

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 23, 2024

9 5:00 p.m.

10 Allen Township Center

11 12829 State Route 613

12 Van Buren, Ohio 45889

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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 Matthew Cordonnier, Planning Director, Hancock
17 Regional Planning Commission

18 - - -

1 THURSDAY EVENING SESSION
2 May 23, 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 23rd 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: It's 5:00. We'll
14 call the meeting to order.

15 I'm going to start with roll call.

16 Dave Evans.

17 MR. EVANS: Here.

18 CHAIRPERSON TIMMERMAN: Clara Pargeon.

19 MS. PARGEON: Here.

20 CHAIRPERSON TIMMERMAN: Darrin Rehus, not
21 here.

22 Deb Stacy.

23 SECRETARY STACY: Here.

24 CHAIRPERSON TIMMERMAN: And John Timmerman,
here.

1 SECRETARY STACY: Okay. I can read the
2 minutes from the last meeting May 20th.

3 (Mr. Cordonnier joined the proceedings.)

4 MR. CORDONNIER: Hello.

5 SECRETARY STACY: Allen Township Zoning
6 Commission, May 20th, 2024. Attendance: Dave Evans,
7 Deb Stacy, John Timmerman. Clara Pargeon arrived at
8 5:38 p.m. Darrin Rehus was absent.

9 Deb Stacy, Allen Township Zoning Commission
10 Secretary, read the May 16th, 2024, minutes.

11 Motion 24-04-31M. John Timmerman moved to
12 approve the Allen Township Zoning Commission minutes
13 from the May 16th, 2024, meeting. Dave Evans moved to
14 second. The motion passed.

15 The Allen Township Zoning Commission
16 discussed Borrow Pits, Artificial Ponds, and
17 Nonconforming Uses.

18 Matt, from Hancock County Regional Planning,
19 added clarification and information to the discussion.

20 The proposed zoning map was addressed and
21 input was received from guests. John made small
22 revisions on the map as a result of comments received
23 from the zoning commission and guests.

24 Motion 24-04-32M. John Timmerman moved to

1 enter into Executive Session for the purpose of
2 litigation against the zoning commission at 7:07 p.m.
3 Dave Evans seconded the motion. On roll call vote to
4 enter into Executive Session, the members voted: Dave
5 Evans, yes. Clara, Pargeon, yes. Deb Stacy, yes.
6 John Timmerman, yes. Motion passed. And the members
7 entered into Executive Session.

8 Motion 24-04-33M. Clara Pargeon moved to
9 leave Executive Session and return to regular session
10 with no action taken at 7:29 p.m. David Evans
11 seconded the motion. Motion passed.

12 Motion 24-04-34M. John Timmerman moved to
13 adjourn the meeting. Clara Pargeon seconded the
14 motion. Motion passed.

15 CHAIRPERSON TIMMERMAN: I move to accept the
16 meeting minutes as read.

17 SECRETARY STACY: Okay. John. And can I
18 have a second?

19 MS. PARGEON: I second it.

20 SECRETARY STACY: Clara is going to second
21 it.

22 And everyone in agreement, say "Aye."

23 (Vote taken.)

24 SECRETARY STACY: Are there any opposed?

1 (No response.)

2 SECRETARY STACY: Motion passed. And you're
3 signing.

4 CHAIRPERSON TIMMERMAN: So I'm not looking
5 to make major changes on the map, but every time I go
6 home and color it, you see a little section and
7 you're, like, Why was that not addressed?

8 Initially, I thought this was all going to
9 be Findlay here, but Matt seemed to think it's this
10 here (indicating).

11 MS. LAND: It is that there.

12 CHAIRPERSON TIMMERMAN: It is just that
13 section there? Does it make sense, like, this little
14 section right through -- I mean, right now, as it
15 sits, it would be Agricultural, which --

16 MS. LAND: What's in there now?

17 CHAIRPERSON TIMMERMAN: I don't think
18 there's much of anything back in there, but I don't
19 know that for a fact.

20 SECRETARY STACY: Is this Racetrack?

21 CHAIRPERSON TIMMERMAN: Racetrack will sit,
22 like, right here (indicating.) I don't know how far
23 back it goes. It sits right in here.

24 SECRETARY STACY: Is this --

1 MR. CORDONNIER: The total site is, like,
2 7 acres. The Racetrack.

3 CHAIRPERSON TIMMERMAN: The Racetrack is?

4 MR. CORDONNIER: Because it has truck
5 parking for probably 50.

6 CHAIRPERSON TIMMERMAN: It will be the full
7 width of that section. Is that a fair statement? Or
8 is there an access road going --

9 MR. CORDONNIER: Yeah. I think it's a
10 little wider at the road, just a smidge, I think.

11 CHAIRPERSON TIMMERMAN: Coming across here
12 (indicating)?

13 MR. CORDONNIER: Yeah.

14 CHAIRPERSON TIMMERMAN: So, I guess, is
15 there anything wrong with -- I'm not suggesting any
16 kind of zoning. But, like, if you zoned it all
17 Business or something, whatever isn't -- I mean, when
18 you make the map, you would just make whatever section
19 part of Findlay, and, then the rest will be left?
20 What's the best way to --

21 MR. CORDONNIER: I'm a big fan of zoning
22 things for how they're being used today.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MR. CORDONNIER: Just over my years. So --

1 because, you know, I've heard, for Dr. Lai's up there,
2 I heard a mix of Multi-Family, Commercial. I've heard
3 a lot of different things.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MR. CORDONNIER: So, in some ways, I almost
6 default to the less intense use, and, then, people
7 will come in and request what they want. So that's --
8 for that, I mean, you could guess B, but they might
9 want Multi-Family, or -- you know.

10 CHAIRPERSON TIMMERMAN: Right. Whatever you
11 choose is wrong kind of thing?

12 MR. CORDONNIER: A little bit. But -- so I
13 don't see any harm in having it Agricultural, and,
14 then, if there's development in the next two or three
15 years, they'll come in and ask for what they want.

16 MS. PARGEON: Okay. Yeah. Leave it
17 Agricultural.

18 MR. EVANS: Yeah.

19 MS. PARGEON: That's fine.

20 CHAIRPERSON TIMMERMAN: Does it matter then?

21 MR. CORDONNIER: I mean --

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. CORDONNIER: I don't see any damage in
24 keeping it Agricultural.

1 CHAIRPERSON TIMMERMAN: That's fine. That's
2 fine. I really don't know what's back in there.

3 MR. CORDONNIER: I know the -- there is --
4 that kind of circular lot is a home.

5 CHAIRPERSON TIMMERMAN: Circular lot.

6 MR. CORDONNIER: Just above right -- you're
7 almost pointing to it.

8 CHAIRPERSON TIMMERMAN: This one
9 (indicating)?

10 MR. CORDONNIER: It's not really circular.
11 But --

12 CHAIRPERSON TIMMERMAN: Not a square?

13 MR. CORDONNIER: Not a square. That's a
14 residence.

15 CHAIRPERSON TIMMERMAN: Really?

16 MR. CORDONNIER: Yeah. And, then, some of
17 it is actually some farm fields and stuff.

18 CHAIRPERSON TIMMERMAN: Okay. Then I have
19 no problem with that. I just saw kind of a random
20 spot that wasn't addressed at all.

21 MR. CORDONNIER: Now -- but, then, I
22 think -- does that incorporate any of the two
23 buildings there where -- that the railroad place used
24 to be in?

1 SECRETARY STACY: I know where you mean.

2 MR. EVANS: Flag City Furniture is in one.
3 I think --

4 MR. CORDONNIER: If those are -- they are
5 still in the township. I would -- since they're being
6 used as Commercial, I'd zone that Commercial, and it's
7 proximity to County Road 99.

8 CHAIRPERSON TIMMERMAN: Like right in here?
9 I don't know which ones they are.

10 SECRETARY STACY: Yeah. It would be right
11 here, wouldn't it?

12 MR. CORDONNIER: Yeah.

13 CHAIRPERSON TIMMERMAN: Is that right in
14 front of the house?

15 MR. CORDONNIER: The house is back.

16 CHAIRPERSON TIMMERMAN: Well, but
17 property-wise.

18 MR. CORDONNIER: Yeah. Yeah. It would be
19 that lot right there. I would put that as Commercial
20 since they're using it as Commercial right now.

21 CHAIRPERSON TIMMERMAN: Business, then? Is
22 that B --

23 MR. CORDONNIER: I would make a decision
24 between B-1, B-2, B-3.

1 MS. LAND: If you make it B-3, it can be any
2 of the above.

3 MR. CORDONNIER: Yeah.

4 SECRETARY STACY: True.

5 MR. CORDONNIER: I would say maybe B-2.

6 CHAIRPERSON TIMMERMAN: (Unintelligible) B-2
7 again?

8 MR. CORDONNIER: Hum?

9 CHAIRPERSON TIMMERMAN: You'd go B-2 or B-3?
10 Cindy's point was if you make it B-3, it can be --
11 anything in B-1 could go in there.

12 MR. CORDONNIER: Yeah. I was trying to
13 think. Was B-3 kind of our --

14 CHAIRPERSON TIMMERMAN: The biggest.

15 MS. LAND: Our catch-all.

16 MR. CORDONNIER: A little bit of our
17 catch-all.

18 MS. LAND: Uh-huh. Unless there's something
19 in B-3 you wouldn't want to have put there, then you
20 would go B-2 and B-1 because they're all -- it's a
21 pyramid.

22 SECRETARY STACY: As close as it is there.

23 CHAIRPERSON TIMMERMAN: I mean, there's a
24 gas station going right next door, which gas stations

1 are B-3. So it's already -- it's not going to be
2 anything in -- being B-3.

3 MR. CORDONNIER: Yeah. I wouldn't have any
4 issue with that front parcel being pushed.

5 SECRETARY STACY: You're going to --

6 CHAIRPERSON TIMMERMAN: I know it. I know
7 it.

8 SECRETARY STACY: Wear a hardhat.

9 CHAIRPERSON TIMMERMAN: If I didn't do that
10 I couldn't write on it.

11 SECRETARY STACY: Do we also -- do we have
12 to do the Future Map; is that correct?

13 MS. LAND: Yeah. You don't have to do that
14 one, though, before the hearing because it's not part
15 of the --

16 SECRETARY STACY: Okay.

17 MS. LAND: I would, if you can. But if it's
18 not ready during that 30-day sitting time when people
19 can review it, it's not going to be a deal breaker
20 because it's not something that's voted on. It's not
21 part of the plan itself. It's a tool.

22 SECRETARY STACY: Okay.

23 CHAIRPERSON TIMMERMAN: Okay.

24 SECRETARY STACY: All right.

1 MS. LAND: Remember back when we were
2 looking, I handed out the soil -- or the Solar and
3 Wind stuff to you. Remember when we came across the
4 "demountable"?

5 CHAIRPERSON TIMMERMAN: What was it?

6 MS. LAND: Demountable.

7 SECRETARY STACY: Yes. I looked it up.

8 MS. LAND: It means just to unmount.

9 MS. PARGEON: Take it down.

10 MS. LAND: So it's not (unintelligible.) I
11 just wanted to make sure we addressed it.

12 MR. CORDONNIER: I need to step outside to
13 get cell service. My wife's texting, and she'll be
14 mad if I don't respond to it.

15 MS. PARGEON: Oh, the other half.

16 MS. LAND: I wish my husband was like that.
17 He never returns my texts. He says, I'll see you at
18 home. He doesn't text, unless something
19 (unintelligible).

20 SECRETARY STACY: Are we going to look at
21 the handouts that you gave us, or are we --

22 MS. LAND: It's up to you. How do you want
23 to handle this? The ones I gave you are fine for you
24 guys to just review and have ready to go.

1 SECRETARY STACY: Sure.

2 MS. LAND: Did you get a chance to review
3 the set I gave out last time on the early parts?

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: I think that's the
6 better place to start, unless there's something
7 important you want to start with it.

8 SECRETARY STACY: That's what I -- that's
9 what I did because I did make a couple of notes.

10 MS. LAND: Good. Because, you know -- okay.
11 Now, the section with Definitions is going to change
12 because the definitions that I handed out to you are
13 going to get incorporated in there alphabetically as
14 they come along. But I wanted you to review this new
15 set without having to look at all the old ones, too.
16 That's why I left them separate before we incorporate
17 them.

18 SECRETARY STACY: Okay. Would it make sense
19 to put 2024 on the -- just for clarification that this
20 is our --

21 MS. LAND: We could. Yeah.

22 On this title page, we usually put the --
23 you don't have the title page because it
24 was identified for the last one, so I took it off; but

1 it's like a cover to the book. It will say Allen
2 Township Zoning Commission, Enacted November 2024 on
3 it. And there will be a cover page included with the
4 one that we're -- when we get it finished.

5 SECRETARY STACY: Okay. That's fine.

6 CHAIRPERSON TIMMERMAN: (Unintelligible) on
7 here.

8 MS. LAND: And you guys get to choose what
9 color your cover page is.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: Don't go crazy on me. It has to
12 be something I've got.

13 CHAIRPERSON TIMMERMAN: What's the best
14 strategy here? Do you just kind of -- I mean, you've
15 said in the past you're not necessarily going to read
16 the whole thing.

17 MS. LAND: No.

18 SECRETARY STACY: We've already read it
19 once.

20 MS. LAND: I want to go through each
21 section. Anything that you have any comments on in
22 that particular section we'll deal with and I'll
23 change it right now.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: We're going through Sections 1
2 through 12.

3 CHAIRPERSON TIMMERMAN: Do we have a handout
4 left over from last time by chance?

5 MS. LAND: I knew you were going to ask
6 that. I did not remember. I don't think I did. It
7 was a big handout.

8 MS. PARGEON: Mine's in my notebook.

9 MS. LAND: Here we go.

10 MS. PARGEON: Notebook's with her.

11 CHAIRPERSON TIMMERMAN: You got any more?

12 MS. LAND: Since I forgot Clara's notebook.

13 MS. PARGEON: That's okay. It won't
14 disappear.

15 MS. LAND: (Unintelligible) trust me with
16 the next one for me to go make copies.

17 CHAIRPERSON TIMMERMAN: We'll wait till now.

18 MS. PARGEON: Thank you.

19 CHAIRPERSON TIMMERMAN: I guess we'll just
20 start at the top, go through the title. At the end of
21 the fourth line down, it says, "...limit the height
22 and bulk of structures."

23 Elsewhere in the book, we call that section
24 Area and Bulk, I think, don't we?

1 MS. LAND: We do want to limit height.

2 CHAIRPERSON TIMMERMAN: I know.

3 MS. LAND: So do we want height, area, and

4 bulk?

5 CHAIRPERSON TIMMERMAN: Sure. I just --

6 MS. LAND: Does that make sense?

7 CHAIRPERSON TIMMERMAN: I was just trying to

8 keep it --

9 MS. LAND: What's bulk?

10 SECRETARY STACY: Yeah.

11 MS. LAND: Do we need it to be height and

12 area?

13 SECRETARY STACY: Yeah. I think. See --

14 CHAIRPERSON TIMMERMAN: Bulk is, like,

15 density, though, right?

16 MR. EVANS: Or square footage.

17 SECRETARY STACY: But area would be --

18 MS. LAND: That's area.

19 CHAIRPERSON TIMMERMAN: That would be area.

20 SECRETARY STACY: Wouldn't area be -- is

21 area bulk?

22 MR. CORDONNIER: I would view them as the

23 same.

24 SECRETARY STACY: Okay. So maybe we could

1 chose one or the other. So does it --

2 MS. LAND: I would say "area."

3 SECRETARY STACY: I think people could
4 relate to area better than bulk.

5 MS. LAND: Well, and one of the things,
6 though, about -- I'm not going to do any mark outs and
7 changes on this. I'm going to just change it so we
8 don't have to go --

9 SECRETARY STACY: Yeah.

10 MS. LAND: -- back through again with my
11 red.

12 SECRETARY STACY: Yeah.

13 MS. LAND: The title and the -- a part of
14 this is not part of the legal portion of the book.
15 The title and any legal thing. Like, the title of a
16 statute is not part of the statute. So if there's a
17 typo in one of those or something that's misleading,
18 or something that doesn't quite apply to what's in the
19 code itself, it's the bulk under it. So the title
20 is -- it's good to have it as clear as we can, but if
21 we aren't all completely satisfied with it, it's not
22 going to really have any huge effect. You know, it's
23 just the cover page and the meat comes later. That we
24 do have to agree on.

1 CHAIRPERSON TIMMERMAN: Okay. There's one
2 other spot right here. There's a dot after the word
3 "the."

4 MS. LAND: I know. I just found that.
5 There's also some spaces between semicolons.

6 SECRETARY STACY: Uh-huh. Okay.

7 CHAIRPERSON TIMMERMAN: Just looking down to
8 the Preamble, I see similar spaces around commas and
9 whatnot.

10 SECRETARY STACY: Yeah.

11 MS. LAND: Yeah. It's all over the place.
12 It has -- I think it was one of those conversion
13 things that I didn't -- that didn't get fixed with the
14 way I tried to fix it.

15 But those are things I'll pick up as I'm
16 going through. Point them out so I know they're
17 there. But if we miss any of them, we're going to be
18 going through -- once I get it to the point where
19 it's -- all the line outs are gone, the reds all turn
20 to black, and it's your final, then I hand it off to
21 somebody else in my office and they read it backwards.
22 They go from the back and go line -- that's how we
23 edit things, just to see weird stuff like spacing.

24 That way, they aren't trying to concentrate

1 on what the words are. They're looking at space and
2 words. We usually can put out a document that has the
3 minimal amount of bonehead mistakes.

4 CHAIRPERSON TIMMERMAN: Should we worry
5 about that kind of stuff, then, at this point?

6 MS. LAND: If you see them, let me know, and
7 I'll try to fix them now; otherwise, I have to go
8 through and fix them later.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: Doesn't hurt my feelings.

11 CHAIRPERSON TIMMERMAN: I'm sure it doesn't.

12 MS. LAND: I've been practicing too long.
13 I don't even have feelings anymore. I had one once
14 and it was (unintelligible).

15 SECRETARY STACY: Could -- at the very
16 bottom, under Short Title --

17 MS. LAND: Should go to the next page.

18 SECRETARY STACY: I know. But could we put
19 a capital "Z" for Zoning?

20 MS. LAND: Yeah. Yeah. I can do the other
21 one. (Unintelligible). I'm going to get the whole
22 Short Title up on the first page instead of having it
23 go to another page. It wasn't on mine.

24 MR. CORDONNIER: Does the --

1 MS. LAND: It is on yours, I guess.

2 MR. CORDONNIER: Does the -- the Future Land
3 Use Plan, would the Future Land -- future zoning, is
4 that kind of -- does that satisfy the Comprehensive
5 Plan? It mentions the Comprehensive Land Use Plan.

6 MS. LAND: The Comprehensive Land Use Plan
7 is this book.

8 MR. CORDONNIER: Okay.

9 MS. LAND: That -- the Future Use Map is not
10 part of the -- it doesn't get put to the Board of
11 Elections. It doesn't get shown at the zoning -- you
12 can show it at a hearing, but it's not part of the
13 actual legislation. It's not legislated.

14 MR. CORDONNIER: Okay.

15 MS. LAND: But when they talk about the
16 Comprehensive Plan, it's this book.

17 MR. CORDONNIER: Okay.

18 MS. LAND: And the map.

19 SECRETARY STACY: Okay.

20 MS. LAND: Now we're in Section 2,
21 Definitions.

22 CHAIRPERSON TIMMERMAN: I think so.

23 MS. LAND: Okay.

24 CHAIRPERSON TIMMERMAN: Item No. 2.

1 "Swimming" was not capitalized at the very start.

2 Your definition of Airbnb here doesn't match
3 your definition of Airbnb that you brought tonight.

4 MS. LAND: Right. So that's what you guys
5 have to look at --

6 MR. CORDONNIER: This -- this -- the
7 handout -- this handout is --

8 MS. LAND: -- are definitions that have not
9 all been incorporated yet. It was easier to have them
10 as their own separate one. There were others we came
11 up with that were not in the old book.

12 When we looked at this we said, A lightly
13 regulated home-sharing site that let's almost anyone
14 list accommodations, and we decided that that seemed a
15 little odd.

16 I did some more looking and I found,
17 "A residential property that's rented by the owner on
18 a short-term basis." That seems like a better
19 definition of what Airbnb is.

20 CHAIRPERSON TIMMERMAN: I agree.

21 SECRETARY STACY: Okay.

22 MS. LAND: Okay. So we'll use that one and
23 not this one.

24 SECRETARY STACY: All right.

1 MR. CORDONNIER: Most of the codes that I
2 saw, I don't know if we want to add a short-term
3 basis, generally less than 30 days. A lot of them use
4 30 days as kind of the -- what does "short-term" mean.

5 SECRETARY STACY: Short-term may be
6 different from one person to another --
7 interpretation.

8 MS. PARGEON: Now, a question. It says
9 "...by the owner." "A residential property that is
10 rented, by the owner," wouldn't it be from the owner?

11 CHAIRPERSON TIMMERMAN: By the owner.

12 SECRETARY STACY: Rented.

13 MS. LAND: I think it's indicating that the
14 owner himself is doing the renting.

15 MS. PARGEON: Okay.

16 MS. LAND: Unless you guys want to put it a
17 different way.

18 SECRETARY STACY: I don't think you need
19 those commas, do you? You could just say, It's a
20 residential property.

21 MS. PARGEON: That is rented by the owner.
22 Yeah, take that comma out.

23 SECRETARY STACY: Take the two commas out.

24 MS. LAND: I think we'd change what it means

1 if we say "rented by the owner" without commas,
2 because then it looks like the owner is renting it.

3 CHAIRPERSON TIMMERMAN: Right.

4 SECRETARY STACY: Okay.

5 CHAIRPERSON TIMMERMAN: The comma is part of
6 rent -- or the owner is the one renting it out.

7 MS. LAND: Yes.

8 SECRETARY STACY: Okay.

9 MS. LAND: Do you want to put the "generally
10 less than 30 days"?

11 SECRETARY STACY: I do.

12 CHAIRPERSON TIMMERMAN: I do, too.

13 MS. PARGEON: Yeah.

14 SECRETARY STACY: I think that's good.

15 MS. LAND: So, now, it will read, "...is a
16 residential property that is rented by the owner on a
17 short-term basis, generally less than 30 days."

