
appropriate 9:19 23:2 41:8 55:13 71:24 97:2 99:5	assumption 51:14		Blast 67:23	
	attendance 3:17 4:12		blasting 68:9	
	attended 4:22		blooming 67:23	
	Attorney 2:2 98:20, 24		blow 36:10	
	Attorney's 2:2 48:21		blue 80:11	
	audience 7:14		BOARD 2:8	
			Boarding 9:24 10:19, 23 11:4	
			boat 55:21	
			body 7:6 8:2 38:7 40:23 43:1	

33:2, 10	candy 32:5	15:2 16:2,	75:1, 8, 12,	chemical
34:18, 20	canvas 33:20	7 17:12, 16	20 76:5, 13,	62:7 63:5
35:4 37:11	capacity	18:2, 6, 15	24 77:9, 14	chemical-
38:1 40:1,	99:3, 4, 9	19:8, 13	78:23 79:8,	dependent
3 47:23	capture 77:24	20:6, 15	12, 18, 24	95:23
48:10, 11	car 61:5	21:17, 21, 24	80:3, 8, 13	chemically
50:16 51:18	care 10:7, 9,	22:3, 6	81:4, 8, 12,	97:6
55:20 58:5,	10, 15, 18, 21	23:20 24:2,	16, 22 82:2,	chemicals
18 59:18	16:4 25:21	9, 22 25:4,	8, 10, 13, 17,	62:11, 12
63:2 64:13,	35:5	8, 13, 15	20 83:2, 9,	Chemistry
15 66:24	carnivals	26:9, 12, 15,	14, 17 84:2,	36:7
67:1, 18	13:19	19, 21 27:24	4 85:6, 8,	child 79:2
76:6 82:4	carried	28:4, 6, 10,	11, 21 86:4,	chime 73:2
87:3, 11, 21,	11:14 34:17	14, 21 29:1,	18 87:5, 8	chimney 90:17
22, 24 88:1,	carries	4, 11 30:13,	88:9, 12, 19,	CINDY 2:2
4 89:13, 16,	100:18	16, 24 31:3,	21, 24 89:5,	5:5 93:3
17 91:8, 22	case 51:12	6, 9, 16, 20,	8, 11, 20	circular
92:7, 9	83:17	24 32:12	90:3, 12	49:24
95:12, 13	catch-all	33:3, 12, 16	91:6, 11, 13,	City 10:4
buildings	44:13	34:8 35:2,	18, 24 92:2,	12:6 13:21
23:18 38:19,	categories	6, 16, 24	7, 14, 18, 22,	41:2, 7 49:5
23, 24 39:1,	41:13	36:3, 6, 20	24 93:3, 5,	Clara 2:10
8 40:13	category 60:2	38:2, 5	7, 15, 19, 24	3:20 4:12
48:13 73:15	cause 3:7	39:12, 16, 20	94:4, 9, 11,	6:1, 7
76:17 77:18	44:6 78:9	41:21 42:4,	12, 15 95:18,	21:21 54:13
79:4, 23	caveats 93:13	19, 21, 22	21 96:6, 18,	65:24
80:6 85:23	cellophane	43:3, 8, 18	22 97:5, 10,	clay 34:13
bulk 22:19	33:20	44:4 45:3,	12, 15, 18, 21	68:24
41:10, 12	cement 68:2	6, 12 47:4,	98:2, 8, 10	cleaning
64:1 74:15	Center 1:9	13 50:8, 12,	99:10, 12	42:15 62:15
bunch 42:15	89:18	21 51:1, 7,	100:5, 9, 10,	cleansers
BUREN 1:2, 10	centers	10, 17 53:14,	13, 15	63:15
bus 61:4	12:23 44:10	17, 23 54:2,	chance 46:24	climb 28:13
bushes 16:14	Central	5, 13 56:3,	change 7:17	Clinic 10:6
Business	38:14 42:15	18, 22 57:3,	8:20 28:7	11:20 21:4
4:24 5:2, 3,	ceramic 34:12	14, 20, 23	48:19, 21	56:2, 10
24 11:14	C-E-R-T-I-F-I-	58:2, 11, 14,	49:1 70:23	clinics 56:1
15:13, 19	C-A-T-E 101:1	17, 24 59:9,	71:19 72:4,	close 70:8
40:5 50:13	certified	20, 24 60:6,	8 91:2	closer 64:14
52:10 60:20	98:15	11, 19, 23	92:16	92:8
62:22 64:22	certify 101:3	61:2, 7, 14,	changed 6:19	cloth 33:20
75:5 76:19	cetera 30:18	24 62:3, 13,	20:14 71:20,	Club 11:9
79:23 93:11	39:9 40:23	18, 21 63:8,	21 77:6	12:5
businesses	90:11	11, 19, 23	81:7	clubs 12:20
15:21	Chairperson	64:2, 8, 10	changes 72:4	coating
busy 71:4	2:9 3:12,	65:5, 11, 14,	changing	36:17 94:14,
BZA 71:21	19, 22, 23, 24	20, 23 66:2,	25:19 81:19	17, 18
< C >	4:2, 6 6:8,	4, 20, 21	character	code 17:21
call 3:15	13, 20 7:10,	67:7, 8, 13	23:16 40:11	19:11, 15
57:12	15 8:23	68:15 69:3,	55:18 57:6	41:24 49:20
called 36:18	9:3, 8, 11,	6, 18, 21	charge 14:17	51:21 72:3
83:24	14, 20, 24	70:1, 10	charged 27:3	87:11, 21, 22
cancerous	10:6 11:17	71:5, 9	charging 9:6,	88:1, 4, 5
94:22	12:4, 13, 16	73:4, 8, 11,	10	collision
	13:4, 6, 11,	14, 21, 24	checking 76:2	7:5 40:23
	14 14:4, 7	74:4, 14, 19	checks 50:24	

Columbus 1:23	compensation 10:3, 24 11:5	conserve 23:17	7, 12 24:11, 23 25:9, 14, 23 26:11, 13, 16 30:6, 14, 17 32:14, 18, 21 34:16, 22 35:3, 12 37:10, 18, 22 38:12 39:6 40:18 41:17, 19 42:1, 8, 11 43:4, 9, 15, 20, 24 44:8 46:3, 6, 11, 14 47:12, 17, 22 48:1, 4, 14, 18 49:8, 11, 14, 19, 22 50:1, 11, 14, 18, 23 51:2, 8, 14, 18 52:8, 16, 19, 24 53:7 62:15, 23 63:9, 12, 20 65:7 70:5, 11, 16, 19 71:1 72:1 75:23 76:2, 7, 15 77:1, 12, 15, 21 79:2, 10, 13, 15	11 48:3 49:7 51:3 87:22, 24 88:4 couple 70:8 89:6 98:3 courses 12:20 13:18 courts 14:23 cover 68:20 97:6 99:1 covered 79:19 98:23 covering 96:8 covers 34:5 39:11 42:15 98:19 cram 31:12 credit 55:23 criteria 48:9 52:5 crossed 58:21, 23 59:10, 14 cupboard 60:9 curb 51:3 87:1 curious 77:4 current 8:10 21:7 Currently 8:13 custom 73:16 customarily 40:13 cut 51:3 cutlery 32:7 < D > danger 23:10 Darrin 2:9 3:22 4:13, 19 6:9 date 80:15 Dave 3:17 4:12 79:17 day 3:6 11:21 30:22 52:3 62:23, 24 63:16 88:18 101:6 days 62:16 deal 38:16 76:3 80:11 dealing 99:18
combine 56:4	complete 101:4	consider 79:22		
combined 5:2 16:22 17:9 21:15	completely 8:9 27:6, 9 29:7, 14 30:1 32:18 33:9 43:2 55:6, 8 56:13 64:19 77:8 93:9	considering 9:4, 6		
come 12:6 20:4 24:21 25:12 33:5 34:24 47:18 50:18 53:3 78:3 80:10 96:10	complex 37:4	consistent 38:5		
comes 52:6 55:1	comply 80:16, 19	consists 16:11		
comfortable 96:16	compounding 22:15 27:8, 12 32:3, 16 33:18 66:13	constructed 68:21		
coming 82:23	comprehensive 86:14	constructing 47:22, 23		
comments 5:13 94:10 97:19	computed 89:14, 18	construction 49:2, 3 69:17		
commercial 12:19 13:16, 18, 20 14:3, 11 18:22 43:10, 13 45:20 48:10, 12 49:4 52:11 55:15 69:15	computer 21:10	consumer 38:16		
COMMISSION 1:1, 4 2:6, 11 3:8 4:10, 14, 17, 23 5:7, 8, 12 40:8 44:12 47:19 48:8, 16 49:5, 12 50:19 51:20 52:7, 16 54:23 72:9, 12, 18 89:21 98:23 99:9 101:13	computing 84:13, 23 85:1	contain 87:12		
committee 100:1	concepts 19:10	context 41:13		
common 15:15 70:5 88:14	concerned 18:10	continue 5:19 100:2		
communities 18:20 21:5	concluded 5:3 100:21	contract 87:23		
community 12:23	concrete 68:2	contractor 61:5		
company 98:18	Conditional 24:20 41:22 43:1, 4 47:8, 15 49:17 52:6, 24 54:10 56:14, 19 61:18, 19 62:4 71:10 73:18, 22 83:3	contractor's 40:2 57:9, 16 58:6 61:11		
comparing 8:18	Conditions 54:10, 19, 21	control 37:5 55:13 84:15 97:2		
	condominiums 49:4	Convalescence 10:12		
	conducted 27:5, 8 37:10 67:21	convenience 55:22		
	coniferous 16:15	conveyor 77:2		
		cool 76:9		
		Cooper 77:16 78:3		
		COOTS 1:13 101:9		
		copper 68:6		
		copy 41:24 42:2 64:4 71:12		
		Cordonnier 2:11 4:21 8:12 14:20 15:3, 8, 14, 20, 22 16:3 17:3, 15, 17 18:19 19:9, 14, 21 21:1,		
		correct 19:20 26:11 33:13, 14 45:17, 20 59:5 68:10 70:9, 17 95:15 101:4		
		corrosive 68:1 97:12		
		cosmetics 32:6		
		cost 9:17		
		counsel 3:9		
		count 84:22		
		country 12:20		
		County 2:2 4:21 5:5,		

