

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION

2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Thursday, May 16, 2024

9 5:00 p.m.

10 Allen Township Center

11 12829 State Route 613

12 Van Buren, Ohio 45889

13 - - -

14 SUSAN L. COOTS, RPR

15 REGISTERED PROFESSIONAL REPORTER

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1 APPEARANCES:

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9 On behalf of the Allen Township
10 Zoning Commission.

11 BOARD MEMBERS:

12 John Timmerman, Chairperson
13 Deb Stacy, Secretary
14 Dave Evans
15 Clara Pargeon

16 - - -

1 THURSDAY EVENING SESSION
2 May 16, 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 16th day of
8 May, 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. It's
14 5:00. We'll call the meeting to order.

15 Roll call first.

16 Dave Evans.

17 MR. EVANS: Here.

18 CHAIRPERSON TIMMERMAN: Clara Pargeon.

19 MS. PARGEON: Here.

20 CHAIRPERSON TIMMERMAN: Darrin Rehus.

21 Not here.

22 Deb Stacy.

23 SECRETARY STACY: Here.

24 CHAIRPERSON TIMMERMAN: John Timmerman,
here.

1 SECRETARY STACY: Okay.

2 Allen Township Zoning Commission May 13th,
3 2024. Attendance: Dave Evans, Clara Pargeon, Deb
4 Stacy, John Timmerman. Darrin Rehus was absent.

5 Deb Stacy, Allen Township Zoning Commission
6 Secretary, read the May 9th, 2024, minutes.

7 Motion 24-04-25M. John Timmerman moved to
8 approve the Allen Township Zoning Commission minutes
9 from the May 9th, 2004, meeting. Dave Evans moved to
10 second the motion. Motion passed.

11 The Allen Township Zoning Commission
12 reviewed Artificial Ponds, Borrow Puts, and the duties
13 of the zoning inspector.

14 John Timmerman, Allen Township Zoning
15 Commission Chairman, asked for input from guests
16 several times during the meeting. Numerous responses
17 were given back to the commission.

18 The next zoning commission meeting will be
19 on May 16th at 5:00. Topics will include the duties
20 of the Board of Zoning Appeals. Work will also be
21 done on the maps to determine the location of the
22 proposed districts.

23 Motion 24-04-26M. Clara Pargeon moved to
24 adjourn the meeting. Dave Evans seconded the motion.

1 Motion passed.

2 So can I have a motion to approve the
3 May 13th minutes?

4 MS. PARGEON: I make a motion that we
5 approved the minutes.

6 SECRETARY STACY: All right. There's Clara.
7 I need a second.

8 MR. EVANS: I'll second it.

9 SECRETARY STACY: Dave seconded. Everyone
10 in agreement, say "Yes."

11 (Vote taken.)

12 SECRETARY STACY: Motion passed.

13 Okay. You're signing. All right.

14 CHAIRPERSON TIMMERMAN: Any handouts this
15 week?

16 MS. LAND: No. I had my head completely in
17 Washington Township all week and I have nothing new
18 for you.

19 CHAIRPERSON TIMMERMAN: Matt get anything to
20 you with signage stuff?

21 MS. LAND: I've heard nothing. I checked
22 early this afternoon, and, then, I didn't have any new
23 emails when I shut my computer off. If it came after
24 I left at 4:15. I can't check it here; I have no

1 connectivity.

2 CHAIRPERSON TIMMERMAN: Perfect. I guess
3 we'll dive right into Board of Zoning Appeals then.

4 Page 67.

5 MR. EVANS: Article 18. Board of Zoning
6 Appeals.

7 Section 1800. Creation and Membership.

8 The Board of Zoning Appeals, hereinafter
9 referred to as "the board," shall be established. The
10 board shall consist of five members appointed by the
11 board of township trustees. All Board of Zoning
12 Appeals members shall be residents of the
13 unincorporated area of Allen Township.

14 The terms of each member shall be five years
15 beginning January 1st, except that the terms of the
16 original members shall be of such length and so range
17 that the term of the one member will expire each year.
18 All members shall serve until their successors are
19 appointed and qualified vacancies shall be filled by
20 the board of township trustees and shall be for the
21 unexpired term.

22 MS. LAND: That's statutorily created and
23 it's basically the same structure as your board.

24 CHAIRPERSON TIMMERMAN: Uh-huh.

1 SECRETARY STACY: Okay. If you change the
2 "be" to "by." Filled by, not filled be.

3 MR. EVANS: I must have missed that.

4 MS. LAND: Where? Oh, I see it.

5 SECRETARY STACY: He's a good context
6 reader.

7 MR. EVANS: I don't know about that.

8 Section 1801. Organization of the Board.

9 1. The board shall, within ten days after
10 appointment, meet and organize by electing chairman, a
11 vice chairman, and secretary from their membership.

12 All meetings of the board shall be held at
13 the call of the chairman, or on the written request to
14 the chairman of two members of the board, and at such
15 time and places as the chairman may determine.

16 The chairman, or in his absence, the vice
17 chairman, may administer oaths and require the
18 attendance of the witnesses. All meetings of the
19 board shall comply with the requirements of State of
20 Ohio Open Meeting Laws.

21 2. The board shall keep minutes of its
22 proceedings showing the vote of each member on each
23 question, or if absent, or failing to vote, indicating
24 such fact and shall also keep records of its

1 examination and other official actions.

2 The board shall adopt its own rules of
3 procedure. Each order, requirement, decision, or
4 determination of the board shall be filed in the
5 office of the township clerk and shall be a public
6 record.

7 In the performance of its duties, the board
8 may incur such expenditures as shall be authorized by
9 township trustees. A majority of the members of the
10 board shall constitute (sic) a quorum; but no action
11 of said board shall be official unless such action be
12 taken or authorized by a majority of the membership of
13 the board.

14 Section 1802. Jurisdiction.

15 The Board of Zoning Appeals shall have the
16 following duties as responsibilities:

17 1. Appeal. The board shall hear appeals
18 from any order, requirement, decision, or
19 determination made by the administrative official
20 charged with the enforcement of the Zoning Resolution.
21 Such appeal shall be taken within such time as shall
22 be prescribed by the board in its rules, and by filing
23 with the zoning inspector a Notice of Appeal
24 specifying the grounds thereof. The zoning inspector

1 shall transmit to the board all facts and
2 constituting (sic) the record on which the action of
3 appeal is taken.

4 Any appeal shall stay -- oh. An appeal
5 shall stay all proceedings in furtherance of the
6 action of appeal unless the zoning officer from whom
7 the appeal is taken certifies to the board, after the
8 Notice of Appeal is filed with him or her, that by
9 reason of the facts stated in the certificate, a stay
10 would cause imminent peril to life or property.

11 MS. LAND: Okay. There's a lot going on
12 there. Do you guys get what they're saying?

13 SECRETARY STACY: When they say "shall
14 stay," what --

15 MS. LAND: "Stay" means stop any action;
16 that the order that was given can't be carried out
17 during the time that there's an appeal. So it's
18 stayed. It's a legal term.

19 But they have an exception in here that, if
20 zoning inspector certifies to the Board of Zoning
21 Appeals that by not doing something during the time
22 that an appeal is pending that could cause danger to
23 somebody, that we still go ahead and do it, and, then,
24 if we lose we make it right later.

1 An example would be, if somebody puts a pond
2 right on the edge of a road. Or if -- I don't know.
3 There's a lot of things. The situations will present
4 themselves, and you'll go, Oh, yeah. That's where
5 somebody could be damaged if we don't stop this
6 immediately.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. PARGEON: Backing out on a main highway.

9 MS. LAND: Yeah.

10 MR. EVANS: In such case, no stay shall be
11 had unless a restraining order to that effect shall be
12 issued by the Court of Common Pleas of Hancock County,
13 Ohio, after due notice given to the zoning officer
14 from whom the appeal is taken and for good cause
15 shown.

16 The board shall fix a time for the hearing
17 of an appeal and give not less than ten days' notice
18 thereof to the parties, in accordance with its rules
19 of procedure and decide the same within a reasonable
20 time. At the hearing, any party may appear in person,
21 or by agent or attorney. The board may reverse,
22 affirm, or modify the order, requirement, decision, or
23 determination as in its opinion shall seem just and
24 fair, and to that end, the board shall have all the

1 powers of the officers from whom the appeal is taken.

2 2. Variances.

3 A variance is a modification of the literal
4 provisions of this zoning code granted when strict
5 enforcement of the code would cause undue hardship
6 owing to circumstances unique to the individual
7 property on which the variance is granted.

8 The crucial points of variance are: (a)
9 Undue hardship, and (b) unique circumstances applying
10 to the property. A variance is not justified unless
11 both elements are present in the case.

12 MS. LAND: That needs to be modified a
13 little bit. Statute has in it more now about
14 variances and specifically those two things, but also
15 that the hardship can't be self-created and -- there's
16 another one. Oh, there are -- another one that they
17 can show that there's no viable economic use for the
18 property without the variance.

19 You don't have to have all of them but, you
20 know, they may have -- the hardship may be something
21 that they could do lots of things on it, but you
22 couldn't do anything that is -- for example, it's a
23 really rocky clump with a lot of trees, but it's not a
24 buildable lot, but it's in agriculture. They can't

1 farm it. There's nothing they can do on it. Then you
2 might be able to give a variance saying, You can build
3 a house there. Because there's no viable economic use
4 for it otherwise. Unless you make it a -- log it or
5 something, which isn't probably something you want to
6 do.

7 MR. EVANS: The board shall be permitted to
8 grant variances as above defined in specific cases
9 whereby such strict application would result in
10 practical difficulty or unnecessary hardship that
11 would deprive an owner of the reasonable use of the
12 land or building involved. However, in review of a
13 variance request, no nonconforming use of neighboring
14 lands, structures, or buildings in the same district
15 and no permitted use of lands, structures, or
16 buildings in other districts shall be considered
17 grounds for the issuance of a variance.

18 Notice of Applications for Variance shall be
19 provided to all abutting property owners and published
20 in a newspaper of general circulation at least 14 days
21 prior to the date of the meeting at which the variance
22 request will be considered.

23 MS. LAND: I want to check on that 14 days.
24 I think the statute might say 10. You can make it

1 14, if you want, which is a longer are time. You
2 could make it less than 10. If you want to keep it
3 14, then, there's no problem. I won't mess with it.

4 MS. PARGEON: Keep it at 14.

5 MR. EVANS: That's fine.

6 SECRETARY STACY: Uh-huh.

7 MS. LAND: Is there anything else in that
8 paragraph that -- has any questions or you all
9 understand exactly what we're talking about. This is
10 the, "How come they get to do it and I can't"
11 paragraph.

12 CHAIRPERSON TIMMERMAN: Right.

13 MR. EVANS: A. Granting of Variances.

14 No variance from the strict application of
15 the standards of this ordinance shall be granted by
16 the Board of Appeal unless and until the applicant
17 demonstrates to the board's satisfaction all of the
18 following:

19 1. Conditions and Circumstances.

20 That special conditions and circumstances
21 exist which are peculiar to the land, structure, or
22 building involved, and which are not applicable to
23 other lands, structures, or buildings in the same
24 district.

1 2. Property Rights.

2 That the literal interpretation of the
3 provisions of this ordinance --

4 MS. LAND: It shouldn't be "ordinance"
5 because you guys don't have ordinance. It would be
6 Resolution.

7 MR. EVANS: Want me to start saying
8 "resolution"?

9 MS. LAND: I'll just change them all, but
10 you can read "ordinance" now.

11 MR. EVANS: Okay. Would deprive the
12 applicant of property rights commonly enjoyed by other
13 properties in the same district under the terms of
14 this resolution.

15 3. Applicant Not at Fault.

16 That the special conditions and
17 circumstances do not result from the actions of the
18 applicant, his agents, or prior property owners.

19 4. Harmony With Locality.

20 That the variance requested shall not alter
21 the essential character of the locality nor
22 substantially or permanently impair their appropriate
23 use or the development of adjacent property.

24 CHAIRPERSON TIMMERMAN: I'm going to pause

1 you there.

2 Going back up to the previous paragraph. At
3 the end, it says, "Notice of applications for a
4 variance shall be provided to all abutting property
5 owners and published in the newspaper of general
6 circulation at least 14 days prior to the date of the
7 meeting at which the variance request will be
8 considered."

9 Who does that?

10 MS. LAND: The zoning inspector usually.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. LAND: Yeah.

13 CHAIRPERSON TIMMERMAN: It just wasn't
14 spelled out, so I didn't know what -- somewhere else
15 we said that the land -- the property owner would.

16 MS. LAND: Yeah. This one, it has to be the
17 zoning inspector because it's our responsibility to
18 make sure that notice goes. You leave it on the --
19 it's a Sunshine Law thing. We don't ever want to
20 leave the requirements for Sunshine Law to somebody
21 else. You want to make sure you have control of
22 those.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MR. EVANS: B. Required Findings for

1 Issuance of Variances.

2 1. In request for variances, the burden of
3 all required proofs shall be on the applicant. Prior
4 to approving any requested variance, the Board of
5 Appeals shall make a determination that the reasons
6 set forth in the application are valid and do justify
7 the granting of the variance. The board shall also
8 determine if the variance is the minimum variance
9 necessary to make possible the reasonable use of the
10 land, building, or structure. The board's minutes
11 shall include the basis on which the board justifies
12 the granting of any variance.

13 MS. LAND: The bottom line is, whenever you
14 guys make a decision on a Conditional Use, or this
15 group makes a decision on a variance kind of request,
16 you have to have a very good paper trail and a
17 thought -- and thought process for why you said yes or
18 no.

19 It doesn't mean you have to actually discuss
20 it extensively. I mean, if, you know, you're also
21 sitting here, and John decides, I think it's no
22 because of this, this, and this, and they all say
23 Yeah, that's good enough.

24 There's no rule that says you have to debate

1 it. But you guys are all debating it in your own
2 heads, so, then -- but if somebody disagreed with you,
3 then the debate happens. Always make sure: Paper
4 trail. Paper trail. Paper trail.

5 MR. EVANS: 2. Under no circumstances shall
6 the Board of Appeals grant a variance which will
7 permit a use which is not permitted in the district in
8 which the property is located. Further, the board
9 shall not have the authority to override or grant
10 variances to decisions and requirements imposed by the
11 township zoning commission in the Site Plan Review
12 Process.

13 C. Conditions.

14 The Board of Zoning Appeals may prescribe
15 appropriate conditions and safeguards as it may
16 determine necessary to protect the value and utility
17 of properties adjoining those involved in variance --
18 in variance requests. Failure to adhere to such
19 conditions and safeguards shall be a violation of this
20 resolution. In prescribing conditions, the board
21 shall, to the greatest extent possible, attach
22 only those conditions which are visible from a
23 building's exterior and are, therefore, enforceable by
24 the zoning inspector.

1 D. When a variance from the strict
2 application of the terms of this Resolution has been
3 approved by the Board of Zoning Appeals, the zoning
4 inspector may issue a zoning certificate. If an
5 applicant fails to secure the zoning certificate and
6 complete construction within one year of the date of
7 approval of a variance, such variance shall expire.
8 If it deems such measure to be appropriate in a
9 specific case, the Board of Zoning Appeals shall have
10 the authority to place a more restrictive time limit
11 than the aforestated one year.

12 MS. LAND: Another attorney word.

13 MR. EVANS: 3. Exceptions and Special
14 Approvals.

15 SECRETARY STACY: Would certificate be
16 permanent, or is it a certificate?

17 MS. LAND: It's a -- the variance
18 certificate is different than a permit.

19 SECRETARY STACY: Okay.

20 MS. LAND: They will get a building
21 permit -- or a zoning permit. We call it building
22 permit, but we shouldn't because it starts confusing
23 the building code thing again.

24 But once a variance is granted, then they

1 get their permit. But if they don't have it
2 completed, the variance will go away. They lose that.
3 It's not like the regular permit where they get a year
4 plus a year if you want to give it to them. This says
5 only one year.

6 CHAIRPERSON TIMMERMAN: Are they eligible to
7 reapply for a variance?

8 MS. LAND: They have to go through the
9 process again, and what if it's no? So you've got to
10 decide here if you want to make sure that people
11 have -- you know, set it the same as a zoning permit
12 that it's one year, it has to be completed. If it's
13 not, they can apply to have it extended for a year and
14 it's still the same thing. Then, basically, you're
15 going to be looking at are they moving forward and it
16 just took more time than they expected because
17 everything does these days. And who knows.

18 The other option that you have here is that
19 you can make it more restrictive; that they have to
20 have whatever they are doing up and running by six
21 months or the variance goes away because that's what
22 that last line says. So you've got to decide. As
23 it's written now, one year is the max without having
24 to reapply and go through the process.

1 MS. PARGEON: That should be long enough.

2 MR. EVANS: Yeah, depending on what it is.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MS. PARGEON: Right.

5 MR. EVANS: That's the big thing.

6 MS. LAND: It's strictly up to you guys to
7 pick what you want to do.

8 CHAIRPERSON TIMMERMAN: What's the
9 definition of, I assume it said "completed in the one
10 year"? Yeah. Complete construction. The final
11 inspection --

12 MS. LAND: Complete construction applies to
13 what can be visibly seen from the outside.

14 CHAIRPERSON TIMMERMAN: Visibly seen. Okay.

15 MS. LAND: Because the inside could be --

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: -- a shell. But zoning variances
18 have to do with mostly where it's located --

19 CHAIRPERSON TIMMERMAN: Right.

20 MS. LAND: -- on the property. So it's
21 something that it makes sense it's only the outside
22 visual. Because you have paragraph up above that says
23 there aren't going to be any use variances. That's a
24 good thing. Use variances are bad.

1 CHAIRPERSON TIMMERMAN: I guess my point is,
2 if it's just visible from the outside, the shell of
3 the house could be completed within one year, I would
4 think.

5 MR. EVANS: Unless it's a monster.

6 MS. LAND: It might not be a house either.
7 It might be something different than that.

8 SECRETARY STACY: Keeping it one year is
9 less restrictive.

10 MS. LAND: That's more restrictive.

11 SECRETARY STACY: It's more restrictive?

12 MS. LAND: It's less restrictive if they
13 could get another year because then they would have up
14 to two years to get it done. It's less restrictive to
15 them; more restrictive for you.

16 CHAIRPERSON TIMMERMAN: They'd have to apply
17 for the additional year, though?

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: Typically, right?
20 At which point you wouldn't have to --

21 MS. LAND: You wouldn't have to go through
22 the whole hearing process again, though.

23 CHAIRPERSON TIMMERMAN: You have to approve
24 it, though.

1 MS. LAND: Usually it's up to the zoning
2 inspector to approve it because they're the ones,
3 boots on the ground, looking at it. If they see it's
4 still going along, that's what it is with the regular
5 permit. The zoning inspector, at the end of that one
6 year, looks at it and sees it's still diligently
7 being, you know --

8 CHAIRPERSON TIMMERMAN: Moving forward.

9 MS. LAND: Moving forward, then they can
10 give him another year. You could have that same kind
11 of language here, or leave it at one year.

12 CHAIRPERSON TIMMERMAN: Any thoughts?

13 MR. EVANS: Well, it's like you said.
14 Things are taking longer. The first thing that popped
15 in my mind is, a couple years ago, garage doors were
16 hard to come by. You could never think that would be
17 a case, a scarcity of garage doors. There were a lot
18 of houses that had either no garage doors or temporary
19 garage doors. So that's an example of the outside not
20 being fished to where you think, Okay, they should
21 easily be able to get a variance because something's
22 on order.

23 SECRETARY STACY: Right.

24 MS. LAND: So the variance should continue.

1 MR. EVANS: I mean, each case is going to be
2 different I think as to what it is. What's the cause?
3 Is it labor? Is it something --

4 CHAIRPERSON TIMMERMAN: I'm okay with
5 putting in the additional time.

6 SECRETARY STACY: Yeah.

7 MS. PARGEON: Yeah.

8 MS. LAND: That's what you guys want to do?

9 MR. EVANS: Yeah.

10 SECRETARY STACY: Yes.

11 MR. EVANS: Less restrictive.

12 SECRETARY STACY: So the Site Plan Review
13 process, is that just an evaluation of what the item
14 is in the district -- designated district that it's
15 in?

16 MS. LAND: What paragraph are we on?

17 SECRETARY STACY: At the very top.

18 MS. LAND: Okay. I think I'm reading this
19 to say that, if a site plan that has Conditional Uses
20 on it come to you guys and you make the site plan say,
21 This is what you're allowed to do, they can't then
22 take that and say we want a variance from this to the
23 Board of Zoning Appeals. They can't play one of you
24 off the other. They either have to go with a variance

1 and their site plan there, or they have to come to you
2 guys for a site plan and take the site plan. But they
3 can't appeal a site plan.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: Unless it's denied, but that's a
6 different thing. Some of these sound a little harsh
7 I think. But variances are a slippery slope. And
8 you've got to -- you're writing a Comprehensive Plan
9 that's supposed to set out the rules. Variances are
10 exceptions to the rule, letting somebody do something
11 that isn't part of what everybody else believed they
12 are allowed to do.

13 So it has to be pretty strict for why
14 somebody would get an exception. I hate to use that
15 word because there are exceptions, too.

16 MR. EVANS: Ready to go?

17 CHAIRPERSON TIMMERMAN: Sure.

18 MR. EVANS: 3. Exceptions and Special
19 Approvals.

20 To hear and decide in accordance with the
21 provisions of this Resolution, request for exceptions,
22 for interpretations of the zoning map, and for
23 decisions on special approval situations on which this
24 Resolution specifically authorizes the board to pass.

1 Any exception or special approval shall be subject to
2 such conditions as the board may require to preserve
3 and promote the character of the zoning district in
4 question and otherwise promote the purpose of this
5 resolution, including the following:

6 A. Interpret the provision of this
7 Resolution and in such a way to carry out the intent
8 and purpose of the plan, as shown upon the zoning map
9 fixing the use districts, accompanying and made part
10 of this Resolution, where street layout actually on
11 the ground varies from the street layout as shown on
12 the map aforesaid.