18 Should I have a comma after "basis"?

19 MS. PARGEON: Uh-huh. Yes.

20 CHAIRPERSON TIMMERMAN: I think three commas
21 in one sentence is probably not grammatically correct.

22 MS. LAND: Sure, it is. They're clauses.

23 MR. EVANS: Yeah.

24 MS. LAND: You can have 100 clauses, if you

1 want. You ought to see some of the papers we used to
2 write.

3 I'm going to remove the Artificial Pond
4 section that is lined out.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: And, then, the one in red is
7 this -- I don't know if -- I think it's not on this.

8 CHAIRPERSON TIMMERMAN: No, it's not on the
9 new one.

10 MS. LAND: There are just too many versions
11 of things. That's why we've got to work on this one
12 to make it what we want.

13 Is this good? It's the one with the minimum
14 size to be a pond. We don't have anything in here
15 about the maximum size, which we do have in our Pond
16 section.

17 CHAIRPERSON TIMMERMAN: I think we did two
18 different sized ponds, didn't we? Depending upon what
19 district or whatever. Well, for Agricultural, and,
20 then, for if it was a subdivision.

21 MS. LAND: Uh-huh.

22 CHAIRPERSON TIMMERMAN: So I don't think I
23 would incorporate -- I think adding the maximum size
24 to make it cluttered and confusing.

1 MS. LAND: I'm trying to figure out why we
2 have minimum size then.

3 CHAIRPERSON TIMMERMAN: I don't know what
4 you'd do with a pond that's less than 500 square feet.
5 But...

6 MS. LAND: That would be more like a puddle.

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: Okay. We'll leave it as is.

9 CHAIRPERSON TIMMERMAN: Okay. You've got
10 Automobile Repair, and, then, at your handout tonight
11 has Automobile Repair, Major, and Automobile Repair,
12 Minor.

13 MS. LAND: Because what we had in here
14 initially was just Repair, and, then, we had
15 definitions of Major and Minor. I don't know that
16 when we did the Business sections we identified that
17 some had major and some had minor, did we?

18 MS. PARGEON: We talked about it.

19 MS. LAND: But I don't know if it ended up
20 looking that way. Do you want to have a subsection
21 under Automobile Repair and identify Major and Minor?

22 MR. CORDONNIER: I'd say, if we look for it
23 in the code, and if it calls them out, then we should.
24 If not, then --

1 CHAIRPERSON TIMMERMAN: Can you do a Control
2 F and see if it's in there?

3 MS. LAND: No.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: Because I have different
6 documents for each one of these.

7 SECRETARY STACY: I think we do need a
8 distinction.

9 MR. CORDONNIER: I thought we did.

10 SECRETARY STACY: So I would think that we
11 would need that to -- that difference because I think
12 we're addressing it, the districts are different.

13 MR. CORDONNIER: I thought B-2 was -- I
14 thought B-2 was, like, service stations, and, then,
15 B-3 was major.

16 SECRETARY STACY: Yeah.

17 CHAIRPERSON TIMMERMAN: But there's still a
18 service station definition right after. Actually both
19 documents have a service station definition. So B-2
20 has Automobile Service Centers.

21 MS. LAND: What section is that on the top
22 of it? What does it say?

23 CHAIRPERSON TIMMERMAN: Section 803.

24 MS. LAND: I can bring it up.

1 CHAIRPERSON TIMMERMAN: And, then, 902 also
2 says Automobile Service Station, but there it
3 specifically says --

4 MS. LAND: Under Automobile Service Centers,
5 in Section 8, is all lined out. It's all gone. So I
6 think we removed it.

7 MR. CORDONNIER: But the word's still there.

8 MS. LAND: Yeah. And that's a question.
9 Well, I think we wanted to leave it there and then
10 have the definition. So we have Center versus
11 Station, and is there a difference?

12 CHAIRPERSON TIMMERMAN: Well, in 902, it
13 says, Automobile Service Station for the sale of
14 gasoline, oil, and minor accessories.

15 So I think "station" is implying a gas
16 station and that's -- this was the -- 803, wasn't this
17 the one where it was, like, adjoined to a building or
18 something? Was that a whole different section? Yeah.
19 Larger Planned Shopping Center, is where that was --
20 (unintelligible).

21 MR. CORDONNIER: Yeah.

22 CHAIRPERSON TIMMERMAN: So maybe that should
23 be, like, the minor repair.

24 MR. CORDONNIER: So I've got to think my

1 opinion is Automobile Repair, Minor, should be a use
2 in B-2, and Automobile Service Station should be a use
3 in B-2. And, then, in B-3, Automobile Repair, Major,
4 that's your collisions, your auto bodies, your -- you
5 know.

6 MS. LAND: And we'll be getting to those
7 sections to be able to do that. Right now, we're
8 worried about the definitions of them. So do these
9 definitions work for when we identify them in these
10 other sections? And, that way, we don't have to write
11 out all the stuff in these sections to have it be --

12 CHAIRPERSON TIMMERMAN: Sure.

13 SECRETARY STACY: Right.

14 MS. LAND: -- potentially conflicting.

15 SECRETARY STACY: Right.

16 MR. CORDONNIER: Service station, maybe it
17 doesn't mention gasoline anywhere.

18 CHAIRPERSON TIMMERMAN: In the definition,
19 you're saying?

20 MR. CORDONNIER: Yeah.

21 MR. EVANS: But it does in -- under the 902.

22 CHAIRPERSON TIMMERMAN: Right. But I think
23 it would be smart to have it in the definition.

24 MS. LAND: Of Service Station, right?

1 MR. CORDONNIER: And I think the verbiage in
2 902 will probably just get erased and just list it as
3 Automobile Service Station. Then you've got to go to
4 the Definitions to get the details. I would say the
5 primary purpose is to sell gasoline, but that's not
6 really the case anymore. Sea monkeys and all sort of,
7 you know --

8 CHAIRPERSON TIMMERMAN: Actually, at the end
9 of the definition in the zoning book, it does say,
10 fuel and/or charging ports.

11 MS. PARGEON: Uh-huh.

12 MR. CORDONNIER: Okay.

13 CHAIRPERSON TIMMERMAN: So I think it's the
14 same definition outside of that.

15 MS. LAND: So do we want to keep the one
16 that is currently in the book and not this one here?

17 CHAIRPERSON TIMMERMAN: I think so.

18 MR. CORDONNIER: Yeah.

19 MR. EVANS: Yeah.

20 MS. LAND: Okay.

21 CHAIRPERSON TIMMERMAN: And, then, adopt the
22 Major and Minor Repair into the book.

23 MS. LAND: Okay. Got it. As written there?
24 With any alterations?

1 MS. PARGEON: Leave it as it's written.

2 MR. CORDONNIER: Do we want to add the word
3 "transmission" to the "Major," just in kind of the
4 list?

5 SECRETARY STACY: Yeah. Yeah.

6 MR. CORDONNIER: Those are usually pretty
7 major-type deals.

8 MR. EVANS: Right. Seems like that should
9 fit.

10 SECRETARY STACY: Yeah.

11 MR. EVANS: It would fit B-3 the same as the
12 engine rebuilding.

13 MS. LAND: Major or Minor?

14 MR. EVANS: Major.

15 MR. CORDONNIER: Major.

16 MS. LAND: Okay. Board is a no brainer.
17 Has to be Boarding or Lodging House. Do you want it
18 just to be Boarding House? And, then, Bed and
19 Breakfast is another one that's on this other list
20 over here.

21 SECRETARY STACY: Yeah. Get rid of that
22 "lodging," I think. Too wordy.

23 CHAIRPERSON TIMMERMAN: The Bed and
24 Breakfast, you have, "...where the owner lives on

1 site." The last bed and breakfast I was at they
2 didn't actually live on site, but they came every day
3 to prepare breakfast. So I don't --

4 MS. LAND: It depends. Do you guys want it
5 to be where somebody lives on site, or do you want
6 them to have --

7 MS. PARGEON: Let them come and go.

8 MS. LAND: The traditional concept is that
9 they do live on site.

10 CHAIRPERSON TIMMERMAN: I know.

11 MS. LAND: And it changes the scope of what
12 it could be a little bit because you could end up with
13 being poorly regulated little motels otherwise.

14 CHAIRPERSON TIMMERMAN: There's a lot of
15 truth in that.

16 MS. LAND: It's a little more restrictive.

17 MS. PARGEON: It would work better. They'd
18 have more control of it.

19 CHAIRPERSON TIMMERMAN: I'm okay with
20 leaving it.

21 SECRETARY STACY: Yeah.

22 MS. PARGEON: Yeah.

23 MR. EVANS: Yeah.

24 CHAIRPERSON TIMMERMAN: Okay.

1 SECRETARY STACY: Yeah.

2 CHAIRPERSON TIMMERMAN: You got rid of "for
3 lodging" on Boarding, right?

4 MS. LAND: Uh-huh.

5 CHAIRPERSON TIMMERMAN: Okay.

6 SECRETARY STACY: On Borrow Pit, on the
7 first line, the "form" should be "from."

8 MR. EVANS: And then, down a little more
9 than halfway, it says, "as fill for activities."

10 MS. LAND: "...for activities." No "and,"
11 right?

12 MR. EVANS: Yeah.

13 SECRETARY STACY: And, then, the very last
14 sentence, it should -- instead of "so-site," it should
15 be "on-site."

16 MS. LAND: Uh-huh.

17 CHAIRPERSON TIMMERMAN: Did I miss one?
18 Boarding House, there's two different
19 definitions here. Did anybody --

20 MR. EVANS: Yeah.

21 SECRETARY STACY: I guess we didn't
22 (unintelligible).

23 MR. CORDONNIER: What do you mean "two
24 different"?

1 SECRETARY STACY: Yeah.

2 MR. EVANS: There's one here in the
3 definition.

4 SECRETARY STACY: Two definitions for
5 Boarding House.

6 MR. CORDONNIER: Oh, I wasn't checking the
7 other page.

8 MS. LAND: What's in here is what was in the
9 original book. This is the one that we came up with
10 as we were doing some discussion. I don't know which
11 one we want. Either one. To me, I couldn't care
12 less, but I'm -- there just aren't that many boarding
13 houses around.

14 SECRETARY STACY: No.

15 MS. LAND: But having nothing put in there,
16 somebody will want to do one. So do something.

17 MR. CORDONNIER: What we see is no one wants
18 to do the traditional, you know, "It's A Wonderful
19 Life," pay a quarter for a room for the week. But
20 what they -- what we do see a lot of are, like,
21 recovery houses. Recovery houses, transitional
22 housing. They kind of -- they usually go to the
23 boarding -- or boarding. That's kind of where they
24 fit.

1 SECRETARY STACY: Okay.

2 MR. CORDONNIER: So that's my -- because
3 they meet the definition. Like, six people living
4 there with, like, an in-home adviser.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MR. CORDONNIER: And it -- so that's -- in
7 the modern day, that's what we see.

8 MR. EVANS: There's one on Melrose, isn't
9 there?

10 MS. LAND: I think we might want to do a
11 combination.

12 MR. CORDONNIER: There's quite a few.

13 MR. EVANS: Oh, is there?

14 MS. LAND: "A building..." I don't like,
15 "...designed for use as single-family or two-family
16 dwelling."

17 SECRETARY STACY: Right.

18 MS. LAND: That makes no sense.

19 MS. PARGEON: Uh-huh.

20 SECRETARY STACY: Do we really need to be
21 concerned with the meal?

22 MS. LAND: I think -- yeah. That does make
23 the --

24 SECRETARY STACY: You think so?

1 MS. LAND: -- difference.

2 CHAIRPERSON TIMMERMAN: So it's "...with or
3 without meals." I don't know how that makes a
4 difference.

5 MS. LAND: The "with" would make the
6 difference. Maybe have it without. But if they
7 are -- you're living there in a room and you're eating
8 in a group setting, I think that's definitely the
9 definition of boarding house.

10 If they do provide meals, it's definitely a
11 boarding house. They could be a boarding house where
12 they don't feed you, too, but if they do, it's a --
13 you don't really want to have -- do you want to just
14 not address meals at all?

15 SECRETARY STACY: I don't think. Because
16 when you're saying with or without, it's like --

17 CHAIRPERSON TIMMERMAN: That says it doesn't
18 matter to me.

19 MS. PARGEON: Yeah.

20 SECRETARY STACY: It's, like, take it out.
21 It can be either way then.

22 CHAIRPERSON TIMMERMAN: Unless, for some
23 reason, it needs to be one or the other.

24 SECRETARY STACY: Right.

1 CHAIRPERSON TIMMERMAN: If it had to be
2 "with meals," then you would leave that in.

3 MS. LAND: This other boarding house, one
4 over here is one I just -- I Googled to try to find
5 out the definition.

6 MR. CORDONNIER: I like that one better.

7 MS. LAND: What one?

8 MR. CORDONNIER: The one you looked up. "A
9 Boarding House: A building other than a motel or
10 hotel."

11 MR. EVANS: "Three or more guest rooms
12 used..."

13 I'm confused. "...used as permanent more
14 than four weeks' lodging for compensation."

15 MS. PARGEON: So they stay up to four.

16 MR. CORDONNIER: Or longer. I think less
17 than four weeks is your --

18 MR. EVANS: Your temporary.

19 MR. CORDONNIER: You're in short-term.
20 Longer than four weeks, you're into a more permanent
21 situation.

22 CHAIRPERSON TIMMERMAN: So just take the one
23 from the handout today?

24 SECRETARY STACY: Yeah, that works for me.

1 MS. LAND: Oh, Lord. You guys can keep
2 talking. I'm just going to type this.

3 SECRETARY STACY: Go ahead.

4 MR. CORDONNIER: On the definition of
5 "building," I kind of like, "...either temporary or
6 permanent." Because, in the City, we have people
7 argue, well, it's only going to be there for two
8 years. It's temporary. The building --

9 MS. LAND: That's kind of permanent.

10 MR. CORDONNIER: I know. But -- and so, I
11 mean, they kind of argue it's temporary. You know,
12 it's temporary. Like, we don't have to meet the
13 standards of the building.

14 SECRETARY STACY: Oh, I see. Okay.

15 MR. CORDONNIER: It's just a little
16 nitpicky. But I've had people argue, It's only going
17 to be there for 15 month. Just let me do it. The
18 rules say. So I can relate to that statement. I
19 don't care if it's temporary or permanent. It still
20 has to meet the standards.

21 CHAIRPERSON TIMMERMAN: Right.

22 MR. EVANS: So put that back in?

23 MR. CORDONNIER: That's why I kind of like
24 that. Yeah.

1 MS. PARGEON: Okay.

2 MR. CORDONNIER: This is the fun part where
3 you undo all of the things -- you redo all of the
4 things that you undid.

5 CHAIRPERSON TIMMERMAN: Where did we --
6 where did everybody settle in? The very last part
7 says, "...permanently affixed to the ground." That
8 was a big part of the conversation.

9 SECRETARY STACY: Yes, it was. It was.

10 MS. LAND: So we are putting back either
11 "temporary" or "permanent"?

12 CHAIRPERSON TIMMERMAN: I'm okay with that.

13 SECRETARY STACY: Uh-huh.

14 MR. CORDONNIER: I like removing
15 "permanently affixed."

16 CHAIRPERSON TIMMERMAN: So, "A building is
17 any structure..."

18 MR. CORDONNIER: Yeah. I mean, yeah. Then
19 you start getting into a debate whether it's
20 permanently affixed or not. You know, you buy a
21 shed --

22 SECRETARY STACY: Right.

23 MR. CORDONNIER: -- from -- you know, and
24 some of those really big sheds, they just put them on

1 gravel.

2 CHAIRPERSON TIMMERMAN: Right.

3 MR. CORDONNIER: That kind of thing.

4 MS. LAND: It's on skids and gravel, it's
5 not permanently affixed to the ground. It can be
6 moved.

7 MR. CORDONNIER: Yeah.

8 CHAIRPERSON TIMMERMAN: Is there any square
9 footage? Like, I mean, a gazebo, at this point, is a
10 building. Is that where we want to settle in at?

11 MR. CORDONNIER: The City of Findlay,
12 they -- anything over 50 square feet is considered a
13 structure.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MR. CORDONNIER: In terms of, like, a shed
16 or anything like that. I'm not sure of the exact
17 verbiage. But if your shed is less than 50 square
18 feet, you don't -- and it's not a permanent
19 foundation, you don't need a permit.

20 CHAIRPERSON TIMMERMAN: 50 square feet's
21 pretty small.

22 MR. EVANS: That's 7 by 7. So if it's
23 8 by 8, it exceeds that. But 7 by 7 would be
24 49 square feet.

1 CHAIRPERSON TIMMERMAN: Right. That's
2 pretty small.

3 MR. EVANS: That's an odd size for a shed,
4 too.

5 CHAIRPERSON TIMMERMAN: Right.

6 MR. CORDONNIER: That's just a frame of
7 reference.

8 CHAIRPERSON TIMMERMAN: Sure.

9 SECRETARY STACY: Is it helpful to have a
10 size? Do you see that as a helpful thing?

11 CHAIRPERSON TIMMERMAN: The only reason I
12 find it helpful is I feel like somebody's going to
13 have a problem if they've got to get a permit for a
14 gazebo.

15 SECRETARY STACY: Right.

16 CHAIRPERSON TIMMERMAN: Something that's not
17 that big. So if you would put a square footage on
18 it --

19 MS. LAND: You know, if somebody wants to
20 put a doghouse out, if they have -- you know, if it's
21 a small little doghouse, if you don't have a size
22 limit on it, you would need a permit.

23 CHAIRPERSON TIMMERMAN: Technically, yeah.

24 SECRETARY STACY: Yeah. So I --

1 MS. LAND: Which that would be kind of
2 ridiculous.

3 SECRETARY STACY: That would be ridiculous.
4 So...

5 MR. EVANS: So the 50 square feet would be
6 good. I mean, I can't think somebody's going to build
7 a doghouse.

8 CHAIRPERSON TIMMERMAN: But how big would a
9 gazebo be?

10 MR. EVANS: It might be 8 by 8.

11 CHAIRPERSON TIMMERMAN: And, then, do we
12 want to have to pull a permit for a gazebo? Is
13 that --

14 MR. EVANS: So what do you think? The
15 one --

16 CHAIRPERSON TIMMERMAN: I don't know. I'm
17 just talking out loud.

18 MR. EVANS: Uh-huh.

19 CHAIRPERSON TIMMERMAN: I mean, I just feel
20 like somebody's going to -- not somebody. Probably
21 most people are going to have a problem with --

22 SECRETARY STACY: Yeah.

23 CHAIRPERSON TIMMERMAN: -- I need a permit
24 for a gazebo.

1 FROM THE FLOOR: Or a chicken coop.

2 CHAIRPERSON TIMMERMAN: Chicken coop.

3 MR. EVANS: Well, a chicken coop might not
4 be a bad idea. I mean --

5 MS. PARGEON: Yes, it is.

6 CHAIRPERSON TIMMERMAN: So I don't know.
7 I mean --

8 MS. LAND: Any size of anything, if it's
9 permanently affixed to the ground, is going to be
10 considered a building, right?

11 CHAIRPERSON TIMMERMAN: Does it say that
12 right now?

13 MS. LAND: That's what I'm asking you.

14 CHAIRPERSON TIMMERMAN: I think if it's
15 permanently --

16 MS. LAND: If it's on skids --

17 MR. EVANS: There's a lot of stuff that's
18 not.

19 MS. LAND: -- are we questioning if it's
20 something that can be moved around? Or are we
21 questioning, based on size, no matter what it is,
22 whether it's affixed to the ground or not, because we
23 do have to, then, start worrying a little bit about
24 lot coverage. Because if somebody has, you know,

1 three or four chicken coops, and, you know, a little
2 shed that they want to have goats in, and, then, a
3 gazebo, we could end up using more than your
4 percentage of lot coverage with things that look like
5 buildings, but, apparently, they aren't, according to
6 our definition. You have to take that into account.

7 CHAIRPERSON TIMMERMAN: So the lot coverage
8 is only buildings? It wouldn't -- at that point, if a
9 gazebo was not a building, it wouldn't go into the --

10 MS. LAND: What would it be?

11 CHAIRPERSON TIMMERMAN: I'm just saying if
12 it wasn't. If it wasn't, it wouldn't go, or whatever,
13 a doghouse. It's not considered a building so it
14 doesn't go into your lot coverage. Is that a true
15 statement?

16 MS. LAND: Yeah. If -- how can we say it's
17 covering a lot if it's something that had to have a
18 permit? How would we know?

19 CHAIRPERSON TIMMERMAN: Right.

20 MS. LAND: It does go into lot coverage
21 because it's covering ground, but we would never know,
22 or be able to calculate it, because we don't get
23 permits for it.

24 CHAIRPERSON TIMMERMAN: Right. So...

1 MS. LAND: And it can go either direction.
2 It's up to you guys. Just know what your issues
3 you've got to think through, you know domino effect of
4 other things.

5 CHAIRPERSON TIMMERMAN: Sure.

6 MS. LAND: You make the call. You make the
7 call any way you want.

8 MR. CORDONNIER: And I think 50 is
9 appropriate for Findlay because, you know -- Their
10 shed's in the wrong -- all that kind of stuff. You
11 may want to consider something larger in a more rural
12 setting.

13 CHAIRPERSON TIMMERMAN: Yeah.

14 MR. CORDONNIER: But most -- a lot of zoning
15 codes do, that I've worked with, and none of them have
16 been townships. But a shed, or anything you do, they
17 are an accessory structure and you do get a permit.

18 CHAIRPERSON TIMMERMAN: Right.

19 MR. CORDONNIER: It's not an exhaustive --
20 it doesn't mean you have to go in front of the board
21 or anything. It's usually whatever price you set,
22 \$25, and that kind of thing. But you can design this
23 how you want where accessory structures under, you
24 know, 200 feet. You know, structures under 200 square

1 feet don't require a permit, you know. However you
2 want to design it.

3 MR. EVANS: Which, 200 square feet is a
4 one-car garage.

5 CHAIRPERSON TIMMERMAN: Right.

6 MR. EVANS: So, you know, that's pretty big.

7 CHAIRPERSON TIMMERMAN: I think that's
8 getting to be a pretty good size at that point. So
9 that's a building at that point. So...

10 MR. EVANS: So, like, let's say they have an
11 8 by 10 shed, that's 80 square feet. Should that
12 require -- is that a building? Seems like it is.

13 CHAIRPERSON TIMMERMAN: I think --

14 MS. LAND: Good size thing. I mean,
15 especially when you're in a Residential District with
16 smaller lots, that starts to really look like a big
17 piece of stuff in the backyard then. As opposed to if
18 you have a 2-acre lot, then it's more of a little
19 speck.