Deb 2:10 3:24 4:13, 14	detrimental 22:12	99:5	driveways 86:13	65:3 67:18, 21
decide 6:18 8:19 65:18 92:16	developed 85:12	disposal 39:3	drop 88:18	encompass 96:23
deciding 46:18	development 23:8, 9, 17 27:5 81:23 82:9, 16 93:17	distance 17:13 85:22 90:23	dry 42:15	ends 88:4
dedicated 85:2	developments 17:17 82:12	District 5:23 15:19 18:22 22:11, 13, 22 24:18 25:24 26:23 40:6 41:1 53:20 55:10, 11, 23 60:20 64:16, 17, 22 65:10 66:12, 24 67:5 80:18, 21 83:3, 7, 20 84:5, 24 87:10 88:15 90:14 92:10, 11 93:11	dry-cleaning 38:14	engine 7:5 43:1 55:5 56:12
deep 69:2 70:21	devices 35:19	Districts 4:24 5:2, 4, 9 22:8, 12 23:6, 23 24:3, 5, 8 25:1, 2 27:14, 17 28:22 40:5 50:9 51:12 52:11 66:5, 7, 11 86:3 90:20 92:13	duckies 26:4	engineer 51:3
define 56:7	dies 96:14	divide 14:7	dwelling 84:14	ensure 71:16
definitely 30:3	difference 11:21 30:9 67:11	divided 84:9	dye 32:7	enter 12:2
definition 10:5, 20 13:22, 23 15:8, 24 18:20 19:15, 22 21:2, 3 28:1	different 8:7 14:24 16:23 17:9 19:18 21:4, 14 33:1 41:5, 7 49:1 58:13 63:15 69:16 73:1 74:8	doctor/primary 10:10	dynamic 41:6	enterprises 13:20 14:13
definitions 5:6 6:15 8:7, 15 20:5	differentiate 11:21	documents 71:1	< E >	entertainment 44:8, 15 45:14
degree 66:11	differently 53:8	doing 20:10 29:20 30:4, 10, 11, 19 32:22 43:21, 23 49:21 53:5 57:2 60:15 96:5 98:20	educational 11:12	entire 44:21 75:11
Delaware 46:1	dig 68:17, 19	doors 60:9	effect 30:20, 21 38:3	entirely 67:17
deleted 58:2, 3 59:3	dining 84:7	double 76:2	effective 80:15	EPA 63:3, 14 95:6 96:7
den 84:21	direction 95:5	doubt 13:4	effects 16:24 17:10 22:10 29:21 30:4 66:10 95:14	equal 82:4 89:23 90:15
density 84:23 85:1	directly 11:7 38:16 59:4	downstream 62:19	effectiveness 30:20, 21 38:3	equals 84:16, 17, 18
dentist's 48:20	Director 2:11	drawer 60:10	efficiency 84:11, 16	equipment 27:11 38:11 40:2 56:15 57:9, 16 58:6 61:21
department 51:4	dirt 68:17, 19, 24 70:13, 18	Drive 1:23	egress 11:1, 6 47:16	erected 26:24 67:1
depending 12:1 16:21 19:2 27:19	disbursing 7:21	drive-in 44:9	eight 70:12	ES 31:2, 3 54:1, 5
Depends 36:12 49:19 71:7	discharge 63:5		either 24:12 28:19 55:18 85:3	especially 70:6 96:12
design 27:4	discuss 5:9 6:18 95:1 98:11		electrical 35:18 38:9	essentially 43:20 50:15 51:15
designations 5:1	discussed 6:16 41:19 60:23		electricity 34:14	established 13:17 23:16
designed 22:8 66:7	Discussion 4:23 49:24		electronic 35:18	establishment 9:15
desirable 23:14	disjointed 5:20		elevation 69:11 70:7	establishments 32:2 42:12 44:9
desk 21:9	dismissed		enact 71:19 72:23	Estate 31:15
determination 52:4			enacting 72:7	et 30:18 39:9 40:23 90:11
determine 52:7			enclosed 27:6, 9 29:7, 14, 17 30:1 32:19 33:9 40:3 43:2 55:7, 9 56:13	Evans 3:17 4:12
determined 40:7 72:17				EVENING 3:1
				Eventually 13:10, 11

everybody 23:24 30:3 62:1 78:17, 18 94:10 Exactly 43:24 examples 21:4 79:4 exception 53:11 92:12 exceptions 80:5 exchange 38:24 exciting 4:9 94:4 excluding 90:17 exclusive 85:2 86:12 exclusively 69:3 exist 5:19 existing 80:14 85:15 exists 89:15 expanding 48:9 expect 78:19 expected 23:3 expecting 61:23 experimental 27:5 36:4, 14 37:8 expertise 93:22 Expires 101:13 explain 93:17 explosions 23:10 Expressway 76:20 90:1 expressways 31:4 extends 83:13 extent 27:17 40:7 exterior 55:11 external 22:10 66:10 95:14 extract 70:13 < F >	fabrication 66:8 facilities 10:19 12:17, 18, 22 13:16, 17 14:2, 11, 13 15:18 27:10 32:2 39:24 41:3 42:13 53:16 58:4, 17 59:17 84:7 facility 10:7 14:21 96:14 facing 87:12 fact 18:7 factory 50:3 fair 78:16, 17 fairly 19:12 fall 15:9 43:9, 10 45:3 60:2 falls 41:22 57:20 far 99:14 farm 38:7 80:6 Farther 42:24 52:21 fast 89:9 fast-forward 72:1 favor 6:10 100:16 feel 20:9 30:3 94:17 feeling 35:22 feelings 20:18 feet 14:24 15:1 16:20, 21 27:18, 20 28:9, 12, 15, 17 51:9 64:5, 14 65:1, 18 69:2 70:21 74:20 75:17, 24 76:7, 12, 14, 15, 19, 20, 21 77:10, 13 79:19, 23 80:16, 19 81:3, 14, 19	84:6, 8 85:23 86:11 87:13, 18 88:16 89:13 90:8 91:14 92:8 felt 66:11 fence 40:4, 7 fenced-in 30:8 fencing 16:18 fender 7:6 8:2 fest 98:1 figure 44:20 56:7 69:23 figurines 34:12 files 99:24 filled 46:19 film 36:4, 14, 16, 17 37:9 filter 7:17 find 16:5 21:10 60:16 77:1 finding 58:8 Findlay 2:4 17:1 20:21 41:2 43:5 65:7 Findlay's 10:5 13:21 18:21 19:9, 11 30:7 75:23 fine 11:19 38:17 42:13, 16 61:14 63:21 finish 88:13 finished 22:16 66:14 fir 16:14 fire 23:10 fired 34:13 first 58:16 67:4 98:21 Fisher's 19:10 fit 14:10 30:4 fits 52:4 five 24:19	84:18 94:3 fix 36:1 fixed 35:21 flat 7:18 floor 94:9, 13, 16 95:3, 15, 22 96:1, 7, 12 98:3 99:17, 23 100:1, 6, 8 folder 79:16 follow 87:23 following 3:10 22:23 27:1, 7 54:20 58:4 67:2, 15 84:14 food 32:6 foot 28:4, 5, 7 51:6 74:16 89:13 91:19, 21 92:3 footage 79:5 foregoing 101:3 forget 31:12 form 16:18 22:19 55:10 format 46:15 formula 90:23 for-profit 14:13 Fort 14:22 forth 3:10 found 8:6 four 9:15 10:2 24:18 27:18 72:5 76:21 four-and-a- half 76:22 Four-bedroom 84:18, 21 frame 7:6 free 23:10 Free-standing 40:10 41:14 freight 39:5 front 27:14 43:14, 16 64:5, 6 65:7 74:17, 21 83:20, 22 84:1 86:6,	9, 24 89:13 90:7, 8 frontage 80:16, 18 81:2, 7, 14 fuel 9:6, 10 full 91:14 full-time 10:18 fully 29:16 function 27:4 37:24 44:2 functional 72:14 furnace 67:23 furnished 10:14 further 22:18 27:20 54:22 future 23:3 < G > gain 12:19 game 12:21 garbage 67:20 gas 8:23 9:2 34:14 38:23 39:2, 3, 19 gauge 32:7 General 5:9 7:3, 16 19:24 22:22 25:24 27:23 45:4 48:9 52:21 66:5, 6, 23 71:17 74:10 95:5 generally 10:18 24:12 41:15 43:11 49:1, 3 68:22 getting 32:9 37:4 39:12, 18 95:11 giant 26:6 giga 50:3 give 18:9 40:18 46:23, 24 52:5, 14 65:4 79:10 99:21 given 10:17
--	--	--	---	---