13 MS. LAND: Heaven's sake.

14 MR. EVANS: B. Permit such modification of
15 the height and area --

16 SECRETARY STACY: Are you going to --

17 MS. LAND: I'm going to take out the word
18 "aforesaid." That's just --

19 MR. EVANS: So I don't have to say it
20 anymore?

21 MS. LAND: Oh, no. You've got to say it
22 every time and we'll decide if we need it.

23 MR. EVANS: Permit such modification of the
24 height and area regulations as may be necessary to

1 secure an appropriate improvement of a lot which is of
2 such shape or so located with relation to surrounding
3 development or physical characteristics that it cannot
4 otherwise be appropriately improved without such
5 modification.

6 MS. LAND: Those kind of things happen
7 occasionally. Especially when roads get moved and
8 stuff, you end up with weird little triangular pieces
9 that are really just not -- and sometimes they're
10 actually a buildable kind of area, it's just that
11 they're shaped so peculiarly there's no way, not even
12 with variances, to allow for setbacks. That would be
13 an exception situation.

14 MR. EVANS: C. Permit temporary buildings
15 and uses for periods not to exceed two years in
16 undeveloped sections of the township and for periods
17 not to exceed six months in developed sections.

18 SECRETARY STACY: What would be an example?

19 MS. LAND: Somebody who wants to put a
20 mobile home on their lot while they're building their
21 home --

22 SECRETARY STACY: Okay.

23 MS. LAND: -- to live in. Or if they want
24 to put a mobile home or one of the little tiny houses

1 people have for a relative who needs to live with them
2 for a while. But it's limited to a time period.

3 SECRETARY STACY: Okay.

4 MS. LAND: That's also going to be a bit of
5 a -- and we found over the years, it's a bit of a
6 problem because, once they move out, before you know
7 it, somebody else is moving in, and, then, we have to
8 go and evict people and make them move out.

9 But it's -- still, not having it creates a
10 real hardship for people sometimes. Where are you
11 going to live when -- you have your property. You
12 have your septic system. You could just put a trailer
13 on there and live in it while you're building your
14 house. Who wants to tell people they have to go live
15 somewhere else while they have that expense there.
16 It's the least restrictive kind of thing you can do in
17 your zoning.

18 SECRETARY STACY: Uh-huh.

19 MR. EVANS: D. Permit, upon proper
20 application, the following character of the temporary
21 use, not otherwise permitted in any district, not to
22 exceed 12 months with the granting of 12-month
23 extensions being permissible: uses which do not
24 require the erection of any capital improvement of a

1 structural nature.

2 E. Permit the temporary use of a mobile
3 home for the residential use of an owner during the
4 period of construction of a permanent, conforming
5 residential structure on the land. No such temporary
6 use shall exceed 12 months unless an additional
7 12-month extension is issued by the board.

8 F. Permit the temporary use of a mobile
9 home adjacent to an existing dwelling when such mobile
10 home is to be occupied by a member of the immediate
11 family for the purposes of giving or receiving care.
12 Such mobile homes shall not be used as rental units
13 and shall be located -- and shall be located on the
14 parcel in compliance with setback requirements
15 applicable within the zoning district.

16 When the mobile home is no longer occupied
17 by the immediate family member authorized by the
18 board, the mobile home shall be removed from the site
19 within 60 days. Permission to use the mobile home
20 under this section shall be for an initial 12-month
21 period, with an additional 12-month extension being
22 authorized if the board determines that the original
23 conditions of issuance still exist.

24 The Board of Zoning Appeals, in granting

1 permits for the above temporary uses, shall do so
2 under the following conditions:

3 1. The granting of the temporary use shall
4 in no way constitu -- constitute -- I'm sorry. --
5 shall no way constitute a change in the basic uses
6 permitted in the district nor on the property wherein
7 the temporary use is permitted.

8 2. Granting of the temporary use shall be
9 granted in writing stipulating all conditions as to
10 time, nature of development permitted and arrangements
11 for removing the use at the termination of said
12 Temporary Certificate.

13 3. All setbacks, land coverage, off-street
14 parking, lighting and other requirements to be
15 considered in protecting the public health, safety,
16 peace, morals, comfort, and convenience and general
17 welfare of the inhabitants of Allen Township shall be
18 made at the discretion of the Board of Zoning Appeals.

19 4. In classifying uses as not requiring
20 capital improvement, the Board of Zoning Appeals shall
21 determine that they are either demountable structures
22 related to the permitted use of the land; recreation
23 developments, such as, but not limited to: golf
24 driving ranges and outdoor archery courts; or

1 structures which do not require foundations, heating
2 systems, or sanitary connections.

3 MS. LAND: What's demountable?

4 SECRETARY STACY: That's what I was going to
5 ask.

6 MR. EVANS: Structures. Does that mean it's
7 not on foundation?

8 MS. PARGEON: It's not permanent.

9 MR. EVANS: Yes, that's kind of how I'd take
10 it.

11 SECRETARY STACY: I've not heard that word.

12 MR. EVANS: Yeah.

13 MS. LAND: I'll highlight it and get it
14 checked out. Make sure we can't find some thesaurus
15 to get into something more useable.

16 MS. PARGEON: They don't -- eventually be
17 turned into something permanent.

18 MR. EVANS: 5. The use shall be in harmony
19 with the general character of the district.

20 6. No Temporary Use Certificate shall be
21 granted without first giving notice to owners of
22 adjacent property of the time and place of a public
23 hearing to be held as further provided for in this
24 Resolution. Further, the Board of Zoning Appeals

1 shall seek the review and recommendation of the zoning
2 commission prior to the taking of any action.

3 4. In consideration of all appeals and all
4 proposed variations to this Resolution, the board
5 shall, before making any variations from the
6 Resolution in a specific case, first determine that
7 the proposed variation will not impair or -- shall not
8 impair an adequate supply of light and air to adjacent
9 property, or unreasonably increase the congestion in
10 public streets, or increase the danger of fire or
11 endanger the public safety, or unreasonably diminish
12 or impair established property values within the
13 surrounding area, or in any other respect impair the
14 public health, safety, comfort, morals or welfare of
15 the inhabitants of Allen Township.

16 SECRETARY STACY: I was going to say.

17 MR. EVANS: The concurring vote of three
18 members of the board shall be necessary to reverse any
19 order, requirements, decision, or determination of the
20 zoning inspector, or to decide in favor of this
21 applicant -- or to decide in favor of this applicant
22 any matter upon which it is authorized by this
23 Resolution to render a decision.

24 Section 1803. Miscellaneous.

1 No order of the board permitting the
2 erection of a building shall be valid for a period
3 longer than one year, unless a Zoning Certificate for
4 such erection or alteration is obtained within such
5 period and erection or alteration is started and
6 proceeds to completion in accordance with the terms of
7 such certificate.

8 No order of the board permitting a use of a
9 building or premises shall be valid for a period
10 longer than one year unless such use is established
11 within such period; provided, however, that where such
12 use permitted is dependent upon the erection or
13 alteration of a building such order shall continue in
14 force and effect if a Zoning Certificate for said
15 erection or alteration is obtained within such period
16 and such erection or alteration is started and
17 proceeds to completion in accordance with the terms of
18 such Certificate.

19 Title 19. Changes and Amendments.

20 Wherever the public --

21 MS. STACY: Is it possible to --

22 MS. LAND: Make that a little more
23 confusing? I could. I'm formally trained in that.

24 It's the same language we were just talking

1 about earlier, you know, that it's -- they have to
2 start within 12 months. If it looks like they're
3 going forward, this is just more of a guarantee than
4 the other one is. I could work on these and make them
5 similar in language, so that they --

6 SECRETARY STACY: Yeah.

7 MS. LAND: When there's continuity, it's
8 easier to understand.

9 SECRETARY STACY: Yes.

10 MS. LAND: We'll do it that way.

11 SECRETARY STACY: Thank you.

12 MR. EVANS: Wherever the public necessity,
13 convenience, general welfare, or good zoning practice
14 require, the township trustees may by Resolution --
15 after receipt of recommendation thereon from the
16 zoning commission, and subject to the procedure
17 provided by law -- amend, supplement, or change the
18 regulations, district, boundaries, or classifications
19 of property now or hereafter established by this
20 Resolution or amendments thereof.

21 MS. LAND: You know, I'm kind of torn about
22 leaving this this wordy or just going to that,
23 "...from time to time Resolution may be amended or
24 changed pursuant to Ohio Revised Code procedures."

1 Something that simple. Because we're trying to break
2 down sort of an all-in-one sentence that's a paragraph
3 what -- how you go about amending, and that's just not
4 necessary.

5 It's all laid out in the Revised Code. It
6 has to be followed that way. If we put in here that
7 it will follow the Revised Code. If it changes in
8 some manner, you don't have to go back and fix your
9 book; it still changes with the statute.

10 SECRETARY STACY: Right.

11 MS. LAND: Everybody good.

12 CHAIRPERSON TIMMERMAN: Keep it simple.

13 MS. LAND: I'm rewording it a little bit.

14 SECRETARY STACY: Please.

15 MR. EVANS: Should I wait for a minute or
16 are you good?

17 MS. LAND: I'm good.

18 MR. EVANS: It shall be the duty of the
19 commission to submit its recommendations regarding all
20 applications or proposals for amendments or
21 supplements to the township trustees.

22 MS. LAND: Yeah. That's part of that will
23 get into that dumbed-down version I'm going to do.
24 But once this is in place, it can be amended any time.

1 It you have a comprehensive amendment that sort of
2 goes through the book and sort of does what we're
3 doing now and really does some big changes, then it
4 might have to go back on the ballot.

5 But any changes that are just periodically
6 just portions here and there, something that needs to
7 be updated, doesn't need to be voted on again for the
8 changes. Those zoning changes can be initiated either
9 by a property owner who comes in and says, I own X
10 piece of land. It's currently Agriculture, and I want
11 it to be Industrial.

12 They come in and make an application for a
13 zoning change. You guys have a hearing -- public --
14 or Regional Planning has to look at it. You make a
15 recommendation to the trustees, and, then, the
16 trustees determine whether it's going to be changed or
17 not.

18 So there's always that process. And either
19 by a property owner doing that, or by you guys
20 initiating it by Resolution saying, We find these
21 things are not working well and we need to have these
22 updated. Or the trustees can say, We're finding these
23 things are a problem. And they do a Resolution and
24 send it to you guys to get it started. There's a lot

1 of ways zoning can be changed. It's not locked down
2 and a lot of different people have an avenue towards
3 trying to get it changed.

4 A property owner could come in and say, I
5 want this whole section for how you do Adult
6 Entertainment changed, because, you know, maybe they
7 want to expand something.

8 SECRETARY STACY: That wouldn't be because
9 we're prohibiting --

10 MS. LAND: Yeah, we are prohibiting that.
11 You know what I mean?

12 SECRETARY STACY: Was that a test?

13 MS. LAND: Or they can come in and say they
14 want to change it, but they are prohibited. But they
15 are allowed under certain --

16 SECRETARY STACY: Have we learned anything?

17 MR. EVANS: Okay. Don't push it.

18 CHAIRPERSON TIMMERMAN: Okay. Second
19 paragraph.

20 MR. EVANS: At the time an application for a
21 change in the Zoning Resolution or Map is filed with
22 the zoning commission, such application shall be
23 accompanied by a fee. The amount of such fee shall be
24 established by the township trustees and shall be

1 sufficient to defray the administrative costs involved
2 in processing the amendment request.

3 MS. LAND: Again, this has no fee put in
4 there so it can change over time. I think there have
5 been some changes in how these kind of notices can go.
6 I think one has to be published, and, then, the rest
7 can be on the website, as long as the published one
8 shows that it's going to be on website kind of thing,
9 if you have multiple ones.

10 But, like, a small -- these notices have a
11 certain amount of things that need to go in them. It
12 will probably cost \$300 of publishing as of right now.
13 And, you know, it just keeps going up and up and up.

14 We want to make sure that we don't lock them
15 in, it's \$150 to apply, because you've got to publish
16 for two separate hearings. So that's something that
17 the trustees can set at the beginning of each year
18 what they think the cost should be.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MR. EVANS: Article 20. Interpretation.

21 In the interpretation and application, the
22 provisions of this Resolution shall be held to a
23 minute -- shall be held to minimum requirements
24 adopted proper for the promotion of the public health,

1 morals, safety, comfort, convenience, or general
2 welfare. It is not intended by this Resolution to
3 repeal, abrogate, annul, or in any way to impair or
4 interfere with any existing provision of law or
5 resolution, or with any rules, regulations, or permits
6 previously adopted or issued, or which shall be
7 adopted or issued pursuant to the law related to the
8 use of buildings or premises; provided, however, that
9 where this Resolution imposes a greater restriction
10 than is required by existing resolution or by rules,
11 regulation or permits, the provisions of this
12 Resolution shall control.

13 MS. STACY: Again, does it need to be -- is
14 there any way -- what does abrogate -- I just am not
15 familiar with that word. Appeal, abrogate, annul.
16 It's kind of in that flow of thought.

17 MS. LAND: Yeah. To abrogate something to
18 contraband it. Like, reverse it.

19 SECRETARY STACY: Okay.

20 MR. EVANS: Article 21. Vested Right.

21 Nothing in this Resolution shall be
22 interpreted or construed to give rise to any permanent
23 vested rights in the continuation of any particular
24 use, district, zoning classification, or any

1 permissible activities therein; and, they are hereby
2 declared to be necessary to the preservation or
3 protection of public health, safety and welfare.

4 SECRETARY STACY: Can you explain that a
5 little bit more?

6 MS. LAND: Nobody has a right to -- if they
7 are currently zoned Agricultural and, at some point,
8 somebody -- or the plan shows that it should be
9 changed to have it rezoned to something, they can't
10 sue you for rezoning it.

11 Now, they could pass a petition and have it
12 put on to be -- have it go before the electors as to
13 whether that change stands. But they can't come back
14 and say, That's what I have. It's my right to have
15 it. It doesn't vest rights in anybody. It's just
16 sort of the boilerplate version of saying, This is a
17 living document that can be changed.

18 MR. EVANS: Article 22. Enforcement,
19 Penalties and Other Remedies.

20 Section 2200. Violations.

21 Any person, firm, or corporation violating
22 any of the provisions of this Resolution shall be
23 guilty of a misdemeanor, and upon conviction thereof,
24 shall be subject to a fine of not more than \$100.

1 MS. LAND: That's \$100 per day.

2 MR. EVANS: Oh, okay. Per day.

3 Section 2201. Public Nuisance Per Se.

4 Any building or structure which is erected,
5 altered, or converted, or any use of premises or land
6 which is begun or changed subsequent to the time of
7 passage of this Resolution and in violation of any of
8 the provisions thereof is hereby declared to be a
9 public nuisance per se, and may be abated by order of
10 any court of competent jurisdiction.

11 Section 2202.

12 MS. LAND: Everybody okay with that one?

13 When something is a per se law, it means if
14 it exists, it is a violation. There is no something
15 had to happen to make it become a violation. If there
16 are certain things that -- if this fact happens, it is
17 a violation.

18 Going to the criminal stuff like statutory
19 rape. It doesn't matter if everybody is happy and
20 participating in this. If there's an age limit
21 between those people, per se, it's a crime because of
22 the facts that exist.

23 And this, again, is a lot of boilerplate
24 stuff we have to put in there in the event that

1 somebody challenges things and we have our basis
2 for -- it's just general basis of law that we can use
3 when we're taken to appeal.

4 SECRETARY STACY: So these would be in every
5 single Zoning Resolution --

6 MS. LAND: Pretty much.

7 SECRETARY STACY: -- of any township that
8 would have --

9 MS. LAND: Yeah. And changing them much is
10 almost impossible.

11 MR. CC: Okay.

12 MS. LAND: It's something you just kind of
13 have to -- it's the fine print, kind of where we're at
14 right now is the fine print of the whole Resolution.

15 MR. EVANS: Section 2202. Fines.

16 The owner of any buildings, structure or
17 premises or part thereof, where any condition in
18 violation of this Resolution shall exist or shall be
19 created, and who has assisted knowingly in the
20 commission of such violation shall be guilty of a
21 separate offense and upon conviction thereof shall be
22 liable to the fines herein provided.

23 Section 2203. Each Day A Separate Offense.

24 A separate offense shall be deemed committed

1 upon each day during or when a violation occurs or
2 continues.

3 MS. LAND: That's why it's \$100 per day.

4 MR. EVANS: Section 2204. Rights and
5 Remedies Are Cumulative.

6 The rights and remedies provided herein are
7 cumulative and in addition to any other remedies
8 provided by law.

9 Severance Clause. Article 23.

10 Sections of this Resolution shall be deemed
11 to be severable and should any section, paragraph, or
12 provision hereof be declared by the courts to be
13 unconstitutional or invalid, such holdings shall not
14 affect the validity of this Resolution as a whole or
15 any part hereof, other than the part so declared to be
16 unconstitutional or invalid.

17 MS. LAND: Then the rest of it is just
18 the -- when it's adopted, its effective date, the
19 signature of the trustees once it's passed.

20 You just got all of the way through the
21 whole book.

22 MS. PARGEON: Yay.

23 MR. EVANS: It's awful quiet right now.

24 MS. LAND: I know. We still have time. We

1 have a lot of tidying work to do, but we've been
2 through it once.

3 CHAIRPERSON TIMMERMAN: So to the map.

4 MS. LAND: To the map.

5 Oh, before we do the map. In here, there's
6 a lot of different drawings for things for --

7 CHAIRPERSON TIMMERMAN: Uh-huh.

8 MS. LAND: Do you want me to recreate those
9 and put those in there? I'll just take the ones that
10 are here and use them.

11 CHAIRPERSON TIMMERMAN: Like, the parking
12 lot stuff?

13 MS. LAND: The parking.

14 SECRETARY STACY: Do we need the parking?

15 (Laughter.)

16 SECRETARY STACY: I mean --

17 CHAIRPERSON TIMMERMAN: I would keep it in
18 there. There's just so many rules. You're saying as
19 far as getting rid of all of the parking lot stuff or
20 the drawings?

21 MS. LAND: You don't want to do that.

22 CHAIRPERSON TIMMERMAN: I think having
23 illustrations of anything --

24 SECRETARY STACY: Yeah.

1 CHAIRPERSON TIMMERMAN: -- it's going to
2 make it clearer for people.

3 SECRETARY STACY: It just seems kind of
4 cumbersome. If we need it, we need it.

5 MS. LAND: It's up to you guys. I can put
6 them in there or not.

7 CHAIRPERSON TIMMERMAN: I'd keep them.

8 MS. PARGEON: Yeah, it's important.

9 SECRETARY STACY: Be on the safe side, I
10 suppose.

11 MS. PARGEON: Definitely.

12 MS. LAND: You've got to kind of stop and
13 think about how long we've been going through this
14 book, how many times we've had to stop and hash out
15 what we thought something meant. So most people are
16 going to not have that advantage. They're going to
17 read the book once and have to be able to see what it
18 means; so maybe it's a good idea to have them a little
19 bit more explanation.

20 MS. PARGEON: Yeah.

21 MS. LAND: Some people are visual.

22 CHAIRPERSON TIMMERMAN: Uh-huh.

23 SECRETARY STACY: Yeah. What is your
24 thought about how we want to handle these? There's

1 three of them. And I don't know if it's a matter of
2 propping them against the whiteboard or laying them
3 flat on the table. I don't know what your thoughts
4 are.

5 MS. LAND: You guys need to be able to work
6 with them, so you can put them on the table, if you
7 want to work --

8 SECRETARY STACY: I think we could lay them
9 flat on the table.

10 CHAIRPERSON TIMMERMAN: Flat for right now.

11 MS. LAND: What are the three versions here?
12 One is -- that's just empty map, right?

13 SECRETARY STACY: Yeah. This is the Land
14 Use.

15 CHAIRPERSON TIMMERMAN: Is that Current Land
16 Use?

17 MS. LAND: Is that Current Land Use?

18 CHAIRPERSON TIMMERMAN: I think so.

19 MS. LAND: Oh, wait a minute.

20 SECRETARY STACY: This is just blank.

21 MS. LAND: That's the one you want to be
22 drawing on. This is Allen Township Land Use. They're
23 both Land Use Maps, but they are different.

24 SECRETARY STACY: This is the blank one.

1 This is probably the one.

2 MS. LAND: That's the one you want to be
3 working with. Put the other two up -- or one of these
4 because they are exactly the same. This one is color
5 and one is not.

6 CHAIRPERSON TIMMERMAN: Do we want one of
7 them here for --

8 MS. LAND: You can if you want. Yeah.
9 Then, that way, if anybody has questions out there,
10 you can point to what you're dealing with up on there.

11 CHAIRPERSON TIMMERMAN: Perfect. Do we have
12 a preference?

13 MS. LAND: Probably the one without the
14 color on it would be easier to see.

15 SECRETARY STACY: I cleaned out the Post-It
16 Notes section. I brought a magnifying glass, just in
17 case. I brought scissors. I got little things. And
18 I also have a Plat Book of Allen Township.

19 MS. LAND: Did you have --

20 SECRETARY STACY: And the actual -- I
21 printed off these two. I don't know if this is
22 helpful or not.

23 MS. LAND: I would like one of those, too.

24 SECRETARY STACY: Yes.

1 MR. EVANS: One for everybody.

2 MS. PARGEON: Thank you.

3 MR. EVANS: Kind of looking at that one,
4 it's already got the colors on it.

5 CHAIRPERSON TIMMERMAN: I know.

6 MR. EVANS: We almost have to transfer those
7 colors on here.

8 MS. LAND: Would you rather do your work on
9 that map, and, then, when it's time to do your Post-It
10 Note kind of work on that one when it comes time to do
11 the actual identifying your map, use the blank one?