20 CHAIRPERSON TIMMERMAN: Any input?
21 Thoughts?

22 MR. EVANS: If you go bigger, you just don't
23 want to go too much bigger, I don't think.

24 CHAIRPERSON TIMMERMAN: I agree. I don't

1 think you want to go too big. But 50 square foot is
2 7 by 7, that's not -- you might as well have --

3 MR. EVANS: That's an odd-ball size.

4 CHAIRPERSON TIMMERMAN: And you might as
5 well have that's any building at that point because
6 not many things --

7 MR. CORDONNIER: It does weed out -- it does
8 weed out dog --

9 MR. EVANS: Dog houses.

10 MS. PARGEON: Bird baths. It weeds out some
11 things.

12 MR. EVANS: Chicken coop. Small chicken
13 coop. That kind of stuff.

14 MR. CORDONNIER: I think the intent of
15 50 square feet in Findlay is that, yes, you do need a
16 permit for your shed.

17 CHAIRPERSON TIMMERMAN: Right.

18 MR. CORDONNIER: So they kind of sized it
19 just below what the standard size shed that you can
20 get at Lowe's or Menard's or whatever.

21 MS. LAND: In Marion Township we have to get
22 a permit for a shed. And they come out and they sign
23 it and make sure it's in the right place, do the
24 footer inspection to ensure even the stone pad is in

1 the right place. It can go any way you want it.

2 CHAIRPERSON TIMMERMAN: I know. I know.

3 I think any shed that people are going to go
4 buy on like the skid ones, or whatever, I think that's
5 a building for the most part. I've never seen one
6 that I wouldn't consider a building, I guess. So...

7 MR. EVANS: 90 percent of them are going to
8 be bigger than 50 square feet.

9 CHAIRPERSON TIMMERMAN: Exactly.

10 MS. LAND: What about playhouses? They
11 might be that 50 foot.

12 MR. EVANS: But it's, like, you don't want
13 to go too much smaller. That's probably why the
14 50 is there.

15 CHAIRPERSON TIMMERMAN: 75? I don't know.

16 MS. PARGEON: That way they can have an
17 upstairs in it, huh?

18 MS. LAND: They can have a porch.

19 MS. PARGEON: They can have a porch.

20 SECRETARY STACY: I'm kind of like, oh.

21 MR. CORDONNIER: Well, we get into the weeds
22 like this all the time. And one of the things I'll
23 say, in general, is -- maybe this is not correct, but
24 things aren't -- generally things aren't a violation

1 until someone complains.

2 MS. LAND: That's not true.

3 MR. CORDONNIER: The reality --

4 MS. LAND: It's only breaking the law if you
5 get caught. No. That's --

6 MR. CORDONNIER: The reality is --

7 MS. PARGEON: Well, if you're not in a zoned
8 area, it doesn't matter.

9 MR. CORDONNIER: The Findlay Zoning
10 Inspectors could spend a month writing violation
11 letters on about eight streets.

12 CHAIRPERSON TIMMERMAN: Right.

13 MR. CORDONNIER: You know, at a certain
14 point, if someone puts up a playhouse, I don't think
15 the intent is that, unless it's --

16 CHAIRPERSON TIMMERMAN: Sure.

17 MR. CORDONNIER: -- the -- my experience and
18 reality is, until someone complains, we're not looking
19 too greatly into it, on gray area things, like a swing
20 set or something like that.

21 MS. LAND: The problem, though, is, if you
22 get a playhouse for your little girl, you put it up,
23 nobody cares. You get one for your granddaughter, the
24 neighbor does complain, and, then, we have to enforce

1 against you, and you can't have yours, but you got
2 yours. That's where we have our problems.

3 MR. CORDONNIER: I knew Cindy wouldn't like
4 my little speech.

5 MS. LAND: No, no, no. Arbitrary. Then
6 you're arbitrarily applying it. It has to be applied
7 evenhandedly across everybody as you're doing zoning.

8 So you have to set these parameters that you
9 can live with, and, then, live with them. And if it
10 makes people uncomfortable that they have to get, you
11 know, a permit for something bigger than 75 square
12 feet, well, that's just something they're going to
13 have to debate with you and talk about. But you can't
14 have -- We'll make it, you know, 50, and if somebody
15 does something a little bigger, we won't care.

16 Because the next person who does care, you have to
17 deal with. And, then, they don't fit, and you have
18 to -- you've got people who do have it, and, then,
19 people who aren't allowed. That's when you get sued.

20 CHAIRPERSON TIMMERMAN: Okay. Well, I feel
21 like the last time we sat here and debated this for
22 quite a while --

23 MS. PARGEON: Yeah.

24 CHAIRPERSON TIMMERMAN: -- we're working on

1 that again.

2 MS. LAND: Clearly, we never quite got down
3 to --

4 CHAIRPERSON TIMMERMAN: Yeah. And not that
5 I want to make this debate go on a lot longer, but do
6 we want to open the floor to specific numbers?

7 MS. PARGEON: Yeah.

8 CHAIRPERSON TIMMERMAN: Does anybody have,
9 like, a specific number, like, that would be a cutoff?

10 FROM THE FLOOR: I've been looking at
11 chicken coops, and it's funny that you mentioned that
12 because, you know, if you want to have six chickens --

13 MS. LAND: Could you speak up a little bit.

14 FROM THE FLOOR: You have, like, a 10 by 10
15 or 12 by -- seriously that big, so they can have a run
16 inside of it. Right? And some people will lay, like,
17 concrete for their chicken coops, you know. And,
18 then, for the winter, put up more of a -- so maybe you
19 should think of something more along the lines of a 10
20 by 10. Like, you know, the same thing with a gazebo
21 could be that big too.

22 And, so, if you said what -- 100 square foot
23 instead of 75, up it a little bit. Because if you
24 notice, some of the houses here, they do have bigger

1 sheds in the back and so forth. So that might be --
2 because you've got to think, too, you're putting --
3 even if it's a shed, you're putting in your lawnmower,
4 riding lawnmower, those are bigger, they've got the
5 zero radius.

6 So I would probably -- that -- that would be
7 my suggestion. Make it 100 square feet. And, then
8 you're right, leave it. And, then, if somebody wants
9 to challenge that later on, they can.

10 CHAIRPERSON TIMMERMAN: Okay.

11 FROM THE FLOOR: Or they get a permit.
12 Like, you know, make the permit as cheap as possible.

13 CHAIRPERSON TIMMERMAN: Yeah.

14 FROM THE FLOOR: So that they are -- you
15 know, listen, it's a \$25 permit. Who cares. Do you
16 know what I mean?

17 CHAIRPERSON TIMMERMAN: Yeah. Anybody else?

18 FROM THE FLOOR: How about some of those
19 gazebos they make out of the grain bins?

20 MS. PARGEON: Well, if that's already there.

21 CHAIRPERSON TIMMERMAN: If there's a roof on
22 it, it's a -- if it's big enough, depending upon the
23 size, it's a building at that point. It says, Walls
24 and --

1 FROM THE FLOOR: Not that I want one.

2 CHAIRPERSON TIMMERMAN: Walls and a -- or a
3 roof supported by walls.

4 MS. LAND: Or columns.

5 CHAIRPERSON TIMMERMAN: Yeah. So that would
6 be --

7 MS. LAND: So if they do, like, a picnic
8 shelter in their backyard, I think that would still be
9 considered a structure.

10 FROM THE FLOOR: That would be probably
11 about 10 by 10.

12 CHAIRPERSON TIMMERMAN: So 10 by 10 starts
13 getting into --

14 MS. LAND: That's pretty big.

15 CHAIRPERSON TIMMERMAN: -- buildings that
16 you buy.

17 MR. EVANS: Right here, we're --

18 FROM THE FLOOR: I was going to say a
19 loophole is going to start opening up.

20 CHAIRPERSON TIMMERMAN: I know.

21 FROM THE FLOOR: So I don't know if
22 50 square feet just kind of keeps that shut.

23 MR. EVANS: I like 50 because here's a -- if
24 you say 75, so a guy gets an 8 by 8 shed, doesn't need

1 a permit, but an 8 by 10 does.

2 CHAIRPERSON TIMMERMAN: Right.

3 MR. EVANS: I think that's so close.

4 CHAIRPERSON TIMMERMAN: That's why I
5 think -- let's stick with 50. It's a --

6 MS. LAND: Okay. So this will read how?
7 I'll read through it and you guys stop me where I'm
8 supposed to be changing.

9 "Any structure, either temporary or
10 permanent, having a roof supported by columns or walls
11 and intended for the shelter or the enclosure of
12 persons, animals, or property of any kind. For the
13 purposes of this Resolution, a mobile, manufactured
14 home shall be considered a building."

15 That's all we have. And, then, we have
16 "permanently affixed to the ground" marked out.

17 MR. CORDONNIER: Any structure greater than
18 50 square feet.

19 MS. LAND: Hold on a minute.

20 MR. CORDONNIER: Sorry.

21 MS. LAND: I don't type well. Okay.

22 CHAIRPERSON TIMMERMAN: Just because
23 somebody went to playhouses, what is the definition of
24 a roof? On a lot of those playhouses, it's a tarp

1 that goes up over it. Do you want a permanent roof?
2 What's the definition of permanent at that point?
3 Somebody's going to argue this and you know it.

4 MS. LAND: Uh-huh.

5 MR. CORDONNIER: Then Cindy might not like
6 this statement either. But --

7 MR. EVANS: You guys should probably sit on
8 opposite --

9 MR. CORDONNIER: -- you can't -- in my
10 opinion, you can't write a code for every situation.

11 CHAIRPERSON TIMMERMAN: For sure.

12 MR. CORDONNIER: The best you can do is for
13 90 percent of the situations, and the other 10 percent
14 you just have to deal with as they come. Because if
15 you try to get that final 10 percent, the book goes
16 from 50 pages to 250 pages.

17 MS. LAND: And we miss something anyways.

18 MR. CORDONNIER: Yeah.

19 CHAIRPERSON TIMMERMAN: It does say "...and
20 intended for the shelter or enclosure of persons,
21 animals, or property of any kind."

22 I guess I'm just trying to think. Does that
23 include --

24 MS. PARGEON: Lawnmowers.

1 CHAIRPERSON TIMMERMAN: Is that what a
2 playhouse is even?

3 MR. CORDONNIER: I would say no.

4 CHAIRPERSON TIMMERMAN: So...

5 MR. CORDONNIER: If I was a zoning inspector
6 and someone put up a playhouse that was whatever, you
7 know, I would say the purpose of the playhouse is not
8 what this definition is.

9 MS. LAND: Is Molly getting a playhouse?

10 CHAIRPERSON TIMMERMAN: You know she is.
11 She turns 4 -- or turns 5 soon. You know she's
12 getting a playhouse.

13 MS. LAND: Some really cute little ones out
14 there in front of The Grainery.

15 MR. CORDONNIER: So any structure --

16 MR. EVANS: Call us before you buy it,
17 though.

18 MS. LAND: What?

19 MR. EVANS: I said, Call us before you buy
20 it.

21 MR. CORDONNIER: "Any structure greater than
22 50 square feet, either temporary or permanent, having
23 a roof supported by..." -- and I think you just add
24 the 50 square feet right at the beginning of the

1 statement.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MS. LAND: Uh-huh. Okay. And whether or
4 not it's permanently affixed is an issue or not an
5 issue? Right now, when we take out "permanently
6 affixed to the ground," then, the ones on skids fit
7 the definition of a building and need a permit.

8 CHAIRPERSON TIMMERMAN: I think so.

9 MS. PARGEON: Yeah.

10 MS. LAND: So the "permanently affixed" is
11 going?

12 CHAIRPERSON TIMMERMAN: I think so.

13 MS. PARGEON: Uh-huh.

14 MR. CORDONNIER: It was marked -- on mine,
15 it's already marked off.

16 MS. LAND: I know. But it's still there to
17 be discussed.

18 MR. CORDONNIER: Okay.

19 MS. LAND: Once I click "Delete," it's gone.

20 MR. CORDONNIER: Gotcha.

21 MS. LAND: So I'm deleting?

22 MS. PARGEON: I'm kind of waiting for it to
23 disappear on my paper.

24 MS. LAND: It's gone.

1 CHAIRPERSON TIMMERMAN: Okay.
2 I'm still on -- are we done with Building
3 finally?
4 MS. LAND: I think so.
5 CHAIRPERSON TIMMERMAN: Awesome.
6 MS. LAND: Did we finish Borrow Pit?
7 MR. EVANS: There were a couple of typos.
8 MS. LAND: I think we did.
9 MR. EVANS: Yeah.
10 CHAIRPERSON TIMMERMAN: Okay. Going down to
11 Dwelling Unit.
12 MS. LAND: What? Dwelling Unit?
13 CHAIRPERSON TIMMERMAN: Down here.
14 MS. LAND: Where?
15 CHAIRPERSON TIMMERMAN: I was going to go
16 down a few.
17 MS. LAND: Oh.
18 CHAIRPERSON TIMMERMAN: Why? Do you see
19 something that needs changed?
20 MS. LAND: Well, no. Huh-uh.
21 MS. PARGEON: We just went further faster.
22 MS. LAND: Okay. Good.
23 CHAIRPERSON TIMMERMAN: We were supposed to
24 be reviewing the ones that are --

1 MS. LAND: That you had problems with.
2 That's right.

3 CHAIRPERSON TIMMERMAN: Exactly. Not every
4 single line.

5 MS. LAND: It's Thursday. I'm very tired.

6 CHAIRPERSON TIMMERMAN: Okay. At the end,
7 you have, "...running water and sanitary sewer
8 facilities" crossed out.

9 MS. LAND: That's something that you had
10 some discussion on.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: And I -- because it was
13 discussion, I left it there with a line in it to be
14 discussed. Is it staying? Going? Do we want it to
15 go?

16 CHAIRPERSON TIMMERMAN: A building or
17 portion -- I think that's what -- that's part of --
18 it -- we have -- or it had, at the start, "...and
19 having cooking facilities," but it didn't have
20 anything about water or sewer. So, I mean, I think
21 those things all kind of go together. If it's a
22 dwelling unit that you're going to cook in, you're
23 probably going to have water and sewer.

24 MR. EVANS: You're saying put that in?

1 MS. PARGEON: Put it back in.

2 CHAIRPERSON TIMMERMAN: I don't know why
3 it's crossed out, I guess, in my mind. But if anybody
4 has any thoughts to go with that.

5 MR. EVANS: It seems like that should be
6 added in because it's not a dwelling.

7 SECRETARY STACY: It's kind of hard to cook
8 without water.

9 MS. PARGEON: Yeah.

10 SECRETARY STACY: I think we went --
11 sanitary sewer facility, I would think.

12 MS. PARGEON: Uh-huh.

13 MR. CORDONNIER: We're dealing with that in
14 Washington Township.

15 MS. LAND: Uh-huh. I think it's good
16 putting that in there. It stops people using a shed
17 as a dwelling unit for somebody.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. LAND: Because either they have to have
20 it have facilities or it can't be occupied as a
21 dwelling unit.

22 CHAIRPERSON TIMMERMAN: Right.

23 MS. PARGEON: It would be a big problem. So
24 leave the water -- running water and sanitary sewer

1 facilities.

2 CHAIRPERSON TIMMERMAN: I'm going to go back
3 to Boarding House real quick. Not that I want to
4 change anything. You kept the one from the handout
5 today; is that true?

6 MS. LAND: It says, "A building, other than
7 a motel or hotel, with three or four guestrooms used
8 as a permanent more than four weeks' lodging for
9 compensation."

10 CHAIRPERSON TIMMERMAN: I just want to cross
11 the other one out.

12 MS. LAND: Okay.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: Under Dwelling Unit, where we
15 have, Dwelling Unit. One-family, two-family,
16 multi-family, should those be sub definitions under
17 Dwelling Unit? Or do you want them to be their own
18 individual -- that's just a structure thing. It's up
19 to you guys.

20 CHAIRPERSON TIMMERMAN: I don't have a
21 problem with that.

22 MR. EVANS: Me either.

23 MS. LAND: Okay. I'll just leave them as
24 they are.

1 MS. PARGEON: That would be good.

2 MS. LAND: There are a lot of punctuation
3 problems in this one.

4 Exceptions. We thought about eliminating
5 Exception completely from the book. That's why I have
6 it in green here because we're going to discuss it
7 again; but I don't think we really can. There are
8 too -- we have to have that -- I went back and I did
9 some research on why these exist and what they're for,
10 and they do give you a modicum of a catch-all for
11 things you never considered could be a problem with
12 the way you have it written. It makes the book more
13 flexible.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: Okay with leaving as it is?

16 MS. PARGEON: Yes.

17 CHAIRPERSON TIMMERMAN: Sure.

18 MS. LAND: Except, we have here, it says, "A
19 use permitted only after review of an application by
20 the Board of Zoning Appeals or the zoning commission
21 or township trustees."

22 No. Township trustees never do any
23 reviewing or applying of the book. That should come
24 out.

1 CHAIRPERSON TIMMERMAN: Okay. Should it be
2 the zoning appeals or zoning commission?

3 MS. LAND: Yeah.

4 CHAIRPERSON TIMMERMAN: It should be
5 either/or? Or should it be one of them?

6 MS. LAND: It depends on what it is. It may
7 go to one; it may go to the other. It depends on what
8 kind of exception it's for.

9 CHAIRPERSON TIMMERMAN: Okay. So it's good
10 to keep it this way?

11 MS. LAND: Yeah, I think so. But I'm going
12 to take out Planning Commission because that gets
13 confused with sending it to Regional Planning, and
14 they aren't in the mix on this either. Nor do I think
15 they want to be.

16 MR. CORDONNIER: No.

17 MS. LAND: Figured as much.

18 SECRETARY STACY: Would we want a period
19 after saying, "...zoning appeals or zoning
20 commission," or removing "township trustees"? We have
21 township trustees at the end. That would have to be
22 (unintelligible).

23 MS. LAND: Take that one out, too.

24 SECRETARY STACY: Okay.

1 MS. LAND: But that doesn't make sense, does
2 it? "A use permitted only after review of an
3 application by the BZA or zoning commission or
4 modification in the standards of this Resolution."

5 SECRETARY STACY: Something needs to be
6 reworded.

7 MS. LAND: I think just a period after
8 "zoning commission," and, then, just make, "A
9 modification" a new sentence?

10 SECRETARY STACY: Yeah.

11 MS. LAND: Want to do it that way?

12 CHAIRPERSON TIMMERMAN: So it says,
13 "Specifically permitted after review." So after that
14 review, is, like, any similar cases also permitted?

15 MS. LAND: Exceptions generally are things
16 that are standing on their own, something that has a
17 unique function. So the chance of there ever being
18 another one are pretty slim. But if you have given
19 exceptions before, you go back and look and see if
20 it's similar how you handled that when you handle the
21 same.

22 But usually you don't need an exception if
23 it's ever something that you see twice. You know,
24 exceptions are the real odd things that just --

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: You know, once I say that, then
3 it could come up three times. But generally you
4 don't --

5 SECRETARY STACY: Do we want to use the word
6 "unique" or not?

7 MS. LAND: I wouldn't.

8 SECRETARY STACY: Okay.

9 MS. LAND: Because people could be offended
10 by that. I don't know why, but it's one of those
11 words that snowflakes get upset about.

12 SECRETARY STACY: All right.

13 CHAIRPERSON TIMMERMAN: Anything else off of
14 Page 3?

15 MS. PARGEON: That looks pretty good, the
16 rest of it.

17 SECRETARY STACY: And you've got to put a --
18 insert a space between (unintelligible) and "floor
19 area."

20 MS. LAND: Uh-huh.

21 MR. CORDONNIER: Definition of Farm. Other
22 than kind of weird verbiage, "The carrying on of any
23 agricultural activity." So if I have chickens on my
24 2-acre lot, am I a farm?

1 MS. LAND: If you're doing it for profit,
2 according to this, yes. However, the definition of
3 Agriculture in the Ohio Revised Code is very
4 extensive.

5 MR. CORDONNIER: Yeah.

6 MS. LAND: So I don't want to leave in,
7 "...or the raising of livestock," because agricultural
8 activity encompasses livestock.

9 SECRETARY STACY: Uh-huh.

10 MR. CORDONNIER: Yeah. I know farming and
11 agriculture, like I said, are kind of unique birds.
12 It just struck me as --

13 SECRETARY STACY: The carrying on.

14 MS. LAND: You know, the thing is we have a
15 definition of farm, but we don't talk about farm
16 anywhere else in all of this. We don't use that term
17 anywhere. It's always Agricultural Use.

18 MR. CORDONNIER: Yeah.

19 CHAIRPERSON TIMMERMAN: So the definition
20 doesn't matter.

21 MS. LAND: Do we even need the definition of
22 a farm?

23 MS. PARGEON: Agriculture covers anything
24 farm-related.

1 SECRETARY STACY: That's true. I think we
2 can remove it.

3 MR. EVANS: As long as we don't have "farm"
4 a lot of other places, yeah.

5 MS. LAND: I don't remember us using -- I
6 think it's always Agricultural Use.

7 MR. CORDONNIER: Yeah.

8 MS. PARGEON: Uh-huh.

9 MS. LAND: Unless --

10 CHAIRPERSON TIMMERMAN: You don't define
11 Agricultural Use --

12 SECRETARY STACY: Do we need to define
13 Agriculture?

14 MS. LAND: No. No.

15 MS. PARGEON: It'd be a lot of words.

16 MS. LAND: That will get us into trouble no
17 matter what we try.

18 SECRETARY STACY: Okay.

19 MS. LAND: Hold on a minute. I want to look
20 in -- yeah. Farms and farming operations are
21 permitted uses in Agricultural Use.

22 CHAIRPERSON TIMMERMAN: Leave it.

23 MS. LAND: Yes, leave it.

24 MS. PARGEON: Yay.

1 MR. EVANS: Be nice if you could reword it,
2 though.

3 SECRETARY STACY: Uh-huh. "The carrying
4 on," that's awkward.

5 MR. EVANS: Kind of written English.

6 SECRETARY STACY: Can you just say
7 "agricultural activity"?

8 MS. LAND: How about "Any agricultural
9 activity as a source of income"?

10 MS. PARGEON: Yeah.

11 SECRETARY STACY: That works.

12 MS. LAND: We took out the word
13 "thoroughfare" everywhere and changed it to
14 "street/road."

15 SECRETARY STACY: Yeah.

16 MS. LAND: Because nobody knows what a
17 thoroughfare is.

18 SECRETARY STACY: Page 4.

19 CHAIRPERSON TIMMERMAN: I switched to
20 Page 4.

21 SECRETARY STACY: Okay.

22 MS. PARGEON: What did you find?

23 SECRETARY STACY: No, I -- yeah, I'm on
24 Page 4.

1 So Home Business and Home Occupation, that
2 seems to have either the same or very similar wording.
3 I had taken notes that I had put, A home business can
4 be outside of the home and a home occupation is always
5 inside the home; is that correct?