gives 21:4 94:22	Google 9:18, 20 20:20 21:11	handed 71:2, 3	23:22	idea 9:19 15:1 21:10
go 4:4 11:7 15:12 16:6 26:20 31:23 37:16 44:1 45:1 48:15 49:5, 7 50:19 51:3, 20 53:1 54:12, 15 57:14 60:9, 17 61:3, 16 62:8, 16 63:24 73:1 83:7 86:15, 23 89:4 94:6	Googling 21:14	handle 19:16	hold 68:21	25:24 26:7 36:15 56:3 61:20 85:7
goal 20:12	Gotcha 39:16	haphazard 5:17	HOLDERMAN 35:17	identify 45:8 74:7
goals 22:22	gradual 5:23	happen 29:14 88:6	holders 39:4	imagine 83:10
goes 17:21 35:2 51:4 52:5 62:7 72:6, 7 79:24 96:9	grandfathered 48:24	happening 18:10	holding 68:22	immediately 90:18 99:5
going 3:13 13:1, 7 18:10 21:10 23:23 25:15 28:13, 14 33:15 35:22 36:24 42:10 43:13 47:2 48:20, 21 50:9, 24 54:15 57:23 61:21, 22 63:4 70:23 73:18, 24 74:3 77:1 78:9 85:19 86:6, 15 88:6	gravel 40:1 58:5	happens 18:12 31:11	Home 10:12	implement 55:21
golf 12:20 13:18	great 18:5 21:6 93:24	happy 19:12	home-sharing 6:23	important 13:15 25:10
good 9:12 17:7 20:16, 23 24:17 33:23 38:21 39:23 61:19, 20 64:2 88:22 93:3, 6 94:10, 11 97:15 100:6	greater 64:15 80:16 82:6 92:9	hard 42:2 71:12 78:15	honestly 21:9	impose 71:15 72:21 73:1
goods 32:5	green 86:24 87:23	hardware 32:6	hospital 10:7, 16 11:20 37:19	imposed 54:21
	greenbelt 5:19 64:20 93:10	hazards 23:11	hotel 10:1, 22 12:1	inches 27:18
	Greenhouses 55:16	head 76:4, 11	hour 94:6	incident 40:14 73:16
	grind 94:21	health 10:6 51:4 71:16	hours 94:6	Incineration 67:20
	grinding 94:20 96:1	healthy 10:9	House 9:24 26:10 50:10, 14, 16, 24 51:6 69:12, 17	incinerator 67:21
	growing 99:15	hear 13:8 30:20	housed 10:13	include 10:20 22:23 40:22
	guess 3:15 7:2 17:23 21:19 35:4 65:5 91:21	hearing 3:7 72:8 77:10	houses 69:9	included 5:10
	guest 5:15	hearings 73:2	housing 18:8	including 7:17, 22 8:1 12:19, 23 38:10, 19 39:8 66:9 84:6, 21
	guestrooms 9:15 10:2	heating 38:11 67:13	huge 37:3	increased 89:23
	guests 5:13	heavily 36:22	Hum 21:10	Indiana 19:10
	guys 3:12 13:1 17:24 21:16 25:20 26:14 46:17, 23 49:13, 14 55:1 59:22 60:14 64:24 71:20, 22 72:24 83:16 92:4 94:16 98:13, 24 99:1	heavy-duty 19:18	hung 95:12	indicated 86:14
	gypsum 68:2	hedges 16:14	hurt 17:23 20:18 29:24	individual 99:3, 4
	< H >	height 16:19 19:19 27:19, 20 64:5, 14 74:17, 22, 23 75:4, 23 76:8 80:6 82:4 83:12 89:22, 23 90:15, 24 92:8	husband 53:9	individuals 45:8 99:14
	half 20:20 75:19, 21	heights 90:16 91:1	< I >	Indoor 13:23 14:1, 3, 14, 15, 21, 23 15:4, 18, 24 30:17
	hall 11:2	help 79:10 98:20	I-1 21:17 22:7, 13 25:24 27:17 29:7, 13 40:6 41:2, 4, 8, 20 55:11 61:10 62:6, 22 63:24 67:5, 6, 7, 8 75:24 77:10, 12 91:2 94:19 96:20	Industrial 5:9, 16, 24 19:3 22:7, 9, 20 23:8 26:22 30:7 40:9 43:10, 13 47:11
	Hancock 2:2, 11 4:21 5:11 87:22	helps 79:9	I-2 26:14, 15 30:15 42:7, 8 62:8 66:5, 6, 12 75:24 76:3 77:1, 12 91:3 94:18 96:17, 21 97:11	
		hereinafter 3:9 54:21		
		hexavalent 94:22		
		Hey 3:13		
		high 16:20		
		higher 89:21		
		highest 19:4		
		highlighted		

50:13 51:11 52:11 55:17, 23 56:1, 2, 9 57:1 61:3, 17 63:1 65:6 66:5, 6, 9, 24 74:23 76:23 90:16, 20 91:1 92:13 93:14 industry 30:9 inflammable 68:4 influences 23:13 information 5:10 63:13 infrastructure 39:8 infrequently 76:3 ingress 10:24 11:5 47:16 initial 72:7 95:8 Initially 18:2 injured 10:17 input 5:14 inquired 5:15 inside 11:1 38:4 57:2 63:7 95:12, 13 inspector 50:22 52:4 55:4 85:18 inspectors 87:24 installation 7:24 instance 81:16 85:22 instruction 96:13 instruments 35:9, 18 insurance 98:18, 19 intended 16:8 22:18 intense 63:2 intensive 44:11	Intent 22:5 24:18, 20 25:9 42:23 66:6 interchanges 70:6 interest 21:22 interior 55:9 85:3 87:9, 12 90:14 internet 9:22 interpret 72:24 invited 5:13 involve 16:16 involves 16:13 iron 68:6 issue 44:6 60:4 70:11 74:7 issues 11:16 38:20 57:6 items 37:1 its 29:23 < J > Jacob 45:23 71:2 January 101:13 Jereme 94:5 John 2:9 4:2, 13, 16 6:2 joined 8:12 Junkyard 67:17 < K > Keep 25:15 28:9 38:4, 5 65:23 78:15 79:5 Keeping 39:14 keeps 37:4 Kennels 41:4, 6, 21 53:19 55:15 KENT 94:8 99:21 kept 5:1, 4 31:2	kiln 34:24 kilns 34:13 kind 13:7 15:11 16:4 25:6 26:2 28:19 40:19 41:11, 14 43:9, 19 44:13 45:24 60:10 61:2, 20, 22 69:14 72:22 78:3, 15 86:22 96:8 kitchen 84:7 knocked 35:21 know 8:8, 17 15:15 17:20 21:3 24:4, 12, 20 26:5, 6, 14 29:22 30:10 36:1, 6 37:7 41:6 42:17 43:17 45:13 46:9 48:15 49:22 51:2 53:10 56:5 57:11, 15 60:14 62:24 63:4, 6, 9, 17 65:5 74:11 76:4, 21 77:9 78:18 80:12, 24 82:15 85:14 94:16 95:3, 4, 20 97:7 knows 9:20 Kroger 79:24 < L > labels 79:6 Laboratories 36:3 37:8, 14, 17, 19, 24 lake 13:7, 9 LAND 2:2 4:5 5:5 6:15 7:13, 21 8:3, 6, 13 9:1, 5, 9, 18, 22 10:4 11:15, 20 12:1, 5, 9,	12 13:1, 5, 9, 21 14:6, 9 15:6, 9, 17, 21, 23 16:5 17:1, 5, 8, 22 18:12, 16 19:24 20:3, 7, 9, 17 21:6, 9, 13, 19 23:15, 18 24:7, 10 25:2, 6, 18 26:23 27:10, 19, 22 28:3, 5, 8, 18, 24 29:2, 8, 12, 16, 19 30:19 31:2, 5, 8, 11, 17, 19, 21 32:8, 15, 20 33:4, 7, 14, 21, 24 34:3, 10, 15, 17, 21, 23 35:13, 15, 20 36:5, 8, 10, 14, 23 37:14, 23 38:3, 6, 13, 17, 21 39:11, 14, 17, 21 40:16 41:16, 24 42:2, 6, 9, 24 43:11, 16, 19, 23 44:1, 5, 16, 19 45:5, 7, 13, 18, 22 46:5, 7, 12, 15 47:7, 14, 20, 24 48:2, 12, 17 49:6, 9, 13, 15, 21, 23 50:16, 20, 22 51:24 52:9, 18, 20 53:3, 9, 16, 18, 24 54:3, 8, 17, 24 55:3 56:2, 6, 11, 17, 24 57:4, 7, 19 58:8, 16 59:6, 8, 12, 15, 19, 22 60:1, 7, 13,	21 61:1, 4, 9, 16 62:1, 14 64:3, 9, 12 65:13, 16, 22 66:24 67:6, 9, 12 68:11, 13, 17 69:5, 7, 14, 20, 22 70:2, 14, 21 71:3, 7, 11 72:6 73:6, 10, 12, 20, 22 74:2, 6, 10, 16, 21 75:5, 11, 14, 17, 22 76:1, 18 77:6, 23 78:2, 14, 21, 24 79:21 80:7, 10 81:1, 5, 9, 13, 21, 24 82:7, 9, 11, 15, 18, 23 83:5, 10, 15 84:1, 3 85:7, 10, 12, 18 86:2, 14, 17, 19 87:6, 21 88:8, 10, 23 89:3 90:1, 9, 22 91:7, 16, 20 92:1, 4, 6, 12, 15, 20 93:4, 6, 13, 16, 21 94:2, 24 95:9, 11, 16, 19, 24 96:10, 20 97:1, 8, 11, 14, 17, 24 98:13 99:15, 19 100:3 landfill 68:19 Landfills 69:5, 6 landscape 17:18 landscaped 86:11 87:18 landscaping 16:13
---	---	--	---	---

