

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, June 20, 2024
 5:00 p.m.

9 Allen Township Center
 12829 State Route 613
10 Van Buren, Ohio 45889

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12 SUSAN L. COOTS, RPR
13 REGISTERED PROFESSIONAL REPORTER

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23 VERITEXT LEGAL SOLUTIONS
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 Columbus, Ohio 43215
25 (614) 223-1313

1 APPEARANCES:

2 BOARD MEMBERS:

3 John Timmerman, Chairperson

Deb Stacy, Secretary

4 Clara Pargeon

5 TOWNSHIP TRUSTEE:

6 Kevin Flanagan

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THURSDAY EVENING SESSION

June 20, 2024

5:00 p.m.

- - -

P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 20th day of June, 2024, this cause came on for hearing before the Allen Township Zoning Commission. And the parties appearing in person and/or by counsel, as hereinafter set forth, the following proceedings were had:

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CHAIRPERSON TIMMERMAN: It says 5:00. We're going to get this meeting started.

Roll call. Dave Evans.

(No response.)

CHAIRPERSON TIMMERMAN: Clara Pargeon.

MS. PARGEON: Here.

CHAIRPERSON TIMMERMAN: Darrin Rehus.

(No response.)

CHAIRPERSON TIMMERMAN: Deb Stacy.

SECRETARY STACY: Here.

CHAIRPERSON TIMMERMAN: John Timmerman, here.

SECRETARY STACY: Okay. All right. Allen Township Zoning Commission, June 13th, 2024.

1 Attendance: Dave Evans, Clara Pargeon,
2 Deb Stacy, John Timmerman. Darrin Rehus arrived at
3 5:52 p.m.

4 Deb Stacy, Allen Township Zoning Commission
5 Secretary, read the June 5th, 2024, minutes.

6 Motion 24-04-47-M. John Timmerman moved to
7 approve the Allen Township Zoning Commission minutes
8 from the June 5th, 2024, meeting. Clara Pargeon moved
9 to second the motion. The motion passed.

10 The Allen Township Zoning Commission will be
11 preparing for the upcoming public hearing which will
12 be held on Friday, July 5th, 2024, at 6:30 p.m. at the
13 Allen Township Center.

14 The next Allen Township Zoning Commission
15 meeting will be held on June 20th, 2024, at 5:00 p.m.

16 The Proposed Zoning Resolutions and Maps can
17 be viewed or received from 6:00 to 7:00 p.m. that day.

18 Discussion regarding a mailer to Allen
19 Township residents and details pertaining to the
20 hearing were also addressed.

21 Motion 24-4-48-M. John Timmerman moved to
22 adjourn the meeting. Clara Pargeon seconded the
23 motion. Motion passed.

24 CHAIRPERSON TIMMERMAN: I move to accept the
25 meeting minutes as read.

1 SECRETARY STACY: All righty.

2 MS. PARGEON: I second it.

3 SECRETARY STACY: Thank you, Clara.

4 Everyone in agreement, say "Yes."

5 (Vote taken.)

6 SECRETARY STACY: Motion passed.

7 CHAIRPERSON TIMMERMAN: All right. Where
8 are we at on -- you got notes and stuff you want to
9 discuss already?

10 SECRETARY STACY: Just so that you know, the
11 mailer should have been mailed today. It was actually
12 ready to go yesterday, but yesterday was a holiday; we
13 had no mail, so it's going out today. And according
14 to the Postmaster at Van Buren, she thought Friday and
15 Saturday should be the days that people should be
16 receiving it.

17 So it's basically, the one side that has the
18 information is red with black lettering. Red Notice,
19 Public Hearings, the background is red, for the
20 Proposed Allen Township Zoning Resolution and Map.
21 And so here's the first hearing; here's the second
22 hearing, the trustees', their hearing on here as well.

23 And, then, at the bottom, it just talks
24 about that you can go to the Allen Township website to
25 view or print off the Zoning Resolution and map, or

1 people can stop by on Tuesdays and Thursdays from
2 6:00 to 7:00 through July 2nd.

3 They can either look at it. They can pick
4 one up for the Resolution and Map. And I even have
5 the fiscal officer's cell phone number; he gave me
6 permission to use that.

7 And, then, on the mailing side of it, it has
8 the postage and it will have, like, the residents here
9 and, then, just kind of a reminder of what the two
10 public hearing dates are.

11 And it ended up that these are going to go
12 to registered voters. We -- I attempted to -- or
13 I did look into Every Door Direct Mailing, and that
14 really was not a user-friendly option. You had to
15 look at a map that did not have clearly marked roads
16 or streets and it was by mail routes. So what happens
17 is you could -- some of those folks would be in Allen
18 Township and some of them would not. And so I was --
19 I worked with Teresa at Marbee Printing; she was very
20 helpful. And so that didn't seem to be a good choice.

21 So, then, we attempted to purchase a mailing
22 list of all Allen Township residents and gave it some
23 time and that -- they weren't pulling what they should
24 have been pulling. We could tell by the numbers that
25 it wasn't correct information. It was for Hancock

1 County, Ohio. We made sure that was all correct.

2 So these are going to registered voters.

3 I got this from the Board of Elections, so that's how
4 they are going to be mailed out. So...

5 CHAIRPERSON TIMMERMAN: Okay. Good as you
6 can do with that.

7 TRUSTEE FLANAGAN: Is it every registered
8 voter or every registered household?

9 SECRETARY STACY: I think it's household.
10 It would be like the family.

11 TRUSTEE FLANAGAN: Makes sense. So Karen
12 and I both aren't going to get one.

13 SECRETARY STACY: That's not -- that's not
14 my understanding.

15 CHAIRPERSON TIMMERMAN: Let's hope not.

16 SECRETARY STACY: That's not how I
17 understand it. It's household.

18 CHAIRPERSON TIMMERMAN: Very good. Anything
19 else?

20 SECRETARY STACY: Just made some notations
21 in going through the Zoning Resolution.

22 CHAIRPERSON TIMMERMAN: Okay. Yeah. I
23 reached out to people at my church about audio
24 equipment. They said they do not have any mobile
25 system. Now that we have, you know, a permanent

1 church site, everything is permanent.

2 SECRETARY STACY: Sure.

3 CHAIRPERSON TIMMERMAN: So they were not
4 able to work towards that. I talked to Keith
5 Pottinger. He said, for the day of our meeting -- I'm
6 not sure about the trustees' meeting. I'm sure we can
7 work with him on it, but he's planning on setting up
8 audio alone, and, then, audio and video together. So
9 kind of a redundancy, two systems, to somewhat ensure
10 that we have something.

11 SECRETARY STACY: Yeah.

12 CHAIRPERSON TIMMERMAN: So he has a plan to
13 do both.

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: I don't know if we
16 want to do -- I know Cindy was like, Hey, let's just
17 get a laptop or whatever. So -- but...

18 SECRETARY STACY: And I've never tried that.
19 Has anyone ever done that, where you've recorded off
20 your laptop?

21 TRUSTEE FLANAGAN: I have not.

22 CHAIRPERSON TIMMERMAN: She made it sound
23 like they've used it in plenty of other meetings
24 with --

25 SECRETARY STACY: Right.

1 CHAIRPERSON TIMMERMAN: -- no -- no issues.
2 So...

3 SECRETARY STACY: Right. Okay. I guess we
4 can work through the details just to realize that
5 we're going to need to have something in place for
6 sure as we get closer --

7 CHAIRPERSON TIMMERMAN: Right.

8 SECRETARY STACY: -- to the date.

9 And just an FYI, since you mentioned that,
10 I did kind of make a checklist of things that I
11 just -- that came to my mind of things I wanted to
12 have covered for the hearing as far as getting people
13 signed in, and there's numerous things in there. And
14 I can maybe pass this around, some of the folks here,
15 if they want to help to assign some responsibilities,
16 like introducing the board. If Regional Planning is
17 here, I'm expecting them to be here.

18 CHAIRPERSON TIMMERMAN: I think she said
19 that Matt would be there.

20 SECRETARY STACY: Matt would be here. And,
21 then, of course, Cindy. I think it would be nice to
22 have someone introduce us.

23 Clipboards for sign-in. And we've even
24 talked about -- or I even thought about having two
25 different colors of paper: Have one color for people

1 who want to speak and, then, just -- and then another
2 color for just people, so we have an idea of who came
3 to the hearing.

4 And just a few little simple things, like,
5 even counting the chairs. I don't know how many
6 chairs you have here.

7 CHAIRPERSON TIMMERMAN: Did we talk to the
8 fire chief about --

9 SECRETARY STACY: He was on vacation last
10 week, and someone suggested we could even check with
11 John Redick that he could -- he would know how many
12 people are permitted in this room.

13 Do you know that?

14 TRUSTEE FLANAGAN: I don't know that number.
15 He would know it.

16 SECRETARY STACY: Right. So we -- we need
17 to know that number. Of course, we were talking about
18 including the overflow room in the back. And,
19 obviously, everyone needs to hear and see and
20 everything like that. So those are just some basic
21 things.

22 I already have one job assigned to somebody
23 here, so, you know, we can talk about that. Pass that
24 out later.

25 CHAIRPERSON TIMMERMAN: Okay. Is that

1 something that we want to go across right away or --

2 SECRETARY STACY: I would like to start.

3 And I don't know if we need to actually do it during
4 the meeting or if we could -- you know, once we
5 adjourn, you know pass --

6 CHAIRPERSON TIMMERMAN: As far as signing
7 that?

8 SECRETARY STACY: Yeah. What do you --
9 what's your thoughts on that? Or do you want me to
10 pass some things out now and they can look to see?

11 CHAIRPERSON TIMMERMAN: Is it repetitive
12 paper there?

13 SECRETARY STACY: It is. It's the same --

14 CHAIRPERSON TIMMERMAN: So it's just one
15 piece?

16 SECRETARY STACY: It's -- it's one piece,
17 but I -- I mean, I made a couple of notes on the
18 front. So, here, let me give each of you, so you each
19 have a copy.

20 CHAIRPERSON TIMMERMAN: And then pass one
21 out there and see if anybody is willing.

22 SECRETARY STACY: I will. And here's the
23 thing. I'm sure I didn't think of every little thing.
24 I just kind of brainstormed and started listing
25 things.

1 CHAIRPERSON TIMMERMAN: Right.

2 SECRETARY STACY: So please feel free to
3 bring something up if we're not thinking of something.
4 So there's several sheets there, however you want to
5 pass them out.

6 CHAIRPERSON TIMMERMAN: What do you think?
7 If anybody's interested in helping out --

8 SECRETARY STACY: Yeah. And if you -- if
9 you want to take one of those tasks, maybe you could
10 put your name. I would kind of like to have a person
11 to oversee all these different things because if we
12 have, say, five or six people doing different things
13 on that list, I would like them to report back to one
14 person and for that person to be responsible to make
15 sure everything's squared away.

16 CHAIRPERSON TIMMERMAN: Okay.

17 SECRETARY STACY: And I think we're going to
18 have our -- we're going to have enough to do being
19 prepared for the actual hearing. So those are --

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: -- hopefully --

22 CHAIRPERSON TIMMERMAN: I'm just reading
23 through the list.

24 SECRETARY STACY: Yeah.

25 CHAIRPERSON TIMMERMAN: Kevin, that one's --

1 last one's already assigned to you.

2 TRUSTEE FLANAGAN: Yeah, I knew that.

3 (Laughter.)

4 TRUSTEE FLANAGAN: That's how you volunteer,
5 right?

6 MS. PARGEON: Yeah.

7 SECRETARY STACY: Well, I know you've done
8 that for other --

9 TRUSTEE FLANAGAN: Yeah. Yeah, we'll take
10 care of that.

11 SECRETARY STACY: Thank you.

12 CHAIRPERSON TIMMERMAN: The second-to-last
13 one, the audio to the -- to the back room, if we do
14 use that, Keith said that that would be something he'd
15 be able to do is have a speaker set up back there.

16 SECRETARY STACY: Okay. All right. So
17 I'm going to --

18 CHAIRPERSON TIMMERMAN: If you want to
19 pencil him in for --

20 SECRETARY STACY: I am. But if I could have
21 one person that would kind of coordinate whatever is
22 on here, and if there's anything more that we need to
23 address, so that I am not the one running here and
24 there. I just want it all done beforehand so things
25 go as smooth as possible.