6 MS. LAND: Yes.

7 CHAIRPERSON TIMMERMAN: Would that be
8 helpful in making a distinction between the two?

9 MS. LAND: No. We do in that last line.

10 SECRETARY STACY: Okay.

11 MS. LAND: It's incident -- "A home business
12 is incidental and secondary to use as a premises as a
13 dwelling purpose, and shall..." -- oh, no. That's not
14 the one.

15 It's, "...by immediate family members
16 residing on the premises and conducted entirely on the
17 premises."

18 And home occupation is, "...residing in the
19 dwelling and conducted entirely within the dwelling."

20 MR. EVANS: So "premises" and "dwelling" are
21 the keys.

22 MR. CORDONNIER: I think both of them have a
23 weird, "...by a member of an immediate family
24 residing." "By an immediate family member." It

1 just -- "...by a member of an immediate family
2 residing on the premises."

3 SECRETARY STACY: Yeah, it needs to be
4 "member."

5 MR. CORDONNIER: Exclusively by an immediate
6 family member residing on the premises.

7 MS. PARGEON: Immediate family owner
8 residing on the premises.

9 MS. LAND: Doesn't have to be an owner.

10 CHAIRPERSON TIMMERMAN: It could be -- going
11 back to the last meeting, a gentleman was asking about
12 a home business, and, then, he said -- he was implying
13 that, at some point, he's probably going to sell the
14 business.

15 MS. LAND: You can't sell a home business
16 because it's you doing it on your premises.

17 CHAIRPERSON TIMMERMAN: What if you sell the
18 house with the business?

19 MS. LAND: Then it's somebody else's home
20 business. But yeah. You can't -- they have to not
21 just buy the house to have the business. It has to be
22 secondary to it being their home.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: So they have to live there. The

1 person who is carrying on the business has to live
2 there.

3 CHAIRPERSON TIMMERMAN: Does that have --
4 does that kind of, by definition, have to be the owner
5 of the business that lives there?

6 MS. LAND: Well, not necessarily. Because
7 what if I rent the property, I live there, and I run
8 the business there? I'm not the owner.

9 CHAIRPERSON TIMMERMAN: The person living on
10 the property, do they have to be the owner of the
11 business?

12 MS. LAND: Yes. It has to be their
13 business.

14 MR. CORDONNIER: Or a family member. Yeah.

15 MS. LAND: It could be your kid's business,
16 but they have to still live there with you. As soon
17 as they move out, they can't keep the business there.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. LAND: So if you have -- if you're
20 having a business where you live. It's not
21 necessarily where you own. Where you live.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. CORDONNIER: The -- this is -- we ran
24 into an issue on the interpretation of this.

1 "No commodity shall be sold on the premises,
2 nor mechanical equipment used, the external effects of
3 which may adversely affect the adjacent property."

4 I think we all -- one of our zoning
5 inspectors interpreted it as no mechanical equipment
6 could be used. And, then, I argued, the external
7 effects of which. Like, you could have a small little
8 press in your garage and do things as long as it
9 doesn't externally -- I didn't know if there was some
10 rewording.

11 MS. LAND: Well, if they just read the whole
12 thing, I mean, instead of stopping halfway.

13 MR. CORDONNIER: Maybe it was just --

14 MS. PARGEON: Yeah. Right.

15 MR. CORDONNIER: Yeah.

16 MR. EVANS: Or is it kind of like, As long
17 as the external effects do not adversely affect
18 adjacent property?

19 MS. LAND: Well, then you're a little more
20 solid than with "may adversely affect," because even
21 though they have not adversely affected, they could,
22 because they haven't started yet. They haven't
23 affected anybody, but they may, once they start. Then
24 it's something we have to put our foot down about.

1 If somebody comes along says, I want to have
2 a machine shop where I'm, you know, grinding things
3 all day, that could be a problem. They haven't
4 started yet, so they have not affected their
5 neighbors. But if they start, they will. And I like
6 "may" better. It's up to you guys, but it gives you
7 more flexibility.

8 MS. PARGEON: Well, sometimes you need
9 flexibility.

10 MS. LAND: Especially with home business and
11 home occupation. It's something that will be a
12 colossal pain in the backside the entire time you're
13 doing this.

14 MR. CORDONNIER: It is. I can confirm.

15 MS. PARGEON: Then leave "may" in there.

16 MS. LAND: It's that way in every township.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MR. CORDONNIER: Dog grooming, haircutting,
19 human haircutting.

20 MS. LAND: Then we have the Avon salesladies
21 and the people who deliver things that they have
22 Amazon trucks coming, you know, three times a day,
23 dropping off big massive amounts of stuff. But we
24 don't sell anything here. We take it in our car and

1 deliver it places.

2 MR. CORDONNIER: Yeah. Home occupation and
3 home business are -- and, then, they're successful and
4 they start wanting to expand.

5 MS. LAND: And hire people. That's a no-no.

6 CHAIRPERSON TIMMERMAN: They can't hire
7 people?

8 MS. LAND: Huh-uh.

9 CHAIRPERSON TIMMERMAN: It's just you?

10 MS. LAND: Carried on by a family member
11 residing on the premises.

12 MR. CORDONNIER: Yeah. The hiring of people
13 gets --

14 MS. LAND: That's where it moves on to
15 regular business, not a home business, and you've got
16 to be in that area.

17 And you're not grandfathered because you're
18 starting something different then. You have a lot of
19 problems with -- well, this issue has come up a number
20 of times. The contractors that have three or four
21 guys who work with them. Then they have them come and
22 they leave their trucks on their property, and, then,
23 they all leave. Is that a home business? No, it's
24 not doing anything there. You just have people

1 parking on his property. But neighbors complain
2 always. They complain if that happens.

3 CHAIRPERSON TIMMERMAN: Is it worth calling
4 out that it's only -- like, a person, business, that
5 it's only the home, the owner.

6 MS. LAND: It does say that. "...by an
7 immediate family member residing on the premises."

8 CHAIRPERSON TIMMERMAN: Okay. It does say
9 "a."

10 MS. LAND: Now, it could be, you know, mom,
11 dad, three kids all working at this one home business,
12 as long as they're all living in the house. Then it's
13 okay.

14 CHAIRPERSON TIMMERMAN: So everybody -- all
15 employees.

16 MS. LAND: They're immediate family members
17 residing on the property.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MR. CORDONNIER: Having outside employees
20 is a --

21 MS. LAND: Big no.

22 CHAIRPERSON TIMMERMAN: That's the line.
23 Okay.

24 Keep going then?

1 MS. PARGEON: Yeah.

2 CHAIRPERSON TIMMERMAN: Deb, do you have any
3 more on that?

4 MS. LAND: Is the new Junkyard okay? The
5 old Junkyard can go.

6 MR. EVANS: Is that supposed to say "located
7 within 1,000 feet"? The red junkyard definition?

8 SECRETARY STACY: Is a junkyard the same as
9 a salvage yard?

10 MS. PARGEON: A salvage yard
11 is (unintelligible).

12 SECRETARY STACY: Because there may be
13 people, if they own a salvage yard, they may be --
14 take offense.

15 MS. LAND: That it's called a junkyard?

16 SECRETARY STACY: Yeah.

17 MS. LAND: But if they fit the definition.
18 You could call a duck a swan, but it's still a duck.

19 SECRETARY STACY: Would we want to say
20 junk/salvage yard, or is that getting too --

21 MR. CORDONNIER: To me, salvage yard is
22 synonym for junkyard. I think they're the same thing.

23 SECRETARY STACY: Okay. But it has a nicer
24 connotation.

1 MS. LAND: So you want to make it
2 junk/salvage yard?

3 SECRETARY STACY: Yeah.

4 MR. EVANS: I think I know what salvage is.
5 Junk can be, I think, a broader definition. What's
6 that -- one man's junk --

7 MS. PARGEON: Is another man's treasure.
8 Yeah.

9 MR. EVANS: Salvage, I understand what that
10 is.

11 SECRETARY STACY: But it says, "...includes
12 scrap metal processing." So if you have wrecked
13 vehicles -- I mean, if you have wrecked vehicles, is
14 it a salvage yard? And if you just have a selection
15 of odds and ends, is it a junkyard?

16 MS. PARGEON: Well, a salvage yard is parts
17 are taken off and used for other vehicles. A junkyard
18 is a junkyard. It's just there.

19 MS. LAND: Oh, people go to junkyards and
20 get parts for vehicles, too.

21 MS. PARGEON: Right. Uh-huh.

22 MS. LAND: I think salvage and junkyards are
23 synonymous. They are the same thing. I think -- I'm
24 trying to recall. I think I got the definition of

1 junkyard from the Ohio Administrative Code and that's
2 why it's been kind of a touchy subject. That's where
3 this red one came from.

4 MR. EVANS: The 1,000 feet of the nearest
5 edge.

6 MS. LAND: Yeah. That came from that, too.
7 It had to do with highways. That's up to you guys if
8 you want to keep something like that.

9 MR. EVANS: So if it's over 1,000 feet away,
10 then it's not a junkyard?

11 MS. LAND: No. They just can't be closer
12 than 1,000 feet.

13 MR. EVANS: Oh, I got ya.

14 MS. PARGEON: Yeah. They can't expand out
15 to the roadside.

16 SECRETARY STACY: I think there's something
17 to be said about having some setback from a road for
18 something like that.

19 CHAIRPERSON TIMMERMAN: It says that our --
20 that our -- well, it says, "...that are located within
21 1,000 feet of the nearest edge of the road -- the
22 right-of-way."

23 MS. LAND: Uh-huh.

24 CHAIRPERSON TIMMERMAN: So that's less than

1 junkyard, if it's inside of that. Outside of that,
2 it's not a junkyard.

3 MS. LAND: Take that 1,000 feet thing out?

4 MR. EVANS: I think that just confused me.
5 But...

6 SECRETARY STACY: If you want a setback, I
7 guess you would talk about that in --

8 MR. EVANS: The setbacks.

9 SECRETARY STACY: -- the Conditional Uses or
10 Setbacks, right?

11 MR. EVANS: Yeah.

12 MR. CORDONNIER: I assume junkyards are only
13 permitted in I-2, so yeah. I actually read that as a
14 1,000-foot setback, but that's what my brain
15 translated it to.

16 MS. LAND: That's what I thought it was,
17 too, and that's what came out of the Administrative
18 Code. I'm not saying the Administrative Code is
19 always written nicely because it's often not written
20 by attorneys.

21 MR. CORDONNIER: I think we take that out.
22 I think that just confuses things.

23 MS. LAND: Okay. So it will end with,
24 "...includes scrap metal processing facilities,"

1 period.

2 SECRETARY STACY: Okay.

3 MS. PARGEON: The landfills, sanitary
4 landfill, should that be liners instead of loaners?

5 SECRETARY STACY: Loaners.

6 MS. LAND: Oh, yeah.

7 SECRETARY STACY: Synthetic bottom liners.

8 MS. LAND: Completely different content
9 there.

10 MR. CORDONNIER: I'm horrible at this. My
11 brain just fills in the right word. I read that and
12 it never even crossed my mind.

13 SECRETARY STACY: That's because you're a
14 context reader.

15 MS. LAND: That's why when they're proofing
16 they read backwards.

17 MS. PARGEON: Okay. It goes a little bit
18 further, it says "R-E-S."

19 CHAIRPERSON TIMMERMAN: She already got
20 that.

21 MS. PARGEON: We got that. Okay.

22 CHAIRPERSON TIMMERMAN: Rest of environment.

23 SECRETARY STACY: We got it. Good.

24 CHAIRPERSON TIMMERMAN: Anything else on

1 Page 4?

2 SECRETARY STACY: Just -- yeah. Take care
3 of spacing as you go, too.

4 MS. LAND: Yeah.

5 SECRETARY STACY: When -- the second
6 paragraph, when it talks about a zoning lot, "A zoning
7 lot, therefore, may not coincide with a lot of record
8 as filed with the county reorder." Again --

9 MS. LAND: Where is that?

10 SECRETARY STACY: We need a "C."

11 MR. EVANS: Second paragraph down.

12 SECRETARY STACY: County recorder.

13 MS. LAND: Under what? Lot lines?

14 SECRETARY STACY: Zoning lot.

15 MS. LAND: Oh, zoning lot.

16 SECRETARY STACY: Okay. It should say, "The
17 county recorder." We need a "C" inserted. Right now
18 it's like "reorder." County reorder.

19 MS. LAND: Okay.

20 SECRETARY STACY: "But may include one or
21 more lot of record." Okay. I guess I'm trying to
22 wrap my brain around that concept. So...

23 MS. LAND: Do we have a definition of
24 "Single Tract"?

1 CHAIRPERSON TIMMERMAN: I don't remember
2 that one.

3 SECRETARY STACY: Huh-uh.

4 MS. LAND: Huh-uh.

5 CHAIRPERSON TIMMERMAN: No.

6 MS. LAND: We've run into some issues in
7 Washington Township with the definition of what a
8 single tract of land is. By them trying to say that
9 because they're touching by the corners, that now they
10 are a single tract, and they -- do we want to keep
11 this this way?

12 MR. CORDONNIER: I was focused on corner
13 lot. So are they saying --

14 MS. LAND: Could be multiple parcels.

15 MR. CORDONNIER: -- like, two parcels, same
16 owner, and they touch?

17 MS. LAND: One zoning lot.

18 MR. CORDONNIER: And they touch, and it's --
19 I mean, I don't agree with that.

20 MS. LAND: I don't either.

21 MR. CORDONNIER: I've never -- I've not come
22 across that, but I can see --

23 MS. LAND: "A single tract of land which, at
24 the time of filing of the zoning is designated by..."

1 On the other hand, let me think. If you
2 have property that's put together by a number of tiny
3 little slivers that become one parcel, most of them
4 aren't going to be buildable unless we combine them
5 into one.

6 MR. CORDONNIER: Yeah.

7 MS. LAND: Although, my preference is to
8 have them go to the auditor's office and have that
9 parcel -- the small one abandoned and one parcel made
10 of all of it. It's cleaner for the county records,
11 too.

12 MR. CORDONNIER: That's -- we make them go
13 to the auditor's office.

14 MS. LAND: You're kind of facilitating
15 leaving things sloppy by allowing this to be in here.

16 MR. CORDONNIER: Which definition is it?

17 MS. LAND: "Lot Zoning."

18 MR. CORDONNIER: Yeah, I don't like that.
19 You are facilitating this --

20 MS. LAND: Messy situation.

21 MR. CORDONNIER: Yeah.

22 MS. LAND: The only time it's going to be a
23 real problem for somebody is if they go over section
24 lines because they won't let them combine in section

1 lines.

2 MR. CORDONNIER: Yeah.

3 MS. LAND: And, then, they might not have
4 their 2 acres to be able to build on if they are
5 straddling a section line.

6 CHAIRPERSON TIMMERMAN: What's a section
7 line?

8 MR. CORDONNIER: Like up here (indicating).

9 MR. EVANS: The squares.

10 MS. LAND: Down here, like, the smaller one
11 down. Like, 13, 14, 11, 12.

12 CHAIRPERSON TIMMERMAN: Oh, down here?

13 MS. LAND: Yeah. It's, like, this is a
14 section. If you're, like, straddling a section here,
15 and you have part on each side, you can't combine that
16 into one parcel; it has to be parcels of two separate
17 sections.

18 But if you have, like, two or three small
19 parcels here in this section that you want to build
20 on, now they're saying you can take that -- do the
21 outline of it and decide, Oh, you have a big enough
22 parcel to do what you want. It's at issue.

23 CHAIRPERSON TIMMERMAN: Can we just make a
24 note that says that, All parcels are inside of one

1 section; they must be joined first?

2 MR. CORDONNIER: Or if you change -- if you
3 keep "Zoning Lot," and just only for circumstances
4 where --

5 MS. LAND: We'll have to identify what those
6 circumstances are.

7 MR. CORDONNIER: Just -- this is not -- in
8 rough wording where section lines prevent the join --
9 the joining of two lots.

10 CHAIRPERSON TIMMERMAN: Wouldn't that be
11 a -- grounds to grant a variance?

12 MS. LAND: Could be.

13 MR. CORDONNIER: Yeah. I would consider
14 that.

15 CHAIRPERSON TIMMERMAN: So if you get rid of
16 it, then they're forced to join the lot, except for
17 this scenario.

18 MS. LAND: Or they basically would have to
19 ask for a variance because it's not of their making;
20 it's on both sides. And it would --

21 MR. CORDONNIER: It's a technicality, the
22 section line issue.

23 MS. LAND: Yeah. And that's something
24 that's a legitimate use of the variance.

1 CHAIRPERSON TIMMERMAN: Right.

2 MS. LAND: Want to take "zoning lot" out?

3 MR. CORDONNIER: Yeah, I think so.

4 CHAIRPERSON TIMMERMAN: Seems like it makes
5 sense then.

6 SECRETARY STACY: Does that include the
7 paragraph underneath it?

8 MS. LAND: Yeah.

9 SECRETARY STACY: Okay. This is all part of
10 it?

11 MS. LAND: Yeah.

12 SECRETARY STACY: All right.

13 CHAIRPERSON TIMMERMAN: What's the
14 definition of "Single Tract" then?

15 MS. LAND: One parcel.

16 CHAIRPERSON TIMMERMAN: One parcel.

17 SECRETARY STACY: So do we need -- do we
18 have that?

19 MS. LAND: I don't think we need to have
20 that because we're just, by default, if the parcel is
21 a tract.

22 SECRETARY STACY: Okay.

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. LAND: Yeah. The deal in Washington

1 Township is not only going over section lines, it's
2 going over county lines.

3 MS. PARGEON: Wow.

4 MS. LAND: Part in Seneca and part in
5 Hancock. We're going to have to spend a lot of money
6 litigating that it is not one tract.

7 SECRETARY STACY: Okay.

8 MS. PARGEON: So they can have one foot in
9 each county.

10 MS. LAND: Pretty much.

11 CHAIRPERSON TIMMERMAN: All right. Anything
12 further down?

13 SECRETARY STACY: Going to add on No. 2.

14 MS. LAND: On Manufactured Homes. Where are
15 you at?

16 SECRETARY STACY: Oh, No. 2 under Lot Lines,
17 you're going to put a space in between "in the case".

18 MS. LAND: Oh, yeah. Oh, that word "in"
19 isn't even there. It's a weird thing.

20 MS. PARGEON: So it's not an "N." It's just
21 "the case"?

22 MS. LAND: I don't know what I just did, but
23 I did something pretty bad. Okay. "In the case of."

24 CHAIRPERSON TIMMERMAN: Cindy, up there, the

1 whole -- there's, like, four definitions that are Lot
2 Area, Lot Coverage, Lot Depth, Lot Line. Similarly,
3 you have Feeder Road early, and it says, "A street or
4 road." And, then, now we're at "major road/street."

5 Would it make sense to create a road/street,
6 and then have "major and feeder" together? Is it
7 helpful to --

8 MS. LAND: We can do that.

9 CHAIRPERSON TIMMERMAN: -- move them to the
10 same area?

11 MR. CORDONNIER: That would be --

12 SECRETARY STACY: Yeah.

13 MS. LAND: Do you want them like we have
14 Lot, comma, Corner Lot, comma --

15 CHAIRPERSON TIMMERMAN: Sure.

16 MS. LAND: -- Interior?

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: We do "road/street," comma,
19 "major feeder," gotcha.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MS. LAND: Manufactured Home. We currently
22 have -- I combined Manufactured and Mobile Home
23 because --

24 CHAIRPERSON TIMMERMAN: That was just a date

1 thing, wasn't it?

2 MS. LAND: It had to do with dates and it
3 made no sense. They're the same thing. They called
4 them different things after a change in the code.

5 But there is a code section in zoning that
6 says that, if a manufactured home or a mobile home is
7 permanently affixed to a foundation, it becomes a
8 building, not a mobile home anymore.

9 So I don't think we can leave this and use
10 "with or without a permanent foundation." It will
11 have to be "without a permanent foundation" because
12 once it has a permanent foundation --

13 CHAIRPERSON TIMMERMAN: Sure.

14 MS. LAND: -- it's no longer a mobile or
15 manufactured home.

16 MS. PARGEON: Manufactured.

17 SECRETARY STACY: Right.

18 CHAIRPERSON TIMMERMAN: Does it make sense
19 to add that into the definition that once it's on a
20 permanent foundation it's a building? Or does that
21 add clutter, I guess?

22 MS. LAND: I think it's clutter.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: So it will say, "A structure of

1 vehicular, portable design built on a chassis and
2 designed to be moved from one site to another and to
3 be used without a permanent foundation."

4 Is that okay?

5 CHAIRPERSON TIMMERMAN: Yeah.

6 Modular Home. House built in a factory.

7 MS. LAND: Uh-huh.

8 CHAIRPERSON TIMMERMAN: Is this where, like,
9 it's, like, a lot of little pieces brought in
10 together?

11 MS. LAND: No, they bring in big chunks.

12 CHAIRPERSON TIMMERMAN: Okay. In your
13 definition, it says, "...where craned into place."

14 MS. LAND: Uh-huh. They are.

15 MS. PARGEON: And it's neat to watch.

16 CHAIRPERSON TIMMERMAN: They actually have
17 to be craned in? They're not set into place?

18 MS. LAND: Huh-uh. They come in on a
19 flatbed and they have to pick up a half a house and
20 put it on a site.

21 CHAIRPERSON TIMMERMAN: Okay. I just --
22 I didn't want it to be a technicality where --

23 MS. LAND: They come in, and they're going
24 to roll -- maybe they're rolling it off, or --

1 CHAIRPERSON TIMMERMAN: That's kind of the
2 direct -- if you're lifting the house up off of the
3 platform and driving the trailer out and setting it
4 down, there's not a crane involved. I'm just curious
5 if that -- the crane be called out specifically, if
6 it's a problem.