12 MR. EVANS: I think it would help, only
13 because you can see where the land is on that.

14 CHAIRPERSON TIMMERMAN: That's fine.

15 MS. LAND: And the parks and stuff.

16 MR. EVANS: And different -- whatever those
17 orange things are. Commercial.

18 CHAIRPERSON TIMMERMAN: Here?

19 MR. EVANS: Yeah.

20 MS. LAND: Yeah. There's a Legend.

21 So now is the question: Do you want to use
22 that one or this one? Which works better for you
23 guys?

24 CHAIRPERSON TIMMERMAN: I like this one

1 better. I'm not sure about that one.

2 MS. LAND: That one more has the photo over
3 it, right?

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MR. EVANS: Oh, yeah.

6 CHAIRPERSON TIMMERMAN: It's nice you can
7 tell where the woods is at, people. Do you like that
8 better or this one better?

9 FROM THE FLOOR: You can see the houses on
10 that one.

11 MS. LAND: This one.

12 CHAIRPERSON TIMMERMAN: Can you see the
13 houses? But anywhere there's, like, the yellow,
14 that's houses here, so it represents the same thing.
15 Anybody got a preference between the two?

16 SECRETARY STACY: Whatever.

17 CHAIRPERSON TIMMERMAN: Have a preference?

18 MR. EVANS: No.

19 CHAIRPERSON TIMMERMAN: Anybody have a
20 preference?

21 SECRETARY STACY: I can't find my key.

22 MS. LAND: Your key to the office? Oh, it's
23 right there. It's up on the shelf.

24 SECRETARY STACY: Oh, thank you. It could

1 bite me, right? Right there.

2 MS. LAND: It's a mom gene. You find stuff.

3 SECRETARY STACY: I made a key.

4 MR. EVANS: Oh, good.

5 SECRETARY STACY: I spent a lot of time on
6 it.

7 MS. LAND: She did. I watched her.

8 MR. EVANS: What do you want to do? Do you
9 want to start in a certain area or do you want to
10 start a certain zoning?

11 CHAIRPERSON TIMMERMAN: I think we've got
12 our -- we'll simplify it down to five districts. I
13 know there's more Business and whatnot, and
14 Industrial. But I think -- I don't know that we --

15 MR. EVANS: Need all that.

16 CHAIRPERSON TIMMERMAN: -- need all this at
17 this point in time. I think this is more of our
18 Legend.

19 MR. EVANS: Which it's good that maybe the
20 -- like, that says "Campground." It's good to tell
21 that's what that is.

22 SECRETARY STACY: Right. We're concerned
23 about these. And, of course, like, the Business, we
24 have three things of business so we could write B-1,

1 B-2, B-3 on a blue.

2 CHAIRPERSON TIMMERMAN: Right. Where to
3 start?

4 MR. EVANS: Yeah. Like I said, do you want
5 to start with --

6 CHAIRPERSON TIMMERMAN: I think the whole
7 thing, in general -- Agricultural is going to fill in
8 what's left, in my mind.

9 SECRETARY STACY: Right.

10 MS. LAND: You might want to take what was
11 done the last time and look and see if any of those
12 are things you want to repeat, or if you want to just
13 scrap that and start from fresh because the landscape
14 is quite different than it was 22 years ago for where
15 things are.

16 CHAIRPERSON TIMMERMAN: Right.

17 SECRETARY STACY: That's what -- 22 years
18 ago.

19 MR. EVANS: Oh, okay.

20 SECRETARY STACY: And I really don't think
21 that's too applicable, in my opinion.

22 MS. PARGEON: Not anymore.

23 SECRETARY STACY: Yeah. You can see where
24 it's at, too. Do we want to start with Industrial?

1 CHAIRPERSON TIMMERMAN: I mean, that's -- to
2 me, that's the place to start.

3 SECRETARY STACY: And, then, kind of work
4 backwards?

5 MR. EVANS: Then whatever -- to me, it's
6 whatever is left over is Agricultural after
7 Industrial.

8 CHAIRPERSON TIMMERMAN: Right.

9 SECRETARY STACY: Right.

10 MR. EVANS: Industrial, Business Express.

11 SECRETARY STACY: Right.

12 MS. LAND: You need to take out R-2, right?
13 You don't have that?

14 CHAIRPERSON TIMMERMAN: Correct.

15 SECRETARY STACY: Correct.

16 MS. LAND: And you don't have RE Estate
17 District?

18 CHAIRPERSON TIMMERMAN: No.

19 MR. EVANS: How many industrials do we have?

20 MS. LAND: Two.

21 SECRETARY STACY: 1 and 2.

22 MS. LAND: General and Light.

23 SECRETARY STACY: Light would be I-1, right?

24 MS. LAND: Yes. And I-2 is General, which

1 we used to call it Heavy Industrial and it made people
2 uncomfortable. A duck's a duck, no matter what you
3 call it.

4 MR. EVANS: So this one -- this goes light
5 gray is Industrial.

6 CHAIRPERSON TIMMERMAN: Down --

7 MR. EVANS: Yeah. So that's basically
8 Whirlpool.

9 MS. LAND: What's the black area?

10 CHAIRPERSON TIMMERMAN: Findlay I think.

11 MS. LAND: That's corporation?

12 SECRETARY STACY: Uh-huh.

13 CHAIRPERSON TIMMERMAN: I think so.

14 MS. LAND: I think you laid your paper over
15 the key.

16 MR. EVANS: Yeah. Black is either Van Buren
17 or --

18 CHAIRPERSON TIMMERMAN: Findlay City.

19 SECRETARY STACY: But it looks different on
20 the plat book.

21 MR. EVANS: So this is basically Whirlpool.

22 CHAIRPERSON TIMMERMAN: Ball Metal back here
23 (indicating).

24 MR. EVANS: And (unintelligible) across.

1 SECRETARY STACY: Let's see. This looks
2 straight. And if you look here, look at this
3 (indicating).

4 CHAIRPERSON TIMMERMAN: Is that --

5 SECRETARY STACY: So I have the bigger map
6 that I took it from.

7 CHAIRPERSON TIMMERMAN: You're implying we
8 have township down in here somewhere --

9 SECRETARY STACY: Well --

10 MR. EVANS: -- off of 212.

11 SECRETARY STACY: Yes, we do. I know we do.

12 MS. LAND: Oh, yeah. There's --

13 SECRETARY STACY: Yeah. A fair bit. More
14 than what you realize.

15 CHAIRPERSON TIMMERMAN: This here is right
16 there, and then our township keeps going down into
17 there (indicating).

18 MS. LAND: No, not too far down because the
19 township line is at 212, then over to Hillcrest.
20 There's a section down in here that goes down in, but
21 it's not your township.

22 CHAIRPERSON TIMMERMAN: What is it then?

23 MS. LAND: I don't know. What is that?

24 CHAIRPERSON TIMMERMAN: Is the -- okay.

1 Let's go here. Is Allen Township the green color?

2 MS. LAND: Yeah.

3 CHAIRPERSON TIMMERMAN: This color kind of
4 matches over here.

5 MS. LAND: Which is Marion Township?

6 CHAIRPERSON TIMMERMAN: Is that possible
7 that's Marion Township over there?

8 MS. LAND: No.

9 CHAIRPERSON TIMMERMAN: No.

10 FROM THE FLOOR: If you're talking on the
11 left there by --

12 CHAIRPERSON TIMMERMAN: We're talking right
13 here (indicating).

14 MS. LAND: Between 95 and 212. Is that
15 Liberty Township?

16 FROM THE FLOOR: No.

17 MR. EVANS: Which area are we talking?

18 CHAIRPERSON TIMMERMAN: I thought we were
19 talking right here.

20 SECRETARY STACY: Yeah. That's Liberty.

21 MS. LAND: Is on the other side of 75.

22 MR. EVANS: Because of the yellow.

23 SECRETARY STACY: Down here. Portage is
24 right beside us on the west side of Findlay.

1 MR. EVANS: Wonder if that's Marion.

2 MS. LAND: Wonder what might be in there we
3 could look up and see what it says.

4 SECRETARY STACY: Where is the --

5 MR. EVANS: This one says Church of L.D.S.

6 MS. PARGEON: Latter-day Saints.

7 MR. EVANS: That's on the corner of 95 and
8 18. There's no church there. I mean, that corner
9 right there is where Owens is.

10 SECRETARY STACY: Here's 212, so this
11 appears that --

12 MR. EVANS: Oh, no. I see where that is.
13 Church of Latter-day Saints. Crystal Avenue. And
14 where it says 95, that's actually Bigelow. Yeah, so
15 it's corner of Crystal and Bigelow.

16 MS. LAND: That's Marion. This little
17 section down in here.

18 MR. EVANS: So it would be just across the
19 street from there.

20 MS. LAND: Well, because they got gobbled up
21 --

22 MR. EVANS: That is basically Bigelow
23 Avenue.

24 MS. PARGEON: When they went and connected

1 other roads around.

2 CHAIRPERSON TIMMERMAN: So if that's Marion,
3 then this little section right here is probably Marion
4 as well.

5 MS. LAND: Yeah.

6 MR. EVANS: Because it's kind of gray.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MR. EVANS: Okay. We go 212 north. Like I
9 say, that's basically Whirlpool. It seems like
10 Industrial -- of course, you're going to want on major
11 road --

12 MS. LAND: Can I look at this?

13 SECRETARY STACY: Uh-huh.

14 MR. EVANS: -- right? How big does it need
15 to be, I-1 and I-2?

16 CHAIRPERSON TIMMERMAN: Here's my thoughts
17 on Industrial. Sheetz went here, and it's getting
18 annexed in. You're putting a new gas station in here
19 and that's annexed in.

20 SECRETARY STACY: Uh-huh.

21 CHAIRPERSON TIMMERMAN: I feel like Findlay
22 is trying to annex stuff down in here. So if you --
23 you know, if Whirlpool, Ball Metal, if those type of
24 places get annexed, a lot of our tax income is gone.

1 MS. PARGEON: The school goes down the tube.

2 CHAIRPERSON TIMMERMAN: Right. If you can
3 get industry to happen further north, and it never
4 gets annexed in, that's tax income towards our school
5 district. Keeps our area nicer, is my thought
6 process. So, I mean, I understand that where
7 Whirlpool currently sits, okay, if you want to make
8 that I-1, sure. It already is I-1 basically.

9 MS. LAND: Whirlpool and Ball.

10 CHAIRPERSON TIMMERMAN: Right. That area.
11 If you want to make what is currently being used as
12 I-1, make it I-1, sure.

13 MS. LAND: That would be --

14 SECRETARY STACY: So you kind of have --
15 there's the Interstate right there, and here is 220.
16 So if you look, we do have -- this is very close to
17 the Interstate on the north edge of the township. So
18 you have that as an option.

19 I think you also have an option with the
20 landfill that you already have -- basically this is
21 industrial. It's not going to follow a neat pattern.
22 It's a hodgepodge because everyone else has been zoned
23 for 40, 50, 60 years, and we have not.

24 CHAIRPERSON TIMMERMAN: And I think

1 everybody would agree they don't want their house to
2 fall into Industrial. To me, that corner, right
3 there, has the least amount of Residential.

4 MR. EVANS: You're talking up here. So
5 here --

6 MS. LAND: That's an area that you -- when
7 you're going to be siting Industrial, you probably
8 want to make sure they are going to have access to
9 amenities, like water and sewer.

10 CHAIRPERSON TIMMERMAN: This has water and
11 gas, this district or this neighborhood does here.

12 MS. LAND: Okay.

13 CHAIRPERSON TIMMERMAN: I am assuming they
14 have -- they're too small to have septic fields. I'm
15 assuming you have water, gas, sewer all right here
16 (indicating).

17 From here, they have easy access to the
18 Interstate here, and 18 is right there. They would
19 have to --

20 MS. LAND: What's that purple square right
21 there?

22 CHAIRPERSON TIMMERMAN: It's Ohio -- it's a
23 wildlife preserve or whatever. ODNR.

24 MR. EVANS: That's Rock and Roll Road.

1 SECRETARY STACY: But is it really our
2 responsibility to be concerned about whether they have
3 utilities if the location makes sense?

4 MS. LAND: No. The question is: Do you
5 want to actually zone it that way, or do you want to
6 put that onto your Future Use Plan where you think
7 that's where it would happen?

8 There's a difference because the Future Use
9 Plan is more of a tool. It's not actually part of the
10 Resolution. It's showing where you foresee the
11 development is going to happen. So if somebody comes
12 in and asks to rezone that area to Industrial, you
13 guys look back at the map, going, Yeah. We thought
14 this might happen, so this is one we'll say okay.

15 If somebody comes and they want to plop it
16 down right in the middle of the area you thought would
17 be Residential expansion out of Van Buren, for
18 example, and they want to do something industrial, you
19 may be likely to say, We're not going to change that
20 to Industrial there because the plan looks to us like
21 it's going to expand out.

22 The orderly development of the township
23 that's what your goal is. And orderly development
24 isn't willy-nilly stop plopping stuff places. It's

1 the overall look of what you think it will look like
2 in 50 years. Which, by the way, almost never works
3 out like you think, but there's some logical reason
4 for why you're putting stuff that way; it gives
5 guidance for what that orderly development would be.

6 CHAIRPERSON TIMMERMAN: So are you smarter
7 to have -- call it less Industrial area because
8 there's no -- I don't know. To me, people start
9 building houses out -- that's your big area that would
10 affect the least amount of people. You've got like an
11 area here, but if we say that this is an Industrial
12 here, or wherever, and, then, you start building
13 houses out there and that's our future plan.

14 MS. LAND: Where is Home Depot?

15 CHAIRPERSON TIMMERMAN: Right there.

16 MS. LAND: Right. That makes sense. And
17 around that area could be.

18 CHAIRPERSON TIMMERMAN: It could go right --

19 MR. EVANS: Maybe finish this section off.
20 There's a residence there, it looks like.

21 SECRETARY STACY: I definitely would try to
22 do a fair bit of residential through here. I would
23 keep it closer to the Interstate.

24 MR. EVANS: On 613.

1 MS. LAND: That interchange portion there,
2 would you want to make that --

3 CHAIRPERSON TIMMERMAN: Expressway.

4 MS. LAND: -- Expressway Services.

5 CHAIRPERSON TIMMERMAN: I'd assume right in
6 here is going to be that Expressway Services.

7 SECRETARY STACY: This is already red,
8 Commercial.

9 MR. EVANS: That's the bookstore.

10 SECRETARY STACY: And then, that's Pilot.

11 MS. LAND: That's what?

12 MR. EVANS: The Pilot station.

13 MS. LAND: Which is Expressway, right?

14 SECRETARY STACY: So what you're doing is
15 you have this; you have this; you have this as a
16 potential, and you have -- so this could be in there,
17 too? So you could make it Expressway, or you could
18 make it B-3, or you could make it Light Industrial.
19 I think you make an argument for any of those three.

20 MR. EVANS: My thought is Expressway kind of
21 makes the most sense.

22 CHAIRPERSON TIMMERMAN: I think it makes the
23 most sense.

24 SECRETARY STACY: Do we want it everywhere,

1 Expressway? You know what I'm saying?

2 CHAIRPERSON TIMMERMAN: I see what you're
3 saying.

4 MR. EVANS: Right.

5 CHAIRPERSON TIMMERMAN: They don't all have
6 to be at that point.

7 SECRETARY STACY: Correct.

8 MR. EVANS: This is, like, almost
9 unbuildable right there (indicating).

10 SECRETARY STACY: And just so you know, just
11 up the road where the North Baltimore overhead is,
12 Sheetz is going right here.

13 MR. EVANS: There is a Sheetz going there?

14 SECRETARY STACY: Well, yeah. That's my
15 understanding because there used to be the Denny's
16 restaurant a long time ago. And, then, the hotel
17 thing that was there. That's getting converted and
18 it's going to be a Sheetz, I've been told.

19 MS. LAND: Two Sheetz that close together?

20 MR. EVANS: Yeah, because one Sheetz is over
21 here.

22 MS. LAND: They're going to take over.

23 SECRETARY STACY: They're aggressive.

24 MS. LAND: There's another -- where is the

1 racetrack, or whatever it is that's down over there?

2 SECRETARY STACY: Yeah.

3 MS. LAND: And the other Sheetz is just this
4 way?

5 CHAIRPERSON TIMMERMAN: Right there.

6 SECRETARY STACY: You already have two on
7 North Baltimore. You know, the two on either side.

8 MR. EVANS: Right.

9 SECRETARY STACY: Filling stations.

10 MR. EVANS: A lot of stuff here.

11 SECRETARY STACY: Yeah.

12 MR. EVANS: This used to be Suburban
13 Propane, I'm guessing.

14 SECRETARY STACY: I know there is a propane
15 thing.

16 MR. EVANS: Although it's marked
17 Residential.

18 CHAIRPERSON TIMMERMAN: You got your use?

19 SECRETARY STACY: That's on down further.

20 MR. EVANS: The Suburban is?

21 SECRETARY STACY: Wait.

22 CHAIRPERSON TIMMERMAN: He's looking at this
23 one right there. The Suburban -- that's that
24 residential one.

1 MR. EVANS: Township Road 14.

2 SECRETARY STACY: We are just back a little
3 bit from Wood County, Bloom Township.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: Is Bloom Township zoned?

6 SECRETARY STACY: Uh-huh. Completely
7 surrounded by Bloom Township. Even in Wood County.

8 MS. LAND: Yeah.

9 MR. EVANS: This was probably close to the
10 storage units.

11 CHAIRPERSON TIMMERMAN: That's that -- they
12 have that listed as a concrete facility.

13 MR. EVANS: Oh, okay. Yeah.

14 SECRETARY STACY: Yeah. So it already looks
15 like it's starting to kind of go Commercial, right, in
16 that corner there?

17 MR. EVANS: Uh-huh.

18 SECRETARY STACY: That triangular piece.

19 MR. EVANS: It's got Expressway access.

20 SECRETARY STACY: Again, the Interstate is
21 right there. You're not going to want Residential
22 right along the Interstate.

23 MS. LAND: Are you allowing hotels and
24 motels in the Expressway Service? We are, right?

1 SECRETARY STACY: Yeah.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MS. LAND: I don't know if the Allen
4 Township trustees have adopted one, but they can put
5 on a bed tax, too, like the 3 percent on -- when you
6 have hotels develop, you put that on, that's a good
7 source of revenue as well.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: Okay. Yeah, you could
10 make it Expressway.

11 MR. EVANS: Yeah. Make it Expressway,
12 maybe, some of this (indicating).

13 CHAIRPERSON TIMMERMAN: Is that -- I don't
14 know.

15 SECRETARY STACY: I'm not sure.

16 CHAIRPERSON TIMMERMAN: Are you far enough
17 away from the -- because it's further up. They got a
18 strip of land here, before the -- 18 is a little
19 further up. Do you want to be --

20 MR. EVANS: They stopped showing it.

21 CHAIRPERSON TIMMERMAN: With my logic that I
22 would keep Industrial away from Findlay. Those
23 thought processes, I had this area highlighted, this
24 area highlighted, and that out there highlighted. So

1 we've kind of touched on all three of those at this
2 point, you know.

3 MS. LAND: You may want to take one and
4 actually zone it -- one area and zone it the way
5 your -- as a Light Industrial; and, then, the others,
6 put on your Future Use Map that you think that they
7 would be.

8 MR. EVANS: That way you're kind of steering
9 it to where you'd like it to be and have it fill that
10 first. And, then, if it fills it -- I mean, I can
11 kind of picture what you're thinking.

12 MS. LAND: Everything that you put on there
13 is contingent upon the property owner either wanting
14 to do it or selling the property to somebody who wants
15 to do it. If they never do, it never happens. But
16 it's the only way to really know for sure what's going
17 to happen. It's the property owners' control.

18 SECRETARY STACY: Uh-huh.

19 MR. EVANS: It's like how much do you want
20 to make I-1?

21 SECRETARY STACY: We also have to allow for
22 I-2, correct?

23 MR. EVANS: Uh-huh.

24 CHAIRPERSON TIMMERMAN: Right.

1 I mean, to say, like, that lot is I-1, I
2 mean, that would be like -- that's same size as Home
3 Depot. It would be like one business could come in,
4 you know, provided it would be something like that.
5 I think you've got to leave a little bit more room
6 than just one business; so I would come up with a
7 little area.

8 SECRETARY STACY: So what do you think about
9 this area right by the Interstate --

10 CHAIRPERSON TIMMERMAN: Uh-huh.

11 SECRETARY STACY: -- 613.

12 MR. EVANS: So, like, Expressway, and, then,
13 maybe I-1.

14 CHAIRPERSON TIMMERMAN: To Deb's point, it
15 doesn't have to be Expressway just because it's here.
16 We could put like this side as the Expressway
17 District, and maybe even here, but keep this one --
18 keep all of this as I-1.

19 MS. LAND: You know, when you're saying
20 "Here" and "Here," you would be including the section
21 that has Home Depot on it now, too.

22 CHAIRPERSON TIMMERMAN: For sure.

23 MS. LAND: So that's -- look at the size of
24 what you're doing. It will increase it by what's

1 already there.

2 MS. PARGEON: It's pretty flat out that way,
3 too. That would be good for industry because it's
4 flat.

5 CHAIRPERSON TIMMERMAN: You let it -- do you
6 do, like, all of this property and here (indicating)?

7 MR. EVANS: What is this out here?

8 CHAIRPERSON TIMMERMAN: It says "Propane" on
9 this map.

10 MS. PARGEON: Is that Prism Propane?

11 MR. EVANS: There is a big tank there.

12 SECRETARY STACY: You really start getting
13 into a lot of Ag and homes here.

14 MR. EVANS: Churches there.

15 SECRETARY STACY: Yeah. This is kind of a
16 unique property because it could lend itself to a
17 higher use, but, then, it also ties into Ag, too.
18 It's kind of interesting:

19 MR. EVANS: To get there is kind of a little
20 bit tough.

21 MS. LAND: Well, that property belongs I
22 think to the gentleman who --

23 SECRETARY STACY: Yes.

24 MS. LAND: -- expressed a lot of --

1 SECRETARY STACY: Right.

2 MS. LAND: So did he want it to be
3 Industrial?

4 SECRETARY STACY: Well, you know, this
5 really lends itself to what we talked about, the PUDs,
6 the Plan Unit Development, because it's so diverse.
7 So if that's the case, how would you zone something
8 that would lend itself to that use?