1 I even thought -- and I know we've used this
2 table to work from, but I wonder if we should use a
3 different table that's a little bit longer and not as
4 wide so that we're all facing --

5 CHAIRPERSON TIMMERMAN: Out.

6 SECRETARY STACY: -- out. Because, right
7 now, we -- we have two people that are hidden. You
8 see the back --

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: -- of their head and I
11 think it would be more professional and more polite
12 for everyone to see each of our faces.

13 CHAIRPERSON TIMMERMAN: Yeah. And we'll
14 probably -- I mean, we spread out pretty good right
15 now. We'll spread out less than we currently do, but
16 you're still going to want to be able to flip through
17 the book.

18 SECRETARY STACY: I understand that.

19 CHAIRPERSON TIMMERMAN: You're going to be
20 -- you're going to want reasonable space.

21 SECRETARY STACY: I understand.

22 CHAIRPERSON TIMMERMAN: Yeah. I agree.

23 SECRETARY STACY: And I kind of thought our
24 table maybe should be pushed more into that corner
25 coming out is my thought, and with a podium over there

1 by the opening, the window.

2 CHAIRPERSON TIMMERMAN: You're thinking to
3 -- just like a solid line across here?

4 SECRETARY STACY: Yeah. Enough that -- I
5 mean, obviously, so we -- we need to get out.

6 CHAIRPERSON TIMMERMAN: Right.

7 SECRETARY STACY: So we're not trapped
8 behind it.

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: To go as far down into the
11 corner to make use of that space.

12 CHAIRPERSON TIMMERMAN: The other thing is I
13 saw you have a PowerPoint to show on the TV screen, so
14 if we're down that way, everybody's already looking in
15 that direction if we do manage to get a PowerPoint
16 thrown up there. So I think that would work good.

17 SECRETARY STACY: And if anyone thinks of --
18 thinks of something else --

19 FROM THE FLOOR: I -- I don't -- I will
20 preface my comment by saying I don't want to be a wet
21 blanket.

22 SECRETARY STACY: Okay.

23 FROM THE FLOOR: Okay?

24 SECRETARY STACY: Okay.

25 FROM THE FLOOR: I'm wondering if volunteers

1 who apply to this, with the state of multiple
2 litigations, is anyone who signs up for this or
3 donates to this, provides equipment and materials, are
4 they perhaps opening themselves up to being called in
5 as a party that could be sued?

6 And, to that end, should -- should this not
7 be handled -- like, shouldn't there be some sort of
8 budgetary line item where you all can -- supplied by
9 the trustees so that way you can actually go, Hey, we
10 need to rent this. We need to rent that. So that way
11 there is a defined line that no one is providing
12 in-kind donations to --

13 SECRETARY STACY: Okay.

14 FROM THE FLOOR: -- your effort.

15 SECRETARY STACY: I guess I didn't --

16 MS. PARGEON: Makes sense.

17 FROM THE FLOOR: I'm concerned about that.

18 SECRETARY STACY: Well, we -- and we should
19 be.

20 FROM THE FLOOR: If you need somebody to
21 announce names, or whatever, I'll -- I can announce a
22 name or whatever. But, you know, a podium rental is
23 going to cost.

24 SECRETARY STACY: We've got a podium back
25 here.

1 FROM THE FLOOR: Okay. Good. But there's
2 different things like that, and I -- I'm not an
3 attorney, but I have concerns that if people or groups
4 of people would donate those things --

5 SECRETARY STACY: Yeah. We -- that's a good
6 point. Cindy -- and we knew Cindy wasn't going to be
7 here this evening. So we would need -- she's our
8 legal representative so she would be the one to give
9 us that answer. But --

10 CHAIRPERSON TIMMERMAN: Right.

11 SECRETARY STACY: -- thank you for bringing
12 that up. I mean --

13 CHAIRPERSON TIMMERMAN: That's a good point.

14 MS. PARGEON: Uh-huh.

15 SECRETARY STACY: -- we just can't take
16 anything for granted given the current situation.

17 FROM THE FLOOR: It is what it is. And
18 I'm --

19 SECRETARY STACY: It is what it is.

20 FROM THE FLOOR: I'm not being critical of
21 anybody. I'm just saying --

22 SECRETARY STACY: Right.

23 FROM THE FLOOR: -- we need to be aware of
24 that. And, boy, somebody might say, Oh, I can do
25 that, and just trying to help out with just being an

1 involved --

2 SECRETARY STACY: Right.

3 FROM THE FLOOR: -- an involved citizen,
4 and, then, all of a sudden, by the way, You've been
5 served.

6 SECRETARY STACY: Yeah.

7 FROM THE FLOOR: What is your involvement
8 here and motivation? You know, who knows what could
9 happen.

10 CHAIRPERSON TIMMERMAN: Sure.

11 SECRETARY STACY: Yeah.

12 FROM THE FLOOR: And not that -- I don't
13 want to say, Oh, I could do that or that. But...

14 SECRETARY STACY: Okay. Yeah. That --
15 definitely have to run that past Cindy.

16 FROM THE FLOOR: I don't know if the
17 trustees have a line item established yet for
18 incidentals or meetings or --

19 TRUSTEE FLANAGAN: Not specific to that. We
20 agreed that we would help with the mailing and those
21 things. That's not a problem. I don't think that
22 would be a problem either. But definitely talking to
23 Cindy is worthwhile to see what direction we should
24 go.

25 SECRETARY STACY: Okay. Yeah. Thank you.

1 CHAIRPERSON TIMMERMAN: Okay. Any other
2 things?

3 SECRETARY STACY: I just have some comments
4 about the Resolution, but go for it.

5 CHAIRPERSON TIMMERMAN: Okay. I don't --
6 I think I already hit on the things -- the audio stuff
7 is what I checked into.

8 SECRETARY STACY: I guess that's one of the
9 things I'm most concerned about because it was made
10 clear that we need to have a reliable, clear --

11 CHAIRPERSON TIMMERMAN: Yeah.

12 SECRETARY STACY: -- high-quality audio
13 recording of this hearing; and that is not my area of
14 expertise.

15 CHAIRPERSON TIMMERMAN: Yeah. At church,
16 when I asked around, there was a guy that said House
17 of Hindenach.

18 SECRETARY STACY: I've heard of that.

19 CHAIRPERSON TIMMERMAN: It's a place in town
20 here. They rent audio equipment. They said that
21 they'd be able to handle all of this.

22 SECRETARY STACY: Okay.

23 CHAIRPERSON TIMMERMAN: So we do have a
24 place, a source, if we --

25 SECRETARY STACY: Okay.

1 CHAIRPERSON TIMMERMAN: -- if we decide we
2 need to go outside of volunteers.

3 SECRETARY STACY: Right.

4 CHAIRPERSON TIMMERMAN: We definitely need a
5 source.

6 SECRETARY STACY: And we may need to --

7 CHAIRPERSON TIMMERMAN: No idea --

8 SECRETARY STACY: -- do that.

9 CHAIRPERSON TIMMERMAN: Yeah. No idea what
10 the price is on that, but it's a local place that
11 could at least fill that void.

12 SECRETARY STACY: Right. Yeah.

13 CHAIRPERSON TIMMERMAN: So...

14 SECRETARY STACY: We'll figure it out.

15 CHAIRPERSON TIMMERMAN: Yeah. How many more
16 meetings do we have at this point? We've got --

17 SECRETARY STACY: Okay. We've got next
18 Thursday, which would be the 27th.

19 CHAIRPERSON TIMMERMAN: 27th. And then the
20 following week we're setting up. So...

21 SECRETARY STACY: And then --

22 TRUSTEE FLANAGAN: 3rd.

23 SECRETARY STACY: July 2nd, people can come
24 here to pick up a Zoning Resolution. And, then,
25 July 3rd is actually -- we have two more meetings

1 scheduled, so we have the 27th and then we have
2 July 3rd. We kind of were thinking that July 3rd
3 would be kind of a setup --

4 CHAIRPERSON TIMMERMAN: Right.

5 SECRETARY STACY: -- day. And I guess, you
6 know, if we needed to do something, I guess we could,
7 as far as the actual meeting.

8 CHAIRPERSON TIMMERMAN: Right.

9 SECRETARY STACY: You know.

10 CHAIRPERSON TIMMERMAN: I'm just thinking we
11 probably need to talk with Cindy on the 27th to
12 know --

13 SECRETARY STACY: Right.

14 CHAIRPERSON TIMMERMAN: -- what strategy to
15 -- for --

16 SECRETARY STACY: Correct. Because I think
17 there's going to be some housekeeping things that
18 we're going to have to be squared away on the 27th.

19 CHAIRPERSON TIMMERMAN: Yeah. Okay.

20 Clara, do you have any thoughts from things
21 you've been thinking about? Working on?

22 MS. PARGEON: That's a lot. There's a lot.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. PARGEON: A lot to be done. You guys
25 are covering it really well. You've done a great job.

1 CHAIRPERSON TIMMERMAN: Okay. All right.

2 SECRETARY STACY: And if someone is thinking
3 of something that I don't have on that list, I'm not
4 saying that that list is -- I've got everything on
5 there. I just started brainstorming and that's what I
6 came up with.

7 There's a list, Zoie, for help. But we --
8 but Matt brought up a good point that there may be --
9 like, especially the recording, we may not want
10 volunteers to do that because possible litigation
11 could overflow to those individuals.

12 FROM THE FLOOR: Agree.

13 SECRETARY STACY: And so we -- there may be
14 a need that we may need to hire that out. We would
15 need to check with Cindy Land to see what her thoughts
16 are on that.

17 MS. PARGEON: That would be the best.

18 FROM THE FLOOR: That's a good strategy.

19 CHAIRPERSON TIMMERMAN: But, if nothing
20 else, that list gives people stuff to think about,
21 things that need to be covered. If you see anything
22 that, you know, Hey, what about this? you know, we can
23 add it to the list. Even if it's not significant at
24 this point, if it's any kind of random help for that
25 night, it would be worthwhile to write down.

1 Okay. Getting into the book, I guess. Is
2 that where you're at?

3 SECRETARY STACY: I think so.

4 CHAIRPERSON TIMMERMAN: Okay. Sounds like
5 you had a few things you wanted to discuss from the
6 book.

7 SECRETARY STACY: Well, you can --

8 CHAIRPERSON TIMMERMAN: I -- I read -- I was
9 going through the book and I didn't necessarily have
10 any topics of things, like, Hey, we've got to do this
11 or this. Mine's more of, like, a misspelling or a
12 this doesn't match that kind of thing.

13 SECRETARY STACY: Right. Yeah. So if
14 you're going to talk about the Table of Contents --
15 and, again, I did not -- and perhaps you did, did you,
16 like, go to each heading and page?

17 CHAIRPERSON TIMMERMAN: Yeah.

18 SECRETARY STACY: Good. Because I did not
19 do that. The only thing that I took note of, there
20 was a typo on the last page.

21 CHAIRPERSON TIMMERMAN: "Mendments."

22 SECRETARY STACY: Yeah. Yeah. Yeah. We
23 need an "A" there.

24 CHAIRPERSON TIMMERMAN: Yeah.

25 SECRETARY STACY: Well, but the

1 "Miscellaneous" up above, it says Page 78, and if you
2 look --

3 CHAIRPERSON TIMMERMAN: It's 68.

4 SECRETARY STACY: -- it's 68. It's a typo.
5 That's just --

6 CHAIRPERSON TIMMERMAN: Yeah.

7 SECRETARY STACY: So I just made a note of
8 it. I don't know. Are we -- we'll have to ask Cindy
9 if we can correct typos or not.

10 CHAIRPERSON TIMMERMAN: Yeah. I assume
11 that's something that we can do. But it's up to her
12 at this point.

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: So...

15 SECRETARY STACY: Okay.

16 CHAIRPERSON TIMMERMAN: Was there anything
17 specific? Any things in the book where you wanted to
18 go through?

19 SECRETARY STACY: Right page. Here we go.

20 So when I first looked at Page 13, at the
21 top, it is talking about A-1, the Ag District. And,
22 then, you go to No. 1, and the Single-Family Dwellings
23 Accessory to Farming Operations. When I first read
24 that, it -- it almost sounds like you have to be part
25 of the farming operation. But, then, if you read --

1 in order to build a house.

2 CHAIRPERSON TIMMERMAN: Uh-huh.

3 SECRETARY STACY: But if you go to the
4 paragraph above that, under Intent, it says, on the
5 last line of the Intent paragraph, "...wherein
6 Residential Development is clearly accessory and
7 ancillary to a farming operation."