7 MS. LAND: Okay.

8 CHAIRPERSON TIMMERMAN: I don't know the
9 tech -- I don't know how it all works. I'm just --

10 MS. LAND: This was a Google definition,
11 too.

12 CHAIRPERSON TIMMERMAN: Sure.

13 MS. LAND: That came from the Modular Home
14 Builders of the World website. Whatever that was.

15 SECRETARY STACY: How about, "...are often
16 craned into place"? No?

17 MS. PARGEON: Ours was slid into place.

18 MS. LAND: (Unintelligible) "...sections are
19 placed and installed on a permanent foundation."

20 CHAIRPERSON TIMMERMAN: Sure.

21 MS. PARGEON: Yeah.

22 MS. LAND: And that way it doesn't matter
23 how they get placed there.

24 MR. CORDONNIER: Yeah. I was going to say,

1 I don't care how it got there.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MS. PARGEON: As long as it got there.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: So should we ask them if this is
6 as boring as the parking conversation or --

7 CHAIRPERSON TIMMERMAN: Seeing as how
8 they're chatting, I think we know the answer.

9 MS. LAND: (Unintelligible) conversation
10 with this one?

11 SECRETARY STACY: They're bored to death.

12 CHAIRPERSON TIMMERMAN: Are you bored?

13 FROM THE FLOOR: No, we're just talking
14 about other ways of moving large things.

15 CHAIRPERSON TIMMERMAN: Okay.

16 FROM THE FLOOR: I just had a 12 by 20 shed
17 fully assembled; they rolled it off of a flatbed as
18 you were saying. He had this pallet jack on steroids
19 that picked it up and he moved it 300 feet around --
20 you know, over, back, and around --

21 MS. LAND: Yeah.

22 FROM THE FLOOR: -- to put it in place.

23 So...

24 MS. PARGEON: That's really neat, isn't it?

1 FROM THE FLOOR: It is neat. They don't
2 necessarily need a crane, I guess, is my point.

3 MS. LAND: Taking that off there and just
4 placed and installed on a permanent foundation should
5 cover all of that.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. PARGEON: Did you have a top on it?
8 Upstairs in it, too?

9 MS. LAND: We thought we were -- we would
10 probably bore you guys to tears when we did the
11 parking, but I think we're going to get close tonight.

12 FROM THE FLOOR: No, this one is actually a
13 little exciting.

14 FROM THE FLOOR: The map was pretty boring,
15 I have to say.

16 FROM THE FLOOR: You guys had it on the
17 table. We're, like, No, what's going on?

18 MR. EVANS: Should have had a camera up
19 here.

20 CHAIRPERSON TIMMERMAN: Page 6, the only
21 thing red that I see is the public utility and I think
22 that's the exact same definition that was already in
23 there. So I guess my point is I don't know that it
24 needed to be red.

1 MS. LAND: Okay.

2 MR. CORDONNIER: Off-Street Parking Lot.

3 I might -- maybe at the end, put a comma just --

4 "...and not located in the public right-of-way."

5 MS. LAND: "A facility providing vehicular
6 parking spaces along adequate drives and aisles for
7 the parking of more than three vehicles," comma, "and
8 not..." is that what you mean?

9 MR. CORDONNIER: Yeah. "And not located in
10 the public right-of-way."

11 I don't know if there needs to be a comma.
12 I was never good at English. Yeah.

13 MS. LAND: It's a clause; it's not a
14 continuation.

15 MR. CORDONNIER: Recreational Vehicle. This
16 is just more grammatical that -- "...designed for
17 temporary occupancy," rather than "...designed for
18 temporary living."

19 MS. LAND: "Vehicle or unit that is mounted
20 on or drawn by another vehicle."

21 We're talking about -- when we say "motor
22 homes," we're talking about the vehicle. Then we say,
23 "...or a unit that is mounted on or drawn by another
24 vehicle." We're talking about campers and truck

1 campers, right? Is that clear enough?

2 MS. PARGEON: Yeah. Yeah.

3 MS. LAND: Okay. Did you get the sign from
4 (unintelligible)?

5 MR. CORDONNIER: No. Are we meeting
6 Tuesday?

7 CHAIRPERSON TIMMERMAN: Tuesday? No.

8 SECRETARY STACY: No.

9 MR. CORDONNIER: No. Do we have more
10 meetings scheduled?

11 CHAIRPERSON TIMMERMAN: One.

12 MR. CORDONNIER: One. Okay.

13 CHAIRPERSON TIMMERMAN: Pressure's on.

14 MR. CORDONNIER: I know.

15 CHAIRPERSON TIMMERMAN: And --

16 SECRETARY STACY: Monday's a holiday.

17 MR. CORDONNIER: Yeah.

18 CHAIRPERSON TIMMERMAN: And my

19 Conditional --

20 MR. CORDONNIER: Yeah. Yeah.

21 CHAIRPERSON TIMMERMAN: Come on, Matt.

22 MR. CORDONNIER: Yeah. So we're meeting a
23 week from today?

24 SECRETARY STACY: Correct.

1 MR. CORDONNIER: Today's Thursday, right?

2 MS. PARGEON: So next Thursday.

3 SECRETARY STACY: That will probably be it.

4 MR. CORDONNIER: I'll get it to Cindy,

5 and --

6 MS. LAND: I can email it out when I send --

7 MR. CORDONNIER: Then we can -- so people
8 can look at it, and, then, we can discuss it.

9 MS. LAND: Yeah.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: We're creating more stuff that
12 we're going to have to produce and give to people who
13 ask for everything you guys have seen via any kind of
14 electronic means, but we don't have any choice right
15 now. So just more copies to make.

16 CHAIRPERSON TIMMERMAN: Do we have time for
17 any more meetings?

18 MS. LAND: We could.

19 CHAIRPERSON TIMMERMAN: Okay. We'll discuss
20 that at the end, I guess.

21 MR. CORDONNIER: My wife votes no.

22 (Laughter.)

23 MS. LAND: I thought my husband and son
24 would be, like, no, too. But they are, like, "Oh,

1 you're going to be home tonight?" No B-Dubs for them.
2 It's buy one/get one. It's BOGO.

3 SECRETARY STACY: Okay.

4 MS. LAND: It's become a Thursday tradition
5 apparently that I didn't know about.

6 Surface Area I'm going to go ahead and turn
7 black; is that right?

8 CHAIRPERSON TIMMERMAN: Yeah.

9 MR. EVANS: Uh-huh.

10 CHAIRPERSON TIMMERMAN: And Variance, I
11 think that's the same -- the same definition that was
12 in there before as well.

13 SECRETARY STACY: About a third of the way
14 down.

15 MS. LAND: Temporary Use.

16 SECRETARY STACY: That's a typo.

17 MS. LAND: Bullhorn. Wonder why it didn't
18 catch it as misspelled.

19 SECRETARY STACY: (Unintelligible) Spell
20 Check. That's just me.

21 MS. LAND: Yeah. Well, it's still not
22 tagging it as wrong. It's still spelled wrong.

23 SECRETARY STACY: So do it the old-fashioned
24 way. You don't know how to spell and you see it.

1 MS. LAND: How do you spell
2 T-E-M-P-O-R-A-R-Y?

3 MS. PARGEON: Yes. Bingo.

4 MS. LAND: Yeah, that's right. Sure doesn't
5 look right.

6 SECRETARY STACY: I know. I have that
7 happen. Yeah.

8 MS. LAND: Variance. We're okay with as is?

9 SECRETARY STACY: I have -- we had talked
10 about that the property owner cannot create the
11 hardship.

12 MS. LAND: Right. Do you want to add,
13 "...undue hardship not created by the property owner"?

14 SECRETARY STACY: Yes. Yes. Because it --
15 for some -- that did sink into my brain.

16 MS. LAND: And this happens all the time.

17 SECRETARY STACY: Did that sink into your
18 brain, anyone else? Cannot create your own hardship.

19 FROM THE FLOOR: Don't tell me how to live
20 my life.

21 SECRETARY STACY: Huh?

22 FROM THE FLOOR: Don't tell me how to live
23 my life.

24 MS. LAND: You'll get variance requests for

1 ponds in the front yard because people put their
2 houses way, way back on the back of their lot.

3 SECRETARY STACY: Right. Right.

4 MS. LAND: They've created that hardship; we
5 can't, you know, change it. That's not a reason to
6 get a variance. That's the one you're going to hear
7 the most. Or people who want to put an accessory
8 building in the front yard because the house is set
9 way back on the lot.

10 SECRETARY STACY: Right.

11 MR. CORDONNIER: You won't like this one.
12 But my experience is 90 percent of variances granted
13 wouldn't be granted if you followed the strict
14 interpretation of the guidelines.

15 MS. LAND: Depends on if they ask me. If I
16 give them advice.

17 FROM THE FLOOR: I've got a question. So
18 wonder if your lot is parceled weird because you have
19 an easement because of a gas line underneath your
20 property, and you have to put your house back farther
21 so the house would fit on the property. Then wouldn't
22 that be granted because you're technically having --

23 CHAIRPERSON TIMMERMAN: You didn't create
24 the hardship. The gas line was already there.

1 MS. LAND: But you can't dig a pond over a
2 gas line either.

3 FROM THE FLOOR: No, I know. But where are
4 you going to --

5 (Unreportable cross-talk.)

6 FROM THE FLOOR: You put your house, and,
7 then, your pond back there. That fits. But, now, you
8 can't put, like, a, you know, a shed or a barn because
9 it can't fit back there, but it can fit in the front
10 because you have open space.

11 MS. LAND: Then that -- when you made your
12 case for the variance, you have to explain why it
13 wasn't your doing that it caused a -- you get that --
14 we'll get that kind of thing, too, weird shaped lots
15 where they're too skinny at one point and you have to
16 do something funky.

17 FROM THE FLOOR: Mine's weird.

18 MS. LAND: Or ditches. A ditch that runs
19 through a lot, they can change where setbacks can be.
20 Yeah, those kind of things are reasons for variance.

21 FROM THE FLOOR: Oh, okay.

22 MS. LAND: Not that you know anybody with a
23 gas line.

24 FROM THE FLOOR: Pretty exciting.

1 MS. LAND: Okay. Are you okay with this,
2 then, with adding, "...not created by the property
3 owner"?

4 MS. PARGEON: Uh-huh.

5 MS. LAND: I'm turning it to black.

6 Okay. Ready to move on to the next section?

7 CHAIRPERSON TIMMERMAN: Yes.

8 SECRETARY STACY: Uh-huh.

9 CHAIRPERSON TIMMERMAN: First thing, Article
10 3. Everywhere else it's a Roman numeral, not a
11 number.

12 MS. LAND: I can't get the thing to open.

13 CHAIRPERSON TIMMERMAN: You've got all --
14 every one in a separate document?

15 MS. LAND: Yeah, I had to. Otherwise,
16 things were getting lost, and --

17 CHAIRPERSON TIMMERMAN: Okay.

18 MS. LAND: -- written over and it was not
19 good.

20 CHAIRPERSON TIMMERMAN: And, then --

21 MS. LAND: Okay. Now, here's another
22 question that's going to sound weird, mundane. Do you
23 want a different font? Because this font has the Is
24 and the 1s look somewhat similar. Is that going to be

1 an issue for anybody?

2 CHAIRPERSON TIMMERMAN: The 1s have the
3 lines with it.

4 MS. LAND: Right.

5 SECRETARY STACY: I -- maybe change the
6 font. I mean, I want it to be --

7 MS. LAND: These all have Is instead of 1s
8 on here.

9 MR. EVANS: If you look at Light Industrial,
10 I-1.

11 CHAIRPERSON TIMMERMAN: It's A-I.

12 SECRETARY STACY: Yeah.

13 CHAIRPERSON TIMMERMAN: Now this is I-1.

14 SECRETARY STACY: I see. Okay. Yeah.

15 CHAIRPERSON TIMMERMAN: Yeah. You probably
16 should do something about that. Or not.

17 MS. PARGEON: What's it gonna be?

18 CHAIRPERSON TIMMERMAN: Okay. Does it --
19 does it matter at the end, like, legally or any --

20 MS. LAND: Oh, legally, no. Huh-uh.

21 CHAIRPERSON TIMMERMAN: Nobody cares?

22 MS. LAND: I don't care.

23 CHAIRPERSON TIMMERMAN: I'm pretty sure we
24 all read it as A-1 --

1 MS. PARGEON: Yeah.

2 CHAIRPERSON TIMMERMAN: -- even though it's
3 A-I.

4 MS. LAND: I'm going to do my very best to
5 go through and make sure that all the -- when this
6 document got switched over from a PDF to a -- it
7 turned all of the ls to Is.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MS. LAND: And all of the Ms to RNs
10 together, and I had to go through and do a lot of
11 fixing, and I missed these, is why I brought it up.
12 I'll make sure that they are all --

13 CHAIRPERSON TIMMERMAN: Did you see that B-3
14 needs to be moved down?

15 SECRETARY STACY: Yeah. To be in the --
16 because it -- you have B-2, and, then, you have B-3,
17 like, all on the same line.

18 MS. LAND: Oh, yeah. I'm just fixing that.
19 Didn't even realize it's on the wrong line.

20 SECRETARY STACY: So that you can just go
21 down.

22 MS. LAND: Yeah. Got --

23 MR. EVANS: Is "boundaries" spelled
24 correctly? Some reason it just looks weird. Maybe

1 it's just me. Is it? Seems like the "A" shouldn't be
2 there or something. I don't know. Maybe.

3 SECRETARY STACY: I think it's correct.

4 MR. EVANS: Is it?

5 SECRETARY STACY: I-E? Yeah, I think it's
6 correct.

7 MS. LAND: It's correct.

8 MR. EVANS: Is it? Okay.

9 SECRETARY STACY: I -- sometimes words that
10 are --

11 MR. EVANS: Looks like "bound dairies."

12 MS. PARGEON: Yeah. Yeah, it does.

13 MS. LAND: When they're all in caps, they
14 often look odd.

15 SECRETARY STACY: Yeah.

16 MS. PARGEON: Because there are some small
17 letters spelled the same way.

18 MS. LAND: "...of the right-of-way" gets to
19 stay and gets turned black; is that right? On
20 paragraph -- sub paragraph 1, under Section 302.

21 SECRETARY STACY: Oh.

22 CHAIRPERSON TIMMERMAN: Yeah.

23 MS. LAND: Boundaries and approximate
24 centerlines -- wait a minute. I'm not sure I like

1 this. "...of streets, highways, alleys shall be
2 (unintelligible) centerlines of the..." --

3 CHAIRPERSON TIMMERMAN: "...of the
4 right-of-way." Your -- the point was that the street
5 might not be in the center.

6 MS. LAND: In center. Yeah.

7 CHAIRPERSON TIMMERMAN: So...

8 MS. LAND: This is a bit of a problem
9 because -- and people always say, "I own to the middle
10 of the road." They own to the middle of the
11 right-of-way. So they don't own the whole road, you
12 know, so that's a problem.

13 And if it's, you know, a 40-foot
14 right-of-way, you got a 20-foot road that's right on
15 the one edge, and you count that as the center, this
16 guy over here is getting 10 extra feet for where his
17 setback should be. He's too close. And this guy has
18 to go 10 extra feet eating up more of his property.
19 That's not the way we should have that written.

20 It should be, "Boundaries indicated as
21 approximately following the centerlines of streets,
22 highways, or alleys shall be construed to follow..."
23 -- well, no. Maybe we do have that right.

24 MS. PARGEON: Said centerlines of the

1 right-of-way. Yes.

2 MS. LAND: Centerlines of the right-of-way,
3 not the centerline of the road. That's why we added
4 "of the right-of-way."

5 So if you're going along here and you have
6 B-3 that -- and, then, beside it, you have the -- like
7 that purple and the orange, you know.

8 CHAIRPERSON TIMMERMAN: Here.

9 MS. LAND: Yeah. And they're basically
10 separated by the road, which would be the center of
11 the road, but we're saying it's center of the
12 right-of-way, not the road. So if the road is not --

13 CHAIRPERSON TIMMERMAN: This is for setbacks
14 or is this for --

15 MS. LAND: No. This is for boundary.
16 District boundaries, determining where they are.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: You guys okay with that then?
19 I confused myself and I confused everybody else. And
20 I'm sorry. Yeah.

21 CHAIRPERSON TIMMERMAN: Sorry. See you can
22 reach past that waypoint.

23 MS. LAND: The Zoning Vacated Areas, you
24 guys understand that part? If an area -- if there are

1 alleys or roads, a lot of times there are roads that
2 get vacated because they are, you know, stub roads or
3 something, when you vacate a road, it gets cut down
4 through the middle of the right-of-way and they get
5 attached to each -- properties right beside it. So if
6 you were to vacate that road between, say, the B-2 and
7 B-3 area, it would get split down the middle and
8 they'd automatically get zoned to those areas.

9 CHAIRPERSON TIMMERMAN: Gotcha.

10 MS. LAND: The new area would get zoned and
11 you don't have to do anything about it. This is just
12 saying it automatically picks up the zoning it's
13 attached to.

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: Which it's good.

17 CHAIRPERSON TIMMERMAN: Is it split down the
18 middle of the road or the right-of-way?

19 MS. LAND: Right-of-way.

20 MR. CORDONNIER: Another misconception is,
21 I've got a 2-acre lot zoned Commercial, and I split a
22 lot near it, and I join it to that 2-acre commercial
23 lot, the underlying zoning doesn't change. People --

24 CHAIRPERSON TIMMERMAN: It still stays where

1 it was at? Is that what you're saying?

2 MR. CORDONNIER: Yeah. So changing the
3 property lines doesn't change --

4 MS. LAND: Like that --

5 MR. CORDONNIER: -- the zoning.

6 MS. LAND: -- part we were talking about
7 earlier, the white space there between where the city
8 is.

9 CHAIRPERSON TIMMERMAN: Oh, here?

10 MS. LAND: Yeah. If somebody buys that,
11 attaches it to the purple spot, it's still a white
12 spot and a purple spot. It's not all one big purple
13 spot.

14 CHAIRPERSON TIMMERMAN: Okay. I like how we
15 got technical with it.

16 MS. LAND: We don't have a lavender section.

17 CHAIRPERSON TIMMERMAN: I did read the side
18 of the marker and it was purple. It was not lavender.

19 MS. LAND: Good. I have the section about
20 Article 15 and Article 16 red, just so I can go back
21 and make sure that the numbers are the right ones that
22 coincide since we're changing some numbers around.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: That's all of that one.

1 CHAIRPERSON TIMMERMAN: We are at 7 till
2 7:00. I'm good to keep going.

3 SECRETARY STACY: I am, too.

4 MR. CORDONNIER: I'm going to leave at 7:00,
5 catch the last couple of innings of my son's baseball
6 game. And I'm his transportation home. So...

7 MS. PARGEON: And you'd like him to make it
8 home.

9 MR. CORDONNIER: Well, I don't want to -- I
10 don't want it to be a run rule, and, then, Where's my
11 ride?

12 CHAIRPERSON TIMMERMAN: So Agricultural?

13 MS. PARGEON: Uh-huh.

14 SECRETARY STACY: Yeah.

15 CHAIRPERSON TIMMERMAN: A-I District.

16 MS. LAND: This is A-I?

17 CHAIRPERSON TIMMERMAN: At the top it is.

18 MS. PARGEON: Yeah.

19 MS. LAND: It does. Doggone it. A-1.

20 MR. CORDONNIER: I'm not adamant about this,
21 but a lot of the Agricultural Districts I've seen have
22 single family as a permitted use rather than a
23 conditional use. It's not a big deal either way.

24 CHAIRPERSON TIMMERMAN: A condition, I

1 think, wasn't it just the lot size more or less?

2 MR. CORDONNIER: Well, that should be
3 handled in your chart.

4 MS. LAND: I think it came from being a
5 conditional use because then they had to prove that
6 they -- before it was for every 20 acres they got one
7 building lot. You took that out and made it just
8 2 acres. So you could take it out of Conditional Uses
9 and move it up into a Permitted Use.

10 MR. CORDONNIER: And I would take out the
11 part about the frontage because that's addressed in
12 the chart.

13 MS. LAND: Right.

14 MR. CORDONNIER: And I would probably say
15 the same about the accessory structures.

16 CHAIRPERSON TIMMERMAN: Accessory
17 structures.

18 MR. CORDONNIER: Single-family detached --
19 wait. Single-family detached dwellings, not accessory
20 to farming operations. I would just -- I would
21 scratch -- I don't know.

22 MS. LAND: I don't think we need that --

23 MR. CORDONNIER: No.

24 MS. LAND: -- if we're just going to have a

1 2-acre building lot.

2 MR. CORDONNIER: Yeah. I just think
3 Permitted Use, single-family dwellings.

4 CHAIRPERSON TIMMERMAN: Basically combining
5 them (unintelligible)?

6 MS. LAND: Uh-huh.

7 MR. CORDONNIER: Yeah. That whole second
8 paragraph is --

9 MS. LAND: It was necessary when we had
10 different definitions of an Agricultural Accessory
11 Dwelling or a Non-Accessory Agricultural Accessory
12 Dwelling, and we don't. We just have 2-acre.

13 CHAIRPERSON TIMMERMAN: Do you want to keep
14 that last line that's right there, that's subject to
15 all requirements in Hancock County Subdivision?

16 MS. LAND: I don't think it's necessary.
17 You can, if you want, I guess.

18 MR. CORDONNIER: It's little bit of a heads
19 up because -- you have 80 acres.

20 CHAIRPERSON TIMMERMAN: Right.

21 MR. CORDONNIER: The County Subdivision
22 Regulations say you can only do five minor lot splits
23 from that -- from that parent parcel.

24 CHAIRPERSON TIMMERMAN: Right.

1 MR. CORDONNIER: So -- because someone might
2 think, well, they might add it up, and, like, well,
3 I can do 10 -- I can cut 10 2-acre lots with the
4 frontage that I have. The County Subdivision
5 Regulations, whether you have zoning or not, you can
6 only do five.

7 SECRETARY STACY: The one thing about
8 leaving that in, it lets the person know that there
9 are things that are in place. Zoning is not coming
10 into play here. This is already in play even without
11 zoning.

12 MS. LAND: That there are other
13 regulations --

14 SECRETARY STACY: Yes.

15 MS. LAND: -- besides zoning.

16 CHAIRPERSON TIMMERMAN: I like that.

17 MS. LAND: Can I have somebody's paper to
18 copy that off of because I -- I don't have a copy of
19 the papers anymore, and I deleted it already.

20 SECRETARY STACY: Because I like -- I like
21 the idea that people understand that that was not
22 created --

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: By you guys.

1 SECRETARY STACY: -- by zoning. That was
2 already in place. It's independent of zoning. So I'm
3 not sure.

4 CHAIRPERSON TIMMERMAN: And says HPH there.

5 SECRETARY STACY: Hancock Public Health.
6 That probably needs to be spelled out.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. LAND: Oh.