9 MS. LAND: I don't know. It's more of a
10 Matt question than me. It's not so much a legal
11 question; it's a planning question.

12 SECRETARY STACY: Right. Do we want to look
13 at the landfill and come back to that?

14 CHAIRPERSON TIMMERMAN: Sure. You said the
15 landfill, make it I-2 right away?

16 SECRETARY STACY: Well, this says
17 Commercial, so are these properties considered I-1 or
18 I-2?

19 CHAIRPERSON TIMMERMAN: They don't have to
20 be considered I-1 or I-2.

21 MS. LAND: What are they?

22 CHAIRPERSON TIMMERMAN: Old tank farm and
23 junkyard.

24 MS. LAND: Those could definitely fall into

1 I-2.

2 SECRETARY STACY: Right.

3 MR. EVANS: Is that where Dick's and the
4 other one is?

5 SECRETARY STACY: Yeah. I will say there is
6 also -- where is the railroad track?

7 MR. EVANS: It's over here. You talking
8 about this one?

9 SECRETARY STACY: No, I'm talking about --

10 MR. EVANS: The one that goes through
11 Mortimer?

12 MS. LAND: Mortimer is not incorporated; is
13 that correct? Or is it incorporated?

14 MR. EVANS: That's a good question.

15 SECRETARY STACY: There's actually a Super
16 Fund location that was scheduled decades ago for Super
17 Fund cleanup because of hazardous materials dumped by
18 local industrial businesses that's just sat and never
19 been addressed.

20 CHAIRPERSON TIMMERMAN: Where is that?

21 SECRETARY STACY: Where is the railroad?
22 I've got to get my bearings.

23 MR. EVANS: If we can find 216.

24 SECRETARY STACY: I've got to find the

1 railroad track right here.

2 MR. EVANS: 216 has to be down here
3 somewhere. I just don't see where it's marked.

4 CHAIRPERSON TIMMERMAN: This is 216 right
5 here (indicating).

6 SECRETARY STACY: It's off of 142 and it's
7 right before -- right in here, close to the tracks.

8 MR. EVANS: I bet this is the railroad
9 tracks.

10 CHAIRPERSON TIMMERMAN: I think you're
11 right.

12 MR. EVANS: That's probably the railroad
13 tracks. It's just north of 216.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 SECRETARY STACY: They could have done a
16 better job of designating that, couldn't they?

17 CHAIRPERSON TIMMERMAN: Get your pen and
18 draw little lines on it.

19 MR. EVANS: Yeah. It looks like railroad
20 tracks.

21 SECRETARY STACY: Looks like a road to me.

22 MR. EVANS: Yeah.

23 CHAIRPERSON TIMMERMAN: So you're saying
24 this area here?

1 SECRETARY STACY: Yeah. Yeah.

2 CHAIRPERSON TIMMERMAN: With the landfill,
3 do we just make the entire thing -- the entire block
4 I-2?

5 MR. EVANS: What happens -- so there's half
6 a dozen houses there. So if the houses are there, if
7 something happens, let's say there's a small fire, big
8 fire, is that --

9 MS. LAND: They will be nonconforming uses,
10 but they are grandfathered. It depends on what you
11 put in Nonconforming Use. I think you said -- did you
12 say 60 percent?

13 CHAIRPERSON TIMMERMAN: I think we settled
14 on 60 percent. If 60 percent is gone.

15 MS. LAND: If they're 60 percent destroyed,
16 they can't put them back. You can make it that it has
17 to be 100 percent destroyed or 75 percent or any
18 little bit.

19 MR. EVANS: I guess I'd just feel bad if
20 somebody loses a house, and they'd like to stay there,
21 I'd like for them to have the option.

22 SECRETARY STACY: You do have housing right
23 through here from 140. And, again, it's just a
24 hodgepodge.

1 MR. EVANS: Uh-huh.

2 SECRETARY STACY: We didn't create this.
3 This is what it is.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: And the landfill will eventually
6 try to gobble up all the houses around there as people
7 decide they want to get rid of them or because --

8 MS. PARGEON: They die off and the family
9 doesn't want to be bothered. Yeah.

10 MS. LAND: It's happened before. But most
11 of them are just houses with nothing else with them.
12 Being close to the landfill, sometimes they have less
13 a desirable sale.

14 CHAIRPERSON TIMMERMAN: I-1 or I-2?

15 MS. LAND: I would make the whole block the
16 same, like I-2. That gives -- because if somebody
17 wants to develop something I-2 over near the landfill
18 is fine.

19 CHAIRPERSON TIMMERMAN: Just have a couple
20 spots for I-2.

21 SECRETARY STACY: Yeah. And with it being
22 I-2, I-1 be could be there as well.

23 MS. LAND: Yes.

24 SECRETARY STACY: That's the highest

1 threshold.

2 CHAIRPERSON TIMMERMAN: So I think that's
3 the simple --

4 MS. LAND: There's some logic that, if you
5 think of I-2 as the ugliest neighbor you can get, so
6 is the landfill.

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: Put them all together.

9 SECRETARY STACY: Right. Right.

10 MS. LAND: But if they want to be a little
11 less and be Light Industrial, they can still be there.

12 CHAIRPERSON TIMMERMAN: It leaves a couple
13 pieces of property for I-2.

14 MR. EVANS: So it that it? I-2 is that
15 square right there?

16 CHAIRPERSON TIMMERMAN: I think that's the
17 simple answer.

18 MR. EVANS: And it will be that square.

19 CHAIRPERSON TIMMERMAN: I would do the whole
20 thing.

21 MS. PARGEON: Yeah. The whole block.

22 CHAIRPERSON TIMMERMAN: Just to keep it
23 simple.

24 MR. EVANS: Uh-huh.

1 CHAIRPERSON TIMMERMAN: What are you
2 thinking here? Oh, you just trying to indicate those
3 two pieces of property?

4 SECRETARY STACY: Yeah.

5 MR. EVANS: So that's I-2. And what was
6 Whirlpool and -- that's I-1?

7 CHAIRPERSON TIMMERMAN: Those would be I-1,
8 I would think.

9 MS. LAND: They could be.

10 CHAIRPERSON TIMMERMAN: Since it's already
11 being used as --

12 MR. EVANS: So do you want to not designate
13 anything else I-1 that's in that area --

14 SECRETARY STACY: I don't have a --

15 MR. EVANS: -- from your annexation?

16 CHAIRPERSON TIMMERMAN: It's kind of
17 surrounded already.

18 SECRETARY STACY: We still -- I mean, I
19 guess the question is: How much Industrial do we
20 think makes sense to stay in the township? Because, I
21 mean, we can start here and use it.

22 CHAIRPERSON TIMMERMAN: But they could annex
23 it just as easily.

24 SECRETARY STACY: They can -- yes. They can

1 annex other areas as well.

2 CHAIRPERSON TIMMERMAN: Uh-huh.

3 MS. LAND: What's that pink right there

4 by --

5 SECRETARY STACY: The purple?

6 MS. LAND: Yeah.

7 CHAIRPERSON TIMMERMAN: That's the railroad
8 museum.

9 MS. LAND: Okay.

10 MR. EVANS: What's that zoned?

11 CHAIRPERSON TIMMERMAN: Not zoned anything.

12 MR. EVANS: Yeah.

13 MS. PARGEON: That's a neat little railroad
14 museum.

15 MR. EVANS: So it's like the den -- oh, the
16 one that's that pet place, adoption place.

17 MS. LAND: Oh, yeah. Teddy's Rescue.

18 MS. PARGEON: Yeah, that's what it is.

19 CHAIRPERSON TIMMERMAN: (Unintelligible.)

20 SECRETARY STACY: I was. I'm old.

21 MS. LAND: My kids got me one for Mother's
22 Day a couple of years ago. I love it.

23 SECRETARY STACY: I'm older than you, John.
24 By a little bit.

1 MS. LAND: It's a great thing to have.

2 SECRETARY STACY: Dave knows how old I am.
3 Clara knows about how old I am.

4 MS. LAND: Well, you did tell us how long
5 you've lived in the township. So...

6 SECRETARY STACY: Yeah.

7 MS. LAND: That gave it away.

8 SECRETARY STACY: That was right out there.
9 Not a problem. I don't care.

10 MS. LAND: Okay.

11 SECRETARY STACY: It looks like 40 acres is
12 the railroad preservation.

13 CHAIRPERSON TIMMERMAN: Do we want to start
14 with obvious places? Like, to me, the Hillcrest stuff
15 is Residential.

16 SECRETARY STACY: Yeah.

17 CHAIRPERSON TIMMERMAN: Do you just make the
18 whole section Residential? And we'll need the
19 Multi-Family also, because isn't there, like, condos
20 or something in here?

21 MR. EVANS: There are, kind of where you see
22 some of the smaller lots.

23 CHAIRPERSON TIMMERMAN: There's what now?
24 Say again.

1 MR. EVANS: The smaller lots are -- I think
2 where you're looking, is that about where the new
3 church is going in?

4 CHAIRPERSON TIMMERMAN: I think it's right
5 in here somewhere (indicating).

6 SECRETARY STACY: Yeah.

7 CHAIRPERSON TIMMERMAN: The church is
8 somewhere right in here (indicating).

9 SECRETARY STACY: Right. It's right off of
10 99. Yeah. Because this whole thing is called
11 Commerce Park.

12 CHAIRPERSON TIMMERMAN: Okay.

13 SECRETARY STACY: Actually, is that --

14 MR. EVANS: A little bit farther that way.
15 Like, where it says "Claudia."

16 SECRETARY STACY: Yeah. Well, see. Is it
17 part of here? Because 142 pretty much -- that
18 entrance into the industrial park is right across from
19 the 142. Is it already considered Findlay?

20 MR. EVANS: Where Microsoft and stuff --

21 SECRETARY STACY: Uh-huh.

22 MS. LAND: That is. Microsoft has been
23 annexed.

24 SECRETARY STACY: Yeah.

1 MS. LAND: It is, however, also still in the
2 township. It was one of those funky annexations.
3 They could never remove it from the township. It is,
4 however, not in the unincorporated area of the
5 township, so it's not subject to zoning.

6 CHAIRPERSON TIMMERMAN: Say that again.

7 MS. LAND: Zoning only covers the
8 unincorporated area of the township.

9 CHAIRPERSON TIMMERMAN: Because it's
10 incorporated with Findlay?

11 MS. LAND: Right. And Van Buren, it's also
12 still in the township. All those properties are in
13 the township as well as in the village, but they are
14 in incorporated areas so they don't count. Not that
15 they don't count, but they aren't -- it doesn't apply
16 to them.

17 CHAIRPERSON TIMMERMAN: Okay. So are you
18 guys thinking the church is over here more?

19 SECRETARY STACY: I think 142 Ts into 99.
20 It's more like in here (indicating).

21 MR. EVANS: Yeah. Because that would be
22 like where -- Siferd's might be the orange place.
23 Siferd Plumbing. I think there's three houses beside
24 it, which --

1 SECRETARY STACY: Yes.

2 MR. EVANS: -- the one is his dad's.

3 SECRETARY STACY: Yeah.

4 MR. EVANS: So I think that -- I think that
5 is Siferd Plumbing, that "L" shape.

6 SECRETARY STACY: Can we make this
7 Multi-Family right in here?

8 MR. EVANS: Actually, I think there's a
9 project going there right now. That's where there's a
10 sign that says something about --

11 MS. LAND: Those condos?

12 MR. EVANS: Siferd -- I'm trying to think of
13 the other name. There's two names with it.

14 CHAIRPERSON TIMMERMAN: I'm seeing head nods
15 out there.

16 MR. EVANS: Selling Fast or something.

17 MS. LAND: The condos that come off of 99
18 that's going to have that outlet through one of the
19 little subdivisions?

20 CHAIRPERSON TIMMERMAN: That's going to be
21 behind Siferd's?

22 MR. EVANS: Yeah. There's a sign there now,
23 but the sign's been there over a year, so I don't
24 know.

1 FROM THE FLOOR: The trustees have been
2 talking about that at their meetings about granting
3 them access.

4 SECRETARY STACY: Right.

5 FROM THE FLOOR: That was a dead-end road
6 for -- since it was built 30 years ago, or whatever.
7 And now they're talking about making a through road.

8 CHAIRPERSON TIMMERMAN: Yeah. So, I mean,
9 that would be -- do you want to do RM there?

10 MS. LAND: I'm not completely sure that
11 condo developments are in the RM area because,
12 usually, the condo property is one owner of the
13 property which is the association, and, then, multiple
14 residences on it, which is Multi-Family. So that's
15 good.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. PARGEON: The whole area would be
18 Multi-Family.

19 MS. LAND: I'm an attorney. I say a lot of
20 words for nothing.

21 SECRETARY STACY: We have to have a location
22 for Multi-Family. I think that makes the most sense.
23 That's going to be a very heavily, densely populated
24 area, but it follows suit with what's already there,

1 and there's -- actually the majority of it already is.
2 CHAIRPERSON TIMMERMAN: So we're thinking
3 the RM would be just this white area here?
4 SECRETARY STACY: I think so.
5 CHAIRPERSON TIMMERMAN: And, then, is this
6 all R-1, then, this way? I don't know what's going on
7 here.
8 MS. LAND: Dr. Lai's property, just over the
9 line.
10 CHAIRPERSON TIMMERMAN: This way?
11 MS. LAND: Yeah. I have no idea what's
12 going on there, but there's a lot of Regional Planning
13 stuff with Brownfield Excavation testing for things.
14 So my guess is somebody's got their eye on it.
15 SECRETARY STACY: It's the old tank farm.
16 Actually someone built a nice home recently back in
17 that, which is --
18 CHAIRPERSON TIMMERMAN: Where is she saying
19 on this?
20 SECRETARY STACY: Okay.
21 CHAIRPERSON TIMMERMAN: Which property?
22 SECRETARY STACY: I've got to find 140 for
23 the tank farm where I'm thinking about. There's 75.
24 There's 140 is the boundary for our township.

1 CHAIRPERSON TIMMERMAN: Yeah.

2 SECRETARY STACY: There's --

3 CHAIRPERSON TIMMERMAN: I thought she was
4 saying right down there.

5 SECRETARY STACY: Right here.

6 MS. LAND: I think it's just north of 99,
7 right?

8 CHAIRPERSON TIMMERMAN: What is the name on
9 that?

10 MS. LAND: Dr. Lai, L-A-I.

11 SECRETARY STACY: He owns multiple
12 properties.

13 MS. LAND: Yeah. He owns a lot of property.

14 SECRETARY STACY: The racetrack.

15 MS. LAND: He owns the racetrack property.

16 MR. EVANS: 99 and I-75.

17 CHAIRPERSON TIMMERMAN: She's saying this
18 one here.

19 SECRETARY STACY: But there's also the tank
20 farm that's one down 140 a ways from 99 going north.
21 It's not the tracks. It's back in here. It's like
22 right in here somewhere. Well, there you go. There's
23 his name.

24 So we have to take into account how it's

1 currently being used?

2 MS. LAND: Not necessarily. You've got to
3 be careful not to create too many nonconforming uses
4 because it limits people a slight bit.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: If it's some -- if somebody built
7 a house in the middle of an area that is -- makes
8 logical sense to be business or industry, you can't
9 take that into account. They can keep their house.
10 There's nothing that says they can't. They'll still
11 be taxed the same way. They just --

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: -- will be considered
14 nonconforming.

15 CHAIRPERSON TIMMERMAN: Do we to agree to
16 just make the rest of this R-1?

17 SECRETARY STACY: Yeah.

18 CHAIRPERSON TIMMERMAN: I mean, they're
19 expanding this.

20 MS. PARGEON: Yeah, since they're expanding.

21 SECRETARY STACY: I'd say this is all R-1.

22 CHAIRPERSON TIMMERMAN: All through here
23 (indicating).

24 SECRETARY STACY: Just trying to --

1 CHAIRPERSON TIMMERMAN: Debating if you want
2 a different color?

3 SECRETARY STACY: No, I'm just trying to --

4 MR. EVANS: Actually, if I'm not mistaken,
5 I think there's some high-tension wires that are
6 there, and that might be where there's nothing.

7 CHAIRPERSON TIMMERMAN: They go through this
8 somewhere, but they go right through the houses, too.

9 SECRETARY STACY: Yeah, they do.

10 MS. LAND: There's some big high-tension
11 wires over the houses in Lakeview.

12 CHAIRPERSON TIMMERMAN: Yeah.

13 MS. LAND: We looked at one. We're like,
14 Nah.

15 CHAIRPERSON TIMMERMAN: What is your
16 strategy there over on that side?

17 SECRETARY STACY: It's like sticky on both
18 sides.

19 CHAIRPERSON TIMMERMAN: It is. Peel it off
20 the back side. Okay.

21 SECRETARY STACY: Tides (phonetic).

22 CHAIRPERSON TIMMERMAN: Might as well make
23 it R-1. Agreed?

24 SECRETARY STACY: This is where --

1 CHAIRPERSON TIMMERMAN: That's where Sheetz
2 is going in.

3 SECRETARY STACY: Yeah. Uh-huh.

4 CHAIRPERSON TIMMERMAN: We already know what
5 it's going to be used for.

6 MS. LAND: That's going to make it business
7 of some sort. Are they being annexed?

8 CHAIRPERSON TIMMERMAN: I don't know that
9 answer.

10 SECRETARY STACY: Sheetz on --

11 MS. LAND: I think they are.

12 SECRETARY STACY: Do we want it call it B-3?

13 CHAIRPERSON TIMMERMAN: Sure.

14 MR. EVANS: Is that the gas station?

15 Service station?

16 CHAIRPERSON TIMMERMAN: Is that what it's
17 called, B-3?

18 MS. LAND: I'm trying to remember.

19 SECRETARY STACY: You would jump from B-3 to
20 I-1.

21 MR. EVANS: Page 21.

22 CHAIRPERSON TIMMERMAN: Maybe just do
23 Residential on this R-1.

24 SECRETARY STACY: Well, it is -- I mean --

1 CHAIRPERSON TIMMERMAN: It's all residential
2 use right now.

3 SECRETARY STACY: Yeah.

4 MS. LAND: Yeah. Service stations would be.

5 CHAIRPERSON TIMMERMAN: B-3?

6 MS. LAND: Yeah. Conditional Use in B-3.

7 SECRETARY STACY: I don't like that. I want
8 something else. Little arrows are giving me fits.
9 This is a lot closer (unintelligible).

10 CHAIRPERSON TIMMERMAN: It's right in here.

11 MR. EVANS: Somewhere right down there.

12 CHAIRPERSON TIMMERMAN: So the purple is the
13 church. Dark Horse is sitting --

14 MR. EVANS: Northwestern Masonry would be
15 the copper-orange color.

16 CHAIRPERSON TIMMERMAN: Here. Dark Horse is
17 right here.

18 SECRETARY STACY: Okay. So this is Ag right
19 now.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 SECRETARY STACY: What is that
22 (unintelligible) behind Dark Horse?

23 MR. EVANS: I'm trying to think -- the
24 access -- access is on Main Street.

1 SECRETARY STACY: There's Ag behind -- that
2 runs beside that and then Reineke Ford.

3 MR. EVANS: Behind Dark Horse and
4 Northwestern Masonry.

5 MS. LAND: Are those car dealerships in the
6 township?

7 CHAIRPERSON TIMMERMAN: Doesn't look like
8 it. This is all black through here.

9 SECRETARY STACY: So they'd come all the
10 way --

11 MS. PARGEON: 75 practically.

12 MS. LAND: That's the racetrack property.

13 SECRETARY STACY: Okay.

14 CHAIRPERSON TIMMERMAN: Wonder why that --
15 what's that one? That spot there? No idea.

16 MS. LAND: Yeah. It was part of a weird
17 annexation deal.

18 MS. PARGEON: Is that where they stuck some
19 homes in there?

20 MS. LAND: No. It was going to lock some
21 property into a doughnut hole, and they had to take
22 some property out and ended up with an odd property
23 line there. I can't remember all the details of it.

24 There were attorneys on both sides besides

1 me, and I was just waiting to see if they did things
2 procedurally right. I wasn't arguing the merits of
3 what they were up to.

4 MR. EVANS: Looks like the Ford dealership
5 is there. So this property, you can access it --

6 CHAIRPERSON TIMMERMAN: Right there.

7 MR. EVANS: -- from -- yeah. Like real
8 close to where the Dark Horse is.

9 SECRETARY STACY: Uh-huh.

10 MS. LAND: As I understand it, Sheetz put on
11 a bunch of conditions on the property that they
12 purchased there about things that can't go there now.

13 MR. EVANS: The big one or the gas station?

14 MS. LAND: The gas station.

15 CHAIRPERSON TIMMERMAN: Things that can't go
16 there. What do you mean?

17 MS. LAND: Competitors of any kind.

18 MR. EVANS: Oh.

19 CHAIRPERSON TIMMERMAN: They can't go where?

20 MS. LAND: Right around near where they are.
21 They're not going to use that whole property.

22 MR. EVANS: I can't imagine another gas
23 station going in there. You have Speedway and
24 racetrack and Sheetz.

1 MS. PARGEON: Too many, too close.

2 CHAIRPERSON TIMMERMAN: Marathon is right in
3 there, too.

4 MR. EVANS: Marathon.

5 CHAIRPERSON TIMMERMAN: It's funny that
6 they're worried about competition.

7 MR. EVANS: They were the last ones to come
8 in.

9 SECRETARY STACY: Uh-huh.

10 MS. LAND: According to my kids, they're
11 going to blow everybody else out of the water.

12 CHAIRPERSON TIMMERMAN: Sheetz is?

13 MS. LAND: My kids are all up by Cleveland,
14 a lot of them. They have a bunch of them there, and
15 they say they are the great place to go for late-night
16 food.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MS. LAND: I'm not going to ask them why
19 they're out getting late-night food.