8 So basically what they're saying, the Ag
9 District is primarily for farming. So if someone does
10 get a 2-acre parcel, gets a septic tank, they can --
11 permit, they can build a home, but it's -- the first
12 and foremost use is for Ag. So is that how you
13 interpret that? I guess I didn't want someone to read
14 that and not have a clear understanding of what that
15 was saying.

16 CHAIRPERSON TIMMERMAN: I would think that
17 "accessory to farming operations" could be removed
18 because it doesn't have to be -- that was not the
19 intent of it.

20 SECRETARY STACY: Right.

21 CHAIRPERSON TIMMERMAN: I mean, because we
22 -- they tried to -- they tried to combine two
23 sections; one that said "accessory to farming
24 operations," and one that said just the "single-family
25 dwelling was the primary use." They tried to combine

1 those and somehow the "accessory to farming
2 operations" stayed in there.

3 SECRETARY STACY: Yeah. I think --

4 CHAIRPERSON TIMMERMAN: So I think it would
5 be better to remove it.

6 SECRETARY STACY: I think it would read more
7 clearly --

8 CHAIRPERSON TIMMERMAN: Right.

9 SECRETARY STACY: -- to remove that.

10 The other thing, if you go back to Page 28,
11 which is the Schedule of Regulations, I'm going to
12 kind of stay on the same topic, so it talks about
13 dwelling unit, which we just mentioned, is 2 acres.

14 A manufactured home, which, at one time, we
15 referred to them as mobile homes, but then, after,
16 what was it, like, 1989? You don't -- legally you
17 don't refer to them as mobile homes; they are
18 manufactured homes. Okay.

19 So if a manufactured home is on a permanent
20 foundation, in my opinion, if I understand this, and
21 it was my understanding when we worked on it, that
22 qualifies as a dwelling.

23 MS. PARGEON: Yes.

24 CHAIRPERSON TIMMERMAN: Right.

25 SECRETARY STACY: Yes. So if anyone were to

1 ask, Can I buy 2 acres and put up a manufactured home
2 and I have a foundation under it, does that qualify?
3 And the answer should be yes, correct?

4 MS. PARGEON: Yes.

5 CHAIRPERSON TIMMERMAN: Yes, as long as --

6 SECRETARY STACY: It has that permanent --

7 MS. PARGEON: The axle and wheels are gone.

8 SECRETARY STACY: Right.

9 CHAIRPERSON TIMMERMAN: As long as it's
10 a --

11 SECRETARY STACY: Yeah.

12 CHAIRPERSON TIMMERMAN: -- so many square
13 feet as well.

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: It would be the
16 removing of the axle, the permanent foundation.
17 That's what --

18 SECRETARY STACY: And the minimum floor
19 area.

20 CHAIRPERSON TIMMERMAN: What was the other
21 thing? You have to forfeit the title or something
22 like that?

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: So the process of
25 going through to make it a building rather than a --

1 SECRETARY STACY: Right.

2 MS. PARGEON: To making it a home.

3 CHAIRPERSON TIMMERMAN: Right. Rather than
4 a trailer. So...

5 SECRETARY STACY: So I -- I'm not sure that
6 that's -- like, we know that. I'm not sure if someone
7 were to look at this --

8 CHAIRPERSON TIMMERMAN: If that would be
9 clear there?

10 SECRETARY STACY: Yeah. So that's why I
11 wanted to bounce that off you guys or anyone else.

12 MS. PARGEON: Well, being on a permanent
13 foundation, it's not going to go anywhere.

14 CHAIRPERSON TIMMERMAN: There is a -- in the
15 General Provisions, isn't there a spot where they
16 discuss --

17 SECRETARY STACY: That talks about --

18 CHAIRPERSON TIMMERMAN: -- a mobile home --

19 SECRETARY STACY: The park. The park area.
20 That's Page 43, because I marked that as well.

21 CHAIRPERSON TIMMERMAN: 43. Yeah.

22 SECRETARY STACY: In No. 3. So it talks
23 about mobile or manufactured home parks. So that
24 means that you're going to have -- that's more than
25 one.

1 MS. PARGEON: Yes.

2 SECRETARY STACY: Okay. So it basically
3 addresses where they can be located, which is multiple
4 areas, if it's a -- that's more than one. But if you
5 have a single one, it's my understanding you can just
6 have that 2-acre lot out in the Ag.

7 MS. PARGEON: Correct.

8 CHAIRPERSON TIMMERMAN: Yeah.

9 MS. PARGEON: That would be all the further
10 you could go with it.

11 CHAIRPERSON TIMMERMAN: I think it'd be
12 smart to -- in that mobile home section to clarify the
13 process of what has to happen.

14 SECRETARY STACY: Okay. Yeah. Because I
15 could see that coming up, people asking the question,
16 and we want this to be as clear as possible.
17 Sometimes when you read things and you go over it,
18 it's, like, okay, I've got it. But, then, if someone
19 has not seen it, and then they look at it --

20 CHAIRPERSON TIMMERMAN: Right.

21 SECRETARY STACY: -- it reads different to
22 someone else and we want it to be clear to everybody.
23 So we would want to -- let's see. So maybe on Page 43
24 we would also reference the --

25 CHAIRPERSON TIMMERMAN: I think that would

1 be a good place to do it.

2 SECRETARY STACY: Yeah. So that would be a
3 permanent foundation. And you said surrender the
4 title? I remember her saying that.

5 CHAIRPERSON TIMMERMAN: There was something
6 with that. I don't remember if that's correct
7 terminology. But --

8 MS. PARGEON: But, yeah. You'd be giving up
9 the title that it would not go back to the title ever
10 again.

11 CHAIRPERSON TIMMERMAN: Right. It's not --
12 it's not a trailer anymore.

13 MS. PARGEON: Right. It's a home.

14 CHAIRPERSON TIMMERMAN: It's a building.

15 MS. PARGEON: So it cannot be changed back
16 to a mobile home for whatever.

17 CHAIRPERSON TIMMERMAN: Right.

18 SECRETARY STACY: Okay.

19 CHAIRPERSON TIMMERMAN: Okay.

20 SECRETARY STACY: So -- and, again, I don't
21 know if we would want to make some kind of reference
22 on that, you know, our Schedule of Regulations. You
23 know, I don't know -- again, I -- that's why I want to
24 bring it up and get input.

25 CHAIRPERSON TIMMERMAN: I think -- you know

1 what we could do? Is like under Minimum Floor --

2 SECRETARY STACY: Uh-huh.

3 CHAIRPERSON TIMMERMAN: -- or some --
4 somewhere in here add a letter. I think that's maybe
5 what you're hinting at.

6 SECRETARY STACY: A footnote.

7 CHAIRPERSON TIMMERMAN: Yeah. Add a
8 footnote that goes to the next page that could spell
9 out that process as well. I don't know under which
10 section it would best fit.

11 MS. PARGEON: Well, the Planned Unit
12 Development. Stick it in there.

13 CHAIRPERSON TIMMERMAN: Well, no. Planned
14 Unit Development is if you're developing a whole
15 neighborhood.

16 SECRETARY STACY: That's a whole lot of
17 different things.

18 MS. PARGEON: Okay.

19 CHAIRPERSON TIMMERMAN: I think maybe the
20 Minimum Floor Area. I mean, that's the only one
21 that -- that's the only section on the Schedule of
22 Regulations that talks about the structure itself. I
23 guess you've got to have minimum height as well. But
24 the rest of it is like the lot, how many acres, what
25 your setbacks are.

1 SECRETARY STACY: Right.

2 CHAIRPERSON TIMMERMAN: So...

3 SECRETARY STACY: And maybe that's something
4 that we can bounce off of Cindy, what makes the most
5 sense, because we want it to be properly documented
6 from a legal standpoint because, I mean, obviously,
7 she's giving us legal input.

8 CHAIRPERSON TIMMERMAN: I think General
9 Provisions might be the best spot.

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: In General
12 Provisions, you have rules for buildings. You have
13 rules for fences.

14 SECRETARY STACY: Right.

15 CHAIRPERSON TIMMERMAN: You have rules for
16 other --

17 SECRETARY STACY: Right.

18 CHAIRPERSON TIMMERMAN: You know, like, it
19 would be the perfect spot to have, this is the
20 criteria for --

21 SECRETARY STACY: Okay.

22 CHAIRPERSON TIMMERMAN: -- a mobile
23 manufactured home.

24 SECRETARY STACY: Okay.

25 MS. PARGEON: Yeah, that sounds good.

1 CHAIRPERSON TIMMERMAN: So I think that
2 Page 43 where we were at --

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: -- probably makes as
5 much sense as anything.

6 SECRETARY STACY: Okay. Okay.

7 CHAIRPERSON TIMMERMAN: Any more?

8 SECRETARY STACY: You're putting me on the
9 spot.

10 I did -- let me jump ahead. I've got --
11 I guess maybe I should go in order. Okay.

12 On Page 14, it's talking about One-Family
13 Residential Districts. Okay. So if you go under
14 Permitted Uses, No. 2 says, Farms and Farming
15 Operations. So we allow farms in our --

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Okay.

18 CHAIRPERSON TIMMERMAN: And -- and -- and
19 she, from the start, said that farming is allowed --

20 SECRETARY STACY: Anywhere.

21 CHAIRPERSON TIMMERMAN: -- anywhere.

22 SECRETARY STACY: Okay. All right. I just
23 wanted --

24 CHAIRPERSON TIMMERMAN: I don't -- I don't
25 think there's any district that it wouldn't be allowed

1 in.

2 MS. PARGEON: Because it's farming, it's ag.

3 SECRETARY STACY: I just, again -- Page 22.

4 Right at the No. 2, right there at the very bottom,

5 it's a typo. She put "plaining mills,"

6 P-L-A-I-N-I-N-G, it should be P-L-A-N-I-N-G, correct?

7 MS. PARGEON: Right. Right.

8 SECRETARY STACY: That's spell check.

9 That's one thing -- spell check does not give -- you
10 know, tell you whether or not you're using the
11 proper --

12 CHAIRPERSON TIMMERMAN: What should it be?

13 SECRETARY STACY: Planing.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. PARGEON: Yes.

16 SECRETARY STACY: Plane. Like, when you
17 plane wood.

18 MS. PARGEON: Smooth something. Smooth the
19 wood. It's planing.

20 SECRETARY STACY: Did I spell it correctly?
21 I thought I did.

22 CHAIRPERSON TIMMERMAN: I'm glad you know
23 that.

24 MS. PARGEON: Yes, you did.

25 SECRETARY STACY: So, again, it's kind of

1 a -- falls under the typos, as far as I'm concerned.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: Page 25. Top line, "An
4 applicant proves that the use preserves," instead of
5 "preserve."

6 CHAIRPERSON TIMMERMAN: Preserve.

7 SECRETARY STACY: Preserves. Am I saying
8 that right?

9 MS. PARGEON: Preserves the public health.

10 SECRETARY STACY: Preserves with an "S,"
11 rather than the singular form because -- to match the
12 subject.

13 MS. PARGEON: Okay. Read it from the end of
14 24 to the top of 25, that whole paragraph.

15 SECRETARY STACY: Do you want to read that?

16 MS. PARGEON: "The zoning commission has no
17 obligation to approve the conditional use. The Allen
18 Township Zoning Commission Resolution assumes that the
19 uses listed as Conditional Uses are will be..." --

20 SECRETARY STACY: Whoa. You found one.

21 MS. PARGEON: Yeah. Uses. It should be
22 "will be considered." Take out the "are."
23 "...appropriate after an applicant proves that the use
24 preserves the public health, safety, or general
25 welfare of the township or the neighborhood in which

1 it is proposed."

2 SECRETARY STACY: Okay. So I'm just going
3 to make a note of that. I mean, it's not -- the
4 meaning isn't altered; it's just a grammatical --

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. PARGEON: Yes.

7 SECRETARY STACY: -- correction.

8 MS. PARGEON: "Applicant should prove that
9 the potential negative impacts of elements such as
10 location, size, and extent of facilities and
11 operation, site design, traffic generation, side
12 access, and potential impact upon public facilities
13 will be adequately addressed."

14 SECRETARY STACY: Okay. Thank you.

15 MS. PARGEON: You're welcome.

16 SECRETARY STACY: On Page 29, under what --
17 C. Part C there. So it's talking -- I believe
18 they're talking about frontage. Are they talking
19 about frontage? Because I want to make sure that
20 I'm thinking properly. I'm seeing the number 250.