language 52:9 85:5 89:19	86:13, 19, 21 87:20 88:14 90:8 92:10, 11, 13	46:17 48:23 60:9, 13 64:12 70:3 78:8	17 43:6 68:1	70:2 71:6 96:2, 23
large-scale 66:9 70:6	lines 87:9, 12 90:14 91:4	looked 12:7 21:9 43:12	manufactured 16:12, 17 33:1	means 36:15 41:15
laundries 38:15	liquids 68:4	Looks 18:6 26:5	manufacturing 22:15 23:4, 6, 9 26:1, 3, 4 27:8, 11	measures 16:20 55:13 97:2
Law 2:2	list 6:16, 24 8:16 14:2 16:5	loses 96:14	marina 13:14	medical 10:14, 17
lawsuit 98:14, 16 99:24	listing 28:22 41:1	lost 97:21	marinas 12:24 13:1	meet 23:2 58:7
lawyer 99:22	lists 78:22	lot 14:16, 17 29:23	Marion 12:6 20:21	meeting 3:13, 16 4:19, 23 5:7, 13 6:2 20:18 97:22 98:4, 6 100:14
laying 29:23	little 7:12 26:7 37:1, 2 77:4	lot 41:9 80:14, 15, 18 81:2, 13, 18 87:16	mark 8:18	mentioned 41:23 42:20 79:19
learning 37:1	live 84:3	lots 41:9 80:14, 15, 18 81:2, 13, 18 87:16	marked 80:11	merchandise 33:19
leave 17:22 28:12 33:8 56:8 61:7, 11 83:3 92:16	lives 9:16	loud 6:21	masses 90:17 91:1	metal 35:10 36:17 38:10 55:12 62:4, 6, 9 63:6, 21 76:6 94:14 97:1
left 8:9 37:4 59:19 61:2 79:15 94:3 95:8	living 84:10	louder 7:9, 13	material 16:11 22:17, 19 55:20	metals 94:17
legislation 71:19 72:13, 23	lmland@co.hanco ck.oh.us 2:5	love 100:8	materials 27:11 33:19 36:19, 21, 24 40:1 56:21 58:5, 18 59:18 66:15, 16	microchips 26:3
lets 6:24	Loading 89:11	lubrication 7:19, 23	math 85:19	mill 67:24
letters 58:19 59:1, 4, 6	lobby 11:2, 8 12:2	lumber 29:22 40:1 55:8 58:5	Matt 2:11 4:21 77:11 85:16 93:17	million 32:23
Level 19:1, 2, 4, 7	local 75:5 76:19	lumberyards 55:20	matter 23:11 101:5	mills 55:8
levels 19:1, 18	located 5:16 55:9 64:14 83:21 90:8 92:8	< M >	Maximum 64:5 75:4 89:22	mind 70:20
library 84:21	location 22:20	machine 32:7	McLane 76:7, 11, 12 78:3	Mine 39:21 64:8 67:7, 12 71:3 82:14
Light 22:7 26:22 38:10 42:14 47:11 57:1 63:1 75:16	locations 23:2	mail 98:15	meals 10:14	minimum 28:17 64:23 65:4, 12 83:19 86:10 87:17
lightly 6:23	lodged 10:13	Main 2:3 82:4	mean 14:8, 9, 16 15:10 16:4 18:13, 19 24:20	Minor 7:16, 17, 22, 24 9:10
limb 96:14	lodging 10:3, 22, 23 11:3, 4	maintained 86:10 87:17	manufacture 32:3, 16 33:17 34:1, 11, 18 35:9,	minute 32:8 39:17
lime 68:2	logical 21:16	Major 7:3 8:1 40:22 42:18 54:8	Man 94:4	
Limestone 68:7, 8	long 34:17, 19 35:3 78:7	making 15:12 30:2	manner 22:11	
limit 79:21	long-winded 17:4	Man 94:4	manufacture 32:3, 16 33:17 34:1, 11, 18 35:9,	
limitations 80:6	look 15:24 24:19 25:10 44:20, 21	Matter 23:11 101:5	maximum 64:5 75:4 89:22	
limited 32:5 55:19, 23		Maximum 64:5 75:4 89:22	math 85:19	
limits 83:12		McLane 76:7, 11, 12 78:3	Matt 2:11 4:21 77:11 85:16 93:17	
line 16:10 45:9 51:6, 9 55:10 58:16 59:9 64:16 65:1		Major 7:3 8:1 40:22 42:18 54:8	matter 23:11 101:5	