20 MR. EVANS: Yeah. I'd rather go to Dark
21 Horse.

22 CHAIRPERSON TIMMERMAN: That's not late
23 night.

24 MS. LAND: We're talking, you know, the

1 bar's closed kind of thing.

2 MR. EVANS: Oh, like 2:00 in the morning.

3 MS. LAND: College kids. They're done now.

4 CHAIRPERSON TIMMERMAN: That does sound good
5 at that point.

6 MR. EVANS: Where are we at? Is that what
7 you want to -- figure out what that property is.

8 SECRETARY STACY: Well, I guess the bigger
9 issue is, looking at what it's next to, we know
10 there's car dealerships, and it would -- again, would
11 it lend itself to like a B-3, given that's already in
12 the area?

13 MR. EVANS: Makes sense to me.

14 MS. PARGEON: Yeah.

15 CHAIRPERSON TIMMERMAN: I guess the only
16 argument against that would be that your access is
17 over here.

18 SECRETARY STACY: Should we -- that
19 shouldn't be our concern, should it?

20 MR. EVANS: Well, I mean, it's business, so
21 it's not like --

22 CHAIRPERSON TIMMERMAN: Right.

23 MR. EVANS: -- Industrial or --

24 SECRETARY STACY: If they want to get there

1 bad enough, they'll find a way.

2 MS. PARGEON: Here comes the helicopter.

3 MS. LAND: You have to zip line in from
4 across the street.

5 MR. EVANS: B-3, B-1 and 2 can go.

6 SECRETARY STACY: Yeah. Correct. This is
7 all business.

8 CHAIRPERSON TIMMERMAN: We still have to
9 zone some areas B-1 and B-2 specifically? Is that a
10 true statement?

11 MS. LAND: Not necessarily, if you're doing
12 B-3, because B-1 and B-2 can be in there. You're
13 not excluding any place.

14 CHAIRPERSON TIMMERMAN: They have to have a
15 place to go.

16 MS. LAND: Yes. It's the same way with, if
17 you do I-2. You don't necessarily have to do much I-1
18 because I-1 can go in the I-2 spots.

19 CHAIRPERSON TIMMERMAN: Right.

20 SECRETARY STACY: What's this?

21 CHAIRPERSON TIMMERMAN: It doesn't call it
22 out on this.

23 MR. EVANS: Is that where Cindy Jakeway
24 lives?

1 SECRETARY STACY: Yeah. But nothing ever
2 went there.

3 MR. EVANS: So, like, this is, like,
4 Jeffrey's Antiques.

5 SECRETARY STACY: Right. Yeah.

6 MS. LAND: Homestead.

7 MR. EVANS: Yeah.

8 SECRETARY STACY: Yeah.

9 MR. EVANS: I bet that's probably where
10 Cindy Jakeway has her property.

11 SECRETARY STACY: She was on the west side
12 of 132.

13 MR. EVANS: Oh, yeah. You're right.

14 MS. LAND: Isn't that that --

15 MR. EVANS: Oh, that's --

16 MS. LAND: -- industrial cleaning place?

17 MR. EVANS: T.J.D. is right there. Their
18 other building.

19 SECRETARY STACY: Right. This is where that
20 dog grooming thing was going to go and she ended up
21 and put it elsewhere.

22 MR. EVANS: It seems like that would be a
23 good business somewhere in here.

24 SECRETARY STACY: Since I can't -- that's

1 bare ground, why is it red?

2 MR. EVANS: She started doing her stuff.

3 SECRETARY STACY: But there's nothing there.

4 MR. EVANS: They started running gas lines
5 and stuff to it. So maybe that's why it's like that.

6 MS. LAND: Is there a building there?

7 MR. EVANS: No. But there was a sign there
8 a year ago that said Future Home of C.J.'s Boarding,
9 and whatever else.

10 SECRETARY STACY: She relocated closer to
11 the gun --

12 MR. EVANS: She's on Bigelow now.

13 SECRETARY STACY: Where family has a gun
14 club.

15 MS. LAND: Is that -- was it a dog --

16 SECRETARY STACY: It was going to be a dog
17 grooming and --

18 MR. EVANS: She still does that. It's right
19 beside House of Color.

20 MS. LAND: Down by Bigelow Glass.

21 MR. EVANS: Yeah.

22 SECRETARY STACY: I would think this would
23 all kind of lend itself to business --

24 MR. EVANS: I agree.

1 SECRETARY STACY: -- along --

2 MS. PARGEON: That would be the best because
3 it's already got businesses there.

4 CHAIRPERSON TIMMERMAN: And it's going to
5 have more businesses here on this side, too.

6 SECRETARY STACY: Right.

7 MR. EVANS: Maybe stop it at 142 to where
8 maybe it's about this much (indicating).

9 SECRETARY STACY: You do have some B-1
10 business in that field.

11 MS. LAND: You may want to --

12 MR. EVANS: Right.

13 SECRETARY STACY: I would call that B-1.

14 MS. LAND: When you get closer to the
15 Residential, you might want to take it down to B-1.

16 SECRETARY STACY: That's what I thought.

17 MR. EVANS: And buffer.

18 SECRETARY STACY: And I would -- once you
19 get past Beal's (phonetic), I would leave that Ag.

20 MR. EVANS: Yeah, I agree.

21 CHAIRPERSON TIMMERMAN: Let's do that.

22 MS. PARGEON: That sounds good.

23 CHAIRPERSON TIMMERMAN: We're doing B-1
24 here.

1 SECRETARY STACY: So here's the -- it's
2 interesting. There's --

3 MR. EVANS: There's no houses there.

4 CHAIRPERSON TIMMERMAN: Here?

5 MR. EVANS: No.

6 SECRETARY STACY: Beal's.

7 MR. EVANS: Oh, those. Yeah. There's about
8 four or five houses.

9 SECRETARY STACY: There's a mobile home.

10 MR. EVANS: It's the Beal's compound. There
11 are about three or four Beal families that live there.
12 He's got a watch repair shop there.

13 SECRETARY STACY: Yeah. I'll tear this off
14 a little bit.

15 MR. EVANS: So that's all there. I was
16 thinking down here. Yeah.

17 CHAIRPERSON TIMMERMAN: You want to go more
18 B-3?

19 MR. EVANS: Maybe B-3 this side of 142.

20 CHAIRPERSON TIMMERMAN: B-3 here?

21 SECRETARY STACY: Or you could go B-2 or
22 B-3, either one, because if you have B-3, a B-2 can go
23 in there.

24 CHAIRPERSON TIMMERMAN: Right.

1 MR. EVANS: Thinking we should make it B-2?

2 CHAIRPERSON TIMMERMAN: Is there a reason
3 we're making this B-1 here? If it's five houses
4 and --

5 SECRETARY STACY: They also have a small
6 family business. Local business. B-1 is, like, a
7 very small local business and you're doing business
8 with the immediate area. That actually is a
9 combination of B-1 and Residential right now.

10 CHAIRPERSON TIMMERMAN: Right.

11 SECRETARY STACY: Plus you're getting real
12 close to this huge Hillcrest subdivision, too.

13 CHAIRPERSON TIMMERMAN: Okay.

14 SECRETARY STACY: So I think to taper it
15 down to B-1 about right there. And, then, if you want
16 to make this B-2, right in here (indicating).

17 MR. EVANS: Yeah.

18 CHAIRPERSON TIMMERMAN: Okay. How far are
19 we letting that go up?

20 SECRETARY STACY: I don't know. You tell
21 me.

22 MR. EVANS: Up to 100.

23 CHAIRPERSON TIMMERMAN: This whole section.

24 MR. EVANS: Or just to this.

1 SECRETARY STACY: That's a good question.

2 MR. EVANS: We were talking about Jeffrey's
3 Antiques.

4 MS. PARGEON: But there's nothing behind
5 that beyond that now.

6 SECRETARY STACY: Right here. Jeffrey's
7 Antiques right here. So this is further on down.
8 This is to the west.

9 MR. EVANS: You want to stop it kind of like
10 where that line is?

11 CHAIRPERSON TIMMERMAN: This whole thing is
12 going to be B-3, right?

13 SECRETARY STACY: I -- yeah, I would think.

14 MR. EVANS: The only way you can access this
15 is either through here or 100.

16 SECRETARY STACY: And, again, is that our
17 concern?

18 MR. EVANS: Right.

19 SECRETARY STACY: I'm not trying to be --

20 MR. EVANS: I'm just saying if we draw a
21 line right there, it keeps it, and, then, do
22 Agricultural on this side.

23 CHAIRPERSON TIMMERMAN: I think it's all one
24 lot anyways.

1 SECRETARY STACY: What am I doing here? B
2 what?

3 CHAIRPERSON TIMMERMAN: 3.

4 MR. EVANS: I thought we were going to kind
5 of leave this 2 because 3 is over here.

6 CHAIRPERSON TIMMERMAN: But you got an on
7 and off ramp. What's sitting right here?

8 MR. EVANS: That's Jeffrey's Antiques.

9 CHAIRPERSON TIMMERMAN: Jeffrey's Antiques
10 is back.

11 MR. EVANS: Well, I mean, it's that whole
12 operation and stuff.

13 SECRETARY STACY: This is actually on the
14 south side.

15 MR. EVANS: That's on north side of 99.

16 CHAIRPERSON TIMMERMAN: That's on the north
17 side.

18 MR. EVANS: That's that homestead.

19 CHAIRPERSON TIMMERMAN: I'm just saying, if
20 you wanted a station there --

21 MS. LAND: Those are built out, and I don't
22 think they are going to likely change.

23 SECRETARY STACY: Yeah. That's not going to
24 be Expressway right there. It's going to be business.

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: I mean, it's kind of B-2, the
3 kind of thing that it is there.

4 MR. EVANS: Yeah. Because B-3 is hotels and
5 bus passenger stations.

6 CHAIRPERSON TIMMERMAN: Do you want to do
7 B-2 here then also? Just continuing the business?

8 SECRETARY STACY: Okay.

9 CHAIRPERSON TIMMERMAN: Just kind of go
10 across there.

11 SECRETARY STACY: (Unintelligible) sticky
12 notes.

13 MR. EVANS: At what point -- do you want to
14 have some kind of a line to where this is Agricultural
15 then?

16 CHAIRPERSON TIMMERMAN: Well, I think that's
17 kind of what we're establishing almost here.

18 MS. PARGEON: Uh-huh. Yeah.

19 CHAIRPERSON TIMMERMAN: It feels that way at
20 least.

21 MR. EVANS: Be nice if you could write on
22 this. Can you write on --

23 MS. LAND: Whatever you want.

24 MR. EVANS: I think if you have a straight

1 edge --

2 MS. LAND: So you can mark that and remember
3 where you're --

4 MR. EVANS: I don't think we're going to
5 remember.

6 SECRETARY STACY: Right. I do have --

7 MR. EVANS: If you could draw a straight
8 edge across there.

9 MS. LAND: Jereme brought some highlighters,
10 too, if you want to use --

11 SECRETARY STACY: Maybe a pencil at this
12 point.

13 MS. LAND: I think I have a pencil.

14 CHAIRPERSON TIMMERMAN: I have a pen.

15 SECRETARY STACY: I have one. I was tired
16 of carrying them in my purse so I took them out.

17 FROM THE FLOOR: Do you need a pencil, Deb?

18 CHAIRPERSON TIMMERMAN: If you have one.

19 FROM THE FLOOR: Yeah.

20 MS. LAND: Here's one, too.

21 SECRETARY STACY: We have two. Be my guest.

22 CHAIRPERSON TIMMERMAN: Do you want to
23 create, like, a line across here? Is that kind of
24 what we're thinking?

1 MS. PARGEON: Yeah. That's what you guys
2 were talking about.

3 CHAIRPERSON TIMMERMAN: Do we agree? Do we
4 want a line going across here that -- like, this would
5 be the business here? Do you want to let that extend
6 up? Cover it all up because if we're thinking
7 Agricultural through here (indicating); true?

8 MS. PARGEON: You've got that light line
9 right above the blue thing. Just put your line
10 through there.

11 SECRETARY STACY: So the question is --

12 MS. PARGEON: Yeah. Across there.

13 SECRETARY STACY: -- we take the business up
14 to --

15 CHAIRPERSON TIMMERMAN: All the way up to --

16 MR. EVANS: 100.

17 SECRETARY STACY: -- 100.

18 MR. EVANS: Or split it in half, which is
19 kind of where some of that is.

20 SECRETARY STACY: Do you want to ask the
21 audience?

22 CHAIRPERSON TIMMERMAN: We're talking
23 right -- Oh, dear Lord, the maps look different.

24 MS. LAND: Why don't you use this one. It's

1 easier to -- closer to this.

2 MR. EVANS: If would be just west of
3 Jeffrey's Antiques.

4 CHAIRPERSON TIMMERMAN: Here's Jeffrey's
5 Antiques. We're kind of talking this area right here
6 as being B-2. We're curious whether to let that come
7 further -- business come further up, or do we want to
8 keep that Agricultural?

9 FROM THE FLOOR: I would say B.

10 MR. EVANS: All the way up to 100?

11 FROM THE FLOOR: Yeah.

12 CHAIRPERSON TIMMERMAN: All the way up.

13 FROM THE FLOOR: At least for the future.

14 MR. EVANS: When we go on 142, we have to --

15 SECRETARY STACY: It's currently Ag, and
16 there's a good chance they'll keep it Ag, but that's
17 up to them.

18 FROM THE FLOOR: Right.

19 SECRETARY STACY: But that means it could go
20 to Business, if they wanted to.

21 FROM THE FLOOR: Close enough to the
22 Interstate there for them.

23 CHAIRPERSON TIMMERMAN: Let's do that.

24 MR. EVANS: Take it to 100?

1 CHAIRPERSON TIMMERMAN: Take it all the way
2 up to here. This property as well.

3 MR. EVANS: And then over to here
4 (indicating).

5 SECRETARY STACY: Go ahead. Just write.

6 CHAIRPERSON TIMMERMAN: We're going to do
7 B-2 here. Everybody good with that? Here. Here.
8 Here.

9 MR. EVANS: Yeah.

10 SECRETARY STACY: Yeah.

11 MR. EVANS: Somehow it seems like you've got
12 to do some -- oh, okay.

13 CHAIRPERSON TIMMERMAN: So we're going to
14 take it up to here (indicating).

15 MS. PARGEON: Yeah. That looks good.

16 MR. EVANS: Is it B-1 all the way back to
17 there? That's where Beals are.

18 CHAIRPERSON TIMMERMAN: What's your access
19 to back here at that point?

20 MR. EVANS: It's through Beals, and
21 whatever -- this is a farm field.

22 CHAIRPERSON TIMMERMAN: This is a farm
23 field, right? But what -- where do we -- we have a
24 road here, and, then, there's no more roads through

1 here -- up here.

2 MS. PARGEON: Right, Because that's Ag.

3 SECRETARY STACY: Just keep it Ag.

4 MS. PARGEON: Yeah.

5 SECRETARY STACY: You're taping down to B-1.
6 You've got your resident.

7 CHAIRPERSON TIMMERMAN: Do we want B-1 to
8 be --

9 SECRETARY STACY: The dividing -- you're
10 talking about where your dividing line --

11 CHAIRPERSON TIMMERMAN: -- like, here? And,
12 then, this be Residential, since it's already
13 Residential. Or do you put it into a B-1? Do you
14 want to do this?

15 SECRETARY STACY: If you want to just keep
16 the line straight and make that B-1.

17 CHAIRPERSON TIMMERMAN: This, including
18 residential portion?

19 SECRETARY STACY: Right. And as long as
20 they own that, they can have that Residential. If
21 they want to bump it up to B-1, then, it's in sequence
22 what we've done. So we have --

23 CHAIRPERSON TIMMERMAN: Yeah.

24 SECRETARY STACY: -- a trans --

1 MS. LAND: The small business that they have
2 could expand in there.

3 SECRETARY STACY: And they do have a small
4 business in there anyway

5 CHAIRPERSON TIMMERMAN: Okay. At that
6 point, are we going Ag up?

7 SECRETARY STACY: Yeah.

8 MR. EVANS: We almost don't need to mark Ag.
9 Whatever is left over is Ag.

10 SECRETARY STACY: Correct.

11 CHAIRPERSON TIMMERMAN: So...

12 MR. EVANS: Now, since you're in this area,
13 do you want to take care of the landfill and the
14 Dick's?

15 SECRETARY STACY: Yeah, we should.

16 CHAIRPERSON TIMMERMAN: Where do you -- so
17 we're going to do this as B-2.

18 MS. LAND: What are they?

19 MR. EVANS: Dick's, where they're --

20 CHAIRPERSON TIMMERMAN: Junkyard.

21 MR. EVANS: -- junkyard, wrecked cars.

22 MS. LAND: Those would almost have to be --

23 MS. PARGEON: Car parts place.

24 MS. LAND: -- an I-1.

1 CHAIRPERSON TIMMERMAN: That's what I --
2 what did I say?

3 MS. PARGEON: You said B.

4 SECRETARY STACY: Why don't you just write
5 on there, instead of me messing with stickers. That's
6 driving me crazy.

7 CHAIRPERSON TIMMERMAN: So we want these to
8 be B --

9 MR. EVANS: No, I --

10 MS. PARGEON: Industrial.

11 CHAIRPERSON TIMMERMAN: I know. Maybe
12 somebody else should write. I-1, or is this going to
13 be an I-2?

14 SECRETARY STACY: I think we have --

15 CHAIRPERSON TIMMERMAN: That's I-2 there, so
16 make it I-1?

17 MR. EVANS: You could probably write I-2 in
18 here, too. We better take a picture just in case
19 these come off over the next week or so.

20 CHAIRPERSON TIMMERMAN: I-2.

21 SECRETARY STACY: Or we can pull them off
22 and just write. That's probably what we should have
23 done to start with.

24 MR. EVANS: Do we have to worry about any of

1 that -- that's that other little wrecking yard.

2 MS. LAND: That's that recycle place, isn't
3 it?

4 SECRETARY STACY: Yeah. That's recycle.

5 MS. LAND: That may be I-2. I mean --

6 MR. EVANS: So do we need to zone it?

7 CHAIRPERSON TIMMERMAN: Do you zone it I-2
8 or do you just let be it in the Agricultural? It'd be
9 nonconforming.

10 MS. LAND: Then it can't expand.

11 MS. PARGEON: They recycle stuff, right?

12 MS. LAND: Do they do the recycling there or
13 just collect it there?

14 MR. EVANS: I think they collect there.
15 They have scales there and that sort of thing.

16 SECRETARY STACY: That's hard because you do
17 have this residential right there.

18 CHAIRPERSON TIMMERMAN: Right.

19 MR. EVANS: So it's like you want to just --
20 their property.

21 MS. LAND: Not good to do that.

22 CHAIRPERSON TIMMERMAN: It's not good to do
23 what?

24 MS. LAND: To just take one property out.

1 That's spot zoning. We have problems with that.
2 Like, down here, you have a cohesive flow for how you
3 want things. But if you just -- and, then, the I-2
4 that you have there, that makes sense; it's a cohesive
5 flow. But if you just pick one little tab out of
6 there, that's a problem.

7 MR. EVANS: Seems like that's a place if
8 something happened to it, there was a big fire there,
9 it --

10 CHAIRPERSON TIMMERMAN: This one here?

11 MR. EVANS: Yeah. It's got a -- because you
12 don't -- we're not going to want them to expand with
13 all of these houses right here (indicating).

14 MS. PARGEON: Yeah.

15 CHAIRPERSON TIMMERMAN: I'd almost consider
16 it I-2 -- Agricultural all the way up.

17 MS. PARGEON: Make it Agricultural.

18 CHAIRPERSON TIMMERMAN: So I don't see any
19 reason to make this Residential. Just let it be
20 houses out in the country and Agricultural.

21 SECRETARY STACY: Because we typically would
22 not plan Residential right next to I-2.

23 CHAIRPERSON TIMMERMAN: Right.

24 SECRETARY STACY: It is what it is.

1 MS. PARGEON: So leave it Agricultural.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MS. PARGEON: Got to plant food somewhere.

4 MR. EVANS: All of that's Agricultural.

5 SECRETARY STACY: It's a challenge to make
6 smooth transitions the way --

7 CHAIRPERSON TIMMERMAN: It is.

8 MS. LAND: Be simple if there's nothing
9 there.

10 CHAIRPERSON TIMMERMAN: Don't know what that
11 is. Says "mobile home."

12 SECRETARY STACY: We're in the most
13 difficult --

14 CHAIRPERSON TIMMERMAN: It doesn't say
15 plural.

16 MS. PARGEON: So it's one mobile home on
17 a --

18 CHAIRPERSON TIMMERMAN: If I recall right
19 what Matt said, he did indicate any property had that
20 had a mobile home on it.

21 MR. EVANS: This is where Wilkins lives
22 here, I think, right? Right there. Oh, he's --

23 SECRETARY STACY: He's got a business. He's
24 got a car repair.

1 MR. EVANS: That's right. It's a car repair
2 place. Performance something.

3 SECRETARY STACY: Right.

4 MR. EVANS: That must be what that is.

5 SECRETARY STACY: Our blasting place --
6 actually there should be --

7 MR. EVANS: I thought it's on this side.

8 SECRETARY STACY: It's on this side. I'm
9 trying to think.

10 MR. EVANS: Maybe it's on -- it's got to be
11 a separate lot. Maybe it's down here. Is it down
12 here? No, it's not down here. It's in this
13 (indicating).

14 CHAIRPERSON TIMMERMAN: That's what you were
15 indicating, the blasting place?

16 MS. LAND: It's on property owned by the
17 county. I don't know.

18 SECRETARY STACY: It would be on this side
19 so it's encompassed in the landfill area.

20 CHAIRPERSON TIMMERMAN: So as we're going
21 up, if this is Agricultural going up to in this point
22 here, you have I-1 stuff here (indicating). Do you
23 zone it I-1 since it's already there? Or do you just
24 let it be part of Ag and make it be nonconforming? Is

1 there a better answer on that? If it's nonconforming,
2 then it's limited how much they can expand. Is that a
3 true story?