21 CHAIRPERSON TIMMERMAN: Uh-huh.

22 SECRETARY STACY: And should it be 200? Is
23 that -- we have to --

24 CHAIRPERSON TIMMERMAN: "...shall be at
25 least 2 acres in area and at least 200..." yeah.

1 I think we've been 200 the whole time.

2 SECRETARY STACY: Yeah.

3 CHAIRPERSON TIMMERMAN: I'm not sure where
4 it came from.

5 SECRETARY STACY: So, again, if you go back
6 to our Schedule of Regulations --

7 CHAIRPERSON TIMMERMAN: Yeah.

8 SECRETARY STACY: -- lot width is 200. So,
9 again, that probably falls under the typo thing. But
10 that one, I see that as being more significant.

11 MS. PARGEON: So back to the straight 200.

12 SECRETARY STACY: That's -- again, that's
13 why I'm bringing it up to you guys.

14 MS. PARGEON: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Yeah. I think it
16 should be 200. That's what we have been discussing
17 the entire time.

18 SECRETARY STACY: Right.

19 CHAIRPERSON TIMMERMAN: That's never varied.

20 SECRETARY STACY: Right. Okay.

21 If someone one else wants to jump in, I'll
22 just make a note where I am. I don't want to feel
23 like I'm the one --

24 CHAIRPERSON TIMMERMAN: Yeah. Just keep
25 going through your list --

1 SECRETARY STACY: Sure.

2 CHAIRPERSON TIMMERMAN: -- as far as I'm
3 concerned, unless you're tired of talking.

4 SECRETARY STACY: Well...

5 CHAIRPERSON TIMMERMAN: Sometimes.

6 MS. PARGEON: Then you get to do it, John.

7 SECRETARY STACY: Okay. I just -- there
8 were a couple of these paragraphs that I just wanted
9 to read through to make sure they -- we all understood
10 them and that they made sense.

11 So G. If you want to -- Clara, do you mind
12 reading G on Page 29.

13 MS. PARGEON: Okay. "In an RM-1
14 Multiple-Family Residential District, the total number
15 of rooms of 80 square feet or more, not including
16 kitchen, dining, and sanitary facilities, shall not be
17 more than the area of the parcel in square feet
18 divided by 1,500. All units shall have at least one
19 living room, one bedroom, except that not more than
20 10 percent of the units may be efficiency apartment
21 type for the purpose of computing the permitted number
22 of dwelling units and following room assignments shall
23 control."

24 SECRETARY STACY: Okay. And that would be
25 good enough. I guess the thing that I was trying to

1 reflect on, divided by 1,500. Did --

2 MS. PARGEON: In square feet. Uh-huh.

3 CHAIRPERSON TIMMERMAN: Go ahead. Finish
4 your thought.

5 SECRETARY STACY: No, I'm just -- I'm just
6 saying, I was reading through that and it's, like,
7 we've talked about a lot of things.

8 MS. PARGEON: Uh-huh.

9 CHAIRPERSON TIMMERMAN: At one point in
10 time, I did the math of whatever this is -- well,
11 first of all, I've compared this to other townships.

12 SECRETARY STACY: Okay.

13 CHAIRPERSON TIMMERMAN: And this seems to be
14 standard language.

15 SECRETARY STACY: Okay.

16 CHAIRPERSON TIMMERMAN: Okay. I did the
17 math behind it, and it really, to me, felt like they
18 were -- as I recall, it felt like they were trying to
19 determine how tall a building could be essentially.
20 Like, how do the -- how do these apartments, or
21 whatever they would be, how do they get laid out. And
22 it was a -- if I remember right, it was a means of
23 figuring out basically what their footprint would be
24 versus how tall they are, or something like that.

25 SECRETARY STACY: But I guess the thing that

1 I was questioning is it talks about square feet so
2 that would be your living space. That's not height.
3 It would be your living space. And, then, divided by
4 1,500. That -- I'm just questioning --

5 MS. PARGEON: That's what it says.

6 SECRETARY STACY: And maybe I zoned out when
7 we talked about that.

8 CHAIRPERSON TIMMERMAN: Honestly, we skimmed
9 over this because it is a -- I'll call it a standard.

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: We read -- we read
12 through it.

13 MS. PARGEON: Yeah.

14 CHAIRPERSON TIMMERMAN: And I did -- I saw
15 this in a couple other zoning books.

16 SECRETARY STACY: Uh-huh.

17 CHAIRPERSON TIMMERMAN: And because of that,
18 and nobody really wanted to do the crazy math of what
19 it is, it kind of got accepted for what it is as this
20 is what everybody does.

21 SECRETARY STACY: And I don't have a problem
22 with it if it's standard language, if -- for legal
23 reasons it -- but I was having a hard time wrapping my
24 brain around that. But maybe that's me.

25 MS. PARGEON: You're working hard to

1 simplify it.

2 SECRETARY STACY: It's, like, what is that
3 saying? Any thoughts?

4 CHAIRPERSON TIMMERMAN: Nobody wants
5 to understand that.

6 SECRETARY STACY: Everyone's, like --

7 TRUSTEE FLANAGAN: I was trying to do a
8 little math here to see what they were trying to get
9 at. If you know how many square feet are in an acre,
10 which I know that, it looks like, if you have a 1-acre
11 lot, you could have 29 apartments on that. An
12 apartment counts as a Multiple-Family Residential.

13 SECRETARY STACY: Okay.

14 TRUSTEE FLANAGAN: I think that's what
15 they're trying to limit is -- so maybe height because
16 you can only go so tall if you can only have
17 29 apartments.

18 CHAIRPERSON TIMMERMAN: Right.

19 SECRETARY STACY: Right.

20 TRUSTEE FLANAGAN: They don't want to have
21 this tiny little lot and you've got this massive --

22 SECRETARY STACY: Right.

23 TRUSTEE FLANAGAN: -- apartment building on
24 it, is what -- that seems to be --

25 SECRETARY STACY: Okay.

1 TRUSTEE FLANAGAN: -- what they're getting
2 at.

3 SECRETARY STACY: Okay. And I think that
4 makes sense.

5 MS. PARGEON: That makes sense.

6 SECRETARY STACY: And we were actually
7 trying to, when there's a denser -- an area with
8 denser housing, we were trying to not go, like, super
9 dense to the point of what the City of Findlay does.
10 We were trying to kind of allow a little bit more
11 green space.

12 CHAIRPERSON TIMMERMAN: In the residential
13 area?

14 SECRETARY STACY: Well, and I think we
15 even -- even in the multiple family, I think we kind
16 of -- initially, when we were looking at it, we were
17 trying to make it a little more -- like more green
18 space and not as dense.

19 MS. PARGEON: Well, like on Page 30 here,
20 for H, it says, "In no instance shall the distance
21 between buildings be less than 30 feet. Off-street
22 parking shall be permitted in a required side or rear
23 yard setback."

24 See, they're still allowing for space.

25 CHAIRPERSON TIMMERMAN: Space. Yeah.

1 SECRETARY STACY: If that makes sense, I'm
2 not --

3 MS. PARGEON: Yeah.

4 SECRETARY STACY: It's not a bone that I'm
5 going to fight over.

6 MS. PARGEON: Okay.

7 SECRETARY STACY: I just -- yeah.

8 FROM THE FLOOR: Is it -- since it's
9 multi-family, is that where you're talking about?

10 SECRETARY STACY: Yeah, it is.

11 CHAIRPERSON TIMMERMAN: Yeah.

12 FROM THE FLOOR: Is that based around the
13 Subdivision Regulations? Aren't those kind of already
14 set in a way?

15 CHAIRPERSON TIMMERMAN: Subdivisions aren't
16 necessarily multi-family, though.

17 FROM THE FLOOR: What would they be?

18 SECRETARY STACY: Like, R-1, wouldn't it?
19 Subdivision.

20 CHAIRPERSON TIMMERMAN: Well, but this is
21 for multi-family.

22 SECRETARY STACY: Yeah, I know. But what
23 she -- yeah.

24 CHAIRPERSON TIMMERMAN: It could. I think
25 it could fall into --

1 FROM THE FLOOR: If it's 1,000 square feet,
2 it's --

3 CHAIRPERSON TIMMERMAN: Yeah.

4 FROM THE FLOOR: I don't know. Would that
5 be -- you'd have to be on City sewer and water, just
6 like a Subdivision Regulation?

7 CHAIRPERSON TIMMERMAN: Right.

8 FROM THE FLOOR: I didn't know if maybe they
9 all kind of coincided a little bit.

10 SECRETARY STACY: Well, I definitely --

11 FROM THE FLOOR: That's why you've got the
12 math problem.

13 SECRETARY STACY: If you're going to put
14 multiple family, yeah, you would want sewer and water
15 already provided. I mean, you wouldn't be doing
16 something like that.

17 MS. PARGEON: Well, here, on Page 29, at the
18 bottom, it says, "Plans presented showing one-, two-,
19 three-, or four-bedroom units as including a den,
20 library, or other such room shall count such other
21 room as a bedroom for the purpose of computing
22 density."

23 SECRETARY STACY: Right.

24 MS. PARGEON: "In an RM-1 District, the area
25 used for computing density shall be the total site."

1 SECRETARY STACY: So, I mean, I'm fine. I
2 have it in my notes. If you think we're squared away
3 and that makes sense, and we're good --

4 MS. PARGEON: You're doing good.

5 CHAIRPERSON TIMMERMAN: I think --

6 SECRETARY STACY: Again, I'm just -- I want
7 it to be clear.

8 CHAIRPERSON TIMMERMAN: Yeah. I think it's
9 a standard, so I'm okay with --

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: Since a lot of
12 people adopted this language, I'm okay with that. But
13 if anybody really wants to, I guess, we can dive deep
14 into the math of it and totally understand. But I
15 don't think most people want to do that.

16 MS. PARGEON: We've already done it how many
17 times?

18 SECRETARY STACY: All right. Yeah. I know
19 we've chewed on this.

20 MS. PARGEON: Yeah.

21 SECRETARY STACY: On Page 32, G, kind of
22 towards the top.

23 MS. PARGEON: Okay.

24 SECRETARY STACY: I remember when we talked
25 about the Planned Unit Developments, that they would

1 be assigned a number each, you know --

2 CHAIRPERSON TIMMERMAN: Right.

3 SECRETARY STACY: But in that paragraph,
4 with G, I'm seeing it says PI-JD. Do you know what
5 that --

6 CHAIRPERSON TIMMERMAN: So that's going to
7 be -- this is going to be the auto translate from
8 Adobe.

9 SECRETARY STACY: Right.

10 CHAIRPERSON TIMMERMAN: The I and the J with
11 the dash in between them is probably supposed to be a
12 U. The PUD, which is Planned Unit Development.

13 SECRETARY STACY: Oh.

14 CHAIRPERSON TIMMERMAN: That's my guess,
15 before -- before reading anything.

16 SECRETARY STACY: So...

17 MS. PARGEON: It's type error.

18 SECRETARY STACY: Okay. So that probably is
19 just a typo that probably shouldn't repeat a D,
20 Planned Unit Development.

21 MS. PARGEON: Yeah.

22 SECRETARY STACY: Because we talked -- we
23 used the Zoning Resolution from 22 years ago as a
24 starting point because that's what we voted on the
25 last time, which made sense. And, then, sometimes the

1 editing glitches, sometimes they were -- sometimes her
2 computer was doing some interesting things. That
3 makes sense. Okay.

4 MS. PARGEON: Yeah. Because it's always --
5 it's mentioned further in here about PUD.

6 CHAIRPERSON TIMMERMAN: Right.

7 SECRETARY STACY: Yeah. Okay. You're
8 like --

9 CHAIRPERSON TIMMERMAN: Come on, Deb.
10 You're doing great.

11 MS. PARGEON: You're doing good.

12 SECRETARY STACY: You're, like, be quiet.

13 CHAIRPERSON TIMMERMAN: No. No.

14 MS. PARGEON: Keep going. Keep going.
15 That's what we're here for.

16 SECRETARY STACY: All right. I'm looking on
17 Page 35. G is talking about mobile or manufactured
18 homes and these are not affixed to a foundation. Did
19 we talk about them being five years old or less?

20 MS. PARGEON: Yes.

21 CHAIRPERSON TIMMERMAN: If you go to replace
22 them.

23 MS. PARGEON: Yeah.

24 SECRETARY STACY: If you go to replace them.

25 CHAIRPERSON TIMMERMAN: Right.

1 SECRETARY STACY: May be replaced. But are
2 you seeing anywhere in there where it says that
3 five-year thing? Because what I'm seeing is it says,
4 "...may be replaced by the same thing of not less
5 floor area than the original mobile home." Of course,
6 you have your setbacks.