minutes 4:15, 17 6:5 94:3, 6	necessarily 24:5 74:12	notes 76:18 80:3, 4 83:7 101:7	19:6 37:2 48:20, 21 60:3 64:21 93:11	opportunity 92:19
misunderstood 59:2	necessary 38:19 39:8 80:23	novelties 35:10	offices 57:9 60:8 61:5, 11	option 18:7 55:3
modify 80:23	need 15:23 18:17 33:24 34:4 39:7, 10 46:19	noxious 23:11 55:14 95:19 97:3	official 99:2, 9	options 21:15 52:13
molded 35:11	needed 69:11 76:8, 16	nuisances 55:14 97:4	offset 16:23 17:9	order 3:16 70:7
moment 71:4	needs 23:2 55:22	number 57:15 65:4 68:23 73:15 84:5, 14 89:1	Off-street 85:23 86:4, 8 87:15 88:24 89:14 90:4, 7, 12	ought 35:23
Monday 1:8 3:1 47:1	neighbor 100:6	numbers 39:22 58:12 77:7	Oh 20:11 29:2 47:24 57:8 59:1 73:10 78:11 89:5 98:7 100:3	outdated 21:2
money 14:17 15:13	neighbors 78:9	Nursing 10:12, 14	OHIO 1:2, 10, 23 2:4 46:8 70:7 98:17 101:11	outdoor 15:16 30:18 41:12 55:18, 20 77:2
monitors 96:3	neon 38:10	< O >	objectionable 23:13	outdoor/indoor 41:4
Morton 26:6	never 50:5 74:3 91:3	O.H 36:19, 21, 24	obnoxious 35:6	outer 64:15 65:1 92:9
motel 10:1 11:3 12:1	new 23:8 47:23 49:3 50:4 69:9	objectionable 23:13	obscure 16:8 64:20 93:10	outlets 55:20
motels 61:5	night 32:24	obscured 27:12	obscuring 40:4 64:20 67:19 93:9	outside 11:6 29:15 30:11, 22 63:17 76:13
Motion 4:16, 20 6:1, 3, 5, 6, 12 100:12, 18	Nobody's 28:13	obscured 27:12	occupancy 90:11	overall 7:7
motor 7:4, 16 8:1	noise 23:12 30:21	obscuring 40:4 64:20 67:19 93:9	occupy 86:5, 9	overexposed 96:4
mounding 16:16	non 15:10	obscuring 40:4 64:20 67:19 93:9	old 21:3 42:9	overnight 10:8, 19 11:22
move 57:13 60:20 61:9, 10 78:21	non-accessory 40:10 41:14	obscuring 40:4 64:20 67:19 93:9	Once 5:18 31:12 34:1 44:20 53:4 72:23	oversight 48:7 51:23 63:3, 4, 17, 20
89:8 96:21 100:13	Noncommercial 12:17, 21 14:3, 12, 18 15:12	obscuring 40:4 64:20 67:19 93:9	One-bedroom 84:16	owned 11:10
moved 4:16, 19 6:1	nonconforming 5:18	obscuring 40:4 64:20 67:19 93:9	One-Family 80:17, 20	owner 9:16
movie 44:9	non-conforming 80:14	obscuring 40:4 64:20 67:19 93:9	one-story 91:22	< P >
Moving 21:17	non-objectionable 44:11	obscuring 40:4 64:20 67:19 93:9	opaque 16:11	p.m 1:8 3:2 100:21
mulch 41:10	nonresidential 79:7	obscuring 40:4 64:20 67:19 93:9	open 27:10 29:10 94:9	packaging 22:15 32:4, 17 34:2 36:16
Multi-Family 19:5 49:4 75:3 84:5 86:3	normal 65:6	obscuring 40:4 64:20 67:19 93:9	openings 87:13	page 21:23 42:4 49:10 57:15 64:3 66:19
museum 36:2	normally 41:14	obscuring 40:4 64:20 67:19 93:9	operated 11:10 12:19 13:17	pages 42:9
musical 35:9	northwest 70:6	obscuring 40:4 64:20 67:19 93:9	operation 22:20	paint 63:10, 12
< N >	Notary 101:10	obscuring 40:4 64:20 67:19 93:9	operations 7:19 22:9 41:9, 12 66:10 68:7, 9	painting 7:7
name 98:22	note 61:9	obscuring 40:4 64:20 67:19 93:9	opinion 70:24	pal 94:7
named 98:13, 16, 24		obscuring 40:4 64:20 67:19 93:9		
nasty 95:23		obscuring 40:4 64:20 67:19 93:9		
natural 16:11, 13		obscuring 40:4 64:20 67:19 93:9		
naturally 18:12		obscuring 40:4 64:20 67:19 93:9		
nauseous 30:3		obscuring 40:4 64:20 67:19 93:9		
nearby 70:8		obscuring 40:4 64:20 67:19 93:9		
nearest 86:11, 13, 19 87:18		obscuring 40:4 64:20 67:19 93:9		

paragraph 29:10 58:22 81:15	88:24 89:15 90:4, 7, 10, 13	8 87:15 90:6, 13	21:1 44:12 47:18 48:7, 8, 16 49:5, 7, 11 50:19 51:20 52:2, 7, 16 72:10 85:13, 14, 15	potentially 26:10
parallel 16:10	parks 13:19	person 3:9 11:11	plans 5:8 52:22 84:20	pottery 34:11
parameters 46:20	part 7:18 9:17 29:13, 14 63:22 73:8 81:13 87:2	personally 96:16 99:7	plant 67:22	power 71:23 72:22
parcel 84:8	parties 3:8	persons 10:13, 17 11:12	planting 64:20	power- generating 67:14
Pargeon 2:10 3:20, 21 4:12 6:1, 6 8:5 9:12 11:18, 23 12:15 13:10, 12 17:6 18:4 20:16, 24 21:23 22:1, 4, 7 24:1, 24 25:5, 16 26:20, 22 27:23 28:12 31:18, 23 32:1, 11 33:6, 17, 23 34:2, 6, 9, 11, 19 35:8, 14 36:1, 7, 9, 11, 16 37:13, 20 38:4, 8, 14, 18, 22 39:10, 15, 24 41:18 47:6 53:13 54:7, 15, 18 55:2, 5 56:4, 9, 16, 21 57:5, 18 58:9, 12, 23 59:14, 17 61:15 62:10, 19 66:1, 3, 19 70:17 74:9, 13 85:17 88:7, 11 89:4 92:5 93:2 98:12 99:16, 20	parts 7:24	pertaining 5:14	plantings 93:10	precedents 78:15
Paris 68:3	passed 4:20 6:3, 12	Petroleum 68:4	plants 38:15 39:3 67:14	premises 11:10
park 86:24 87:3	patients 10:7, 17, 19	phonographs 35:19, 21	plaster 68:2	prep 36:22
parking 48:24 85:24 86:5, 8, 12 87:15, 19	pattern 23:16	physical 16:8 22:10 66:10	plat 51:19	prepared 22:17 33:19 66:15
	pay 15:12	pick 20:19 46:21 79:3	plating 55:12 62:5, 6, 9 63:7, 22 95:22 96:24 97:1	presented 84:20
	PCPs 36:22	picture 75:17	plats 48:15	preserves 12:21
	People 18:9 30:5, 20 37:3 43:6 62:20 63:3 73:2 79:10, 21 97:22	pilot 27:4	plattling 51:19	pretty 7:2 19:11 34:15 63:2 75:22 76:22 79:4, 22 87:6 94:2, 17 95:22
	percent 48:10 84:11	pit 68:15 69:15, 17 70:15, 22 73:19 74:7, 8	play 24:21 25:12	prevent 55:14 97:3
	perfect 54:6	pits 68:13, 19 69:10	point 6:18 60:12 71:10 75:10 86:12, 15 87:19 94:3 95:4	preventive 10:9
	performance 71:16	place 4:23 5:18 9:13 11:21 41:8 49:17 54:1, 6 60:10 72:15 83:23 94:1	pond 69:11 70:14, 22 74:7, 8, 12	previously 22:17 33:19 34:13 66:15
	perimeter 64:15 65:1 92:10	placed 45:1	polish 94:21	primarily 11:13 66:7
	permanent 10:2	placement 5:17	polishing 55:12 62:5 94:14, 21	Principal 25:16, 19 27:3 54:18 66:17 67:4
	permit 22:14 46:21 49:3, 18 50:18 66:13 89:21	places 8:7 96:2	pond's 74:12	principle 85:15
	permits 52:5	plain 12:15	pool 98:19	principles 85:14
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,	plan 23:15 47:15 48:1 50:23 52:12, 13, 17, 23 53:1 56:20 86:14	pools 12:23 13:19	printed 4:6
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,	planning 55:8	Poor 62:20	prior 5:18 80:14
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,	Planned 81:23 82:9, 11, 16 93:17	poorly 71:13	Private 11:9 12:5, 18, 20, 21, 23
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,	planner 24:16, 17	pop 54:12 60:14	probably 15:23 19:5 20:1 41:6 47:10 59:1 60:1, 19 61:19 63:2
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,	Planning 2:11 4:22	Portage 46:1, 3	
	permitted 15:18 22:21 24:19 25:11, 17, 18, 20 41:1, 3, 20 45:10 47:11, 18 48:6 50:5 51:22 52:3 53:1, 20 54:18, 20 57:21 61:17 66:17, 18, 23 67:4 71:8 73:16 74:1 82:3 84:13 85:24 86:5,		portion 11:9 20:4 27:10 86:5, 9	