9 MR. CORDONNIER: HPH sounds like a disease
10 or something.

11 I would say, I don't -- when someone's
12 building a house in a township, I would always refer
13 them to the county engineer. They've called us and
14 Hancock -- the public health, I don't ever point them
15 to the Ohio EPA. If you're building a single-family
16 home -- a rural single-family home.

17 CHAIRPERSON TIMMERMAN: Did the EPA have
18 something to do with dividing the lots?

19 MS. LAND: Yeah. If public health -- if
20 Hancock Public Health has given already two septic
21 systems on a number of lots that are along there, they
22 can't give the next one; the EPA has to do it.

23 MR. CORDONNIER: Okay. I did not know that.

24 MS. LAND: I'm sure the health department

1 will direct them to that.

2 MR. CORDONNIER: Yeah.

3 CHAIRPERSON TIMMERMAN: Line Item E, down
4 there on No. 4, I don't know if I said No. E. Letter
5 E.

6 MS. PARGEON: That's okay.

7 CHAIRPERSON TIMMERMAN: It's directing to
8 Section 402, subsection 1 or 2, which is what you just
9 moved to Permitted Uses.

10 MS. LAND: Okay. Should be 401,
11 subsection 1.

12 CHAIRPERSON TIMMERMAN: 401, subsection 1,
13 is that where you put single-family?

14 MS. LAND: Yeah.

15 CHAIRPERSON TIMMERMAN: Everything else
16 shifted down?

17 MS. LAND: Yeah.

18 CHAIRPERSON TIMMERMAN: Okay. That's all I
19 saw for A-1.

20 MR. CORDONNIER: I would think about moving
21 5 to Permitted. "Accessory buildings and uses
22 customarily incident to any of the above-permitted
23 uses."

24 Generally, my thought -- accessory buildings

1 and uses, in my mind, don't really fit the conditional
2 use of --

3 MS. LAND: It's all right up there.

4 MR. CORDONNIER: It's already in?

5 MS. LAND: "Accessory buildings and uses
6 customarily incident to any of the above-permitted
7 uses. In the case of Agricultural Uses, this may
8 include outside for implements and/or machinery."

9 It's No. 9, up under 401.

10 CHAIRPERSON TIMMERMAN: On our paper, it's
11 8. You shifted everything down one.

12 MS. LAND: Oh, yeah. I added one. Sorry.

13 MR. CORDONNIER: Then it might be
14 repetitive.

15 MS. LAND: Well --

16 CHAIRPERSON TIMMERMAN: But moving the
17 Accessory Building maybe, like, No. 4 or Mobile Home.

18 MR. CORDONNIER: Or, "Accessory buildings
19 and uses customarily incidental -- or incident to any
20 of the above conditional uses."

21 MS. LAND: Okay. You said instead of
22 "permit" say "conditional"?

23 MR. CORDONNIER: Yeah.

24 MS. LAND: Okay.

1 CHAIRPERSON TIMMERMAN: Probably should have
2 been a Conditional Use anyways in that section.

3 MS. LAND: Yeah. Well, it didn't used to be
4 called Conditional Uses. Permitted uses subject to
5 special conditions.

6 CHAIRPERSON TIMMERMAN: Wow.

7 MS. LAND: So this is a cleanup day.

8 MR. CORDONNIER: Someone got paid by the
9 word.

10 Everyone have a good Memorial Day weekend.

11 MS. LAND: You, too

12 MR. EVANS: Yeah. You, too.

13 MS. PARGEON: You, too.

14 MR. CORDONNIER: Thanks. And I will have --
15 scheduled tomorrow to finish off the sign stuff.
16 So...

17 SECRETARY STACY: Wonderful.

18 MR. CORDONNIER: Yeah.

19 MR. EVANS: Great. Thank you.

20 MS. LAND: And, then, we're still good with
21 taking out R-2, right?

22 SECRETARY STACY: Yeah.

23 MS. PARGEON: Uh-huh.

24 MS. LAND: That would change all that stuff

1 that's plural verbs to single verbs.

2 SECRETARY STACY: Uh-huh.

3 MS. LAND: Okay. One of the things you guys
4 took out was "except home businesses," and you want to
5 allow home businesses in the R-1 District as a
6 Conditional Use.

7 SECRETARY STACY: Probably.

8 MS. LAND: Okay.

9 MS. PARGEON: Uh-huh.

10 MS. LAND: I spelled "conditional" wrong
11 somewhere.

12 CHAIRPERSON TIMMERMAN: Where did you move
13 on to?

14 SECRETARY STACY: We're right in here.

15 CHAIRPERSON TIMMERMAN: Just getting started
16 then.

17 MS. LAND: I'm just cleaning up the stuff
18 that needs to go, unless there's anything in this
19 lined out stuff you guys want to keep.

20 CHAIRPERSON TIMMERMAN: No. At least not on
21 that first page.

22 SECRETARY STACY: Do we -- she asked do we
23 want to keep -- allow home businesses.

24 CHAIRPERSON TIMMERMAN: Uh-huh.

1 MS. LAND: Which you would be if you take
2 out that exception. It's up to you guys.

3 CHAIRPERSON TIMMERMAN: Use is permitted --
4 so if we get rid of "except home businesses," then
5 they would be allowed?

6 MS. LAND: In the Conditional Uses. Yeah.

7 SECRETARY STACY: I would think so.

8 CHAIRPERSON TIMMERMAN: In R-1?

9 MS. LAND: Yeah.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: "Daycare facilities operated in
12 the home" still stays?

13 CHAIRPERSON TIMMERMAN: Did you move down or
14 something while I wasn't here?

15 MS. LAND: Oh, I'm sorry.

16 CHAIRPERSON TIMMERMAN: No, I'm still on
17 that "except home businesses." Home businesses was
18 outside the house?

19 MS. LAND: Right, but on the premises.

20 CHAIRPERSON TIMMERMAN: Right. I mean --

21 MS. LAND: If somebody has a wood shop in
22 their garage, and they're making --

23 CHAIRPERSON TIMMERMAN: Whatever.

24 MS. LAND: -- little planters shaped like

1 dogs. You never know.

2 CHAIRPERSON TIMMERMAN: Does somebody want a
3 wood -- little planter like a wood shaped dog?

4 MS. LAND: I've got one. Thank you.

5 CHAIRPERSON TIMMERMAN: I -- I don't really
6 have a problem with removing the "except home
7 businesses".

8 MS. LAND: Okay.

9 CHAIRPERSON TIMMERMAN: Did anybody else
10 chime in on that? Remove it?

11 SECRETARY STACY: Right.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: I know there was some discussion
14 about the daycare facilities, and Matt wasn't super
15 keen on them. But in Hancock County, there's a really
16 sad shortage of daycare providers, so telling people
17 they can't have in-home daycares would shorten it even
18 more because --

19 SECRETARY STACY: Right.

20 MS. PARGEON: Well, some of the big ones
21 closed in Findlay.

22 MS. LAND: Yeah. The agencies are closing
23 and people are actually trying to find people to keep
24 their children. If we say they can't do it here,

1 you're going to limit a lot of people.

2 SECRETARY STACY: Right. Right. Seems to
3 me we kind of make a distinction on size and just
4 small in your home.

5 MS. LAND: Daycare facilities operated in
6 the home, they're licensed by JFS; they can't have
7 more than five children.

8 SECRETARY STACY: Okay.

9 CHAIRPERSON TIMMERMAN: So we don't need to
10 regulate --

11 MR. CORDONNIER: When you say "in-home
12 daycare," it's already being limited.

13 SECRETARY STACY: All right.

14 CHAIRPERSON TIMMERMAN: Ready for 6? Is
15 that what you said?

16 MS. LAND: Yeah.

17 CHAIRPERSON TIMMERMAN: 5 is just all red.

18 MS. LAND: Yeah. That's the second 5. The
19 one you just did was 5, too.

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: So, Dave, we are -- under
22 4 or E does that address those homes that are
23 exceptional?

24 MR. EVANS: What page are you on?

1 SECRETARY STACY: It would be --

2 CHAIRPERSON TIMMERMAN: Are you still in the
3 R-1?

4 SECRETARY STACY: Yeah. R-1. Section 500,
5 but the second page where it's -- there's a 4 at the
6 top. And, then, on B. "Buildings greater than the
7 maximum height allowed in the schedule." You increase
8 the required yards.

9 MR. EVANS: The setbacks.

10 SECRETARY STACY: Yeah.

11 MR. EVANS: Does that also apply to -- they
12 talk about churches. Are you in 1 at the bottom?

13 CHAIRPERSON TIMMERMAN: She was in 4 there.

14 SECRETARY STACY: Yeah. Churches is 1.

15 MR. EVANS: Gotcha. 4 is the next page.

16 SECRETARY STACY: Oh, wait. That's just on
17 colleges and universities.

18 CHAIRPERSON TIMMERMAN: Are you looking at
19 the house deal?

20 SECRETARY STACY: Yeah. That's what --
21 maybe I think I missed.

22 MR. EVANS: I mean, I don't think it would
23 be bad to have houses follow that same thing, if you
24 have --

1 SECRETARY STACY: Yeah.

2 MR. EVANS: -- a 50-foot house, you just
3 can't have it up as close to the road as --

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: Would that be -- I
6 don't know. I was going to say, would it be an R-1,
7 but I don't think you should restrict where people can
8 build a house in that sense.

9 SECRETARY STACY: Well, chances are some of
10 those bigger homes are going to be more in that --
11 well, ag district possibly.

12 MR. EVANS: By themselves, for sure.

13 SECRETARY STACY: True.

14 CHAIRPERSON TIMMERMAN: We're discussing if
15 a house wanted to be, let's say, a three-story house,
16 taller than the area in bulk, or whatever there, is
17 there a way -- so for, like, churches and colleges, we
18 have a section where it says, for every foot taller
19 you've got to set back. Is that something that we
20 would -- could do for houses as well?

21 MS. LAND: Yeah. Because the purpose of
22 limiting the height is to make sure that they aren't
23 going to be overshadowing the neighbors.

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: And if you add extra setback,
2 that's going to alleviate that. That's the thought
3 process.

4 SECRETARY STACY: Yeah. I think that's a
5 good way to address it.

6 MS. LAND: How tall do you want them to get?

7 MR. EVANS: There's one close to Deb that's
8 probably 50-foot tall. But it -- when you look at
9 it --

10 MS. LAND: (Unintelligible).

11 SECRETARY STACY: Dr. Yoder lives there now,
12 but he didn't build it. But it's a full three
13 stories, and the top isn't -- actually it's a
14 basketball court, like, a half-size regulation
15 basketball court with wood that actually came out of
16 the University of Indiana because the individual
17 played basketball. But it's exactly half the size of
18 the regulation basketball court. So it's extremely --

19 MS. LAND: Very grand. You still have to
20 clean it, though.

21 SECRETARY STACY: It's not my house. I
22 don't have to clean it.

23 CHAIRPERSON TIMMERMAN: But if somebody
24 wanted to put a house up like that.

1 MS. LAND: Yeah, we can.

2 CHAIRPERSON TIMMERMAN: I mean, that's the
3 exception, not the rule. I'm sure.

4 MS. LAND: You're looking in the
5 Single-Family Residential area?

6 CHAIRPERSON TIMMERMAN: I think -- I mean,
7 if you're going to put it in the R-1, I'd put it in
8 the A-1 as well.

9 SECRETARY STACY: Yeah.

10 MS. LAND: Okay.

11 CHAIRPERSON TIMMERMAN: If somebody wanted
12 to -- if we want to go that direction to say that they
13 have to live in A-1 or R-1, I think is --

14 SECRETARY STACY: Right.

15 CHAIRPERSON TIMMERMAN: -- not the way to
16 handle it.

17 SECRETARY STACY: It wouldn't be in the
18 multi-family.

19 MS. LAND: You know what? I think we could
20 put that in -- in the chart. Could we add it to the
21 chart in one of the -- add in -- in the exceptions and
22 the footnote? Add it to the one in Agricultural,
23 Single-Family Home, and R-1 Single-Family Home that
24 the extra setback for extra height, like we do in

1 the -- you see what I mean?

2 MR. EVANS: So put a footnote in the height.

3 MS. LAND: Yeah. Because that whole chart
4 regulates height and setbacks.

5 SECRETARY STACY: Yeah. That works.

6 CHAIRPERSON TIMMERMAN: Does it regulate --
7 my question on that, though, is, does that -- does
8 this chart regulate anything outside of houses?
9 Because if you just add it to the chart, does it give
10 permission for other structures to go above the
11 height?

12 MS. LAND: I see what you're saying. Okay.
13 And you want to limit it to residences?

14 CHAIRPERSON TIMMERMAN: I mean, the
15 conversation was -- has been residences.

16 MS. LAND: Where is the chart?

17 SECRETARY STACY: It's, like, we -- some of
18 those different business designations were also based
19 on height as well, correct?

20 CHAIRPERSON TIMMERMAN: Say that again. The
21 businesses have a height limit.

22 SECRETARY STACY: Right. So B-1, no more
23 than two stories. You have 30.

24 MS. LAND: Did we change single-family

1 residence lot width to 100? I just want to make sure
2 it didn't get changed when we go to the version here.
3 Is my scribbled-up copy on one of you guys' set?

4 MS. PARGEON: I don't have any scribbled-up
5 one.

6 CHAIRPERSON TIMMERMAN: So you're saying for
7 R-1 --

8 MS. LAND: Oh, this. Is it connected?

9 CHAIRPERSON TIMMERMAN: You're looking for
10 R-1 with lot width; is that correct?

11 MS. LAND: No. Yeah. R-1 lot width. Do
12 you remember?

13 CHAIRPERSON TIMMERMAN: I have on my -- my
14 original, I have it at 100, R-1 --

15 MS. LAND: Just wanted to make sure.

16 CHAIRPERSON TIMMERMAN: R-1 was 100; R-2 was
17 75. We ended up going with the larger lot sizes of
18 1,500 square feet and the 100 feet of lot width.

19 MS. LAND: Okay. All right. I just wanted
20 to make sure it got converted properly. There's my
21 scribbled-up one.

22 We could add an additional footnote for lot
23 height on A-1 and R-1 that additional setbacks for
24 height for residential structures only -- dwelling

1 units only.

2 CHAIRPERSON TIMMERMAN: You would put like a
3 letter after the number? Is that what you're saying?

4 MS. LAND: Yeah. Create a new letter, if
5 that'd work, too.

6 CHAIRPERSON TIMMERMAN: Yeah. I like that.
7 That's simple.

8 SECRETARY STACY: Yeah.

9 MS. LAND: Okay.

10 CHAIRPERSON TIMMERMAN: The question for me
11 is with the R-1 -- I mean, I assume people are
12 instantly thinking the -- for every 1 foot you go
13 over, you have 1 foot of setback. I think that's what
14 it calls out for the colleges and churches. That
15 becomes a -- I guess a -- probably a very -- it's
16 going to look like a very large house on an R-1 lot
17 potentially.

18 MS. LAND: Well --

19 CHAIRPERSON TIMMERMAN: If you just stick
20 with --

21 MS. LAND: -- they may not be able to go
22 with a minimum lot size in R-1.

23 CHAIRPERSON TIMMERMAN: Exactly.

24 MS. LAND: They may have to have a larger

1 lot size. If you're going to build a three-story
2 house, you're probably going to want a larger lot size
3 anyways. I mean, and they're going to have to be able
4 to get the setbacks to go higher.

5 CHAIRPERSON TIMMERMAN: I agree. Is 1:1
6 still --

7 SECRETARY STACY: Oh, I see what you're
8 saying.

9 MS. LAND: You might want more than 1?

10 CHAIRPERSON TIMMERMAN: I mean, if you put a
11 50-foot-tall house in an R-1, it's going to look like
12 a monster.

13 MS. LAND: Yeah.

14 MR. EVANS: Chances are they're going to be
15 on two or three lots, if they do that. Like, there's
16 a couple I can think of in Findlay that are on
17 multiple lots. The bigger ones.

18 MS. LAND: Those are --

19 CHAIRPERSON TIMMERMAN: That's why they'd
20 have to be joined.

21 MS. LAND: -- in platted subdivisions.

22 R-1 doesn't necessarily have to be platted
23 subdivisions. They could be somebody just buying a
24 smaller lot. If they have access to water and sewer,

1 they don't need the 2-acre lot. But if they are in
2 R-1, they want to build a 50-foot-tall house, they may
3 have to build -- or get more than a 100-foot-wide lot.
4 They'd have to --

5 CHAIRPERSON TIMMERMAN: Yeah.

6 MS. LAND: Either that or they'll be one of
7 those skinny houses. Looks odd.

8 CHAIRPERSON TIMMERMAN: So...

9 MS. LAND: 1:1 okay?

10 CHAIRPERSON TIMMERMAN: I mean, if everybody
11 is good with 1:1, I am.

12 MS. PARGEON: Yeah.

13 CHAIRPERSON TIMMERMAN: I'm just trying to
14 put my ideas out there.

15 SECRETARY STACY: Does it make sense?

16 MR. EVANS: Yeah.

17 MS. LAND: Do we want to put a maximum?

18 SECRETARY STACY: Height or --

19 MS. LAND: Uh-huh.

20 CHAIRPERSON TIMMERMAN: How do you predict
21 the future?

22 MS. PARGEON: Yeah. Right.

23 CHAIRPERSON TIMMERMAN: I mean, if you --

24 MS. LAND: As long as we still have the 1:1,

1 if they even want to go higher than 50, they're going
2 to have to keep getting their --

3 CHAIRPERSON TIMMERMAN: They have to keep
4 them wider.

5 MS. LAND: -- yard wider to absorb the
6 impact of it.

7 MS. PARGEON: Sure.

8 CHAIRPERSON TIMMERMAN: I think the second
9 you put a 50-foot limit on it, somebody's going to
10 have a house that's --

11 MS. LAND: 52.

12 CHAIRPERSON TIMMERMAN: Exactly. It's my
13 dream home and it's 52.

14 MS. LAND: Yeah.

15 CHAIRPERSON TIMMERMAN: So I think some of
16 those houses, like, in Lakeview in Findlay, they are
17 really close together, but they are super tall. Some
18 of them are three stories because they built a little
19 bit on the side of a hill. The ones going down to
20 the -- and they're super close together.

21 So if we have this in here that they have to
22 have extra setback for their height, we will
23 accomplish giving them the air and space they need
24 when, you know, they could be done otherwise. But

1 it's not exactly -- I don't think I'd like that.

2 CHAIRPERSON TIMMERMAN: Do you think 1:1 is
3 enough?

4 MS. LAND: Uh-huh. Yeah.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: You have to have to 1:1. You
7 can't make it higher and let it go.

8 SECRETARY STACY: Right. Right.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: Okay.

11 CHAIRPERSON TIMMERMAN: You got what you
12 need for that then?

13 MS. LAND: Yeah. Make a note.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: So now we're in RM-I,
16 Multi-Family Residential Districts. RM-I.

17 SECRETARY STACY: Before we go there, under
18 the One-Family Residential Districts where it's
19 talking about the swimming pools.

20 CHAIRPERSON TIMMERMAN: You're in RM-I
21 again, or R-I?

22 SECRETARY STACY: Yeah. G is the section
23 about private pools.

24 MS. LAND: Uh-huh.

1 SECRETARY STACY: Okay. We had talked about
2 a fence is required even when the pool has an
3 automatic pool cover, because there was -- evidently
4 that was an argument somewhere that they thought that
5 if they had an automatic pool cover they shouldn't be
6 required to have a fence. But, then, the point was
7 made that the cover may not be shut.

8 MS. LAND: It probably won't be most of the
9 summer.

10 SECRETARY STACY: Right. So maybe we could
11 just add a sentence: A fence is required even when
12 the pool has an automatic pool cover, or not.

13 MS. LAND: We've already got it covered that
14 says, All pools shall have a -- it doesn't matter what
15 kind of fancy-pants cover they put on them, they still
16 need to have their fence.

17 SECRETARY STACY: Okay. So that would cover
18 that.

19 MS. LAND: Yeah. If we put in a specific,
20 then there's going to be another specific that wasn't
21 mentioned, and they'll say, Well, you only said with
22 this, not the way we have it.

23 SECRETARY STACY: Okay.

24 MS. LAND: And you're permitting, just to be

1 clear, I have no opinion either way in-ground and
2 above-ground pools. There's no distinction between
3 them for anything. Okay.

4 SECRETARY STACY: We're getting a no from
5 the audience.

6 FROM THE FLOOR: No distinction.

7 CHAIRPERSON TIMMERMAN: No distinction.

8 SECRETARY STACY: Okay. All right. Onward.
9 Multiple Family.

10 MS. LAND: Daycare Facilities in this one.
11 There was another one that Matt was a little bit --
12 you've got to allow them somewhere. People need them.

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. PARGEON: Yeah.

15 CHAIRPERSON TIMMERMAN: Yeah. And that's --
16 that's where it would be larger?

17 MS. LAND: That would be like a facility.
18 Yeah.

19 SECRETARY STACY: Yeah.

20 MS. LAND: It's a freestanding building
21 that's not somebody's home.

22 CHAIRPERSON TIMMERMAN: Okay.

23 SECRETARY STACY: I think it makes sense.

24 MS. LAND: I'd rather have them in

1 Residential Districts and in -- I mean, you can have
2 schools in Residential Districts, and a daycare is
3 just littler kids doing the same stuff. Right?

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. PARGEON: Yeah.

6 MS. LAND: Probably more contained than the
7 high school would be by far. We don't let them loose,
8 going around vandalizing people. At least we hope
9 they don't let them loose.

10 Now we are on -- we are up to Business
11 Districts; is that right?

12 CHAIRPERSON TIMMERMAN: Yeah. Do we -- I'm
13 not saying to end here. I'm good with keep going.

14 Do we want to pause, take any questions from
15 anybody? I mean, we're over our time already. If
16 anybody was on a time crunch and had anything they
17 wanted to add, we wanted to add?

18 SECRETARY STACY: We can do that.

19 CHAIRPERSON TIMMERMAN: Everybody good with
20 that? Is there any questions?

21 You're new here. I haven't seen you before.
22 So I'm, like, making you -- you've been waiting
23 patiently, or anybody else for that matter. So...

24 Just hanging out.

1 FROM THE FLOOR: I'm good right now. Thank
2 you.

3 CHAIRPERSON TIMMERMAN: Then we're going to
4 keep -- unless anybody else?

5 FROM THE FLOOR: No.

6 CHAIRPERSON TIMMERMAN: We're going to keep
7 going. I guess I should include you, too.

8 FROM THE FLOOR: I'm okay.

9 MS. LAND: The big distinction and changes
10 in this was, instead of having laundry lists of things
11 that we were contemplating as being these businesses,
12 we made size --

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. LAND: -- issues. We still good with
15 those sizes?