7 CHAIRPERSON TIMMERMAN: I feel like that was
8 called out as a Conditional Use thing.

9 MS. PARGEON: Yeah.

10 CHAIRPERSON TIMMERMAN: So it would be
11 approved if it was --

12 SECRETARY STACY: Okay. So it would be
13 in -- I see what you're saying.

14 TRUSTEE FLANAGAN: If I'm reading that
15 right, they still wouldn't have to put it on a
16 foundation if they are replacing the original,
17 correct?

18 MS. PARGEON: Right.

19 CHAIRPERSON TIMMERMAN: I would agree with
20 that.

21 MS. PARGEON: It can't be over five years
22 old, what they're using to replace it. You can't
23 bring in an old one. They have to bring in a new one.

24 TRUSTEE FLANAGAN: Yeah.

25 SECRETARY STACY: A newer.

1 MS. PARGEON: Yeah. A newer model, if they
2 want, but it has to fit on what's there.

3 SECRETARY STACY: Looking in Conditions.

4 CHAIRPERSON TIMMERMAN: I'm on Page 13, and
5 it calls out, "Mobile and/or manufactured homes used
6 to replace the existing mobile home." This is in
7 the --

8 SECRETARY STACY: Oh, I see it.

9 CHAIRPERSON TIMMERMAN: -- A-1 Agricultural
10 District.

11 SECRETARY STACY: Yeah. I see it.

12 CHAIRPERSON TIMMERMAN: But there, it also
13 doesn't call the five years old or less.

14 SECRETARY STACY: And that probably would be
15 where that should go, wouldn't you think, if we want
16 to stay with it?

17 CHAIRPERSON TIMMERMAN: I would think --

18 SECRETARY STACY: I remember talking about
19 it.

20 MS. PARGEON: Yeah.

21 CHAIRPERSON TIMMERMAN: It was in there at
22 one point in time.

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: I think it would be
25 something to call out here and maybe back here. I'm

1 going to make a note of it.

2 SECRETARY STACY: Okay. Page 13.

3 CHAIRPERSON TIMMERMAN: Trying to think what
4 other districts they would have been approved in.

5 SECRETARY STACY: Does that apply to whether
6 it's a single unit on a 2-acre lot versus a mobile
7 home park?

8 MS. PARGEON: Yeah. We already --

9 CHAIRPERSON TIMMERMAN: I think that's what
10 that's implying.

11 MS. PARGEON: Yeah.

12 SECRETARY STACY: Okay.

13 CHAIRPERSON TIMMERMAN: You've got me
14 thinking. The mobile home park is only approved in --
15 I forget what district. It wouldn't be -- so, like,
16 my point, this is for Agricultural.

17 SECRETARY STACY: Okay. So this, we're only
18 talking about Ag.

19 CHAIRPERSON TIMMERMAN: So I don't think --

20 SECRETARY STACY: Okay.

21 CHAIRPERSON TIMMERMAN: Yeah. I don't think
22 it would apply in this scenario.

23 SECRETARY STACY: Okay.

24 CHAIRPERSON TIMMERMAN: I think it's worth
25 mentioning it back here, too.

1 SECRETARY STACY: All right. Moving ahead.

2 MS. PARGEON: Okay.

3 SECRETARY STACY: I'm jumping all the way to
4 Page 52, Section 1517, Artificial Ponds and Borrow
5 Pits.

6 Now I've got to find where I was at.
7 There's something -- there's wording that says
8 in-ground ponds and above-ground ponds. I have to
9 find it. Unless I'm not on the right page.

10 MS. PARGEON: 52.

11 SECRETARY STACY: I thought it was 52.

12 MS. PARGEON: The bottom. "All zoning
13 districts, except I-2, Industrial Districts, borrow
14 pits under 1 acre in surface area with a depth up to
15 20 feet, but no greater than 10 feet from bedrock.
16 75 percent of the soil excavated must remain on the
17 parcel."

18 SECRETARY STACY: Not in this --

19 CHAIRPERSON TIMMERMAN: Yeah. But you're
20 looking for ponds specifically.

21 SECRETARY STACY: Yeah.

22 MS. PARGEON: Yeah. You're at Ponds. Okay.
23 Artificial Ponds or above it?

24 SECRETARY STACY: Unless I wrote it wrong.
25 Somewhere I read that.

1 CHAIRPERSON TIMMERMAN: I remember the -- at
2 one point in time there was something --

3 SECRETARY STACY: Wait. Here it is. Here
4 it is. Here it is.

5 MS. PARGEON: Right above it.

6 SECRETARY STACY: Okay. So under 1517,
7 No. 3, you have an A and a B. Okay.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: A reads for in-ground
10 ponds, and B reads for above-ground ponds.

11 MS. PARGEON: Right.

12 CHAIRPERSON TIMMERMAN: What's an
13 above-ground pond?

14 SECRETARY STACY: Yeah.

15 CHAIRPERSON TIMMERMAN: Like the --

16 MS. PARGEON: Okay. What --

17 FROM THE FLOOR: Think reservoirs.

18 CHAIRPERSON TIMMERMAN: There you go.

19 SECRETARY STACY: Okay.

20 FROM THE FLOOR: Okay.

21 SECRETARY STACY: Okay. Well, I --

22 MS. PARGEON: The high sides.

23 SECRETARY STACY: Okay. All right. I mean,
24 I -- that did cross my mind, but then I'm kind of --
25 like, sometimes I was trying to overthink it. Okay.

1 That makes sense. I'm okay with that.

2 CHAIRPERSON TIMMERMAN: I was trying to come
3 up with the word. I'm, like, I know we discussed
4 this.

5 SECRETARY STACY: I've seen where they
6 are -- they're, like, banked up.

7 FROM THE FLOOR: Yeah. You just pile it up
8 and, then, it's telling you to go measure to the
9 outside of that embankment.

10 SECRETARY STACY: Okay. All right. Then
11 that's a nonissue.

12 CHAIRPERSON TIMMERMAN: Good.

13 FROM THE FLOOR: There's one.

14 SECRETARY STACY: On that same page, though,
15 and, again, this is a wording thing where it's talking
16 about the borrow pits.

17 MS. PARGEON: That's totally different than
18 the pond.

19 SECRETARY STACY: Yes, it is. But the thing
20 is -- okay. So towards the bottom, A, up from the
21 very bottom, Borrow pits under the acre. And it talks
22 about a depth up to 25 feet, no greater than 10 feet
23 from bedrock. That's the phrase that I wanted to zero
24 in on. So I think what we were -- we had said that we
25 don't want them to go clear down to bedrock because we

1 were concerned that that would impact groundwater.

2 CHAIRPERSON TIMMERMAN: Uh-huh.

3 SECRETARY STACY: And so --

4 MS. PARGEON: Wells, too.

5 SECRETARY STACY: But should it be -- should
6 it read, "...but no less than 10 feet? Because, right
7 now, it says "...no greater than 10 feet."

8 TRUSTEE FLANAGAN: Yeah. If what you're
9 concerned about is what --

10 SECRETARY STACY: Right.

11 TRUSTEE FLANAGAN: -- you said, then it
12 should be lesser.

13 SECRETARY STACY: Yes.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 MS. PARGEON: Uh-huh.

16 SECRETARY STACY: Yes. Because we want at
17 the very least 10 feet from the bedrock. We don't
18 want --

19 MS. PARGEON: Bedrock. Yeah.

20 SECRETARY STACY: -- that groundwater to be
21 disturbed.

22 TRUSTEE FLANAGAN: Yeah. Because the way it
23 reads now, they could go clear to bedrock.

24 CHAIRPERSON TIMMERMAN: Right.

25 SECRETARY STACY: Yeah. I think that needs

1 to be less than. Again, it's verbiage, but it does
2 make a difference.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 SECRETARY STACY: I'm almost done.

5 CHAIRPERSON TIMMERMAN: Good.

6 TRUSTEE FLANAGAN: On that same one, I'm
7 surprised that you're making them keep 75 percent --

8 SECRETARY STACY: You're, like, get her out
9 of here.

10 MS. PARGEON: No.

11 TRUSTEE FLANAGAN: I'm surprised that you're
12 making them keep 75 percent of the soil excavated on
13 the property because that would kind of defeat how
14 much ground they're trying to take away from the
15 borrow pit.

16 MS. PARGEON: For how many acres, whatever
17 they are stripping, if they take all the ground away,
18 that area is going to be totally useless; it won't be
19 good for anything.

20 TRUSTEE FLANAGAN: I understand. But just
21 like -- well, like, the Interstate where they're doing
22 it and they're willing to build ponds for anybody that
23 will let them take the dirt.

24 MS. PARGEON: Right.

25 TRUSTEE FLANAGAN: They want to take all the

1 dirt they are excavating. They don't want to leave
2 75 percent on the property.

3 MS. PARGEON: That's right. But they better
4 leave it because it's going to be nothing but swamp.

5 SECRETARY STACY: They're not going to use
6 that for farming if it's a retention pond anyway.

7 TRUSTEE FLANAGAN: Right.

8 SECRETARY STACY: And there are reasons why
9 you'd want to -- you need to build up maybe an area
10 where you're going to build something, so I understand
11 wanting to do that. We talked about -- I remember
12 talking about that. What's --

13 CHAIRPERSON TIMMERMAN: I do, too. I wish I
14 had the answer.

15 TRUSTEE FLANAGAN: It's not a huge deal to
16 me, but that sounds like an awful lot. Like, you
17 defeat the whole purpose of having a borrow pit if
18 you're only taking 25 percent of this stuff.

19 MS. PARGEON: Well, that's okay. It
20 depends -- well, if it's a lot of acreage, how many
21 acres is it?

22 TRUSTEE FLANAGAN: I know what you're
23 saying. But, like I said, that's not my area of
24 expertise, but it seems like that would normally not
25 be --

1 SECRETARY STACY: I understand what you're
2 saying.

3 TRUSTEE FLANAGAN: -- the way that works.

4 FROM THE FLOOR: I think when -- in the
5 context of what you were talking about, because I was
6 at that meeting, you were talking about, say, you were
7 developing a distribution center, like a Lowe's
8 Distribution Center, and if the property wasn't quite
9 level, you could dig a borrow pit and use that earth
10 to level your property to --

11 MS. PARGEON: Without the ground leaving the
12 property.

13 FROM THE FLOOR: Without the -- with
14 75 percent of it staying on site. So it was to
15 discourage, you know, some of these that are trying to
16 take it all and ship it out to others. It was to keep
17 the development in the district.

18 MS. PARGEON: Ground in the area.

19 FROM THE FLOOR: In the township.

20 CHAIRPERSON TIMMERMAN: Right.

21 FROM THE FLOOR: On one parcel.

22 MS. PARGEON: That's important. Yeah.

23 FROM THE FLOOR: When you were bantering
24 that about, that is what you were talking about. Matt
25 was here for that, too. I think he might have even

1 thrown out the 75 percent --

2 MS. PARGEON: Yeah.

3 FROM THE FLOOR: -- number.

4 CHAIRPERSON TIMMERMAN: Yeah. Otherwise you
5 end up with a big hole.

6 MS. PARGEON: Right.

7 CHAIRPERSON TIMMERMAN: You know, somebody's
8 selling all the dirt off. The idea is you're allowed
9 to do a borrow pit, but it's for the development of
10 that land basically.

11 TRUSTEE FLANAGAN: So you really don't want
12 to encourage people.

13 MS. PARGEON: Right.

14 CHAIRPERSON TIMMERMAN: That was the
15 mindset.

16 TRUSTEE FLANAGAN: Okay.

17 FROM THE FLOOR: I'll dig a pond and sell
18 dirt. Shoot. Dirt is expensive.

19 SECRETARY STACY: It is. Okay.

20 We -- I recall -- I had a page out of
21 Portage Township's Zoning Resolution that was
22 addressing junk vehicles and rubbish and discarded
23 things accumulating --

24 MS. PARGEON: Uh-huh.

25 SECRETARY STACY: -- on people's property.

1 It was on a separate piece of paper --

2 CHAIRPERSON TIMMERMAN: Uh-huh.

3 SECRETARY STACY: -- and I'm not seeing it
4 in here. And I'm wondering because it was on a
5 separate piece of paper and she -- it's my
6 understanding we're permitted to do modifications, up
7 to, you know -- and we make that clear at -- when we
8 have our hearing that, if we want to do that
9 modification, we can.

10 We tweaked a little bit from the wording,
11 but the main idea is it should not be like in their
12 front yard or side yard where it's like out in the
13 open. I mean, if they can conceal it with trees or
14 behind a barn or something, we are not saying they
15 have to remove all that. But for the neighborhood, at
16 least for that to be addressed.