75:9, 20	Prosecuting	18 43:11	Ready 26:20	REGISTERED
76:24 81:10	2:2	44:20 46:4	31:23 47:6	1:14 101:10
problem	Prosecutor	50:9 54:3,	real 77:1	regular
74:10 78:10	5:5	24 57:8, 13	really 19:20	63:22 72:14
PROCEEDINGS	protect 23:5,	60:7 61:17	26:17 29:24	regulated
1:6 3:10	14, 16, 19, 22	63:16 68:14	37:15 56:7	6:23
8:12 79:15	24:24 92:19,	71:7, 23	64:23 70:8	Regulations
100:20 101:5	23	77:16 82:18	71:13, 18	80:4 83:21
process	provide 5:22	88:2 90:22	76:9, 15	95:7
50:15 55:14	23:1	91:15, 20, 22	78:15 85:20	regulator
72:7, 15	provided	94:18	rear 64:18	39:2
73:2 97:3	10:23 11:4	putting 38:6	65:9, 12	Rehus 2:9
processes	27:2, 16	< Q >	83:18 85:24	3:22, 23
63:1 97:6	28:1 38:15	quarry 68:7,	89:12, 16	4:13, 19
processing	40:3 67:3,	9	92:12 93:8	6:8 11:17
22:15, 18	17 81:18	question	reason 51:22	20:15 34:8
27:8, 12	86:9 87:11,	94:13	56:19, 23	42:21 64:2
32:4, 16	14 88:15	questions	94:19	66:20 67:8
34:2 66:13	89:12, 16, 22	94:10 97:19	rebuilding	94:11
product 27:5	90:7	quick 77:2	7:4, 5	100:10, 15
56:16	provider	quickly 79:4	receive 10:9	related 23:4
production	10:10	quiet 3:13	Recess 79:14	38:20
67:15 68:5	provides 9:16	quite 14:24	recommendation	remember
products	provision	56:17	72:9, 11, 12,	31:10 58:15
22:17 32:4,	16:8 45:24	< R >	18	60:22 61:1
6, 17 33:8	Provisions	R-1 27:13	reconditioning	REMEMBERED
34:4, 12, 18	5:10 19:24	29:19 30:23	7:4	3:6
35:11 38:10	27:23 45:4	31:17 80:17,	record 80:14	remove 68:18
66:14	52:21	22 83:3, 7,	Recreation	rendering
PROFESSIONAL	public 10:24	23	13:22, 24	11:13
1:14 101:10	11:5 27:15	R-2 27:13	14:2 15:4	rent 7:1
profit 11:13	38:18, 24	28:23 80:20	recreational	renumbered
13:18	39:7 40:6	racetracks	11:12 12:16,	58:11
prohibit	64:22 71:16	13:19	17, 18, 22	re-numberer
45:14, 15	81:17 85:2	radiation	13:16, 17	39:21
prohibited	93:12 101:10	23:11	14:2, 11, 12	Repair 7:3,
45:19	PUD 82:9	radios 35:19	15:18, 24	4, 6, 15, 16,
prohibiting	puddle 74:11	railroad	44:22	18 8:1, 2,
23:7	puddle's	39:4, 5	recycling	15 38:9
project 13:13	74:11	raise 69:11	44:10	40:22, 24
promote 23:9	pulled 46:7	ranges 46:20	refer 45:10	42:18 43:2
properties	pulls 60:10	ratio 89:12	reference	47:9 54:8
24:6 29:21	pulverized	raw 22:19	79:5	55:6 56:12
property	34:13	66:14	refining 68:5	repeat 8:3
16:9, 10	purpose 5:22	read 4:4, 15	reflects	re-perusing
24:13, 14	11:13 84:13,	6:20, 22	18:21	60:15
51:6, 9	23	7:8, 13	refuse 44:9	replace 8:21
55:10 64:16	purposes	20:11 24:18	67:20	replacement
69:8 83:21	22:24	82:20 86:6	Regal 71:3	7:18, 23 8:2
92:10, 11	pushing 96:17	90:4	regarding	REPORTER
proposed	put 14:1	reading	4:23 80:5	1:14 101:10
5:11 69:1	15:7 17:19	21:22 22:1	Regional	REPORTING
72:8 89:24	18:17, 24	33:21 65:21,	2:11 4:21	1:14
proposing	19:11, 15	24 88:13	52:2 72:10	require
70:13	32:15 34:24		85:13	17:18 51:23
	37:2 42:17,			

required 17:20 19:3 27:19 69:19 71:15 72:21 82:5 85:24 86:6, 9 87:2, 9, 16 89:2 90:5, 6, 13 91:4, 19, 21	review 16:22 44:12 48:1 50:3 52:13, 23 53:2 54:22 reviewed 50:7 reviews 52:17 revisit 53:4 rid 30:24 31:5, 6, 14 32:9 39:12, 18 73:5 riding 12:20 right 3:12 11:23 12:4 15:2 18:11, 18 19:17, 23 20:6 22:4 25:8 26:9, 12, 19 29:11, 12 31:16, 17 33:3 35:8 39:15, 19 42:5 44:4, 7 47:4 48:17 49:9 50:20 51:7 52:20 53:11, 23 54:2 56:9 57:3, 4, 24 58:12, 22 59:12 60:5 62:18 63:24 66:2 69:13 70:1 74:4, 5, 13 75:2, 18 77:9 78:13, 20 79:24 80:3 81:21 82:11, 22 84:2 85:11, 21 90:3 91:4, 10, 24 92:15 93:7, 23 95:21 96:6, 23	Riverside 1:23 RM-1 27:14 30:23 31:17 84:4, 24 RM-2 30:23 road 86:15, 20 roads 85:3 robot 76:9 rolling 61:22 67:24 roof 14:23 30:10 room 9:17 11:7 43:7 84:10, 14, 16, 22 rooms 10:13 11:1, 6 84:6, 17, 18, 19 round 21:5 Route 1:9 routine 10:9 RPR 1:13 101:9 rubber 26:3 35:10, 11 rules 78:6, 11 run 43:5 running 96:13 runs 16:10 rural 49:16 RV 41:10, 12 < S > safety 71:17 sale 7:22 9:10 41:10 sales 7:21 40:24 41:10, 12 43:5, 6 55:21 61:5 sample 36:22 sand 40:1 58:5 sanitary 81:17 84:7 sat 21:9 satisfied 53:5 saw 17:3 saying 18:17 53:6, 7	65:21 73:5 78:10 87:2 92:14 95:9 96:24 98:15 says 24:11, 24 28:1 29:5 39:7 50:23 57:16 58:4 61:4 62:4 67:7 71:14 73:7, 15 75:6 81:22 82:13, 15 scary 69:2 Schedule 80:4 Schools 40:9 screen 18:17 27:13, 18 67:19 screened 64:19 93:9 Screening 16:7, 9, 17, 19, 22 17:8, 20 19:1, 6, 7, 19 20:1 27:16 28:2 second 4:20 6:8 78:24 100:15 seconded 6:2, 9 Secretary 2:10 4:1, 4, 8, 15 6:7, 9, 12, 14 7:8, 11, 14 11:19, 24 12:3, 8, 11 13:3 17:7 18:5 19:17, 23 20:2, 8, 23 28:16, 20 29:3, 6, 9, 13, 18 31:14 33:11 34:7 36:12, 18, 21 37:12, 16, 21 44:7, 14, 18 45:17, 20 47:5 56:5 57:22 58:1, 10, 21 59:5, 7, 10, 16, 21 60:18 61:13	62:2, 9, 12 67:11 68:8, 12 69:13 70:9 74:5 75:2, 16 77:5, 19, 22 78:1, 13, 20 79:1, 9, 11, 16 80:2 82:22 83:1 85:4 89:7, 10, 19 91:12 92:21, 23 93:1, 20 95:2, 6, 10 96:16 97:23 98:7, 9 99:13 100:4, 7, 11, 16, 18 section 20:1 22:4 25:16 27:16 44:17, 22, 23, 24 45:11 54:16 57:19 59:6 60:4 70:4 71:10, 14 73:7 74:7 78:22 80:5 81:23 82:5, 16 89:2 90:2, 6, 9 91:2 sections 72:5, 16 73:7 see 8:18 12:7 21:5 47:15, 17 48:5 49:18 53:4 56:20 60:14, 16 64:12 66:21 71:12 74:15 77:3 78:8, 18 80:5 81:22 82:15 86:22 97:21 seeing 83:24 seep 95:14 Self-storage 41:3, 11 47:10 53:16 semi-finished 22:16 66:14
--	--	--	--	---