16 CHAIRPERSON TIMMERMAN: I'm not saying no.
17 But on No. 1, it says, "...doing business in a
18 facility no larger than 30,000 square feet." And,
19 then, like, in No. 3, it says, "...doing business in a
20 facility no larger than 2,500 square feet.

21 MS. LAND: Was it supposed to be 3,000 and
22 not 30,000?

23 CHAIRPERSON TIMMERMAN: I wrote down 30 in
24 my notes as well. Like, somewhere, we started there,

1 but that is a much different -- I mean, that's half
2 the size of Kroger.

3 MS. LAND: That's huge.

4 CHAIRPERSON TIMMERMAN: According to Matt's
5 handout, Kroger was 62,000 square feet. So that's
6 half the size of Kroger. So I think that number is
7 probably not --

8 MS. LAND: Were we contemplating things like
9 drug stores, stuff like CVS kind of places?

10 CHAIRPERSON TIMMERMAN: I don't know.

11 MS. LAND: I don't know how big they are.
12 But I don't think they're 30,000 square feet, are
13 they?

14 CHAIRPERSON TIMMERMAN: A Dollar General was
15 10,000, he said.

16 MS. LAND: Okay. Dollar Generals are
17 basically pole barns.

18 MS. PARGEON: Yeah.

19 CHAIRPERSON TIMMERMAN: The other thing -- I
20 shouldn't have dove that deep right away. At the very
21 start, it says, Business District. But, earlier,
22 where you define the districts, it's called a Local
23 Business District.

24 MS. LAND: Okay. We'll change that to Local

1 Business District.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MS. LAND: I think we call them Local
4 Business District all the way -- the rest of the way
5 through where we identified it.

6 CHAIRPERSON TIMMERMAN: So for B-2, we
7 specifically called out the 10,000 square feet based
8 on, like, a Dollar General.

9 MS. LAND: So is B-1 supposed to be 3,000,
10 not 30,000?

11 CHAIRPERSON TIMMERMAN: I don't know what we
12 were thinking.

13 SECRETARY STACY: I have -- I have written
14 under --

15 MS. LAND: B-1, what do you have?

16 SECRETARY STACY: I have two-story. No more
17 than two stories. For B-2, I have 2,500 to 10,000
18 square feet.

19 CHAIRPERSON TIMMERMAN: I just find it
20 interesting that you and I both have the 30,000
21 number.

22 MS. LAND: And I don't know why I have that.
23 I typed it in here --

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: -- when we were doing it, and
2 that's -- that could very well have been a mistake.
3 You've seen my typing skills.

4 CHAIRPERSON TIMMERMAN: So No. 1 is for a
5 retail business which supplies commodities on the
6 premises.

7 MS. LAND: And the list that had been there
8 with things like grocery stores, bakeries, drug
9 stores, notions, hardware.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 MS. PARGEON: That's everything else you
12 can't find is notions.

13 MS. LAND: Jo-Ann Fabrics.

14 MS. PARGEON: Yeah. Right.

15 MS. LAND: I'm going to take out the part we
16 have lined out because we definitely don't want to go
17 back to doing that, correct?

18 CHAIRPERSON TIMMERMAN: I agree.

19 SECRETARY STACY: Uh-huh.

20 MS. LAND: And the part in red, we have to
21 make a determination on that 30,000 square feet.

22 CHAIRPERSON TIMMERMAN: No. 3 is Service
23 Establishments, and No. 1 is Retail Businesses. So I
24 don't know. I mean, at some level maybe one is

1 smaller businesses.

2 SECRETARY STACY: Right.

3 CHAIRPERSON TIMMERMAN: And 30,000 is
4 getting to be a pretty good-sized facility.

5 SECRETARY STACY: Yes. Too big.

6 MS. LAND: Do you want to make it 10? That
7 would be a Dollar General kind of place?

8 CHAIRPERSON TIMMERMAN: Right. But that's
9 what we call out for B-2.

10 MS. LAND: Okay. Want to make --

11 CHAIRPERSON TIMMERMAN: But, I mean, what's
12 a retail business that would be, like, you know,
13 2,500 square feet?

14 SECRETARY STACY: Which is the size of a
15 house.

16 CHAIRPERSON TIMMERMAN: Right. Is that just
17 a little shop that sells --

18 MS. LAND: What's the likelihood of those
19 wanting to build a tiny little building like that?

20 CHAIRPERSON TIMMERMAN: Well, okay. Let's
21 go here. It's B-1. The only spot we have called out
22 a B-1 is that watch repair, or whatever that is,
23 right?

24 MS. LAND: Yeah.

1 CHAIRPERSON TIMMERMAN: So how big is their
2 facility?

3 SECRETARY STACY: Tiny.

4 MR. EVANS: Less than 1,000 square feet, I
5 think.

6 CHAIRPERSON TIMMERMAN: Right.

7 MR. EVANS: It's not very big.

8 CHAIRPERSON TIMMERMAN: Right. And -- well,
9 that would be a service building, too, right? They
10 were doing watch repair, so they're providing a
11 service.

12 SECRETARY STACY: Right.

13 CHAIRPERSON TIMMERMAN: It would fall in
14 that.

15 SECRETARY STACY: Right.

16 CHAIRPERSON TIMMERMAN: This is a retail
17 business. I mean, I'm --

18 SECRETARY STACY: I would think if you're a
19 retail business that means you're selling items.
20 I would think you would need a larger space to display
21 those items to sell them, right?

22 CHAIRPERSON TIMMERMAN: But 30,000.

23 MS. LAND: 30,000 is big.

24 SECRETARY STACY: That's too big. That's

1 too big for B-1.

2 MS. LAND: Yeah.

3 SECRETARY STACY: That needs to come down.

4 So the question is how --

5 CHAIRPERSON TIMMERMAN: Do you make -- do
6 you just make it consistent with 2,500 square feet?
7 You're talking a small little shop at that point and
8 that might be okay. You looking for what's 2,500
9 square feet?

10 MR. EVANS: Yeah.

11 CHAIRPERSON TIMMERMAN: The Premier Bank is
12 3,200 square feet. Panera Bread is almost 5,000
13 square feet, so half of Panera would be 2,500.

14 MS. LAND: So 5,000 wouldn't be that bad for
15 a small shop or business. That's a decent size
16 building.

17 SECRETARY STACY: Uh-huh.

18 MS. LAND: Change it to 5?

19 SECRETARY STACY: Yeah. I'm okay with
20 5,000.

21 MR. EVANS: Yeah.

22 CHAIRPERSON TIMMERMAN: Is that -- when you
23 go to B-2 -- so B-2 says, Service Establishments. So,
24 yeah. That's -- the Service Establishments still line

1 up at 2,500 square feet, but do they call a retail up
2 to -- you know, from 5,000 up to 10? I think we
3 change that with the anticipated to the 10,000 to be,
4 like, a Dollar General, which would be retail, not
5 service.

6 SECRETARY STACY: Right.

7 CHAIRPERSON TIMMERMAN: So I think probably
8 we need to add a retail section?

9 SECRETARY STACY: Yeah.

10 CHAIRPERSON TIMMERMAN: Well, line 3 says,
11 "All retail businesses."

12 MS. LAND: Line 3. Oh, in B-2.

13 CHAIRPERSON TIMMERMAN: In B-2, yeah.

14 SECRETARY STACY: Could that even be worded
15 that whether they're service or retail, the
16 determining factor is that they are between 25 and
17 10,000?

18 CHAIRPERSON TIMMERMAN: You're saying to
19 join the two? Is that what you're implying?

20 SECRETARY STACY: Does it make a difference
21 -- do we want to make a distinction whether they are
22 retail versus service? Because it sounds to me like
23 we're making --

24 CHAIRPERSON TIMMERMAN: I think it would be

1 okay with joining them and just having a standard size
2 building.

3 MR. EVANS: Whether it's business or
4 service.

5 CHAIRPERSON TIMMERMAN: To Matt's point,
6 like he always says, "I don't care what they are doing
7 inside the building."

8 MR. EVANS: Yeah.

9 MS. LAND: So it could be retail businesses
10 or service establishments.

11 MR. EVANS: So 2 and 3 kind of need joined
12 together.

13 SECRETARY STACY: Yeah. So the size would
14 be between --

15 CHAIRPERSON TIMMERMAN: Off of --

16 MR. EVANS: No. 2 and 3.

17 CHAIRPERSON TIMMERMAN: From B-2. In B-1,
18 it's 1 and 3.

19 SECRETARY STACY: So, likewise, for B-1, do
20 we not care whether it's service or retail? It's more
21 of the size for capping it at 5,000.

22 CHAIRPERSON TIMMERMAN: I think that's the
23 easy -- do you want it at 5,000 or 2,500? I think I'd
24 maybe just leave it at 2,500.

1 SECRETARY STACY: Oh, yeah.

2 MS. LAND: So in B-1, we would change it --
3 No. 1 to say, "Retail businesses which supply
4 commodities on the premises and service establishments
5 which perform services on the premises, doing business
6 at a facility no larger than -- square feet."

7 SECRETARY STACY: Yeah.

8 MS. LAND: 5,000 or 2,500?

9 MR. EVANS: It looks like if you're bigger
10 than 2,500, you have to go to B-2.

11 CHAIRPERSON TIMMERMAN: We've just got to
12 make sure the numbers line up whatever we choose.

13 MR. EVANS: Right. Which B-2 now says
14 exceeding 2,500.

15 CHAIRPERSON TIMMERMAN: Right.

16 MR. EVANS: Not greater than 10.

17 CHAIRPERSON TIMMERMAN: So do we like the
18 2,500 number? Or Cindy just said 3,500, I think.

19 MR. EVANS: Then you have kind of an
20 overlap. You have to --

21 CHAIRPERSON TIMMERMAN: No, no, no. We
22 would have to change B-2. They have to line up.

23 MS. LAND: So we could just make this B-1 no
24 larger than 2,500. Then B-2 is 2,500 to 10,000. And

1 B-3 is over 10,000.

2 CHAIRPERSON TIMMERMAN: Just do that.

3 MS. LAND: Okay.

4 CHAIRPERSON TIMMERMAN: Just do that.

5 MR. EVANS: Is it 25 and then 10?

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MR. EVANS: Okay.

8 MS. LAND: And, then, the -- so we combined
9 1 and 3 in the B-1 Section?

10 CHAIRPERSON TIMMERMAN: Correct.

11 MS. LAND: Okay. Then, when you get down to
12 No. 4 --

13 CHAIRPERSON TIMMERMAN: I'm going through
14 this section, too. No. 5 is Business Establishments
15 with professional offices, doing business in
16 facilities no larger than 2,500 square feet.

17 MS. LAND: Yeah. It's No. 4 now.

18 CHAIRPERSON TIMMERMAN: Do you -- because
19 it's still the 2,500 square feet, do you want to add
20 it into --

21 MS. LAND: No.

22 CHAIRPERSON TIMMERMAN: -- everything else?
23 Okay.

24 MS. LAND: I think it's going to get too

1 busy.

2 CHAIRPERSON TIMMERMAN: Cluttered. That's
3 fine.

4 MS. LAND: Other ones are retail, but
5 professional offices are a different kind of animal.

6 CHAIRPERSON TIMMERMAN: That's fine.

7 MS. LAND: Okay. So No. 7 and 8 need to
8 come out?

9 CHAIRPERSON TIMMERMAN: 7 and 8 being
10 Business and Professional Offices.

11 MS. LAND: Uh-huh. And other similar uses.

12 CHAIRPERSON TIMMERMAN: Yeah.

13 MS. PARGEON: Uh-huh. Yeah.

14 MS. LAND: Daycares stay.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: Okay.

17 CHAIRPERSON TIMMERMAN: And this is -- this
18 is all -- I forget what your term where B-1 can go
19 into B-2 and B-3 Districts.

20 MS. LAND: Sort of a pyramid.

21 CHAIRPERSON TIMMERMAN: Pyramid. So
22 daycares would be accepted in B-2 and B-3 as well?

23 MS. LAND: Yeah.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: Everything on this list -- I
2 think when we go into B-2, the first thing says,
3 Everything allowed in B-1 is allowed in B-2.

4 CHAIRPERSON TIMMERMAN: Yeah. All uses
5 allowed in B-1. Yeah.

6 MS. LAND: In this, we have the Section 0.2,
7 like this one is 802. Required Conditions. That's
8 different than Conditional Uses. I'm going to leave
9 it as Required Conditions, even though Matt gave me a
10 little grief about it, I can't cookie-cutter
11 everything to be exactly the same because these have a
12 different connotation. So it's not Conditional Uses.
13 They are the basis for what they have to have to be
14 able to do these. Like off-street parking and --

15 CHAIRPERSON TIMMERMAN: And this applies to
16 everything that's permitted.

17 MS. LAND: Yes.

18 CHAIRPERSON TIMMERMAN: Yeah. Okay.

19 MS. LAND: I don't know if you noticed, we
20 don't always agree on things.

21 SECRETARY STACY: That's all right.

22 MS. PARGEON: That's called discussion.

23 MS. LAND: I sometimes feel I was put on the
24 earth to aggravate some people. Poor Matt's one of

1 them.

2 SECRETARY STACY: It gives us a broader
3 perspective, though.

4 MS. LAND: Yeah. And in the discussions,
5 they are -- they help us get to what we want to
6 remember because it will stick in our heads more.

7 CHAIRPERSON TIMMERMAN: You do have Section
8 802 there where everything else was 7.

9 MS. LAND: It should be 7.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 MS. LAND: Yeah. That's -- I have a lot of
12 those. I'm going to have to go through as that --
13 when I have them spread out on the conference table
14 and make sure all the numbers coincide and they
15 follow.

16 When we took the one 5 out, we shifted
17 everything because what is our now 5 used to be
18 6, everything's gotten -- and now there are other
19 things that we're moving around. It's very confusing.
20 It's part of the reason I don't have it done yet.

21 CHAIRPERSON TIMMERMAN: And you're busy.

22 MS. LAND: Huh?

23 CHAIRPERSON TIMMERMAN: And you're busy.

24 MS. LAND: Yeah.

1 CHAIRPERSON TIMMERMAN: Okay. Is that it
2 for B-1?

3 MS. LAND: I kind of like those changes. It
4 made it streamline things a bit.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 MS. LAND: It does say B-1, not B-I,
7 correct?

8 CHAIRPERSON TIMMERMAN: At the top, yes.

9 MS. LAND: Community Business Districts,
10 going down in this section.

11 CHAIRPERSON TIMMERMAN: Going down into
12 Section 1 there, I guess I'm good with removing what
13 you have struck out on A.

14 MS. LAND: We all good with that?

15 CHAIRPERSON TIMMERMAN: My, what I'll call
16 it question is on C. I think my notes -- I didn't
17 cross out "hospitals." And it's not -- I'm not saying
18 I'm for hospitals there. I'm just saying I don't
19 think that's what we had initially.

20 MS. LAND: I have a bunch of asterisks there
21 because there was a question about what should or
22 shouldn't be taken out there.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: And that's why it's highlighted

1 in yellow.

2 CHAIRPERSON TIMMERMAN: Still trying to find
3 the back now.

4 MS. LAND: Even if you leave hospitals, we
5 have got to take out "Facilities for human care."
6 Really? That's just weird.

7 MS. PARGEON: Yeah.

8 SECRETARY STACY: Yeah.

9 MS. PARGEON: Bandaid station.

10 MS. LAND: It's kind of creepy.

11 I'd like to take out and change it and keep
12 it as "Financial Institutions," if that's all right.

13 SECRETARY STACY: Yeah.

14 MS. LAND: Because there's so many different
15 things other than banks. I mean, there's credit
16 unions. There's brokerages.

17 SECRETARY STACY: There's no need to list
18 those out. Just Financial Institutions.

19 CHAIRPERSON TIMMERMAN: Do we want to leave
20 hospitals? Does B-2 --

21 SECRETARY STACY: Well, our size -- our --
22 would kind of -- I would think that most hospitals
23 would be larger than that 10,000 square feet, wouldn't
24 you?

1 MR. EVANS: Because they show NWO Surgery
2 Centers at 12,000 square feet.

3 CHAIRPERSON TIMMERMAN: That would be tiny
4 Urgent -- would it fall into a Service Establishment?
5 Is that what a hospital is?

6 MS. PARGEON: It would be a branch of a
7 little piece of the hospital set in the building.

8 SECRETARY STACY: Technically it is a
9 service.

10 CHAIRPERSON TIMMERMAN: Right.

11 SECRETARY STACY: You are receiving a
12 service; a medical service.

13 MS. PARGEON: Would be with Medical Office
14 including Clinics.

15 MS. LAND: Where do we have that? Oh, yeah.
16 Medical Offices, Including Clinics.

17 MS. PARGEON: Uh-huh.

18 MS. LAND: The definition of hospital is
19 where people stay, though.

20 MS. PARGEON: Right.

21 MS. LAND: Is it going to be a Residential
22 kind of -- I don't know if hospitals will fit here.

23 SECRETARY STACY: Right. I don't think
24 it --

1 MS. LAND: They wouldn't be big enough for
2 -- now, like, the surgery center and stuff like that,
3 you don't stay overnight. That changes it from being
4 a clinic to a hospital where you -- where they have
5 overnight facilities.

6 SECRETARY STACY: Right. Right. True.
7 Yeah.

8 CHAIRPERSON TIMMERMAN: So you think
9 hospitals just fit better in B-3 at that point?

10 MS. LAND: Probably, yeah.

11 SECRETARY STACY: It would be larger. It
12 would service a larger area, more people, instead of
13 just local.

14 MS. LAND: And the 2,500 to 10,000 square
15 feet stood here, right?

16 CHAIRPERSON TIMMERMAN: Because we kept
17 2,500.

18 MS. LAND: Kept 2,500 in the other, and,
19 now, this one just allows for -- frankly, there's not
20 going to be a lot of B-1 because it's just not --

21 SECRETARY STACY: Right.

22 MS. LAND: But there could be if there's
23 a -- you know, a walking community establishes itself,
24 you know. And that may end up being a PUD kind of

1 thing. And, then, you'd have to have that B-1
2 designation to be able to stick the stuff in there.
3 So it's useful, and it's necessary, but you're going
4 to have a lot more B-2s than B-3s.

5 SECRETARY STACY: Sure.

6 MS. LAND: I mean B-1s.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 SECRETARY STACY: Yes.

9 CHAIRPERSON TIMMERMAN: Are you joining
10 2 and 3 for the square foot deal?

11 MR. EVANS: Service and Retail?

12 CHAIRPERSON TIMMERMAN: That's how we had it
13 set up in A-1.

14 SECRETARY STACY: Yeah.

15 MS. LAND: So we would say, "Office or
16 Service Establishments doing business as in a facility
17 exceeding 2,500 square feet, but not greater than
18 10,000 square feet."

19 CHAIRPERSON TIMMERMAN: You went to Office.
20 We're looking at 2 and 3.

21 MS. LAND: Oh, 2 and 3.

22 CHAIRPERSON TIMMERMAN: Service and Retail.

23 MS. LAND: Okay.

24 SECRETARY STACY: Yeah.

1 CHAIRPERSON TIMMERMAN: Because that's what
2 we did in B-1.

3 MS. LAND: Okay.

4 CHAIRPERSON TIMMERMAN: You wouldn't let me
5 have offices in B-1.

6 MS. LAND: Yeah, I don't want to do that.

7 You know, I don't know that Office or
8 Service Establishments we have in paragraph 1 is
9 limited to the 2,500 square feet to 10,000.

10 CHAIRPERSON TIMMERMAN: So do you want to do
11 that here? Call that out still? I think it should --
12 I mean, we're trying to restrict the size of
13 structures.

14 MS. LAND: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Not necessarily
16 restrict. That's maybe not the right word.

17 MS. LAND: Control.

18 SECRETARY STACY: Control.

19 CHAIRPERSON TIMMERMAN: So yeah. I would
20 say, in B-1, the office limited that to 2,500 square
21 feet. So I think the 2,500 to 10,000 is fitting here
22 as well.

23 MS. LAND: So it would say, Office -- or in
24 B-1, it would say, "Office or Service Establishments

1 doing business in a facility exceeding 2,500 square
2 feet, but not greater than 10,000 square feet..." --
3 can't talk anymore.

4 CHAIRPERSON TIMMERMAN: For clarity, I think
5 you said B-1.

6 MS. LAND: Huh? Well, I mean paragraph 1 in
7 B-2.

8 CHAIRPERSON TIMMERMAN: Okay. Yeah.

9 SECRETARY STACY: Okay. "...such as, but
10 not limited to the following: Office buildings,
11 medical office, including clinics, financial
12 institutions." And, then, we could take out paragraph
13 2 completely.

14 CHAIRPERSON TIMMERMAN: And join them at 3.

15 MR. EVANS: Do you do the same thing to 4,
16 5, 6, 7, though? Seems like we shouldn't have to keep
17 putting the square footage parameters in there. It'd
18 be nice if we could put it one place. Your B-2, if
19 you're between 2,500 and 10,000.

20 MS. LAND: Right.

21 MR. EVANS: I mean, is it possible to put it
22 in Section 801, Permitted Uses? Can you put square
23 footage in there?

24 MS. LAND: "Community Business District. No

1 building or land shall be used, no building erected
2 except for one or more of the following:"

3 By this Resolution, yes, we could put it in
4 there.

5 MR. EVANS: That way we don't have to keep
6 putting --

7 CHAIRPERSON TIMMERMAN: Does that size make
8 sense for the stuff down below: Business schools,
9 colleges, theaters? I don't know how --

10 SECRETARY STACY: Theaters, I wouldn't think
11 theaters would fit in that size range, would you?

12 MS. LAND: No. No way.

13 SECRETARY STACY: They are usually --

14 MS. LAND: Like, the cinema. I mean, that's
15 huge.

16 SECRETARY STACY: That's huge. That doesn't
17 even fit here.

18 MS. LAND: I don't think it's everything in
19 here that's supposed to be 2,500 to 10,000. I think
20 it's only the specified things. So for No. 1, we
21 could say Offices, comma, Service Establishments, or
22 Retail Businesses.

23 SECRETARY STACY: Okay.

24 MS. LAND: "...doing business in a facility

1 exceeding 2,500 square feet, but not greater than
2 10,000 square feet," comma, "...such as, but not
3 limited to the following:"

4 We would take out paragraph 2 completely.
5 We would take out paragraph 3, but we would add the
6 A under No. 3, up to letter D on the first. Does that
7 make sense?