17 CHAIRPERSON TIMMERMAN: Right. I remember
18 discussing that.

19 MS. PARGEON: Yeah.

20 CHAIRPERSON TIMMERMAN: Visible from the
21 road and neighboring properties.

22 SECRETARY STACY: So I'm thinking because
23 I gave it as a separate piece of paper, I'm thinking
24 because she was doing all of the editing on her laptop
25 and I couldn't find it.

1 CHAIRPERSON TIMMERMAN: Okay.

2 SECRETARY STACY: So you don't recall -- I
3 mean, have you gone through this?

4 CHAIRPERSON TIMMERMAN: I haven't gotten
5 that far yet. No.

6 SECRETARY STACY: Okay. I've not seen it in
7 here.

8 CHAIRPERSON TIMMERMAN: Right. I would say
9 add a note to that.

10 SECRETARY STACY: Yeah. I do -- I have it
11 written down.

12 CHAIRPERSON TIMMERMAN: Okay. Then we can
13 discuss that with her.

14 SECRETARY STACY: I actually think that's
15 all I have.

16 CHAIRPERSON TIMMERMAN: Wow.

17 MS. PARGEON: You did quite well.

18 SECRETARY STACY: Well, if I spent more
19 time, I don't know. It's, like, I think I --

20 MS. PARGEON: Yeah. But, yeah, we did
21 discuss, you know, he --

22 SECRETARY STACY: And I know this issue is
23 important, too, especially people that are next to it
24 right now.

25 CHAIRPERSON TIMMERMAN: Right.

1 MS. PARGEON: Yeah.

2 SECRETARY STACY: And I felt like we needed
3 to have something in here. But it also seems like,
4 you know, part of this is to be dealt with for the
5 trustees as well; but I think it makes sense to at
6 least address it in here.

7 CHAIRPERSON TIMMERMAN: I feel like, didn't
8 Cindy say something about adding a note about trustees
9 in that section?

10 SECRETARY STACY: And you know what? Yeah.
11 Perhaps she was going to say, Refer back to maybe what
12 they've done. Because I know we talked about the
13 marijuana thing, you know, the adult entertainment
14 because I know the trustees have adopted
15 Resolutions --

16 CHAIRPERSON TIMMERMAN: Right.

17 SECRETARY STACY: -- for adult
18 entertainment. And then the commercial marijuana.
19 Here it is, Page 53, "Section 1518, Uses Prohibited in
20 All Districts.

21 "It is the intent of this section to
22 identify uses which are prohibited by either action of
23 the Board of Allen Township Trustees or any other
24 regulatory agency with jurisdiction in Allen
25 Township."

1 So it addresses adult entertainment
2 establishments, the commercial marijuana, whether it's
3 medical or just adult use. And, then, we add -- also
4 added private landfills, which, in my opinion, is
5 huge.

6 TRUSTEE FLANAGAN: Uh-huh.

7 CHAIRPERSON TIMMERMAN: Is that where you
8 feel like that section would go?

9 MS. PARGEON: Yeah. That should go in
10 there. Uses Prohibited In All Districts.

11 CHAIRPERSON TIMMERMAN: It's not really uses
12 prohibited.

13 MS. PARGEON: Right.

14 SECRETARY STACY: Well, we're not
15 prohibit --

16 MS. PARGEON: Suggesting. Yeah.

17 SECRETARY STACY: We're asking -- and I'm
18 sure she has that --

19 MS. PARGEON: Some considerations.

20 SECRETARY STACY: Yeah. So it doesn't --
21 I think people would have issue with this stuff being
22 on display in the front and side yards right out in
23 the open.

24 MS. PARGEON: Right.

25 SECRETARY STACY: So if there's some

1 consideration as to trying to conceal it, which we
2 felt was the least restrictive thing, other than just
3 saying get it out of there.

4 MS. PARGEON: Yeah.

5 SECRETARY STACY: If you could somehow
6 conceal it.

7 MS. PARGEON: Build a wall around it like
8 they did in Mortimer, around that one.

9 SECRETARY STACY: I would probably defer to
10 Cindy as to where she thinks the best place, but it
11 could possibly go right there. It's not a
12 prohibition. It's just a condition, I guess.

13 MS. PARGEON: Yes.

14 SECRETARY STACY: All right. Someone else
15 can talk.

16 CHAIRPERSON TIMMERMAN: Staying on Page 53,
17 at the very top, there's letter B. It's talking about
18 borrow pits in an I-2 District.

19 SECRETARY STACY: 53?

20 CHAIRPERSON TIMMERMAN: Page 53.

21 SECRETARY STACY: Okay. Oh, clear at the
22 top. I got it.

23 CHAIRPERSON TIMMERMAN: Yeah. It's got that
24 no greater than 10 feet from bedrock.

25 SECRETARY STACY: Yeah. There was more than

1 one.

2 CHAIRPERSON TIMMERMAN: I think that should
3 be 10 --

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: -- no less than.

6 SECRETARY STACY: You're correct. So
7 there's -- that's correct. There were two different
8 wordings of that. Page 53. Yeah. And I think that's
9 an important thing, that word "less," "greater," that
10 makes a huge difference in that.

11 FROM THE FLOOR: It's on 52 also.

12 CHAIRPERSON TIMMERMAN: That's the one we
13 corrected first.

14 SECRETARY STACY: That was the first one.

15 FROM THE FLOOR: Okay. That's on both.

16 SECRETARY STACY: Yeah. Yeah.

17 MS. PARGEON: The second one is on Page 53.

18 SECRETARY STACY: Yeah.

19 CHAIRPERSON TIMMERMAN: Yeah.

20 MS. PARGEON: At the top.

21 SECRETARY STACY: So I think it's just those
22 two, I believe. But thank you.

23 CHAIRPERSON TIMMERMAN: I spent a lot of
24 time and it was very boring time going through -- as
25 if all of this isn't a little bit boring time, but

1 going through the Table of Content and comparing it to
2 further back in the book.

3 SECRETARY STACY: Okay.

4 CHAIRPERSON TIMMERMAN: Obviously, Cindy
5 pointed out that the "Hap" instead of "Map."

6 SECRETARY STACY: Yeah.

7 CHAIRPERSON TIMMERMAN: At Article 3.

8 SECRETARY STACY: Yeah.

9 CHAIRPERSON TIMMERMAN: Article 2, Article
10 3, they both have sections underneath them.

11 SECRETARY STACY: Uh-huh.

12 CHAIRPERSON TIMMERMAN: You know 2, 200,
13 201, 300, 301, whatever.

14 SECRETARY STACY: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Article 4 has
16 sections. Article 5 has sections. All these --
17 Article 13 has sections. All of these that do not
18 have sections listed, they do have sections. Do we
19 need to include those? At some level, it's going to
20 say Permitted Uses and Conditional Uses and Area and
21 Bulk, I think is -- so at some level, not necessarily.
22 I mean, you're going for that section, but I noted on
23 it, just in case anybody said, No, it should be
24 consistent.

25 SECRETARY STACY: Right. Yeah.

1 CHAIRPERSON TIMMERMAN: We have two Article
2 12s listed. The second one should obviously be 13.

3 SECRETARY STACY: Right. I'm glad you took
4 a hard look at that.

5 CHAIRPERSON TIMMERMAN: This was so much
6 fun.

7 SECRETARY STACY: Yeah. I'm glad you looked
8 at it because I did not look that close at that.

9 CHAIRPERSON TIMMERMAN: There's a number of
10 what I'll call formatting. Under Article 14,
11 Section 1400, there's a second line. I'm curious why
12 that's not pulled up with the previous line.

13 SECRETARY STACY: Uh-huh.

14 CHAIRPERSON TIMMERMAN: 1502, it's further
15 to the left than all of the other sections.

16 SECRETARY STACY: Uh-huh.

17 CHAIRPERSON TIMMERMAN: And, then, there's
18 an additional I'll call them three lines afterwards.
19 I'm not sure why it's broken up into three lines like
20 that.

21 SECRETARY STACY: Right.

22 CHAIRPERSON TIMMERMAN: The -- of those
23 three lines, the last one says, "...and premises."
24 But I thought, like, we said "...and land" in some
25 conversations. "Structures and land." So that's one

1 that I think she needs to clarify if that's -- what is
2 it supposed to be.

3 SECRETARY STACY: Yeah. And you've got that
4 all --

5 CHAIRPERSON TIMMERMAN: I've got a lot of
6 notes on this.

7 SECRETARY STACY: Okay.

8 CHAIRPERSON TIMMERMAN: More of the same,
9 where it's, you know, 1507 should be tabbed over one
10 more and stuff pulled up.

11 SECRETARY STACY: Yeah. Yeah.

12 CHAIRPERSON TIMMERMAN: The first 44 should
13 be Page 42.

14 SECRETARY STACY: Oh, I see. Okay.

15 CHAIRPERSON TIMMERMAN: Then 1509, it says
16 Signs, but further back in the book it says, Sign
17 Standards.

18 SECRETARY STACY: Okay.

19 CHAIRPERSON TIMMERMAN: So just trying to
20 keep the verbiage the exact same.

21 SECRETARY STACY: Sure.

22 CHAIRPERSON TIMMERMAN: 1517 says Artificial
23 Pond and Lakes. In the back, it's Artificial Ponds
24 and Borrow Pits.

25 SECRETARY STACY: Yeah. Okay.

1 CHAIRPERSON TIMMERMAN: Article -- what's
2 the last one there. It should say Board of Zoning
3 Appeals, not Board of Zoning. The very last, at the
4 end of the page. Right there (indicating).

5 SECRETARY STACY: Oh, yeah.

6 CHAIRPERSON TIMMERMAN: So further back in
7 the book, it says Board of Zoning Appeals.

8 SECRETARY STACY: Yeah. Yeah. Yeah.

9 CHAIRPERSON TIMMERMAN: You pointed out that
10 78 should be 68. But the one above it, where it says
11 67, should be 64. "Amendment" instead of "mendments."

12 SECRETARY STACY: Yeah.

13 CHAIRPERSON TIMMERMAN: And, then, the very
14 last one should be -- it says XXXV; it should be
15 XXXIV, whatever those numbers are anymore. 24. It
16 should be 24, it says 35.

17 SECRETARY STACY: Yeah. Yeah. Right.

18 CHAIRPERSON TIMMERMAN: Page 2, at the very
19 top, it says Article 2, Definitions. And in the Table
20 of Contents, it says Article II Construction of
21 Language and Definitions, I think is what it says.
22 Yes.

23 SECRETARY STACY: I would think we could
24 just say Definitions, don't you think?

25 CHAIRPERSON TIMMERMAN: Well, the first

1 section is Construction of Language.

2 SECRETARY STACY: Oh, okay.

3 MS. PARGEON: So that's important to leave
4 it.

5 SECRETARY STACY: Construction of Language
6 and Definitions.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 SECRETARY STACY: Okay. You're right.
9 Yeah.

10 CHAIRPERSON TIMMERMAN: Page 3, at
11 Automobile Repair, somehow they copied that definition
12 and put it -- that same definition, Automotive Repair
13 - Major and Automobile Repair - Major twice in there.
14 One should be minor, but the definitions of all three
15 are the exact same.

16 SECRETARY STACY: Okay.

17 CHAIRPERSON TIMMERMAN: So somehow in, like,
18 copying and pasting, or whatever they did, they --

19 SECRETARY STACY: Yeah.

20 CHAIRPERSON TIMMERMAN: -- changed that.

21 SECRETARY STACY: Yeah. Okay.

22 CHAIRPERSON TIMMERMAN: Page 5. Energy
23 Storage Facility, Non-Accessory Storage. The
24 second-to-the last line, somewhat in the middle, it
25 says "solely," and I don't think it should be

1 "solely."

2 "A facility is considered a Non-Accessory
3 Energy Storage Facility if it supplies electrical
4 power solely for off-site use"; is that right?

5 SECRETARY STACY: No.

6 CHAIRPERSON TIMMERMAN: Because we required
7 that -- hold up.

8 SECRETARY STACY: Well --

9 CHAIRPERSON TIMMERMAN: Should it be
10 "solely"? I think I overthought this one maybe.

11 SECRETARY STACY: It's a Principal Use, so
12 the reason they're doing it is to produce it for
13 off-site use, correct? That might --

14 CHAIRPERSON TIMMERMAN: I think my mindset
15 with this was -- by putting "solely" there, it's only
16 considered non-accessory if it is -- all the power
17 goes off site.