semi-private 12:18	shape 78:5	sleeping 10:13	specifically 51:11	7, 11, 16, 18
Semi-truck 40:23	sheet 38:10	small 9:15	specified 27:1 67:2	staff 10:18
send 37:3	shipment 22:19	14:21 15:10,	87:10 88:1	stainless 94:21
72:10	shops 32:7	11	spell 24:4	stamps 35:10
sense 57:2	40:23 43:2	smaller 10:7	88:7	standard 73:17 85:4,
62:1 65:12,	55:6 56:13	smell 35:4	spot 60:16	8 87:6
15 74:9	63:10	Smelting 68:6	square 14:24	89:19
77:21 81:11	shorter-growth 16:17	smoke 23:12	15:1 79:5,	standards 25:11 71:16
82:12 92:4	show 50:23	30:2	19 84:6, 8	75:23 89:22
95:5	showing 84:20	snooze 97:24	89:13	standpoint 99:6
sentence 33:9	showrooms 43:5	soccer 14:14	stables 12:20	start 3:13,
separate 5:1,	shrubs 5:20	social 11:12	stacks 90:17	17 46:17
4	sick 10:8,	solar 44:24	Stacy 2:10	65:20 94:5
separated 73:12	11 56:4	45:22, 24	3:24 4:1, 4,	started 37:1
separately 89:14	side 52:10	sold 8:22	8, 13, 14	starting 6:18 79:16
separating 23:6	64:5, 6	somebody 34:24 50:9	6:7, 9, 12,	starts 81:2
septic 51:4	65:8 74:17	69:22 78:2	14 7:8, 11,	State 1:9
serve 55:22	83:18 85:24	85:19 99:23	14 11:19, 24	87:22 101:11
served 98:14	87:8, 9, 12,	somebody's 26:10	12:3, 8, 11	statement 25:9 39:6
service 7:5,	13, 16 88:16	something-or-	13:3 17:7	41:13
20 8:14	90:13, 14, 15,	other 98:18	18:5 19:17,	Station 7:20
9:7, 9, 13	19, 21 91:4	somewhat 18:21 45:5	23 20:2, 8,	8:14, 24
11:14 38:23	sides 27:13	sorry 4:18	23 28:16, 20	9:2, 10, 13
40:24 55:24	40:4	38:20 49:8	29:3, 6, 9,	44:10 61:5
76:20 90:1	sign 6:13	57:20 59:1,	13, 18 31:14	stations 9:6,
SERVICES 1:14	signed 6:4	22 86:6	33:11 34:7	7, 9 39:1, 2
SESSION 3:1	significant 23:1	89:9	36:12, 18, 21	55:24
set 3:10	signs 38:10	sort 52:12	37:12, 16, 21	stay 10:8
51:9 77:7	40:10 41:14	71:20 83:11	44:7, 14, 18	88:17
83:10	similar 7:19	85:13	45:17, 20	steel 67:23
setback 18:18 64:23,	13:20 30:6	sounded 67:9	47:5 56:5	94:21
24 65:12	33:15 34:12	sounds 17:3	57:22 58:1,	stenographic 101:7
71:15 80:17,	40:11 46:5,	20:16 61:19	10, 21 59:5,	stick 44:17
19 82:4, 5	13 57:5	South 2:3	7, 10, 16, 21	stole 19:10
83:18, 20	simple 12:15	space 18:9	60:18 61:13	stomp 96:11
86:1, 11	Single-Family 82:3	23:1 86:24	62:2, 9, 12	stone 16:19
87:2, 18	sit 32:24	spaces 18:14	67:11 68:8,	40:1 58:5
88:16 89:17	site 6:24	89:1, 11	12 69:13	stop 94:1
90:14 91:5,	9:16 16:21	90:5, 10	70:9 74:5	stopping 94:2
7, 9	47:15 48:1	spacing 17:13	75:2, 16	stops 41:4,
setbacks 18:13 25:12	52:12, 13, 17,	speak 98:5	77:5, 19, 22	11 53:24
50:24 72:21	22, 23 53:1	SPEAKER 88:17, 20	78:1, 13, 20	storage 27:10 29:10
83:13 89:23	85:1	99:11	79:1, 9, 11,	30:8, 18
92:2	size 14:20	Special 54:9,	16 80:2	38:19, 22
sets 36:7	15:5, 19	19 93:21	82:22 83:1	39:4, 18, 24
seven 84:19	16:3 78:5	specialized 66:9	85:4 89:7,	40:2 41:9
sewage 39:3	83:11	specific 5:6	10, 19 91:12	55:18 56:15
sewers 81:17	skeleton 46:8	22:14, 23	92:21, 23	57:9 58:3,
	skewed 77:8	34:15	93:1, 20	
	skipped 89:5		95:2, 6, 10	
			96:16 97:23	
			98:7, 9	
			99:13 100:4,	

4, 6, 17 59:13, 17 61:6, 11 64:18 68:5 93:8	substations 39:2	talked 57:8 60:21 88:18	19 46:19, 20, 22 47:7	22 40:19 63:24 94:10
61:6, 11 64:18 68:5 93:8	sued 70:23 99:2, 4	talking 19:17 29:7 51:11, 15 60:3 77:2 91:3 95:17	49:1 51:5 63:15, 21 68:14 69:8 73:1 74:2, 23 78:8	thread 15:15 three 4:24 5:3 10:1 18:24 46:17 75:4, 18, 20 84:17, 20 94:6
store 65:2	suggestions 15:7	talks 29:10	79:20 94:24 95:13	Three-bedrooms 84:18
storefront 43:19	Suite 1:23 2:3	tall 16:13	think 6:17 8:10 9:1, 5 10:4 11:17 12:5, 13 13:2, 3 14:9 15:14 17:7, 10 18:5, 16 20:15, 23 23:23 24:7, 10 25:24 30:8 34:4, 5, 7 35:15, 23 37:16 38:2 39:6 40:21 42:6, 19 43:12 45:13, 16, 23 46:11, 14, 16 47:8, 13 48:4 49:15, 16 53:7, 18 54:5, 11 56:19 58:10 60:11, 16, 21 61:19 65:11, 14 70:11 71:12 73:6, 8 75:8 76:10, 16, 24 77:21, 22 79:18 80:22 81:10 83:5 85:18 87:6 92:18 94:23 95:11 96:18 97:8	three-year 13:12 throwing 14:14, 21 15:11 Thursday 47:1 time 3:15 8:19 24:16 25:10 46:16 48:18 49:3 53:10 85:16 99:15
stories 74:22 75:6, 18 76:19, 21, 22	supplies 40:2 57:17 58:6	talks 29:10	technically 69:10 98:14	Timmerman 2:9 3:12, 19, 22, 24 4:2, 6, 13, 16 6:2, 13, 20 7:10, 15 8:23 9:3, 8, 11, 14, 20, 24 10:6 12:4, 13, 16 13:4, 6, 11, 14 14:4, 7 15:2 16:2, 7 17:12, 16 18:2, 6, 15 19:8, 13 20:6 21:17, 21, 24 22:3, 6 23:20 24:2, 9, 22 25:4, 8, 13, 15 26:9, 12, 15, 19, 21 27:24 28:4, 6, 10, 14, 21 29:1, 4, 11 30:13, 16, 24 31:3, 6, 9, 16, 20, 24 32:12 33:3, 12, 16 35:2, 6, 16, 24 36:3, 6, 20
storing 56:20 60:5 61:21	supply 5:6 39:2	tank 39:3	technology 77:6	
story 75:4, 10	suppose 78:23	tax 23:19	telephone 38:24	
straightening 7:6	Sure 25:4, 13, 15 26:21 31:24 37:21 48:23 49:10 56:17 62:3 63:11 65:19 78:1 79:1 83:5 93:19 96:3, 13	technically 69:10 98:14	tell 93:23 98:12	
Street 2:3 12:2 64:22 83:19 87:19 88:16 93:12	surrounding 22:12 66:11	ten 9:15 21:4	template 45:23	
Strike 35:12, 15, 23 38:12 73:13 81:5, 6	SUSAN 1:13 101:9	tennis 14:14	terms 21:14 55:18	
striking 81:10, 12	swimming 12:23 13:18	tenure 88:6	terminal 39:5	
strip 26:16 87:4	system 76:10	terminals 39:5	terms 21:14 55:18	
structure 7:21 10:12, 16	systems 81:17	test 96:3	Tesla 50:3	
structured 22:13 66:12	< T >	testing 36:4, 13, 14 37:9	tested 96:3	
structures 23:19 38:19 87:11 89:21, 24	table 82:7, 8, 10 83:8	Thank 79:12 88:19, 20	testing 36:4, 13, 14 37:9	
stuff 29:23 36:17 37:15 50:13 60:5 61:20 63:5 71:4 86:23 95:23 97:13	tables 82:19	theater 44:9	Thank 79:12 88:19, 20	
subdividing 50:15	take 8:17 13:5 25:6, 21 31:13 33:7, 8 34:8, 9, 21, 22, 23 47:2 56:6, 9 78:24 81:1, 5	theaters 44:9	Thank 79:12 88:19, 20	
subdivision 48:15 51:19	taken 6:11 79:14 100:17 101:5	theirs 76:10	Thank 79:12 88:19, 20	
subject 16:22 27:20 44:12 54:19, 21, 22 55:13 97:2	takes 16:4 21:3	thereof 11:10	Thank 79:12 88:19, 20	
submit 63:14	talk 24:12 40:16 52:22 82:21 99:22	thing 15:11 23:24 25:23 29:19 34:16 43:19 46:10 53:8 62:6, 7 69:14 74:18 75:10 78:3 81:11 86:22 88:2 93:21 96:19	Thank 79:12 88:19, 20	