8 CHAIRPERSON TIMMERMAN: That's the way I see
9 it.

10 MS. PARGEON: Uh-huh.

11 MS. LAND: Are you guys okay with this?

12 MS. PARGEON: Yeah.

13 MS. LAND: Yeah. Okay. (Unintelligible)
14 the delete button.

15 CHAIRPERSON TIMMERMAN: Now, in B-1 and
16 B-3 -- we're not to B-3 yet. I'm pretty sure B-3.
17 They both have, "...other uses similar to the above
18 uses..." crossed out, but we have it in B-2.

19 MS. LAND: It should probably go.

20 CHAIRPERSON TIMMERMAN: I think so.

21 MS. LAND: Because we are saying not limited
22 to. It's already implied.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: And we don't want to open the

1 door on everything there.

2 Private Clubs, Fraternal Organizations, and
3 Lodge Halls. We're okay with that? There's no size
4 limit on those.

5 Theaters, Assembly Halls, Concert Halls,
6 those don't have size limits on them.

7 Business Schools or Colleges, Schools
8 Operated for Profit, and then Accessory Structures.

9 CHAIRPERSON TIMMERMAN: I don't know how to
10 limit the size of any of those.

11 MS. LAND: You wouldn't want to limit?

12 CHAIRPERSON TIMMERMAN: I don't know how I
13 would.

14 MS. LAND: I don't know how we would either.
15 Yeah, I don't think we need to.

16 CHAIRPERSON TIMMERMAN: That's kind of where
17 I'm at.

18 MS. LAND: We do have a Conditional Use
19 section in this one. No, it's all marked out. No,
20 it's not.

21 MR. EVANS: (Unintelligible).

22 MS. LAND: Yeah. Did we move those to 3?

23 CHAIRPERSON TIMMERMAN: Did we move all
24 those things that are crossed out?

1 MS. LAND: Yeah.

2 CHAIRPERSON TIMMERMAN: I think that's what
3 happened. (Unintelligible) note C. Move to 3.

4 MS. LAND: So I can delete them? We're
5 good?

6 MS. PARGEON: Uh-huh.

7 SECRETARY STACY: I guess I'm trying to
8 determine what the difference is between an
9 amusement -- is that like rides or is that just
10 playground?

11 MS. LAND: We don't have a definition for
12 it.

13 MR. EVANS: Where do you see that? That's
14 not the one that's crossed out?

15 SECRETARY STACY: Are we at Section 803? Is
16 that where we're at?

17 MR. EVANS: Yeah. I saw where amusement
18 parks crossed out in B.

19 MS. PARGEON: Yeah.

20 SECRETARY STACY: Right. These are indoor
21 things here.

22 MS. LAND: Would you really put a
23 playground -- would it ever be defined as a children's
24 amusement park? I mean --

1 MS. PARGEON: That would have to have rides.

2 MS. LAND: Well, swings.

3 MS. PARGEON: But that's different.

4 That's one spot.

5 SECRETARY STACY: I think a playground is
6 different than an amusement --

7 MS. PARGEON: Yeah.

8 MS. LAND: Exactly. Yeah.

9 CHAIRPERSON TIMMERMAN: Where are you at for
10 amusement park? Oh, in the crossed-out stuff?

11 MS. PARGEON: Yeah.

12 SECRETARY STACY: I guess I was just trying
13 to --

14 CHAIRPERSON TIMMERMAN: No. You're good.

15 MS. LAND: You think we need to continue to
16 have that crossed out; is that right?

17 SECRETARY STACY: Yeah.

18 MS. PARGEON: Uh-huh.

19 MS. LAND: And, now, we have Automobile
20 Service Centers here and those want to stay, correct?

21 SECRETARY STACY: That's the low-level
22 service, right?

23 CHAIRPERSON TIMMERMAN: Automobile Service
24 Centers. I don't think we actually have a definition

1 of what that is.

2 MS. LAND: Yeah, we did.

3 MR. EVANS: We have an Automobile Service
4 Station.

5 CHAIRPERSON TIMMERMAN: Service Station, and
6 we have Automobile Repair, Minor and Major. Auto
7 Service Center.

8 MS. LAND: Are you sure?

9 MR. EVANS: Probably should get rid of one,
10 unless we have three.

11 CHAIRPERSON TIMMERMAN: I don't think we
12 need to have another definition for this.

13 MS. LAND: Do we want to make it, instead of
14 Service Center, Automobile Repair, Minor Repair?

15 CHAIRPERSON TIMMERMAN: That's what I would
16 do.

17 MR. EVANS: Yeah.

18 SECRETARY STACY: Yeah.

19 MS. LAND: Where are we? What's the section
20 we're in?

21 CHAIRPERSON TIMMERMAN: 803.

22 MS. LAND: Okay. I'm getting too tired to
23 function here, people.

24 MR. EVANS: It's almost 8:00.

1 CHAIRPERSON TIMMERMAN: It is almost 8:00.
2 Is this where we want to wrap up?

3 MS. LAND: I'm going to have to. It's Minor
4 Automobile Service what? What's the word?

5 MS. PARGEON: Minor Repair.

6 SECRETARY STACY: Automobile Repair, comma,
7 Minor or say Minor Automobile.

8 MS. PARGEON: Minor --

9 MS. LAND: Minor Automobile Repair.

10 SECRETARY STACY: Yeah. Yeah.

11 MS. LAND: Okay.

12 CHAIRPERSON TIMMERMAN: That's the end with
13 Area and Bulk, obviously, but that's not included.

14 SECRETARY STACY: That gives us B-3,
15 Expressway.

16 CHAIRPERSON TIMMERMAN: Everybody good
17 wrapping up at this point?

18 MS. PARGEON: Yes.

19 CHAIRPERSON TIMMERMAN: That was a firm one.

20 SECRETARY STACY: It would be nice to go on,
21 but I think our brains are all mush.

22 MS. LAND: May not be accomplishing much.

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: Okay. I guess we're

1 done with the book for the night. Last order of
2 business I think is adding some meetings.

3 We only have one more scheduled right now;
4 it's for a week from today. And we still have a
5 little bit here out of this book, and, then, there's
6 going to be --

7 MS. LAND: We have the Nonconforming Use,
8 all those odd-ball things, which will take a good
9 solid meeting to do. I think we might need to add
10 meetings.

11 CHAIRPERSON TIMMERMAN: What do we want to
12 do for adding?

13 MS. LAND: Well, let's see --

14 SECRETARY STACY: The 30th is a Thursday, a
15 week from tonight. So...

16 CHAIRPERSON TIMMERMAN: That's our -- that's
17 -- yeah. The 30th is our next meeting. That one's
18 already scheduled.

19 MS. LAND: We could do Tuesday the 28th, if
20 you wanted.

21 CHAIRPERSON TIMMERMAN: Do we have enough
22 time to give notice for that?

23 SECRETARY STACY: Yeah.

24 MS. LAND: I think so. If we don't, though,

1 we'll get sued again, and it will stop everything; so
2 don't want to give them anything to smack us with.

3 Do you want to meet on a Saturday, like
4 June 1st?

5 SECRETARY STACY: Yeah.

6 CHAIRPERSON TIMMERMAN: That's not a bad
7 idea.

8 SECRETARY STACY: I can do that.

9 MS. PARGEON: I can do that.

10 CHAIRPERSON TIMMERMAN: As much as everybody
11 wants to give up a Saturday, but you -- you could
12 really --

13 MS. LAND: We don't have any choice here.
14 We've got to --

15 SECRETARY STACY: Right.

16 CHAIRPERSON TIMMERMAN: Do we want to
17 schedule -- so I'm good with June 1st.

18 SECRETARY STACY: I am, too.

19 CHAIRPERSON TIMMERMAN: Do we want to
20 schedule anything more than that? Are you -- is it --

21 MS. PARGEON: It's okay for me.

22 MR. EVANS: I could make the 1st. I'm out
23 of town for the next --

24 MS. LAND: The rest of the time.

1 CHAIRPERSON TIMMERMAN: The next week?

2 MR. EVANS: The next seven days after that.

3 CHAIRPERSON TIMMERMAN: You could make the
4 1st, though?

5 MR. EVANS: Yeah.

6 CHAIRPERSON TIMMERMAN: Let's shoot for the
7 1st.

8 SECRETARY STACY: What do you want to do for
9 the time?

10 CHAIRPERSON TIMMERMAN: I'm fair game for
11 whatever.

12 MS. LAND: If you guys pick 7:00 a.m., I
13 won't be here. Just saying.

14 MR. EVANS: 7:30.

15 MS. LAND: I'm not getting up at 7:00 a.m.
16 on Saturday.

17 CHAIRPERSON TIMMERMAN: Okay. 7:00 a.m. is
18 not the answer you want. But the earlier you go, the
19 more day you have left.

20 MS. LAND: Like 9:00 maybe. Is that --

21 CHAIRPERSON TIMMERMAN: 9:00.

22 FROM THE FLOOR: I'll bring doughnuts.

23 CHAIRPERSON TIMMERMAN: Oh, Zoie.

24 SECRETARY STACY: We would need Mark --

1 CHAIRPERSON TIMMERMAN: She said 9:00 a.m.

2 MS. LAND: To get it in ASAP.

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: And just because
5 we're scheduling, do we want to schedule anything,
6 like, the 3rd and the 6th, which would be the
7 following Monday, Thursday?

8 MS. LAND: We could. Let's just --

9 CHAIRPERSON TIMMERMAN: Just to have them in
10 place.

11 SECRETARY STACY: Could we do the 4th?

12 CHAIRPERSON TIMMERMAN: Yes.

13 MS. LAND: I can't do the 4th. I have a
14 5:00 meeting on the 4th.

15 MS. PARGEON: What time on the 3rd?

16 CHAIRPERSON TIMMERMAN: Just sticking with
17 the 4th, you say you have a 5:00.

18 MS. LAND: That will take about an hour and
19 a half.

20 CHAIRPERSON TIMMERMAN: Do you -- is that it
21 for the night for you? And I'm good with that.

22 MS. LAND: You mean come after that meeting?

23 CHAIRPERSON TIMMERMAN: I'm just saying.

24 MS. LAND: No.

1 CHAIRPERSON TIMMERMAN: Not trying to push
2 you.

3 MS. LAND: Do you know how old I am? This
4 is killing me.

5 MS. PARGEON: Okay. What time on the 3rd?

6 CHAIRPERSON TIMMERMAN: No, we're not doing
7 the 3rd.

8 MS. PARGEON: No. We're not doing the 3rd.
9 Okay.

10 MS. LAND: The 5th and 6th?

11 SECRETARY STACY: How late is too late? I
12 mean --

13 CHAIRPERSON TIMMERMAN: When is the last
14 meeting? Like, when is the drop-dead date?

15 MS. LAND: About the 6th.

16 SECRETARY STACY: Do we have to be mindful
17 of when the trustees meet? Do we have to have a
18 public hearing date set before the trustees have their
19 meeting on July -- let's see. June. I'm getting
20 confused. We don't have to have -- we don't have to
21 coincide anything with the trustees meeting, do we?

22 MS. LAND: No. No.

23 SECRETARY STACY: Okay. All right.

24 MS. LAND: In fact, it should not be done at

1 a regular meeting. It should be its own freestanding
2 time and place.

3 CHAIRPERSON TIMMERMAN: When we --

4 MS. LAND: When you do yours, and they do
5 theirs, it shouldn't be at their regular meeting.

6 SECRETARY STACY: Okay. But I didn't know
7 if they had -- they don't have to approve our book
8 hearing date?

9 MS. LAND: No. That's something you guys
10 do.

11 SECRETARY STACY: Okay. All right.

12 MS. LAND: And here's the thing. It takes,
13 like, three days to have it published. You know, so
14 we need three days of lead time.

15 SECRETARY STACY: Right.

16 MS. LAND: So we will have to have the
17 determination on the 1st during that meeting when you
18 want to have your hearing.

19 SECRETARY STACY: Okay.

20 MS. LAND: You'll decide at that meeting
21 what day you're going to have your hearing and what
22 time.

23 And, then, we'll get the notices in, even
24 though you're still meeting. As long as those

1 notices -- or we're done with the book 30 days before
2 that meeting. So we have a three-day gap time in
3 there that we can still be working on the book.
4 Because once that notice comes out, that's your
5 30 days.

6 The other thing is, with the trustees, they
7 have to have a hearing that has a 30-day notice as
8 well. They could set their hearing date based on
9 where yours is and just go 30 days past that. They
10 can do their noticing before your hearing because, you
11 know, overlap like that to have them bumped right up
12 against each other and have the 30 days without all
13 that administrative downtime it requires to get the
14 paper to go through its process of printing it. And,
15 then, we'll make it.

16 You guys are going to make it. And I admit,
17 I was wrong, and I am so glad I was wrong because you
18 guys have been amazing.

19 CHAIRPERSON TIMMERMAN: So are we scheduling
20 a meeting for, like, the 5th, 6th, or we're not doing
21 that?

22 MS. LAND: If you do the -- what time would
23 you want to go on the 4th?

24 CHAIRPERSON TIMMERMAN: Oh, I wasn't going

1 to -- that was 100 percent up to you.

2 MS. LAND: I will probably be done by 6:15.
3 I can leave where I'm going to be by about 6:00. So
4 I can be here by 6:15. Do you want to have, on the
5 4th, later than the 5:00 meeting?

6 SECRETARY STACY: Can we always cancel
7 that --

8 MS. LAND: Oh, yeah.

9 SECRETARY STACY: -- if it's not --

10 MS. LAND: If, on June 1st, you are happy
11 with your final --

12 SECRETARY STACY: Well, I guess I'm kind of
13 hoping with that Saturday meeting we can easily go --

14 MS. LAND: We can get it done.

15 SECRETARY STACY: -- wrap it up.

16 CHAIRPERSON TIMMERMAN: That's what I'm
17 hoping, too. That we don't have --

18 SECRETARY STACY: Go three hours.

19 CHAIRPERSON TIMMERMAN: But we won't have
20 time to schedule anything after that is the only
21 reason to schedule the 4th.

22 MS. LAND: To schedule them now. And, then,
23 if we don't, we just write "Canceled" on the notice on
24 the door.

1 SECRETARY STACY: Okay. Let's do that. So
2 June --

3 CHAIRPERSON TIMMERMAN: 4th at 6:00 -- what
4 time?

5 MS. LAND: 15.

6 CHAIRPERSON TIMMERMAN: 6:15. And, then, do
7 we want to do the 6th again?

8 MS. LAND: Or do you want to do the 5th, the
9 next day?

10 CHAIRPERSON TIMMERMAN: I'm game.

11 MS. PARGEON: I'm game. Whichever you --

12 MR. EVANS: I'm not here.

13 SECRETARY STACY: The time -- the whole --

14 MS. LAND: You're gone the whole time.

15 SECRETARY STACY: The whole timeline makes
16 me a little uncomfortable. So whenever.

17 CHAIRPERSON TIMMERMAN: Let's do the 5th.

18 MS. LAND: Yeah. We're getting down to the
19 wire, but...

20 CHAIRPERSON TIMMERMAN: It's one day sooner.
21 And we'll do that at 5:00.

22 MS. LAND: Okay.

23 SECRETARY STACY: I want to make sure I have
24 this correct. I have June 1st at 9:00 in the morning.

1 I have June 4th at 6:15 p.m., and June 5th at
2 5:00 p.m.

3 MS. LAND: That's what I've got.

4 CHAIRPERSON TIMMERMAN: And with any luck
5 we'll cancel the last two.

6 SECRETARY STACY: Correct.

7 MS. LAND: Okey dokey.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MR. EVANS: Better make sure Darrin can --

10 CHAIRPERSON TIMMERMAN: Let him know those
11 days. Yeah.

12 MS. LAND: You have to have at least three
13 of you here to have the meeting.

14 SECRETARY STACY: Right.

15 MS. LAND: So you guys --

16 CHAIRPERSON TIMMERMAN: Which, the 1st
17 shouldn't be an issue. You'll be here. We can all --
18 us four can be there for sure.

19 SECRETARY STACY: Right.

20 CHAIRPERSON TIMMERMAN: And then the 4th and
21 the 5th is where we'll have to make sure that Darrin
22 knows -- Darrin, at least -- I mean, we have to make
23 sure he knows about all three.

24 MS. LAND: Yeah.

1 CHAIRPERSON TIMMERMAN: But yeah.

2 MS. PARGEON: And we're meeting on May 30th.

3 MS. LAND: And May 30th. Yeah. We already
4 have that noticed.

5 CHAIRPERSON TIMMERMAN: That's already
6 scheduled.

7 MS. PARGEON: Okay.

8 CHAIRPERSON TIMMERMAN: Any other -- open to
9 the floor real quick?

10 SECRETARY STACY: Sure.

11 CHAIRPERSON TIMMERMAN: Any last-minute
12 things?

13 FROM THE FLOOR: This was worse.

14 CHAIRPERSON TIMMERMAN: Oh, here we go. I
15 asked for questions earlier. Now two of them.

16 MS. LAND: Was it worse than parking?

17 SECRETARY STACY: Do you have your hand up,
18 ma'am?

19 FROM THE FLOOR: No.

20 FROM THE FLOOR: I just --

21 CHAIRPERSON TIMMERMAN: Go for it. I don't
22 care.

23 FROM THE FLOOR: He can go.

24 FROM THE FLOOR: I was saying, can I ask you

1 a couple questions after the meeting? Just, like,
2 general things.

3 CHAIRPERSON TIMMERMAN: Sure.

4 MS. LAND: One of them.

5 FROM THE FLOOR: It's not related to the
6 content necessarily.

7 MS. LAND: Well, you can talk to one of
8 them, but not the group.

9 FROM THE FLOOR: I see.

10 MS. LAND: As a board, if they speak to
11 anybody as a board, not in their meeting, they're
12 already getting sued for that. We don't want it
13 again.

14 FROM THE FLOOR: Okay.

15 MS. LAND: When they didn't do it the last
16 time.

17 CHAIRPERSON TIMMERMAN: Is that acceptable
18 to you?

19 FROM THE FLOOR: That's very much so. Yes.

20 CHAIRPERSON TIMMERMAN: Okay.

21 FROM THE FLOOR: My question is, running
22 through the process again of who gets the document and
23 they have it for 30 days, and, then, who's next?

24 MS. LAND: Once they complete the document,

1 they have to have a 30-day notice to the public that
2 they're going to have a hearing.

3 FROM THE FLOOR: Okay.

4 MS. LAND: They have to have the book
5 available for anybody to review it during that
6 30 days.

7 We're going to see if Mark Schimmoeller can
8 get it put on the website, so a link to it, so they
9 can open it up, read it that way. But also, here,
10 there will be hard copies, if somebody wants to come
11 and look at it here, but they will have to get with
12 Mark and make an appointment kind of thing.

13 They will have their hearing at the end.
14 During their hearing, they'll have to make a decision
15 if they want to accept this and make a recommendation
16 to the trustees that they accept it; if they want to
17 make a recommendation to the trustees that they deny
18 it, don't do it, or if they want to make some sort of
19 modified recommendation.

20 Now, I've never worked with a group who've
21 put in this much time whoever said they want to deny
22 it and tell the trustees not to do it. If they do,
23 I might go postal. Just so you know.

24 So, you know, let's just, for discussion

1 sake, say they decide they're going to send it to the
2 trustees and recommend they adopt it. Then the
3 trustees also have to have a 30-day notice and have
4 that waiting period for people to look at it again.

5 And, then, they have their hearing. At
6 their hearing, they decide whether they want to reject
7 it and not go forward with it, adopt it as is, or
8 modify it in some way. Whatever way they pick is the
9 final way that it -- they also sign the documents to
10 have it put on the ballot at that hearing -- at that
11 last hearing.

12 And, then, by 4:00 on August 7th, they have
13 to have it to the Board of Elections, the copy of the
14 book, copies of the map, and copies of the ballot
15 language to have it sent to the Secretary of State and
16 be certified to be able to be on the election.

17 FROM THE FLOOR: Thank you for the
18 explanation.

19 MS. LAND: And at the polling places, there
20 will be a copy of the book and a copy of the map, if
21 people want to see it.

22 Does everybody vote in this building? Both
23 precincts?

24 FROM THE FLOOR: Yes.

1 MS. LAND: Okay. It will be here. Probably
2 up on the wall.

3 CHAIRPERSON TIMMERMAN: Do we need to get a
4 copy of this to Matt to get the updated --

5 MS. LAND: Yeah.

6 CHAIRPERSON TIMMERMAN: I have the updated
7 that is exactly what we discussed last time. Do you
8 want to take that to him to get one -- to get that
9 ball rolling?

10 MS. LAND: I can.

11 CHAIRPERSON TIMMERMAN: So...

12 SECRETARY STACY: Yeah. If we're satisfied
13 with that, we might as well go ahead and get it
14 published, or --

15 MS. LAND: Yeah. Get it set up the way it
16 would be.

17 SECRETARY STACY: Yeah.

18 CHAIRPERSON TIMMERMAN: It's rolled up here.

19 MS. LAND: And during that Saturday meeting,
20 I'll ask him to make us a copy -- two copies of what,
21 you know, the final one is, and, then, you can draw
22 your Future Use Map onto that one.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: And, then, they can do the next

1 map off of that.

2 CHAIRPERSON TIMMERMAN: Okay.

3 SECRETARY STACY: You've said the Future Use
4 Map does not have to be done --

5 MS. LAND: It's good to have it, but it is
6 not part of what's before the voters. It's a tool.
7 It's not part of the legislature.

8 SECRETARY STACY: Okay. Right.

9 CHAIRPERSON TIMMERMAN: Look. Look. Look.
10 Inside the lines. All straight lines.

11 MS. PARGEON: Wow.

12 FROM THE FLOOR: Molly did good.

13 CHAIRPERSON TIMMERMAN: Okay. Anything
14 else?

15 Move to --

16 SECRETARY STACY: Do you want to make a
17 motion to --

18 CHAIRPERSON TIMMERMAN: I want to make a
19 motion to adjourn.

20 MS. PARGEON: I second it.

21 SECRETARY STACY: Everyone in agreement, say
22 "Yes."

23 (Vote taken.)

24 SECRETARY STACY: Anyone opposed to that and

1 want to stay here longer?

2 (No response.)

3 SECRETARY STACY: Motion passed.

4 We're adjourned.

5 - - -

6 And, thereupon, the proceedings were
7 concluded at 8:10 p.m.

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