18 SECRETARY STACY: I think it makes sense to
19 pull "solely" off.

20 CHAIRPERSON TIMMERMAN: If they keep any on
21 site -- if they keep any on site, it's not considered
22 that.

23 SECRETARY STACY: Okay.

24 CHAIRPERSON TIMMERMAN: I don't know if that
25 would be a loophole somewhere.

1 SECRETARY STACY: Right.

2 MS. PARGEON: But just take out that word
3 "solely."

4 CHAIRPERSON TIMMERMAN: So you just take out
5 that one word.

6 MS. PARGEON: That reads better.

7 SECRETARY STACY: You've got that noted in
8 yours, correct?

9 CHAIRPERSON TIMMERMAN: Yeah.

10 SECRETARY STACY: Okay. I -- yeah. I think
11 it's cleaner. It reads better.

12 MS. PARGEON: Uh-huh.

13 SECRETARY STACY: And it makes -- it's more
14 clear.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 SECRETARY STACY: Okay.

17 CHAIRPERSON TIMMERMAN: The next one says
18 "erected." I put permanently affixed to the ground,
19 but I don't know that it -- a building or structure
20 doesn't have to be permanently affixed.

21 SECRETARY STACY: Huh-uh.

22 CHAIRPERSON TIMMERMAN: So I don't know that
23 that -- yeah. I don't think that should stay. Do you
24 agree? Permanently affixed to the ground. That's
25 something I handwrote in. That's not in there.

1 SECRETARY STACY: You're under --

2 CHAIRPERSON TIMMERMAN: Erected.

3 MS. PARGEON: Erected.

4 SECRETARY STACY: Erected.

5 CHAIRPERSON TIMMERMAN: It was something
6 I wrote down, but I'm not convinced I like keeping
7 that.

8 MS. PARGEON: Good.

9 CHAIRPERSON TIMMERMAN: I just made a note
10 of it.

11 SECRETARY STACY: Oh, okay.

12 CHAIRPERSON TIMMERMAN: It's not there.
13 It's a note I made. Like, should it say that, but I'm
14 not convinced it --

15 MS. PARGEON: Well, it sounds like it's --

16 SECRETARY STACY: I definitely think we need
17 to bounce that off of Cindy.

18 CHAIRPERSON TIMMERMAN: I'll put a question
19 mark.

20 MS. PARGEON: Well, it's at -- another
21 building used to be there, and so you're erecting a
22 different building there on the same spot.

23 CHAIRPERSON TIMMERMAN: But if it was a shed
24 that's on skids, that's not permanently affixed to the
25 ground, it's still being erected?

1 MS. PARGEON: Well, it sounds like a -- you
2 know, building a big building.

3 SECRETARY STACY: I would think you could
4 erect something without a permanent foundation.

5 CHAIRPERSON TIMMERMAN: I think so, too.

6 MS. PARGEON: Yeah.

7 CHAIRPERSON TIMMERMAN: So I don't think --
8 I'm going to put a question mark next to it, but
9 I don't -- We have the definition of exit ramp, but we
10 do not have an entrance ramp.

11 MS. PARGEON: You just want to get out.

12 SECRETARY STACY: So you're getting out of
13 Dodge, but you don't want to come back.

14 MS. PARGEON: Yeah.

15 CHAIRPERSON TIMMERMAN: This is the
16 mind-numbing things that went through my head through
17 this whole thing. It was painful.

18 SECRETARY STACY: Yeah. It would make sense
19 if we're going to define "exit ramp" that we should
20 define "entrance ramp." I mean, I -- to me, that
21 seems to make sense.

22 CHAIRPERSON TIMMERMAN: Yeah. I would think
23 we would, but I don't know that for a fact. I'm not
24 sure where either one of them are mentioned so I could
25 look.

1 SECRETARY STACY: Yeah. I don't see --

2 CHAIRPERSON TIMMERMAN: So I don't know that
3 it's even necessary to have --

4 SECRETARY STACY: See, I don't think we need
5 exit. Like, I think we could remove that. I don't
6 think there's any discussion.

7 MS. PARGEON: Should you read to them the
8 definition of what's here in the book to our people
9 here?

10 CHAIRPERSON TIMMERMAN: What's that?

11 MS. PARGEON: "A roadway connecting a
12 limited-access highway with a feeder road and used for
13 access from such limited-access highway to a feeder
14 road."

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. PARGEON: Boot it out.

17 CHAIRPERSON TIMMERMAN: I just -- yeah. I
18 think I would bring one up that it could be taken out.

19 SECRETARY STACY: I think it could be.
20 Yeah.

21 CHAIRPERSON TIMMERMAN: Page 7, Lot Lines.
22 No. 1 says "...from the street." Wasn't that supposed
23 to be from the center of right-of-way?

24 SECRETARY STACY: Yeah, I think so.

25 CHAIRPERSON TIMMERMAN: I think we've used

1 that center of right-of-way on many, many things.

2 SECRETARY STACY: I think we have.

3 CHAIRPERSON TIMMERMAN: So, again, that's
4 something Cindy will, off the top of her head, say yes
5 or no to. She'll know which way and for what reason.

6 Page 8, Principal Use. We have, within
7 reason, tried to get away from using the word
8 "Principal" and "Primary Use," and tried to use
9 "Non-Accessory Use." We have a spot that is -- a
10 definition for Accessory Use or Accessory. We do not
11 have a definition for Non-Accessory, and we do not
12 have a definition for "Primary." I'm curious if maybe
13 we could list Non-Accessory, Primary, and Principal
14 Use all together as kind of an encompassing --

15 SECRETARY STACY: Yeah.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Yeah.

18 CHAIRPERSON TIMMERMAN: So...

19 SECRETARY STACY: Yeah.

20 CHAIRPERSON TIMMERMAN: I think that's just
21 a -- figuring out how to change that definition.

22 Page 9, there's no space between "Solar
23 Energy Systems" and "Solar Energy Systems Accessory."

24 SECRETARY STACY: That's a spacing issue.

25 CHAIRPERSON TIMMERMAN: I'm going to be

1 pointing out a lot of stuff that's just exactly what
2 I've just done, where it's just -- it doesn't match
3 here versus there kind of stuff. So --

4 SECRETARY STACY: Okay.

5 CHAIRPERSON TIMMERMAN: -- I don't know that
6 I need to bore everybody with going through all of
7 those.

8 SECRETARY STACY: Right. It's not -- you're
9 not addressing content. You're --

10 CHAIRPERSON TIMMERMAN: Not too much. It's
11 mostly, Hey, this doesn't match that and it should.

12 SECRETARY STACY: It's more of editing or
13 grammar, or --

14 CHAIRPERSON TIMMERMAN: Right.

15 SECRETARY STACY: -- spelling.

16 TRUSTEE FLANAGAN: Is the plan to get with
17 Cindy then and give her all of those and see what she
18 does with it?

19 SECRETARY STACY: Yeah.

20 MS. PARGEON: Uh-huh.

21 CHAIRPERSON TIMMERMAN: For the most part,
22 yeah.

23 TRUSTEE FLANAGAN: Okay.

24 SECRETARY STACY: Yeah.

25 CHAIRPERSON TIMMERMAN: Yeah. On the 5th --

1 July 5th --

2 SECRETARY STACY: Right.

3 CHAIRPERSON TIMMERMAN: -- at our hearing,
4 would have the -- we have a -- my understanding is we
5 have three options:

6 We decide not to hand you the book at all,
7 and we are not moving forward.

8 We have the option to hand you this exact
9 book as it stands.

10 And we have an option to hand you a modified
11 edition where anything -- these -- I assume these kind
12 of changes can fall into that, and I think anything
13 that's discussed the night of that --

14 SECRETARY STACY: Yes.

15 CHAIRPERSON TIMMERMAN: -- somebody brings
16 up an issue that we never even saw coming and they
17 said, Okay, what about this? So we could add stuff
18 like that in. So...

19 MS. PARGEON: To modify it.

20 SECRETARY STACY: Yeah.

21 CHAIRPERSON TIMMERMAN: Yeah. So I assume
22 that she can -- a lot of these little editing things
23 can be part of the modified version.

24 TRUSTEE FLANAGAN: Right.

25 CHAIRPERSON TIMMERMAN: So I'm going to flip

1 through my book just to see if there's any other
2 things that jump out, but I'm not going to bore
3 everybody with all these dumb little -- it's going to
4 be where something doesn't match before. So...

5 Clara, is there anything you went through
6 the book and caught your eye?

7 MS. PARGEON: You pretty well have covered
8 most of it.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. PARGEON: Yeah. Can't think of -- right
11 off --

12 CHAIRPERSON TIMMERMAN: In that case, I say
13 we open it up to the floor.

14 SECRETARY STACY: Sure.

15 CHAIRPERSON TIMMERMAN: Is there anything
16 anybody has? Questions? Concerns?

17 FROM THE FLOOR: Page 14.

18 MS. PARGEON: Okay.

19 FROM THE FLOOR: You're -- it's Article 5,
20 R-1, One-Family Residential Districts, right?

21 CHAIRPERSON TIMMERMAN: Yes.

22 FROM THE FLOOR: If you scroll down to
23 Conditional Uses, it says, Uses Permitted in A-1
24 Agricultural.

25 CHAIRPERSON TIMMERMAN: Yeah.

1 SECRETARY STACY: Oh. Uh-huh.

2 CHAIRPERSON TIMMERMAN: It's including
3 everything that's in -- anything that's permitted in
4 A-1 Agricultural District as Conditional Uses are
5 included in Conditional Uses in R-1.

6 FROM THE FLOOR: Gotcha. Okay.

7 CHAIRPERSON TIMMERMAN: That's the meaning
8 behind that.

9 FROM THE FLOOR: That's the meaning behind
10 it. Okay. It just -- it read a little confusing to
11 me, like it was jumping back to --

12 CHAIRPERSON TIMMERMAN: Right. Right.

13 SECRETARY STACY: I see what you're saying.

14 FROM THE FLOOR -- a different section.

15 CHAIRPERSON TIMMERMAN: But the idea is that
16 if we said it was a Conditional Use in that district,
17 it would be a Conditional Use in this district as
18 well.

19 FROM THE FLOOR: I see. Okay.

20 FROM THE FLOOR: Thank you.

21 CHAIRPERSON TIMMERMAN: Yeah.

22 Anybody else?

23 FROM THE FLOOR: Will there be availability
24 to get a paper copy of this book?

25 CHAIRPERSON TIMMERMAN: It's in that box

1 right there right now.

2 FROM THE FLOOR: Thank you. Is the map
3 there, too?

4 CHAIRPERSON TIMMERMAN: There is a map in
5 the very last page. Unfortunately, it's just one
6 page, but...

7 FROM THE FLOOR: It's still legible.

8 SECRETARY STACY: Yeah.

9 CHAIRPERSON TIMMERMAN: Let's hope, right?

10 SECRETARY STACY: Clara's going to get you
11 one.

12 CHAIRPERSON TIMMERMAN: Anybody is welcome
13 to those as well.

14 So any other questions?

15 FROM THE FLOOR: Oh, I know. The ramps, is
16 that part of the Interstate stuff or whoever builds
17 the road rather than the township? You know, like,
18 you can get off, but you can't come on or something.
19 But is the -- who's in charge of actually building the
20 ramps and deciding where they go?

21 TRUSTEE FLANAGAN: My guess, from their
22 definition, is it's the Interstate. That's the
23 only thing that I know that would apply to that.

24 FROM THE FLOOR: That's what I thought.

25 TRUSTEE FLANAGAN: That's in the

1 Definitions, I think.

2 CHAIRPERSON TIMMERMAN: I don't know if we
3 would have any jurisdiction over those.

4 SECRETARY STACY: I wouldn't think. I mean,
5 that's --

6 CHAIRPERSON TIMMERMAN: We haven't seen it
7 in any of the books.

8 SECRETARY STACY: I would think the State
9 has full control.

10 TRUSTEE FLANAGAN: The township's got no
11 say. I know that.

12 FROM THE FLOOR: Okay. Well, that's what I
13 thought.

14 TRUSTEE FLANAGAN: That's the Interstate.

15 CHAIRPERSON TIMMERMAN: They have the full
16 control.

17 TRUSTEE FLANAGAN: They have total control.
18 Even the State has full control. They don't let us
19 have any control over that.

20 SECRETARY STACY: I do believe they've
21 consulted the township with the new diamond. I don't
22 think we were part of that conversation.