4 MS. LAND: It's how much they -- limited as
5 to how much they can expand and limits how much they
6 can repair if something happens to it.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. LAND: Unless you rewrite your -- unless
9 you revisit your nonconforming section and give
10 different parameters.

11 CHAIRPERSON TIMMERMAN: Right. I'm okay
12 with making it I-1 then.

13 MR. EVANS: Yeah.

14 CHAIRPERSON TIMMERMAN: Just keeping
15 everything else through here.

16 MR. EVANS: That square?

17 CHAIRPERSON TIMMERMAN: Going down to here,
18 does anybody know where that -- does the same business
19 own any other properties here?

20 MR. EVANS: I don't know. Are both those
21 Dick's?

22 CHAIRPERSON TIMMERMAN: There's the -- so
23 they're -- all of these are -- 1, 2, 3, 4, 5.

24 SECRETARY STACY: This actually I think is

1 Dick's because he sold that.

2 CHAIRPERSON TIMMERMAN: The bigger?

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: Did they split it?
5 I think they split it here. This is tall. Like, this
6 one section here is very square.

7 SECRETARY STACY: That was a recent
8 purchase, so it's not in that name anymore.

9 CHAIRPERSON TIMMERMAN: Right. So you
10 think -- you think probably I-1 all the way down to
11 here then (indicating)? If that's where they're
12 currently at.

13 SECRETARY STACY: Here's the thing: If it's
14 Ag, you can continue farming it as Ag, but then you
15 have the option to go to up higher.

16 MS. PARGEON: So leave it at Ag.

17 CHAIRPERSON TIMMERMAN: They'd have to
18 request the change? Is that what you're saying?

19 SECRETARY STACY: If you were to extend I-1
20 down this way, no. If they wanted to elevate the
21 higher-rated district, such as I-1, it would be in
22 place. But if they wanted to keep it Ag, you could
23 continue doing what you want to do regardless of how
24 it's zoned.

1 CHAIRPERSON TIMMERMAN: So make it I-1, and
2 then they can --

3 SECRETARY STACY: You could make it --

4 CHAIRPERSON TIMMERMAN: They can farm it, if
5 they want.

6 SECRETARY STACY: You could make an argument
7 for that.

8 CHAIRPERSON TIMMERMAN: Thoughts?

9 FROM THE FLOOR: Where are you guys talking?

10 CHAIRPERSON TIMMERMAN: Where the junk --

11 MR. EVANS: Dick's Salvage.

12 CHAIRPERSON TIMMERMAN: The salvage.

13 MR. EVANS: On 142.

14 FROM THE FLOOR: One is Ed's and one's
15 Dick's. Owned by the same guy.

16 FROM THE FLOOR: Where are you talking to
17 extend?

18 CHAIRPERSON TIMMERMAN: We're just looking
19 at these five pieces right here (indicating).

20 FROM THE FLOOR: That's it?

21 CHAIRPERSON TIMMERMAN: Yeah. Because I
22 think it is our understanding that they bought this to
23 expand out. So since they own it, just expand.

24 SECRETARY STACY: Okay.

1 CHAIRPERSON TIMMERMAN: Somebody can still
2 farm it, if they want to farm it.

3 SECRETARY STACY: Sure.

4 CHAIRPERSON TIMMERMAN: Is that --

5 MS. PARGEON: Okay. On to the next spot.

6 SECRETARY STACY: That gives you a fair bit
7 of I-1 and I-2, doesn't it?

8 CHAIRPERSON TIMMERMAN: I think we got a --

9 MR. EVANS: Probably not.

10 SECRETARY STACY: So my question is: Then
11 maybe you don't want to do I-1.

12 MR. EVANS: Up here.

13 CHAIRPERSON TIMMERMAN: I'm going to say
14 this against what you're saying. This I-1 all here is
15 already basically existing businesses.

16 SECRETARY STACY: Uh-huh.

17 CHAIRPERSON TIMMERMAN: There's no room for
18 a new business to come in, if that's all you do.

19 SECRETARY STACY: You would have that there,
20 and if you're going to make these two.

21 CHAIRPERSON TIMMERMAN: But, then, weren't
22 you guys implying that these were already owned by
23 this guy? If they're all the same --

24 SECRETARY STACY: I think the bigger issue

1 is the size of the area, rather than who owns it.

2 CHAIRPERSON TIMMERMAN: Well, I get that.

3 But if this is owned by this company, they're not

4 going to -- they're going to preserve that for

5 themselves. No other business is going to be able to

6 come in. That's what I'm looking at. Like, if

7 something else wanted to come in, would they be able

8 to?

9 SECRETARY STACY: I can't answer that.

10 CHAIRPERSON TIMMERMAN: I know. I just feel

11 like, if that is the case, he would protect himself.

12 SECRETARY STACY: Possibly. You can always

13 stick some I-1 up there.

14 MR. EVANS: Up in here (indicating)?

15 SECRETARY STACY: Yeah.

16 MR. EVANS: Yeah. You don't want to go too

17 far there.

18 MS. LAND: What's that rust color up there?

19 CHAIRPERSON TIMMERMAN: That's the concrete

20 plant.

21 MS. LAND: Okay. That business I was

22 talking about comes off of 108 on the landfill.

23 CHAIRPERSON TIMMERMAN: Comes into the

24 landfill here?

1 MS. LAND: Yeah.

2 MR. EVANS: Austin Powder, or whatever?

3 MS. LAND: Yeah. It goes into quite a way.

4 MR. EVANS: It goes into the woods, doesn't
5 it?

6 MS. LAND: Uh-huh.

7 CHAIRPERSON TIMMERMAN: Is there anything
8 else through this section that -- keep it just like
9 that?

10 MR. EVANS: I don't think you want to bring
11 much more than what is there just because this is
12 starting to get away from the -- you know, the main
13 roads. You wouldn't want to introduce too much truck
14 traffic and that sort of thing in this area.

15 CHAIRPERSON TIMMERMAN: Yeah, I agree. So
16 mostly Agricultural at that point coming out.

17 MR. EVANS: I agree.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MR. EVANS: Basically we're just making the
20 I-2 what is there and a little bit more in the I-1.

21 SECRETARY STACY: Uh-huh.

22 MS. PARGEON: That makes sense.

23 SECRETARY STACY: So the question is: If
24 we're done with this area, do you want to switch up to

1 by 613?

2 CHAIRPERSON TIMMERMAN: I think it's
3 probably headed that way. Do we want to -- are we
4 just -- I assume we're just going to make these
5 Industrial through here I-1?

6 SECRETARY STACY: Is that what they are
7 currently?

8 CHAIRPERSON TIMMERMAN: I mean, that's
9 Whirlpool and Ball Metal.

10 SECRETARY STACY: Yeah.

11 CHAIRPERSON TIMMERMAN: So just keep them
12 I-1?

13 SECRETARY STACY: Uh-huh.

14 CHAIRPERSON TIMMERMAN: Lowe's would be I-1
15 as well.

16 SECRETARY STACY: Uh-huh.

17 MR. EVANS: That little weird shape, make
18 that I-1?

19 CHAIRPERSON TIMMERMAN: Is that what you're
20 saying here (indicating)?

21 MR. EVANS: Uh-huh. That's the property
22 right beside Lowe's Distribution.

23 CHAIRPERSON TIMMERMAN: Yeah. There's a
24 little pond.

1 MR. EVANS: It's not good for much else.
2 Yeah.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MS. LAND: Do they need to -- last time I
5 zoned a landfill Agricultural.

6 SECRETARY STACY: What?

7 MS. LAND: Last time they have it
8 Agricultural.

9 SECRETARY STACY: That doesn't make sense.

10 MS. LAND: No, it doesn't.

11 MS. PARGEON: That's before it started
12 growing, huh?

13 MR. EVANS: I-1 is Ball Metal and Whirlpool.

14 SECRETARY STACY: Was it -- so is
15 Whirlpool I-1?

16 CHAIRPERSON TIMMERMAN: I-1 is what I would
17 do. You can barely read it. Do you have a pen?

18 MR. EVANS: Nice pen my wife gave me.

19 CHAIRPERSON TIMMERMAN: Go for it. This is
20 Whirlpool back in here, too, right?

21 SECRETARY STACY: Yeah. It goes back behind
22 those houses.

23 MR. EVANS: This is more Ball Metal here.

24 MS. PARGEON: Used to be a woods in a corn

1 field.

2 MR. EVANS: That's, like, Ohio Logistics.

3 CHAIRPERSON TIMMERMAN: Yeah. What do you
4 do with all of this right in here? Is it just all
5 I-1, unfortunately, for -- actually, I think it
6 basically is anyway. You got --

7 MR. EVANS: There's a substation --

8 CHAIRPERSON TIMMERMAN: -- a house right
9 here (indicating).

10 MR. EVANS: There's a substation right in
11 there somewhere it seems like. Right about where
12 you're -- isn't there?

13 CHAIRPERSON TIMMERMAN: I think that's on
14 One Energy's property.

15 MR. EVANS: Oh, okay. See, I thought there
16 was one around Ball Metal.

17 MS. LAND: I think there's an AEP power
18 station there, too.

19 MR. EVANS: Right in front of Ball Metal.

20 CHAIRPERSON TIMMERMAN: Oh, yeah. Probably
21 like right there probably. Well --

22 MS. LAND: No, it might be farther over to
23 the west.

24 CHAIRPERSON TIMMERMAN: This one

1 (indicating)?

2 SECRETARY STACY: Does it say on there?

3 MS. LAND: It doesn't matter. They are what
4 they are.

5 SECRETARY STACY: Correct.

6 CHAIRPERSON TIMMERMAN: Just like make it
7 all I-1.

8 SECRETARY STACY: Probably.

9 MR. EVANS: Like he said, I don't know if
10 we're doing the City of Findlay a favor.

11 CHAIRPERSON TIMMERMAN: Well, I mean, they
12 are what they are. They are already there.

13 MR. EVANS: Uh-huh.

14 CHAIRPERSON TIMMERMAN: How about these
15 houses? I mean, they are what they are, too.

16 SECRETARY STACY: That's residential.

17 CHAIRPERSON TIMMERMAN: Do you keep it -- do
18 you make Residential right there? Okay.

19 SECRETARY STACY: R-1.

20 CHAIRPERSON TIMMERMAN: So --

21 MR. EVANS: You probably -- do you have to
22 follow the property lines? You probably do, don't
23 you?

24 MS. LAND: No, not necessarily.

1 MR. EVANS: Well, I'm just saying, like,
2 where there are about ten houses that back up to
3 Whirlpool, so should we have the R line go right on
4 the property line, or do you make the R line go into
5 Whirlpool's property?

6 MS. LAND: I'd say right at the property
7 line.

8 CHAIRPERSON TIMMERMAN: That would be
9 easier.

10 MS. PARGEON: Yeah. Always the property
11 line.

12 SECRETARY STACY: Uh-huh.

13 CHAIRPERSON TIMMERMAN: Then we're going to
14 do all of this here I-1?

15 MS. PARGEON: Yeah.

16 CHAIRPERSON TIMMERMAN: It's already --

17 MR. EVANS: That's Lowe's Distribution
18 Center.

19 CHAIRPERSON TIMMERMAN: How about this down
20 here? What are we -- I don't really know what sits
21 here.

22 MR. EVANS: That's open space beside the --
23 like, where that packaging place is, isn't it?

24 CHAIRPERSON TIMMERMAN: I think you're

1 right.

2 MR. EVANS: See the packaging, and, then,
3 the dental office would be that light blue or the one
4 beside it.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 SECRETARY STACY: R-3? I don't know.

7 MR. EVANS: So it's basically the land from
8 there to --

9 SECRETARY STACY: I meant B-3.

10 CHAIRPERSON TIMMERMAN: Yeah. All
11 right. You know what? I think B-3 is not a bad idea.
12 It kind of goes in line with what's already there.

13 MS. PARGEON: Go ahead and make it that.

14 CHAIRPERSON TIMMERMAN: So we'll do this
15 whole section B-3.

16 MS. PARGEON: Uh-huh.

17 SECRETARY STACY: Sure.

18 CHAIRPERSON TIMMERMAN: I don't know what
19 that one is. But...

20 MR. EVANS: That's the railroad.

21 CHAIRPERSON TIMMERMAN: This here? This is
22 the railroad.

23 MR. EVANS: Valfilm is probably --

24 CHAIRPERSON TIMMERMAN: Valfilm?

1 SECRETARY STACY: Yeah. Valfilm is on
2 there. East side of -- well, wait.

3 MR. EVANS: There's 220. This is a railroad
4 track I think. So it would be what -- I think it's --
5 maybe they own some property right on the back side of
6 the railroad tracks.

7 CHAIRPERSON TIMMERMAN: Valfilm owns that,
8 you're thinking?

9 MR. EVANS: I'm guessing.

10 CHAIRPERSON TIMMERMAN: Are we making
11 Valfilm --

12 MS. LAND: Are there still tracks there, or
13 is it just where a track was?

14 MR. EVANS: No, the tracks are there.

15 CHAIRPERSON TIMMERMAN: Valfilm, can we just
16 make it I-1 since that's where it already is?

17 MR. EVANS: Sure. Our next darker one,
18 that's where Sheetz is going.

19 CHAIRPERSON TIMMERMAN: That's Sheetz, but
20 it's annexed in.

21 MS. LAND: It's annexed.

22 CHAIRPERSON TIMMERMAN: Are we thinking a
23 lot of Agricultural at that point?

24 MS. PARGEON: Yeah.

1 SECRETARY STACY: Where are you looking at?

2 CHAIRPERSON TIMMERMAN: Agricultural going
3 up.

4 SECRETARY STACY: Yeah, I think so.

5 MR. EVANS: I mean, really what's -- mostly
6 what's left -- it seems like, if anything, maybe --
7 I don't know if you want to trust anything on 220.
8 This is all Residential. I mean, I guess, just like
9 Dark Horse area and that. That was down there.

10 CHAIRPERSON TIMMERMAN: Uh-huh. Dark Horse
11 was down here.

12 MR. EVANS: So this will stay Agricultural?

13 CHAIRPERSON TIMMERMAN: I think so.

14 MR. EVANS: I don't think you really want to
15 touch this.

16 MS. LAND: What's that green section?

17 CHAIRPERSON TIMMERMAN: This is a
18 campground.

19 SECRETARY STACY: Okay.

20 MS. PARGEON: No. Wilkinson's campground.

21 MR. EVANS: The guy that was here?

22 SECRETARY STACY: Uh-huh.

23 CHAIRPERSON TIMMERMAN: Yeah. Is
24 campground, like, is that Agricultural is where that

1 would typically go? Is there a certain district?

2 MS. PARGEON: It's always been a woods.

3 CHAIRPERSON TIMMERMAN: Is there a certain
4 district best for a campground?

5 MS. LAND: I don't know that campground was
6 listed as permitted in Agricultural. Is it?

7 MR. EVANS: Page 12, Principal Uses. Well,
8 No. 2 says Public. No, that's publicly owned.

9 Publicly owned park is -- I don't see where
10 it would be in Agricultural. I mean privately owned.

11 CHAIRPERSON TIMMERMAN: Say that again.

12 MR. EVANS: I don't see that that would be
13 in Agricultural, a campground, unless it was publicly
14 owned. Since it's privately owned it must go in a
15 business district.

16 MS. LAND: I don't know that we addressed
17 campgrounds anywhere, did we?

18 MS. PARGEON: No.

19 CHAIRPERSON TIMMERMAN: I don't remember,
20 and that's why I'm --

21 MS. PARGEON: So we probably ought to decide
22 where you would want to have campgrounds.

23 CHAIRPERSON TIMMERMAN: I mean, because
24 you've got a campground here and here (indicating).

1 MS. LAND: If that went public, that's ODNR
2 campground then.

3 MS. PARGEON: That's a State park.

4 CHAIRPERSON TIMMERMAN: There's a second one
5 right there, too, I thought you guys said.

6 MS. PARGEON: Oh, McCracken. Pleasant View.

7 MR. EVANS: Yeah. This is actually the
8 State.

9 SECRETARY STACY: Uh-huh.

10 MR. EVANS: This is privately owned as far
11 as I know.

12 SECRETARY STACY: Yeah. Correct.

13 MR. EVANS: The map maybe shows it.

14 SECRETARY STACY: Yeah.

15 MS. LAND: You could make it a Conditional
16 Use in Agricultural.

17 CHAIRPERSON TIMMERMAN: I think that would
18 be the best, smartest.

19 MS. PARGEON: That would be the best way to
20 go with it.

21 CHAIRPERSON TIMMERMAN: Since we're going to
22 probably continue Agricultural on, they are going to
23 be in it. I think that makes more sense.

24 MS. LAND: And, then, if they ever cease to

1 be a campground, they are still in Agricultural. They
2 haven't left a spot in the middle of nowhere that
3 could be a business or something that you don't have
4 any control over.

5 CHAIRPERSON TIMMERMAN: Yeah. Do you want
6 to make a note?

7 MS. LAND: I'm going to make a note to
8 add --

9 MR. EVANS: Somewhere about Page 12 or 13?

10 MS. LAND: Uh-huh. Put privately owned and
11 licensed.

12 MR. EVANS: Oh.

13 MS. PARGEON: Uh-huh.

14 MS. LAND: Because they have to be licensed
15 by the Board of Health.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. LAND: But we don't --

18 MS. PARGEON: They are licensed.

19 MS. LAND: Yeah. Both of those are. But we
20 don't want to allow in Agricultural districts
21 non-accessory licensed campgrounds, because then you
22 get the pop-ups of, you know, 10, 15, people hanging
23 out on weekends, drinking beer, making bonfires, and
24 that causes lots of problems.

1 CHAIRPERSON TIMMERMAN: Okay. So we're
2 going to do a little bit -- a little bit of
3 Residential here, and, then, we got this. Do we like
4 that?

5 MS. PARGEON: Yeah. You did good.

6 MR. EVANS: And I think the only thing to
7 address is what we haven't addressed maybe on 613.

8 MS. LAND: You may want to look around
9 Van Buren about the residential issues because there
10 is a whole subdivision that's outside.

11 CHAIRPERSON TIMMERMAN: Out here.

12 SECRETARY STACY: To the north.

13 CHAIRPERSON TIMMERMAN: Yeah. I mean -- and
14 I think it's only a matter of time until this gets
15 evolved into it.

16 SECRETARY STACY: This is right across --

17 MS. PARGEON: Right. Yeah, that's right
18 there.

19 CHAIRPERSON TIMMERMAN: Right. Do we want
20 to -- does it make sense to make this residential? I
21 mean, that -- who knows how long it takes for --

22 MS. LAND: It can still be used --

23 MS. PARGEON: They're still growing --

24 MS. LAND: -- if somebody decides to develop

1 it.

2 CHAIRPERSON TIMMERMAN: You're right,
3 there's water, sewer. Everything is already out
4 there. This would be a prime spot, too.

5 MR. EVANS: I think this is actually a
6 township plan that the trustees own.

7 SECRETARY STACY: It is.

8 MR. EVANS: So yeah.

9 CHAIRPERSON TIMMERMAN: This whole section.

10 SECRETARY STACY: So if the township owns
11 property, we wouldn't be exempt from --

12 MS. LAND: Doesn't matter what you make it.

13 SECRETARY STACY: Right. So we don't need
14 to address this right here. This is owned by the
15 township.

16 CHAIRPERSON TIMMERMAN: So is this the
17 property line we want to follow? Any thoughts?

18 MR. EVANS: This is --

19 CHAIRPERSON TIMMERMAN: There's a little
20 horse thing there.

21 MS. PARGEON: Oh, that's the --

22 MR. EVANS: That's that guy with the
23 factory. I don't know what he makes there. Oh, this
24 is that -- they used to make cushions or something at

1 this one.

2 MS. PARGEON: Yeah. It used to be in
3 Van Buren, and, then, they moved out.

4 FROM THE FLOOR: Benna.

5 MS. PARGEON: Benna. Yeah.

6 FROM THE FLOOR: And there's a rubber place
7 right across the street from it.

8 MR. EVANS: Right.

9 CHAIRPERSON TIMMERMAN: Told you it was
10 only a matter of time.

11 MR. EVANS: Still be able to keep it.

12 SECRETARY STACY: Is that R-1? I don't
13 know. Would you want to make that R-1?

14 MR. EVANS: The road actually dead-ends
15 there where --

16 CHAIRPERSON TIMMERMAN: To expand it.

17 SECRETARY STACY: Yeah.

18 MS. PARGEON: They'll be expanding more
19 probably.

20 CHAIRPERSON TIMMERMAN: I think it makes
21 sense for this to be R-1.

22 MS. PARGEON: Yes.

23 CHAIRPERSON TIMMERMAN: And this to be R-1.

24 MS. LAND: Usually in any subdivision where

1 there's a dead-end road, it's a stub that's supposed
2 to be extended. Kind of like the one we were talking
3 about earlier.

4 MR. EVANS: There's actually three stubs.
5 See, this is the railroad tracks. I don't know if you
6 take that all the way to there because there's no
7 access.

8 CHAIRPERSON TIMMERMAN: (Unintelligible)
9 stopping point.

10 MR. EVANS: Right, because you can't cross.

11 CHAIRPERSON TIMMERMAN: That's a good --

12 SECRETARY STACY: You know what?

13 CHAIRPERSON TIMMERMAN: Is that the railroad
14 track?

15 SECRETARY STACY: Make this and this R-1.
16 We can't do anything here, and this be the Ag.

17 MS. PARGEON: Yeah. That would be good.

18 MR. EVANS: So this square? Is that what
19 you're saying?

20 SECRETARY STACY: Yeah. This --

21 CHAIRPERSON TIMMERMAN: What you want to do
22 with this guy?

23 MR. EVANS: That's Benna.

24 CHAIRPERSON TIMMERMAN: I think this goes to

1 your spot zoning.