38:2, 5 39:12, 16, 20 41:21 42:4, 19, 22 43:3, 8, 18 44:4 45:3, 6, 12 47:4, 13 50:8, 12, 21 51:1, 7, 10, 17 53:14, 17, 23 54:2, 5, 13 56:3, 18, 22 57:3, 14, 20, 23 58:2, 11, 14, 17, 24 59:9, 20, 24 60:6, 11, 19, 23 61:2, 7, 14, 24 62:3, 13, 18, 21 63:8, 11, 19, 23 64:8, 10 65:5, 11, 14, 20, 23 66:2, 4, 21 67:7, 13 68:15 69:3, 6, 18, 21 70:1, 10 71:5, 9 73:4, 8, 11, 14, 21, 24 74:4, 14, 19 75:1, 8, 12, 20 76:5, 13, 24 77:9, 14 78:23 79:8, 12, 18, 24 80:3, 8, 13 81:4, 8, 12, 16, 22 82:2, 8, 10, 13, 17, 20 83:2, 9, 14, 17 84:2, 4 85:6, 8, 11, 21 86:4, 18 87:5, 8 88:9, 12, 19, 21, 24 89:5, 8, 11, 20 90:3, 12 91:6, 11, 13, 18, 24 92:2, 7, 14, 18, 22, 24 93:3, 5, 7, 15, 19, 24 94:4, 9, 12,	15 95:18, 21 96:6, 18, 22 97:5, 10, 12, 15, 18, 21 98:2, 8, 10 99:10, 12 100:5, 9, 13 tiny 37:1 tire 7:18 tired 59:22 today 70:23 79:4 toiletries 32:6 Told 97:24 tool 32:7 top 32:20 52:10 76:4, 11 94:20 topics 5:14 topsoil 41:10 total 84:5 85:1 totally 27:12 towers 90:17 Towing 41:9, 11 TOWNSHIP 1:1, 4, 9 2:6 3:8 4:10, 14, 17, 22 5:8, 11, 12 12:6 20:22 41:5 46:8 49:11 51:20, 24 69:1 70:12 72:2, 17 98:4, 17, 18 township's 23:3, 19 toxic 23:10 62:12 toys 35:10 track 76:9 78:16 tracks 39:4 Trade 40:9 traffic 61:23 trailer 55:21 transcribed 101:6 TRANSCRIPT 1:6 101:4 transfer 38:23 39:4,	19 44:10 59:13 transformer 39:1 transition 5:23 translate 64:3 translated 67:12 71:13 treat 78:17 treatment 10:21 22:16 32:4 33:18 trees 5:20 16:14 Truck 41:4, 11 53:24 trucking 32:2 42:13 true 9:23 74:12 101:4 trusses 30:11, 22 trustees 45:16 46:8 71:15, 18, 23 72:13, 15, 17, 20 98:5 try 28:13 trying 89:8 tuneup 7:17 Turn 7:11 20:19 turned 69:10 tweak 20:4, 5 two 4:7 5:1 8:3, 19 72:2, 16 73:6 75:4, 6, 9 76:19 84:1, 17, 20 90:20 Two-bedroom 84:17 type 55:13 62:22 63:5 97:3 types 5:1 23:3 49:1 63:21 84:12 typically 16:10, 18, 20 62:21 typing 93:4	< U > Uh-huh 9:5 11:24 12:3, 11 15:17 24:1 27:22 28:3 29:8 37:12 53:9 54:7 59:8 60:6 62:2 65:22 68:11 91:12 92:5 93:2 97:14, 17 undercoating 7:7 43:2 55:6 56:13 understand 56:11 71:11 unfettered 50:6 unions 55:24 Unit 81:23 82:9, 12, 16 93:17 units 84:9, 11, 14, 21 UNKNOWN 88:17, 20 99:11 unobstructed 86:10 87:17 updating 79:6 usage 27:19 40:8 use 14:17 16:16 18:23 22:22 23:7, 14 24:13 27:3 37:1, 5 43:14 44:11, 23 45:14, 21 47:18 48:6, 19, 21 49:2, 17 50:5 52:3 54:22 56:14 61:18, 19 65:8, 10 67:4 68:18, 20, 23 69:7 71:8, 10 72:16 73:18 78:4, 10 86:14 91:14	uses 5:17, 20 16:21, 23 17:9 22:14 23:4 24:11, 19, 20 25:3, 11, 16, 18, 19, 20 27:1, 7 38:20 40:11, 12, 13, 14 41:20, 22 43:1, 4 47:8, 11, 15 51:22 52:6 54:10, 18, 20 55:17, 22 57:5, 21 62:4 66:17, 18, 23 67:2, 16 73:15, 17, 23 74:1 82:2 83:3 usually 19:3 43:12 utilities 38:18 39:7 utility 38:24 < V > vacuum 20:10 Valley 37:19 value 23:18 VAN 1:2, 10 Variance 37:2 71:21 76:8 77:16 78:4, 5 83:11 Variances 37:6 76:16 78:7, 10 various 90:16 91:1 vegetation 16:15, 17 vehicles 7:5, 16 56:20 ventilating 38:11 version 21:7 versus 14:22 vibration 23:12 Vice 2:9 3:23 6:8 11:17 20:15 34:8 42:21
---	---	---	--	--

64:2 66:20 67:8 94:11 100:10, 15 view 16:9 64:21 93:10 vinyl 16:18 visible 26:18 visit 10:10 visitors 89:1 90:5 volleyball 14:15 volume 7:11 Vote 6:11 74:20 100:17	Warehouse 38:22 39:18 59:12 warehouses 22:9 58:3 Warehousing 32:1 40:21 42:12 wash 61:4 Washington 46:2, 3 69:1 70:12 85:9 water 39:2, 3 68:21, 22 81:17 way 16:1 18:9 22:12 49:16 51:24 56:24 83:10 88:4 95:8 96:22 97:5 99:24 Wayne 14:22 website 46:9 weekend 47:2 weeks 10:3 weird 28:19 88:2 welcome 94:7 welfare 71:17 well 19:12 28:18 36:13 51:12 62:14 64:3 66:15 74:20, 22 85:20 93:14 95:16 99:1 well- considered 23:15 well-defined 6:17 we're 3:13 18:16 19:19, 20 20:10, 11 25:19 29:6 32:9 33:14 35:22 39:17, 22 42:4, 7 49:10 53:5, 7 54:15 66:4 69:19 80:12 81:19 91:3 97:23	we've 8:15 28:4 35:21 40:19 43:12 47:20 51:15 60:15 whichever 64:15 82:6 92:9 Whirlpool 76:6 wholesale 22:8 32:1 42:12 wholly 27:9 wide 90:10 width 81:19 wind 44:23 45:22, 24 windows 87:12 wonder 85:17 wood 16:18 wood-fired 35:1 word 33:7 words 5:6 work 8:1 12:14 47:1 57:1 78:6 worked 18:20 19:11 91:2, 3 working 49:16 80:12 98:22 works 20:11 93:1 worried 78:7 worry 80:8 81:24 write 52:1 written 20:17 49:20 51:21 52:1 75:4 101:4 wrong 91:14 98:6	9 74:17, 21 80:17, 19 83:18, 20, 22 86:1, 6, 9 87:16 89:12, 22 90:7, 13, 19 91:4 93:8 yards 38:20, 24 57:9, 10 61:6, 11 64:6 84:1 87:8, 13 90:15, 21 Yay 99:10, 12 Yeah 6:14 9:12 15:9, 14, 20, 22 17:3, 5, 6, 15 18:4, 15 20:7, 24 21:12, 19 22:6 28:5, 24 29:3, 6, 17 31:9, 18, 20 32:11, 14, 21 33:6, 14, 16 34:6, 10, 19, 22 35:13, 24 37:13, 18, 20 38:4, 13, 17 41:18 42:11 43:3, 15 45:5, 6 46:6, 14 47:12 48:4, 8, 14 49:8, 15 51:10 52:18 53:3, 17 54:7 56:11, 24 57:18 58:1 59:7, 21 60:1 61:13, 15 62:10, 13 64:12 65:22 69:14 70:2, 16 71:8 73:12 74:16 75:1, 8, 17 76:2 77:15 79:8, 13 80:2 81:9 82:17 83:5, 9 84:2 85:10, 17	88:23 90:3 91:6 92:22 93:15 94:15 95:2, 10, 18, 24 100:4, 7 year 70:19 years 21:3 24:17, 19 50:5 52:1 63:6 68:23 70:12 72:2 < Z > zinc 68:6 94:18 zone 65:9 zoned 24:13, 14 ZONING 1:1, 4 2:6 3:8 4:10, 14, 17, 22 5:7, 8, 11, 12, 14, 17, 18, 22 18:24 21:2 40:8 45:24 48:3 49:6 50:4, 22 51:6, 8, 24 52:3, 6 54:23 55:3 63:4, 18 65:10 72:3, 8, 12, 18 85:18 89:20 98:22 99:9 100:1
---	--	--	--	--