23 CHAIRPERSON TIMMERMAN: Was Findlay part of
24 that conversation?

25 TRUSTEE FLANAGAN: I don't know the answer

1 to that.

2 CHAIRPERSON TIMMERMAN: Okay.

3 FROM THE FLOOR: Are you guys going to
4 address the grandfathering?

5 CHAIRPERSON TIMMERMAN: That is something we
6 -- I have notes on. And that was from the last
7 meeting when we discussed that, right?
8 Grandfathering.

9 SECRETARY STACY: Yes. And she took --
10 Cindy wrote that down because she thought maybe we
11 could add a couple of definitions, right? Is that how
12 it was?

13 CHAIRPERSON TIMMERMAN: Yeah.

14 SECRETARY STACY: I remember talking about
15 it and I remember her writing things down.

16 CHAIRPERSON TIMMERMAN: Uh-huh. Yeah. She
17 had some notes, so I'm not sure where she's gone with
18 it at this point. But...

19 FROM THE FLOOR: I was just curious. I
20 wasn't at the last meeting, so I thought I'd ask.
21 Dang it. I missed one and it was important.

22 SECRETARY STACY: Yeah. We definitely need
23 for her to be here at the next meeting.

24 CHAIRPERSON TIMMERMAN: Yeah. And she's
25 planning on it.

1 SECRETARY STACY: Yeah.

2 CHAIRPERSON TIMMERMAN: Any other questions?
3 Okay. Deb? Clara? You guys have anything
4 else you want to go over?

5 MS. PARGEON: No. That's it.

6 CHAIRPERSON TIMMERMAN: This could be our
7 shortest meeting ever. Hour and a half.

8 SECRETARY STACY: Do we want to --

9 CHAIRPERSON TIMMERMAN: You just made me
10 jinx it, didn't you? Come on, Deb.

11 SECRETARY STACY: I've got to always --

12 MS. PARGEON: She's doing her job.

13 SECRETARY STACY: Okay. So the 25th, which
14 is a Tuesday, from 6:00 to 7:00, there will be someone
15 here at the Township Center, if anyone wants to stop
16 by to pick up or view the Zoning Resolution.

17 CHAIRPERSON TIMMERMAN: You said the 25th?

18 SECRETARY STACY: Yeah. From 6:00 to 7:00.
19 That's just the --

20 CHAIRPERSON TIMMERMAN: Yeah.

21 SECRETARY STACY: To get the Resolution.

22 Our next meeting would be a week from
23 tonight, which would be the 27th at 5:00.

24 And, then, July the 2nd, which is Tuesday,
25 is another opportunity, if someone wants to stop by

1 here to get a Zoning Resolution from 6:00 to 7:00.

2 And then we have a meeting scheduled the
3 next evening at 5:00, which we do plan on setting up.
4 But, I mean, we can have an actual -- I mean, we're
5 scheduled for a meeting.

6 CHAIRPERSON TIMMERMAN: We're scheduled for
7 a meeting. Cindy's planning on not being there, since
8 it's setup.

9 SECRETARY STACY: She said she wasn't going
10 to set up chairs. I don't get it.

11 CHAIRPERSON TIMMERMAN: So I'm presuming, at
12 that point, we're not -- we're not going to really be
13 going through the book? Is that --

14 SECRETARY STACY: We better not.

15 CHAIRPERSON TIMMERMAN: It's too late to
16 give the changes to Cindy.

17 MS. PARGEON: Yeah.

18 SECRETARY STACY: Right.

19 MS. PARGEON: Right.

20 CHAIRPERSON TIMMERMAN: And she's not going
21 to be there, so we're probably not going through the
22 book. It is an open meeting.

23 SECRETARY STACY: It shows as a meeting,
24 just -- I think we did that --

25 CHAIRPERSON TIMMERMAN: So we could all be

1 here.

2 SECRETARY STACY: Yes. But, also, as a
3 backup that, if for any reason, we needed to use it as
4 a meeting because you have to announce that and
5 publish that prior.

6 CHAIRPERSON TIMMERMAN: Right. Exactly.
7 Yeah. I'm just saying for the public, I think the
8 plan is to not be reviewing the book. So...

9 SECRETARY STACY: No. I -- I don't plan on
10 reviewing the book.

11 CHAIRPERSON TIMMERMAN: So -- so at that --
12 anybody's welcome to show up with questions, whatever.
13 But...

14 SECRETARY STACY: Or we could put you to
15 work.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Beware.

18 And, then, of course, July 5th at 6:30 is
19 the hearing.

20 CHAIRPERSON TIMMERMAN: Here.

21 SECRETARY STACY: Here.

22 My question: Do we want to schedule any
23 meeting in July for any reason?

24 CHAIRPERSON TIMMERMAN: I thought we set one
25 up for the --

1 SECRETARY STACY: Well, I don't -- we talked
2 about the 24th, didn't we?

3 CHAIRPERSON TIMMERMAN: I said not a
4 Thursday.

5 SECRETARY STACY: I know. That wasn't -- my
6 calendar is doing -- here it is. Okay. July 24th is
7 a Wednesday. Okay. I don't know what we need at this
8 point because, at that point, August 6th is the next
9 hearing for the trustees. That's at the school.

10 But my question is: Is it prudent to
11 schedule something just in case we would need to have
12 it? Because, obviously, we'd have to do the notice.

13 CHAIRPERSON TIMMERMAN: Right. Maybe we'd
14 be smart to set something up for early July just as a
15 placeholder to be available to do something, but I
16 don't think it matters. I don't -- I don't know what
17 we would need it for. I feel like we'd all show up
18 for a very short meeting at that point. But I get
19 your point.

20 SECRETARY STACY: Because you have to give a
21 week's notice --

22 CHAIRPERSON TIMMERMAN: Right.

23 SECRETARY STACY: -- prior to a meeting.

24 But, with that being said, we could make
25 that decision on the 5th, and we would still have time

1 to have that week notice, you know, to get a meeting
2 scheduled.

3 CHAIRPERSON TIMMERMAN: To have something,
4 like, on the 12th or the following week.

5 SECRETARY STACY: It would have to be --
6 yeah, it would have to at least probably be --

7 CHAIRPERSON TIMMERMAN: The 15th.

8 SECRETARY STACY: Yeah. The week of the
9 15th at the earliest, would be my guess, to get it in
10 the paper and on the website. I'm just asking. We
11 don't have to decide that right now.

12 CHAIRPERSON TIMMERMAN: And we kind of
13 discussed that with Cindy. Let's -- let's -- let's
14 bring that up next Thursday.

15 SECRETARY STACY: Okay.

16 CHAIRPERSON TIMMERMAN: You making a note of
17 it or do I need to?

18 Is that it for that right there?

19 SECRETARY STACY: That's all I have.

20 CHAIRPERSON TIMMERMAN: Next Tuesday, you
21 want me to show up that day or do you want to for
22 here?

23 SECRETARY STACY: Oh, we originally kind
24 of -- Deb Frederick said she would take Tuesdays.

25 CHAIRPERSON TIMMERMAN: But one of us has to

1 show up.

2 SECRETARY STACY: One of us has to be here
3 as well. One of the zoning commission people have to
4 be here. Let's see.

5 CHAIRPERSON TIMMERMAN: You took -- I took
6 the first one. You took the second Tuesday. Or did
7 Clara?

8 SECRETARY STACY: Clara and Deb, you were
9 here on Tuesday.

10 MS. PARGEON: Uh-huh. Yeah.

11 CHAIRPERSON TIMMERMAN: You unlocked for
12 them?

13 SECRETARY STACY: I unlocked.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. PARGEON: Then she came back.

16 SECRETARY STACY: Well, to lock.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. PARGEON: Yeah. To lock.

19 CHAIRPERSON TIMMERMAN: So...

20 MS. PARGEON: Yes. Just to lock.

21 SECRETARY STACY: Okay. Well, yeah. We
22 need to square away. I'm going to put down Deb
23 Frederick, just because she said she would take care
24 of Tuesdays. But, then, so either -- since Clara was
25 here the last time, do you want me to be the one?

1 I mean, I'm going to lock and unlock? Do you want me
2 to be the one to do Tuesday?

3 CHAIRPERSON TIMMERMAN: It don't matter.

4 SECRETARY STACY: The 25th.

5 CHAIRPERSON TIMMERMAN: Why don't you do
6 that one.

7 SECRETARY STACY: Okay.

8 CHAIRPERSON TIMMERMAN: Then maybe Dave or
9 somebody would want to take the following Tuesday and
10 I could unlock for them.

11 SECRETARY STACY: So let's see. That is the
12 25th. And I better put that I'm here.

13 MS. PARGEON: And then the July 27th
14 meeting.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 SECRETARY STACY: And, actually, at the next
17 meeting we can determine the following Tuesday.

18 CHAIRPERSON TIMMERMAN: Right.

19 SECRETARY STACY: That makes sense.

20 CHAIRPERSON TIMMERMAN: Maybe Dave or Darrin
21 will want to do that one and I can unlock for them,
22 since you unlocked for Clara.

23 SECRETARY STACY: Yeah. Okay.

24 CHAIRPERSON TIMMERMAN: So...

25 SECRETARY STACY: Got my phone To Do.

1 CHAIRPERSON TIMMERMAN: Are we good?

2 SECRETARY STACY: I think we are.

3 CHAIRPERSON TIMMERMAN: Clara, you good?

4 MS. PARGEON: Yeah.

5 CHAIRPERSON TIMMERMAN: Well, then, I move
6 to adjourn this meeting.

7 SECRETARY STACY: There's no more questions?
8 We all good?

9 CHAIRPERSON TIMMERMAN: I'll try that again.
10 I move to adjourn.

11 MS. PARGEON: I make a motion.

12 CHAIRPERSON TIMMERMAN: I make a motion
13 to --

14 SECRETARY STACY: To adjourn? Okay.

15 MS. PARGEON: I second it.

16 SECRETARY STACY: And everyone in favor say
17 "Yes."

18 (Vote taken.)

19 SECRETARY STACY: Motion passed. We're
20 officially done.

21 - - -

22 And, thereupon, the proceedings were
23 concluded at 6:33 p.m.

24 - - -

25

1	2	28 26:10	5:00 1:8 3:2,12
1 24:21,22 38:13 41:10 43:18 44:24 49:9 51:14 74:22 78:20,23 79:4,5 1,000 44:1 1,500 38:18 39:1 40:4 10 38:20 51:15 53:22 54:6,7 54:17 63:24 64:3 91:13 12829 1:9 12s 66:2 12th 87:4 13 24:20 49:4 50:2 65:17 66:2 13th 3:25 14 33:12 66:10 78:17 1400 66:11 1502 66:14 1507 67:9 1509 67:15 1517 51:4 52:6 67:22 1518 61:19 15th 87:7,9 1670 1:24 1989 26:16	2 25:10 26:13 27:1 29:6 33:14 34:4 36:25 50:6 51:13 63:18 65:9,12 68:18 68:19 20 1:8 3:1 51:15 200 36:22,25 37:1,8,11,16 65:12 201 65:13 2024 1:8 3:1,7 3:25 4:5,8,12 4:15 91:6 2025 91:13 20th 3:6 4:15 91:5 22 34:3 46:23 223-1313 1:25 24 35:14 68:15 68:16 24-04-47 4:6 24-4-48 4:21 24th 86:2,6 25 35:3,14 53:22 56:18 250 36:20 25th 83:13,17 89:4,12 27th 20:18,19 21:1,11,18 83:23 89:13	29 36:16 38:12 41:11,17 44:17 2nd 6:2 20:23 83:24 3 3 28:22 52:7 65:7,10 69:10 30 42:19,21 300 65:13 301 65:13 32 45:21 33167 91:9 35 47:17 68:16 3rd 20:22,25 21:2,2 4 4 65:15 41 1:24 42 67:13 43 28:20,21 29:23 33:2 43215 1:24 44 67:12 45889 1:10 5 5 65:16 69:22 78:19 52 51:4,10,11 64:11 53 61:19 63:16 63:19,20 64:8 64:17	4:15 83:23 84:3 5:52 4:3 5th 4:5,8,12 76:25 77:1 85:18 86:25 6 613 1:9 614 1:25 64 68:11 67 68:11 68 24:3,4 68:10 6:00 4:17 6:2 83:14,18 84:1 6:30 4:12 85:18 6:33 90:23 6th 86:8 7 7 74:21 75 51:16 55:7 55:12 56:2 57:14 58:1 78 24:1 68:10 7:00 4:17 6:2 83:14,18 84:1 8 8 75:6 80 38:15 9 9 75:22

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