2 MS. LAND: Just leave it at Ag.

3 MS. PARGEON: Yeah.

4 CHAIRPERSON TIMMERMAN: Leave this guy Ag?

5 MS. PARGEON: Uh-huh.

6 CHAIRPERSON TIMMERMAN: Are we doing this
7 R-1? I think we all agree that this is R-1 and this
8 is R-1.

9 SECRETARY STACY: Yeah.

10 MS. PARGEON: Yeah.

11 MS. LAND: It makes sense that anything
12 between there and the Village of Van Buren would be
13 contemplated to be R-1.

14 MS. PARGEON: Sure.

15 CHAIRPERSON TIMMERMAN: This section down
16 here, and even though these are --

17 MR. EVANS: Townships.

18 CHAIRPERSON TIMMERMAN: -- township, it
19 doesn't matter what we zone them.

20 MS. LAND: Just leave it Ag.

21 CHAIRPERSON TIMMERMAN: Leave that Ag?

22 MS. PARGEON: Yeah.

23 CHAIRPERSON TIMMERMAN: So do this as R-1
24 here. And, then, to --

1 MS. LAND: Did you fit any R-2 or
2 Multi-Family?

3 SECRETARY STACY: Uh-huh.

4 CHAIRPERSON TIMMERMAN: We have Multi-Family
5 right here.

6 MS. LAND: We don't have R-2.

7 CHAIRPERSON TIMMERMAN: We don't have an
8 R-2.

9 MS. LAND: Right.

10 MR. EVANS: RM.

11 CHAIRPERSON TIMMERMAN: R-1 is down here.

12 And, to Dave's point, if there's a railroad
13 track here, you could just bring this all the way
14 back, or we could just leave it there. I'm okay with
15 leaving it Ag, too.

16 SECRETARY STACY: Leave it Ag.

17 MR. EVANS: It's actually a woods.

18 MS. LAND: Leave it Ag. And, then, when you
19 do your Future Plan Map, where you think things might
20 go, make it Residential then, because it would make
21 some sense that some of that out around there would
22 grow in the village.

23 CHAIRPERSON TIMMERMAN: I'm going to write
24 R-1 down here.

1 MS. PARGEON: It has grown a lot.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MR. EVANS: So what do you do when there's
4 -- do you try to make that an R-1?

5 CHAIRPERSON TIMMERMAN: No. It's --

6 MR. EVANS: Leave that, make it Ag.

7 CHAIRPERSON TIMMERMAN: All of these would
8 be R-1. It's Agricultural --

9 MR. EVANS: So really --

10 CHAIRPERSON TIMMERMAN: -- with residential
11 use.

12 MR. EVANS: What's left then? 613 and maybe
13 something here?

14 SECRETARY STACY: Yeah, I'd say.

15 CHAIRPERSON TIMMERMAN: How are we doing on
16 time?

17 SECRETARY STACY: It's 7:15.

18 CHAIRPERSON TIMMERMAN: Not terrible. So...

19 MR. EVANS: It seems like this should be
20 either a business or -- I mean, by Home Depot.

21 CHAIRPERSON TIMMERMAN: I would still
22 consider a little Industrial up there, too.

23 MR. EVANS: But we could stop it. I mean,
24 do we stop it right here just to make it a little more

1 of a buffer?

2 SECRETARY STACY: Yeah, I would. You can
3 make an argument for either B-3 or I-1.

4 MS. LAND: How about Expressway Service?

5 SECRETARY STACY: Well, you could make that
6 argument, too.

7 CHAIRPERSON TIMMERMAN: Are you saying just
8 these two, then, or are you saying just that one?

9 SECRETARY STACY: That one.

10 CHAIRPERSON TIMMERMAN: I think if you're
11 only going to do one, I would do Expressway Services
12 through here.

13 SECRETARY STACY: Okay.

14 MS. LAND: Industrial isn't usually that
15 keen on being right that tight up on, other than,
16 like, the distribution center. And they'll need
17 way --

18 CHAIRPERSON TIMMERMAN: On the Interstate,
19 you're saying?

20 MS. LAND: -- more room -- yeah. They would
21 need way more room than that.

22 CHAIRPERSON TIMMERMAN: Okay. So ES here.

23 SECRETARY STACY: Okay.

24 MR. EVANS: Yeah. But stop it right there.

1 CHAIRPERSON TIMMERMAN: Yeah. And, then --

2 MR. EVANS: Do you put I-1 there? Is that
3 what that is?

4 CHAIRPERSON TIMMERMAN: It would be an I-1
5 probably use.

6 MR. EVANS: Kind of like your mark -- might
7 as well just mark this I-1, right?

8 CHAIRPERSON TIMMERMAN: Sure.

9 SECRETARY STACY: Do you want to do anything
10 right in here (indicating)?

11 MS. LAND: Where is 75?

12 SECRETARY STACY: Right here.

13 MS. LAND: So it's on the opposite side of
14 75.

15 SECRETARY STACY: It runs right alongside,
16 right next to it.

17 CHAIRPERSON TIMMERMAN: What does?

18 MR. EVANS: It's across the road from the
19 adult bookstore.

20 SECRETARY STACY: Right across from the
21 adult bookstore. There you go.

22 CHAIRPERSON TIMMERMAN: What's that, though?
23 What are you saying?

24 SECRETARY STACY: Right now it's Ag. So the

1 question is --

2 MS. LAND: Too bad you can't zone for
3 churches.

4 MS. PARGEON: Yeah.

5 MR. EVANS: There's a church right there.

6 SECRETARY STACY: Yeah. Yeah. There's one
7 just down just a little bit, too.

8 MS. PARGEON: That's an Agricultural use.

9 CHAIRPERSON TIMMERMAN: So --

10 SECRETARY STACY: Do we want Express Service
11 here? Do you want a B-3 there?

12 CHAIRPERSON TIMMERMAN: I feel like a little
13 bit of anything could go right there.

14 MR. EVANS: It's going to be tough to build
15 on.

16 SECRETARY STACY: It is. It's a --

17 MR. EVANS: It's not our issues. It's down
18 in a gully.

19 SECRETARY STACY: But, again --

20 MS. LAND: (Unintelligible) Walmart on the
21 west side before they --

22 SECRETARY STACY: Yeah. There was a pond
23 there. They built it over the -- well, they built in
24 the pond, I guess. Whatever.

1 MR. EVANS: So is that what you want to do,
2 an ES here?

3 CHAIRPERSON TIMMERMAN: Or do you want to
4 get any business around the town at all, or do you
5 want to do ES?

6 MS. LAND: Make it ES, you might get a
7 McDonald's.

8 CHAIRPERSON TIMMERMAN: That's what I'm
9 hoping for.

10 MS. PARGEON: We got a McDonald's in
11 Baltimore already.

12 CHAIRPERSON TIMMERMAN: Maybe not a
13 McDonald's, but something.

14 MS. LAND: Something with drive-thru. A
15 little higher aspiration.

16 MS. PARGEON: Okay.

17 CHAIRPERSON TIMMERMAN: I'll take what I can
18 get right now.

19 MS. PARGEON: Okay. Go for it.

20 CHAIRPERSON TIMMERMAN: Are people good
21 with -- you want to do ES all the way around? If you
22 make them ES, there's an opportunity for a McDonald's.
23 If you only make one, then McDonald's has to go here
24 because this guy doesn't want to sell.

1 SECRETARY STACY: Okay. All right. Then
2 make it --

3 CHAIRPERSON TIMMERMAN: It gives you kind
4 of --

5 SECRETARY STACY: -- Expressway Service.

6 CHAIRPERSON TIMMERMAN: You want to do that
7 all the way around?

8 MS. PARGEON: Yeah. Yeah. Because, that
9 way, you get back on the expressway and go.

10 CHAIRPERSON TIMMERMAN: No arguments?

11 MR. EVANS: Yeah.

12 MS. LAND: I have this urge to say where
13 name brand are being suggested, like kind equivalents
14 are acceptable.

15 MR. EVANS: A disclaimer.

16 CHAIRPERSON TIMMERMAN: So do ES here. Here
17 also?

18 MS. PARGEON: Yeah.

19 CHAIRPERSON TIMMERMAN: And up here?

20 MS. PARGEON: Uh-huh.

21 CHAIRPERSON TIMMERMAN: Do you want this --
22 do you want -- I think, do these come down to this
23 property line here on ES?

24 MR. EVANS: That's a long way.

1 MS. LAND: That would be a long way for
2 them.

3 CHAIRPERSON TIMMERMAN: So you want to split
4 them?

5 MS. PARGEON: Yeah. Right there. Right
6 there. Right where you're at.

7 SECRETARY STACY: This is actually where
8 they wanted to bring in contaminated soil.

9 MS. PARGEON: We don't want contaminated
10 soil.

11 SECRETARY STACY: No, I know.

12 CHAIRPERSON TIMMERMAN: Well, it wouldn't be
13 allowed in that district.

14 MS. LAND: You could maybe -- if you look
15 at -- think that it's going to be some sort of
16 business there, you could go from ES to a business
17 district of some sort for the rest of it. Some sort
18 of lead out into --

19 CHAIRPERSON TIMMERMAN: Back here?

20 MS. LAND: Yeah.

21 MS. PARGEON: Yeah. That would be good.

22 CHAIRPERSON TIMMERMAN: Is that what we're
23 going to do?

24 MS. PARGEON: Yeah.

1 CHAIRPERSON TIMMERMAN: Draw a line there
2 for ES. Is ES getting a line here?

3 MS. PARGEON: Yes.

4 MR. EVANS: Yeah.

5 CHAIRPERSON TIMMERMAN: And, then, what do
6 you want to do down here? It could be Ag.

7 MS. PARGEON: Leave it Ag.

8 MR. EVANS: I'd leave it Ag --

9 MS. PARGEON: Yeah.

10 MR. EVANS: -- just because it's going to be
11 hard to get -- you'd have to drive through the ES to
12 get to it.

13 SECRETARY STACY: I'd leave it Ag.

14 MR. EVANS: You know, unless a road went in,
15 and, then, that's kind of a development, isn't it,
16 too, at that point?

17 SECRETARY STACY: Kind of a planned unit
18 thing maybe.

19 MS. LAND: So the gentleman that came to the
20 meeting and was quite insistent about he's going to be
21 ES.

22 CHAIRPERSON TIMMERMAN: At this point.

23 MS. LAND: I think that gives him some
24 options. That's what he was concerned about. So...

1 CHAIRPERSON TIMMERMAN: I do, too. He wants
2 to be able to -- technically this property comes all
3 the way down now.

4 MS. LAND: He has other options, too.

5 CHAIRPERSON TIMMERMAN: Given that we have
6 houses here, do we make R-1 come across here?

7 MS. LAND: Do you want to do it now, or put
8 it on your Future Use Map?

9 CHAIRPERSON TIMMERMAN: Future.

10 MR. EVANS: I'm surprised this village
11 hasn't taken that because I thought I heard something
12 about the village taking this.

13 CHAIRPERSON TIMMERMAN: They didn't take it.
14 There's some weird --

15 SECRETARY STACY: Yeah.

16 MS. LAND: Yeah.

17 SECRETARY STACY: Cross that road.

18 MS. LAND: That Meadow Ridge, though, will
19 definitely be covered by your zoning. They have some
20 sort of agreement, apparently, that they're following
21 the village's zoning, but won't be able to stay with
22 that. It will have to go to -- keeping them
23 residential is the best thing you can do at this
24 point.

1 CHAIRPERSON TIMMERMAN: Keeping them similar
2 as possible.

3 MS. LAND: So they won't have much of a
4 difference.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MR. EVANS: You want to address any of this
7 or leave it alone?

8 CHAIRPERSON TIMMERMAN: I'm okay with --

9 MS. PARGEON: Leave it all Agricultural.

10 MR. EVANS: Because, like I said, the
11 highway is at -- the exit is actually up here a little
12 bit.

13 CHAIRPERSON TIMMERMAN: It's only one --
14 like, one property further.

15 MR. EVANS: I'm just looking to see what we
16 have for business.

17 CHAIRPERSON TIMMERMAN: This is -- this is
18 part of the --

19 MS. LAND: What did you tell me that red
20 line is up there?

21 CHAIRPERSON TIMMERMAN: Concrete. Over
22 here?

23 MS. LAND: Yeah.

24 MR. EVANS: This one?

1 CHAIRPERSON TIMMERMAN: I think it says
2 "mobile home" based on this.

3 MS. LAND: Oh, it's just a -- that's
4 confusing.

5 MR. EVANS: That's up by the North Baltimore
6 Golf Course, isn't it?

7 CHAIRPERSON TIMMERMAN: I don't know where
8 that falls. It's not got to be close, though.

9 SECRETARY STACY: I personally think you
10 could make an argument for B-3 if you want to just do
11 something.

12 MR. EVANS: Like this?

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: Do we want this --

15 SECRETARY STACY: Do we have -- I guess the
16 question is: Do you feel that there's enough land
17 dedicated to Business? I'm just -- I'm just asking.

18 CHAIRPERSON TIMMERMAN: And I'm going to
19 throw out Industrial as well, because there's not --

20 SECRETARY STACY: Okay.

21 CHAIRPERSON TIMMERMAN: Because it's pretty
22 much your I-1 section down here, you have a little bit
23 here, but this is -- this is the only -- from what
24 I can tell, the only what I'll call open lot. But

1 I think it's based on what my interpretation of what
2 people said was it might be owned by the same people.
3 So there's not really much room for expansion of Light
4 Industrial. So...

5 MS. LAND: Is it up there to the north where
6 you were discussing how Industrial would be there?

7 CHAIRPERSON TIMMERMAN: Out there? That's
8 -- I mean --

9 MS. LAND: On the north --

10 SECRETARY STACY: Yeah.

11 MS. LAND: -- east side.

12 SECRETARY STACY: Further north where the
13 Interstate --

14 MR. EVANS: Here's I-75.

15 CHAIRPERSON TIMMERMAN: I was talking out
16 here.

17 SECRETARY STACY: I think you're getting too
18 far out for Ag.

19 MR. EVANS: I mean, I'm thinking this is --

20 CHAIRPERSON TIMMERMAN: But you're not next
21 to anybody's house. Nobody is going to be offended
22 out here.

23 MS. LAND: And that purple space is what?

24 CHAIRPERSON TIMMERMAN: ODNR.

1 MR. EVANS: You'd have to put in some roads
2 and that kind of stuff.

3 MS. LAND: They would anyway.

4 MR. EVANS: I mean, it seems like -- it's up
5 to you, but it just seems like a little of a bit weird
6 spot to me.

7 CHAIRPERSON TIMMERMAN: Okay.

8 SECRETARY STACY: Yeah.

9 CHAIRPERSON TIMMERMAN: I just think it's
10 out of the way. Nobody's -- nobody's offended by it
11 there.

12 MS. LAND: And it's most likely not going to
13 get gobbled up by a municipality.

14 CHAIRPERSON TIMMERMAN: Right.

15 SECRETARY STACY: Right. Being on the north
16 side. I mean, there's some other things going on.

17 CHAIRPERSON TIMMERMAN: If you zone it
18 Industrial, it can still be used for Agricultural.

19 SECRETARY STACY: Of course.

20 CHAIRPERSON TIMMERMAN: There's nothing
21 stopping it. I mean, it's all farms out there.
22 There's nothing stopping it from being what it
23 currently is.

24 SECRETARY STACY: Then the flip-side

1 argument is you're going further away from, like,
2 major thoroughfares and --

3 CHAIRPERSON TIMMERMAN: Well, you --

4 SECRETARY STACY: -- you're getting --

5 CHAIRPERSON TIMMERMAN: -- you have 613 here
6 and you have 18 here.

7 SECRETARY STACY: Yes, I know.

8 CHAIRPERSON TIMMERMAN: You have main --

9 MS. PARGEON: Main roads. Yeah.

10 CHAIRPERSON TIMMERMAN: -- roadways there,
11 too.

12 How close does industry want to be? I mean,
13 if you look at this here, I mean, you got -- just put
14 in Sheetz out here. This is -- this is further away
15 from the Interstate than -- the Interstate veers over,
16 so it's about the same distance.

17 MS. LAND: And there's an exchange with it
18 too. That's the North Baltimore exchange.

19 CHAIRPERSON TIMMERMAN: Yeah. You got two
20 main gas stations there. You have McDonald's there.
21 Everybody's favorite.

22 MS. LAND: Now they've arrived. They got a
23 McDonald's.

24 CHAIRPERSON TIMMERMAN: Yeah. We don't. So

1 I don't know.

2 Oh, we already got a hand up.

3 FROM THE FLOOR: No. I work in Toledo a
4 lot. And, don't worry about where I-2 is. Just send
5 them somewhere and they'll flourish. As long as you
6 can get there on a road, it doesn't matter where
7 they're at.

8 CHAIRPERSON TIMMERMAN: I-2 or I-1?

9 FROM THE FLOOR: I-2, I-1. They don't need
10 an access. I mean, as long as --

11 MS. LAND: They create --

12 FROM THE FLOOR: Shoot. I can see the
13 refinery from the highway. You know, so as long as
14 there's a way to get there, just put them somewhere.
15 You know, people will drive.

16 MS. LAND: Actually that spot you were
17 talking about with its access to the interchange up
18 there and 613, they really are in a relatively good --
19 and they have access to water and sewer coming out of
20 Van Buren.

21 CHAIRPERSON TIMMERMAN: We were discussing
22 kind of this region up here. You have 613 and 18 is
23 here. So I'm not saying there necessarily all of
24 that's the area if anybody's confused where we are

1 talking.

2 MR. EVANS: Kind of mostly north of Township
3 Road 114.

4 FROM THE FLOOR: What's that purple spot?

5 CHAIRPERSON TIMMERMAN: Ohio -- the Natural
6 Resource --

7 MS. LAND: Something ODNR.

8 CHAIRPERSON TIMMERMAN: Department of
9 Natural Resources. It will basically stay woods.

10 I don't think we want to get it like right
11 here --

12 SECRETARY STACY: No.

13 CHAIRPERSON TIMMERMAN: -- with all of this.

14 FROM THE FLOOR: No. Where's the train
15 track?

16 CHAIRPERSON TIMMERMAN: Over here
17 (indicating). Is there train track up here, too?

18 SECRETARY STACY: Yes. It's in Wood County.

19 MR. EVANS: The big CSX one.

20 SECRETARY STACY: That's huge that goes
21 through North Baltimore and, then, goes out on the
22 east side.

23 FROM THE FLOOR: That's why you need more
24 access to industry somewhere near the Interstate and

1 access to that railroad system up there.

2 MS. LAND: Yeah. He's right.

3 CHAIRPERSON TIMMERMAN: What are you saying?

4 FROM THE FLOOR: A lot of traffic going
5 through, like, residential and small, you know --

6 FROM THE FLOOR: Right where you were
7 talking.

8 FROM THE FLOOR: The main roads.

9 CHAIRPERSON TIMMERMAN: You like it or don't
10 like it?

11 FROM THE FLOOR: I do like it, if you do the
12 main roads.

13 CHAIRPERSON TIMMERMAN: You've got 18 right
14 here. I think it's just above -- just off the color
15 there, so 18's right there.

16 MS. LAND: And close enough to that CSX
17 stuff up in North Baltimore to be actually probably a
18 good spot.

19 CHAIRPERSON TIMMERMAN: If you took this
20 whole spot here, you got no houses through here, you
21 got one house right there.

22 FROM THE FLOOR: Yeah.

23 CHAIRPERSON TIMMERMAN: And you're still a
24 pretty good distance away from any -- you know, any

1 bigger residential.

2 FROM THE FLOOR: It's not likely to convert
3 tomorrow, so that one house, you know --

4 CHAIRPERSON TIMMERMAN: Who knows what
5 happens over the next how many years.

6 MS. PARGEON: Yeah.

7 MS. LAND: If it's good enough, they'll
8 offer them the kind of money they get -- you know,
9 like --

10 MR. EVANS: They're happy to move.

11 MS. PARGEON: Yeah.

12 MS. LAND: They're fine with that.

13 MR. EVANS: Do you want 229 to where it
14 says -- to the township line?

15 CHAIRPERSON TIMMERMAN: To here?

16 MR. EVANS: Yeah. And, then, 14 to the
17 township line.

18 CHAIRPERSON TIMMERMAN: Do you --

19 MR. EVANS: Is that what you're thinking?

20 SECRETARY STACY: I would keep it a little
21 closer to the Interstate. I wouldn't go clear to the
22 edge of the township. I'd back it up.

23 MR. EVANS: Go up to Township Road 281?

24 CHAIRPERSON TIMMERMAN: You're wanting to

1 here (indicating)? Like half of that?

2 SECRETARY STACY: Well, I don't want --
3 I certainly don't want to go clear to Bairdstown. I
4 don't think that makes sense. I know. Get other
5 input.

6 FROM THE FLOOR: That makes sense. Stay
7 away from that.

8 FROM THE FLOOR: So you've got to think
9 about truck traffic and things like that. That's why
10 you want it on the main roads, closer to the highway.

11 MS. LAND: If you're close enough to the
12 railroad that comes down through here, they can build
13 spurs and get themselves to where they want to be.

14 MR. EVANS: If you did that, you could go
15 all the way to --

16 CHAIRPERSON TIMMERMAN: What are you saying
17 you would do?

18 FROM THE FLOOR: I'm saying you don't
19 want -- this I-2 and I-1, right, you're talking?

20 CHAIRPERSON TIMMERMAN: Just I-1.

21 FROM THE FLOOR: Yeah. Keep it close to,
22 like, the main roads so you don't have truck traffic
23 just barreling down, you know.

24 MS. LAND: I think he's talking farther to

1 the west.

2 CHAIRPERSON TIMMERMAN: So you'd keep it
3 this way (indicating)?

4 FROM THE FLOOR: Yeah. Close to the
5 highway.

6 CHAIRPERSON TIMMERMAN: But you've got a lot
7 more residential here, and people don't want it across
8 from their house. That's the reason I proposed out
9 here. But...

10 MR. EVANS: So if you stopped at 281. See
11 where 281 is?

12 CHAIRPERSON TIMMERMAN: Coming all the way
13 to here?

14 MR. EVANS: Yeah. That's about where the
15 houses start. The only thing is is the spur of the
16 railroad track is just beyond that.

17 SECRETARY STACY: Yeah, it is. It's to the
18 north.

19 MR. EVANS: It's that dark line that you
20 see.

21 CHAIRPERSON TIMMERMAN: This here
22 (indicating)?

23 MR. EVANS: Yeah. That's the railroad
24 track.

1 SECRETARY STACY: Right.

2 MR. EVANS: So you could actually go to the
3 railroad -- go to the railroad if you wanted to. I
4 mean, like, go to the railroad track, and, then, go
5 somewhere in the center, like what you were saying.

6 SECRETARY STACY: (Unintelligible).

7 MS. LAND: Uh-huh. Okay.

8 SECRETARY STACY: Because that's what scares
9 me to death. Put something like that next to --

10 MR. EVANS: Well, if you went from the
11 railroad spur, that's just to 281, to somewhere there
12 (indicating). And somebody said, Don't go to
13 Bairdstown, so I don't know if you'd take a random
14 spot close to one of those two gray shaded areas.

15 MS. LAND: Why are those gray-shaded?

16 MR. EVANS: That's a good -- they're not --

17 CHAIRPERSON TIMMERMAN: They're not up here.

18 MS. LAND: So it must be --

19 CHAIRPERSON TIMMERMAN: I think it's what
20 the current end use is, what it looks like.

21 MS. LAND: Okay. It could be woods.

22 CHAIRPERSON TIMMERMAN: I bet they are
23 woods.

24 MR. EVANS: Yeah, because that's a

1 photograph.

2 CHAIRPERSON TIMMERMAN: Uh-huh.

3 MR. EVANS: You see where I'm talking about?
4 So you want to go railroad tracks to something?

5 CHAIRPERSON TIMMERMAN: I think it's weird
6 to have one random Agricultural there. But...

7 MR. EVANS: So do you go to 229?

8 CHAIRPERSON TIMMERMAN: Just this section
9 here?

10 MR. EVANS: Yeah.

11 CHAIRPERSON TIMMERMAN: I mean, I --

12 MS. LAND: That's kind of small for
13 Industrial.

14 MR. EVANS: Yeah. Right.

15 CHAIRPERSON TIMMERMAN: I mean, this is,
16 again, what I consider the prime spot that you're not
17 offending anybody up here.

18 MR. EVANS: Why didn't we want to go to
19 Bairdstown or to that --

20 FROM THE FLOOR: Do they have water?

21 MR. EVANS: What's that?

22 FROM THE FLOOR: Do they have water and
23 sewage?

24 MR. EVANS: We have water out to here

1 (indicating).

2 MS. LAND: The Village of Van Buren has
3 water set up coming from the City of Findlay, and they
4 have agreements with the City of Findlay to be able to
5 sell water off to users out in that direction; so
6 there would be, for a major development, I think
7 access to water and sewer.

8 SECRETARY STACY: So do we -- have we agreed
9 to how far south we're coming down? The question is
10 how far east is that?

11 MR. EVANS: Right. Because we're coming
12 down to 114, I thought.

13 SECRETARY STACY: Okay. Right.

14 MR. EVANS: And, then, up to the line -- the
15 township line.

16 SECRETARY STACY: Right.

17 MR. EVANS: And, then, maybe from the
18 railroad spur, which is just west of 280. Yeah.
19 Right there. And, then, where do you want to stop
20 going east? To the township line or do you want to go
21 somewhere between 114 and the township line? Or, I
22 mean, 229 and the township line?

23 SECRETARY STACY: You guys tell me. Do you
24 want to do a show of hands? What do you want? I

1 mean, how do you want --

2 CHAIRPERSON TIMMERMAN: Does anybody out
3 there have any thoughts? Let -- we're saying just
4 this section here, railroad tracks to here
5 (indicating). Like, would you not go toward the
6 railroad tracks? Would you not go to here? Any
7 thoughts?

8 FROM THE FLOOR: What's that road there? Is
9 that 232?

10 CHAIRPERSON TIMMERMAN: Here? 232.

11 FROM THE FLOOR: Okay. I'd make it all --

12 FROM THE FLOOR: I'd make it 232 all the way
13 to the railroad track.

14 CHAIRPERSON TIMMERMAN: 232 to the railroad
15 tracks.

16 MS. PARGEON: Yeah. Yeah. That makes
17 sense.

18 SECRETARY STACY: Okay.

19 FROM THE FLOOR: The railroad tracks are
20 prime.

21 MS. PARGEON: It's a prime draw, isn't it?

22 FROM THE FLOOR: Yeah. And you don't want
23 residential by railroad tracks.

24 MS. PARGEON: No.

1 FROM THE FLOOR: That sucks. I've lived
2 next to them and they suck.

3 SECRETARY STACY: That would give you a
4 large area. Is it -- are you talking I-1?

5 CHAIRPERSON TIMMERMAN: I-1.

6 MR. EVANS: Yeah.

7 MS. PARGEON: Yeah.

8 MS. LAND: That would be a kind of area for
9 a distribution center kind of thing.

10 SECRETARY STACY: Okay.

11 MS. LAND: Lot of access to Interstates and
12 to the railroad there.

13 MS. PARGEON: So that would be good.

14 MS. LAND: They take up just -- they could
15 spread out. I mean --

16 MS. PARGEON: Yeah.

17 MR. EVANS: It looks like there's two houses
18 in that big area.

19 SECRETARY STACY: Well, I don't think you
20 have to worry about municipally --

21 CHAIRPERSON TIMMERMAN: Annexing any of
22 that.

23 MR. EVANS: Yeah.

24 CHAIRPERSON TIMMERMAN: It's like it's

1 developed, that stays a part of the township for
2 pretty much --

3 SECRETARY STACY: Let's go for it.

4 MS. PARGEON: Yeah.

5 SECRETARY STACY: Go for it.

6 MR. EVANS: All right. It's on there.

7 SECRETARY STACY: Did you put it on?

8 MR. EVANS: Yeah.

9 MS. PARGEON: Good job.

10 CHAIRPERSON TIMMERMAN: (Unintelligible)

11 part of this, he's got better handwriting upside down
12 than I do.

13 MR. EVANS: I can make a 9 and a 1 upside
14 down.

15 CHAIRPERSON TIMMERMAN: Hey, listen. Don't
16 discredit yourself. You win. You win.

17 MR. EVANS: I'm just glad it wasn't R
18 something.

19 MS. LAND: That's one of those, you get to
20 do all of mine now. You're the best.

21 CHAIRPERSON TIMMERMAN: Is there any other
22 things?

23 MS. PARGEON: No, you done good.

24 MR. EVANS: Do we have something for

1 everything? Do we have I-1, I-2, R-1, B-1?

2 MS. LAND: B-2 and B-3. I think you've hit
3 all areas.

4 MS. PARGEON: Good.

5 FROM THE FLOOR: Did you guys expand the
6 landfill north at all, that purple?

7 CHAIRPERSON TIMMERMAN: We didn't.

8 FROM THE FLOOR: Did not.

9 SECRETARY STACY: Do you know how many
10 acres? A lot?

11 MS. PARGEON: That's enough. That's enough.
12 No more.

13 SECRETARY STACY: I like that answer. A
14 lot.

15 MS. LAND: Most of the section.

16 SECRETARY STACY: Yeah.

17 MS. LAND: It's very large.

18 MS. PARGEON: Well, it used to be Priebe's
19 Airport.

20 MR. EVANS: Yeah. I think that's what some
21 of this is.

22 SECRETARY STACY: Yeah, it's still.

23 CHAIRPERSON TIMMERMAN: That's Whirlpool.

24 MS. LAND: The County worked something out

1 with Priebe's.

2 MS. PARGEON: Yeah.

3 SECRETARY STACY: Oh, they did? Figures.

4 MR. EVANS: Haven't see a lot of planes.

5 MS. LAND: Priebe's got to having -- the
6 seagulls were coming off the landfill --

7 SECRETARY STACY: Oh, yeah.

8 MS. LAND: -- and causing hazards to the
9 planes, so they had to come to an agreement between
10 them who would stay and who would go. They did have a
11 couple of birds get sucked through engines and cause
12 some problems.

13 MR. EVANS: You know there used to be a
14 runway. Did the planes land here?

15 SECRETARY STACY: Yeah.

16 MR. EVANS: There actually used to be a prop
17 shop.

18 MS. PARGEON: It was an airport.

19 MR. EVANS: They would repair airplane
20 propellers.

21 CHAIRPERSON TIMMERMAN: Really?

22 MS. LAND: Yeah. We had to buy the airport
23 and the prop shop separately. They were two separate
24 entities.

1 CHAIRPERSON TIMMERMAN: Okay. Anything
2 else?

3 Cindy, are we, in your mind, okay?

4 MS. LAND: Yeah.

5 CHAIRPERSON TIMMERMAN: You didn't see us
6 miss something completely?

7 MS. LAND: No.

8 MS. PARGEON: Good.

9 MS. LAND: Now, how are we going to go about
10 getting this into a big color map? Are we going --
11 somebody going to take that map? There's no color --

12 CHAIRPERSON TIMMERMAN: I think we take that
13 map --

14 MS. LAND: And color on these, and, then,
15 give it to Matt to have him fix it. Because I'm
16 afraid, if we try to explain what we mean, we'll get
17 something back that doesn't look like what we wanted.

18 CHAIRPERSON TIMMERMAN: We got all those
19 highlighters right there.

20 MS. LAND: Yeah. Start highlighting.

21 CHAIRPERSON TIMMERMAN: Want us to start
22 highlighting sections? I think that's fair. Good
23 with that?

24 SECRETARY STACY: Uh-huh.

1 CHAIRPERSON TIMMERMAN: Do that right now?

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

3 CHAIRPERSON TIMMERMAN: Is that where we're
4 at?

5 MS. LAND: It is 7:37.

6 CHAIRPERSON TIMMERMAN: Cindy, last meeting,
7 you said, If we've got to run over, we'll run over.

8 MS. LAND: We did. 37 minutes.

9 SECRETARY STACY: We also have to do
10 Executive Session; is that correct?

11 MS. LAND: Yes.

12 MR. EVANS: Tonight?

13 SECRETARY STACY: Yes. We need to.

14 MS. LAND: Why don't we do the Executive
15 Session and somebody can do this for homework.

16 CHAIRPERSON TIMMERMAN: I've got a
17 4-year-old daughter that would love to color
18 (unintelligible).

19 MR. EVANS: Just make sure that none of this
20 comes off, though. I don't know if you want to take a
21 picture of it.

22 MS. LAND: That might be a good idea.

23 CHAIRPERSON TIMMERMAN: Who is taking it?
24 Do you want me to take it? I'll take it.

1 I'm going to do this.

2 SECRETARY STACY: So you're going to peel
3 them off and write underneath that?

4 CHAIRPERSON TIMMERMAN: I think so.

5 SECRETARY STACY: That works. We can do
6 that. You don't have to worry if they fall off.
7 Seemed like a good idea at the time. But...

8 MS. LAND: They're good at moving things
9 around. They're probably really a good option.

10 MS. PARGEON: It worked. That's what was
11 good. It worked.

12 MS. LAND: About 20 years ago, we spent --
13 everybody spent their lunch hour for a week in one
14 girl's office when she went on vacation sticking
15 Post-It Notes on every surface on everything in her
16 office. I went out and bought Post-It Notes, like,
17 six times. And, then, when she came back, our boss
18 put a note on the door, Hey, Annette, we need more
19 Post-It Notes. And she's like, What?

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. PARGEON: So make a motion to adjourn?

22 CHAIRPERSON TIMMERMAN: No. No. We're
23 going to -- do we -- do you want to open for
24 questions?

1 SECRETARY STACY: Sure.

2 CHAIRPERSON TIMMERMAN: Get that, if anyone
3 wants to leave.

4 Matt.

5 FROM THE FLOOR: Quick question. What did
6 you decide over here with where Benna is?

7 CHAIRPERSON TIMMERMAN: Where what is?

8 MS. LAND: They left it Ag.

9 MR. EVANS: Route 29.

10 CHAIRPERSON TIMMERMAN: We're here. He's
11 pointing that way.

12 FROM THE FLOOR: It's just right across the
13 street.

14 CHAIRPERSON TIMMERMAN: Oh, Ag.

15 FROM THE FLOOR: So that's still Ag. I
16 mean, they're using radio-frequency welders with some
17 high power in that building. Not saying it's
18 hazardous, but it's a manufacturing company.

19 MS. LAND: The problem is it would be a spot
20 of zoning, and they really can't do that.

21 FROM THE FLOOR: Okay.

22 MS. LAND: So it would end up just being a
23 nonconforming use that can continue in the Ag
24 District.

1 FROM THE FLOOR: Okay. But they can't
2 expand?

3 MS. LAND: No. Well, there's been some
4 parameters on how much they can expand, but it's
5 limited.

6 FROM THE FLOOR: Okay.

7 CHAIRPERSON TIMMERMAN: Anybody else?
8 (No response.)

9 CHAIRPERSON TIMMERMAN: Okay. I think we're
10 going to do Executive Session.

11 SECRETARY STACY: Let me get my notes.

12 CHAIRPERSON TIMMERMAN: I don't think we're
13 planning on doing anything afterwards. Is that a fair
14 statement?

15 MS. LAND: Just coming out of Executive
16 Session.

17 CHAIRPERSON TIMMERMAN: Yeah. Are we still
18 going to meet -- today is Thursday. So we'll meet
19 Monday --

20 MS. LAND: Yeah.

21 CHAIRPERSON TIMMERMAN: -- to go across
22 this, and --

23 MS. LAND: I will -- by Monday, I hope I
24 will have a good final corrected draft for you with

1 line-outs and --

2 CHAIRPERSON TIMMERMAN: How long of a
3 meeting will that be then? We'll go through it.

4 MS. LAND: Two hours.

5 SECRETARY STACY: Yeah.

6 CHAIRPERSON TIMMERMAN: Okay. Then I --

7 FROM THE FLOOR: I do have a question real
8 quick.

9 If property is deeded for Residential, but
10 it is currently Agricultural, are you going to
11 recognize that or not?

12 MS. LAND: Deeded or zoned?

13 FROM THE FLOOR: It's deeded. It's an
14 estate. It's deeded.

15 CHAIRPERSON TIMMERMAN: In an Agricultural
16 District?

17 FROM THE FLOOR: In an Agricultural District
18 for the purpose of development for Residential.

19 MS. LAND: Is it -- you mean it's already
20 subdivided?

21 FROM THE FLOOR: Yes.

22 MS. LAND: There is a subdivision there now?

23 FROM THE FLOOR: Yes, it is.

24 MS. LAND: Yeah. Then that's -- whatever

1 exists is grandfathered.

2 FROM THE FLOOR: Can those subdivided lots
3 be divided again?

4 MS. LAND: Probably not. They would have to
5 come in and look at -- because if it's in an
6 Agricultural District, if it's not something that
7 would be able to be there, it can't be changed. It
8 can be there and it can continue on as it is; but it
9 can't be morphed and changed.

10 FROM THE FLOOR: Can't be what?

11 MS. LAND: Changed. Turned into something
12 different.

13 FROM THE FLOOR: No, it would still be
14 Residential.

15 MS. LAND: Yeah. But it would still be
16 getting a different plat. It couldn't be re-platted.

17 CHAIRPERSON TIMMERMAN: Is it for -- is it
18 for, like, a subdivision, or is it for, like, 2-acre
19 lots for people to build on?

20 FROM THE FLOOR: It's already divided into
21 7-acre lots.

22 CHAIRPERSON TIMMERMAN: And you're asking to
23 divide it down how far? Like, half-acre lots, or
24 2-acre lots?

1 FROM THE FLOOR: No, it would be 7-acre
2 lots.

3 CHAIRPERSON TIMMERMAN: Residential use in
4 Agricultural, as long as you have 2 acres, you can
5 build. So you could divide them down to 2-acre lots.

6 MS. LAND: No, he can't. Not that many
7 because there's other things that would stop that.

8 MR. EVANS: Subdivision Regulations.

9 MS. LAND: That's Subdivision Regs and the
10 EPA and health department.

11 SECRETARY STACY: County engineers.

12 CHAIRPERSON TIMMERMAN: But would they
13 restrict that right now anyways?

14 MS. LAND: Yeah. That would all be --

15 CHAIRPERSON TIMMERMAN: Zoning doesn't
16 affect that then.

17 FROM THE FLOOR: Okay. How about
18 established businesses that have maintained a vendor's
19 license? Do we have to declare that at some point in
20 time that it is a business and it has been established
21 for 30 or 40 years?

22 MS. LAND: The zoning inspector will take a
23 snapshot basically of everything that exists when
24 zoning goes into effect. And, then, those things, if

1 they are in the district they belong in, that they are
2 permitted in, then, they just can do -- grow and do
3 whatever.

4 But if they're in a nonconforming district,
5 then they are subject to those nonconforming rules for
6 how much they can change or expand or be replaced if
7 they're damaged.

8 FROM THE FLOOR: If that business is
9 grandfathered in, such as you say, can it be sold
10 under that grandfather?

11 MS. LAND: Yes.

12 CHAIRPERSON TIMMERMAN: As long as it --

13 MS. LAND: As long as it continues in use
14 without a two-year break. If there's a two-year break
15 in it not being that business or a business, then it
16 will lose its grandfather status.

17 FROM THE FLOOR: Does it have to maintain
18 the same business stature?

19 MS. LAND: No. But it would have to get a
20 Certificate of Occupancy and a Certificate of Use so
21 that it's clear that it is something that's still in
22 that same general vein.

23 FROM THE FLOOR: Okay.

24 MS. LAND: That was stuff we discussed the

1 last time for when there's a change of any use has to
2 have that occupancy.

3 CHAIRPERSON TIMMERMAN: But a business is a
4 conditional use inside of Agricultural, right?

5 MS. LAND: Some of them are.

6 CHAIRPERSON TIMMERMAN: I didn't know
7 whether that would --

8 MS. LAND: Not all businesses are. Home
9 businesses are.

10 CHAIRPERSON TIMMERMAN: Home businesses.

11 MS. LAND: Yeah. But not business
12 businesses. Freestanding businesses aren't --

13 CHAIRPERSON TIMMERMAN: Home business.

14 MS. LAND: Unless they are a specific --

15 FROM THE FLOOR: Define a home business.

16 MS. LAND: That's defined in the code.

17 FROM THE FLOOR: What is it?

18 MS. LAND: There's a difference between a
19 home business and a home occupation. Let's see.

20 A home business is any occupational activity
21 carried on exclusive by a member of the immediate
22 family residing on the premises and conducted entirely
23 on the premise. No commodity shall be sold on the
24 premises nor mechanical equipment used, the external

1 effects of which may adversely affect adjacent
2 property. Home businesses shall be clearly incidental
3 and secondary to the use of premises as a dwelling
4 purposes and should not change the structural
5 character thereof.

6 FROM THE FLOOR: This is in an outbuilding.
7 It does not have anything to do with the residence.

8 MS. LAND: It's still -- it's premises; not
9 residence.

10 FROM THE FLOOR: Okay.

11 MS. LAND: It has to be run by and the work
12 to be done by somebody who lives there. And it has to
13 just be secondary to the fact that it's your home.

14 FROM THE FLOOR: And how about a business
15 that is on a specific lot that's already established
16 that does not have a residence?

17 MS. LAND: Those are the nonconforming
18 things we were talking about.

19 FROM THE FLOOR: So that is going to be
20 recognized and grandfathered?

21 MS. LAND: Yes. As long as it continues in
22 business for -- continuously. If it has a break of
23 two years and not being used, then, it loses its
24 grandfather status.

1 FROM THE FLOOR: Very good. Thank you.

2 CHAIRPERSON TIMMERMAN: Okay.

3 SECRETARY STACY: Can I have a motion to
4 enter into Executive Session for the purposes of
5 litigation against the zoning commission?

6 CHAIRPERSON TIMMERMAN: I move to enter
7 Executive Session.

8 SECRETARY STACY: Okay. And can I have a
9 second?

10 MS. PARGEON: I'll second it.

11 SECRETARY STACY: Roll call vote to enter
12 into Executive Session.

13 MS. LAND: At 7:46 p.m.

14 SECRETARY STACY: 7:47. Okay.

15 Dave Evans.

16 MR. EVANS: Yes.

17 SECRETARY STACY: Clara.

18 MS. PARGEON: Yes.

19 SECRETARY STACY: Deb Stacy says yes.

20 John.

21 CHAIRPERSON TIMMERMAN: Yes.

22 SECRETARY STACY: Motion passed.

23 - - -

24

1 And, thereupon, the zoning commission
2 entered into Executive Session.

3 - - -

4 SECRETARY STACY: Can I have a motion that
5 we leave Executive Session and return to regular
6 session with no action taken at 8:20 p.m.?

7 MS. PARGEON: I make a motion.

8 SECRETARY STACY: Clara.

9 I have a second?

10 MR. EVANS: I'll second.

11 SECRETARY STACY: Dave. Everyone in
12 agreement say "Yes."

13 (Vote taken.)

14 SECRETARY STACY: Motion passed.

15 And, now, we can go ahead and adjourn.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Nothing else, right?

18 Okay. Can I have a motion to adjourn the
19 meeting?

20 MS. PARGEON: I make a motion that we
21 adjourn the meeting.

22 SECRETARY STACY: Thank you.

23 I need a second.

24 CHAIRPERSON TIMMERMAN: I'll take it this

1 time.

2 SECRETARY STACY: Everyone in agreement, say
3 "Yes."

4 (Vote taken.)

5 SECRETARY STACY: Motion passed. We are
6 adjourned.

7 - - -

8 And, thereupon, the proceedings were
9 concluded at 8:19 p.m.

10 - - -

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