

BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION
VAN BUREN, OHIO

- - -

In Re: Allen Township Zoning Commission Meeting

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TRANSCRIPT OF AUDIOTAPED PROCEEDINGS

- - -

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

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

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SUSAN L. COOTS, RPR
REGISTERED PROFESSIONAL REPORTER

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APPEARANCES:

CINDY LAND, Attorney at Law
Hancock County Prosecuting Attorney's Office
514 South Main Street
Suite B
Findlay, Ohio 45840
(419) 424-7089
lmland@co.hancock.oh.us
On behalf of the Allen Township
Zoning Commission.

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BOARD MEMBERS:

John Timmerman, Chairperson
Darrin Rehus, Vice Chairperson
Deb Stacy, Secretary
Clara Pargeon

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WEDNESDAY EVENING SESSION

June 5, 2024

5:00 p.m.

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P R O C E E D I N G S

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BE IT REMEMBERED THAT, on the 5th day of June, 2024, this cause came on for hearing before the Allen 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: Call the meeting to order.

Dave Evans.

(No response.)

CHAIRPERSON TIMMERMAN: Not here.

Clara Pargeon.

MS. PARGEON: Here.

CHAIRPERSON TIMMERMAN: Darrin Rehus.

VICE CHAIRPERSON REHUS: Here.

CHAIRPERSON TIMMERMAN: Deb Stacy.

SECRETARY STACY: Here.

CHAIRPERSON TIMMERMAN: John Timmerman, here.

1 SECRETARY STACY: Yeah.

2 I'll read the minutes.

3 Allen Township Zoning Commission, June 4th,
4 2024, Attendance: Clara Pargeon, Darrin Rehus, John
5 Timmerman. Dave Evans was absent.

6 Deb Stacy, Allen Township Zoning Commission
7 Secretary, read the June 1st, 2024, minutes. Motion
8 24-04-42M. John Timmerman moved to approve Allen
9 Township Zoning Commission minutes from the June 1st,
10 2024, meeting. Darrin Rehus moved to second the
11 motion. Motion passed.

12 The Allen Township Zoning Commission
13 reviewed the Wind and Solar Section of the Proposed
14 Zoning Resolution and made corrections, including
15 spelling and formatting.

16 John Timmerman, Chairman, welcomed input
17 from guests. Motion 24-04-43M. Clara Pargeon made a
18 motion for the Allen Township Zoning Commission to go
19 into recess at 8:10 p.m. in order to attend the
20 meeting held by the Allen Township Trustees. John
21 Timmerman seconded the motion. Motion passed.

22 Questions from Cindy Land, Assistant County
23 Prosecutor, and the Allen Township Zoning Commission
24 were presented at this meeting regarding the trustee

1 hearing date, time, and location, as well as questions
2 pertaining to a mailer for the residents of Allen
3 Township.

4 The Allen Township Zoning Commission
5 returned to regular session from the recess at
6 8:45 p.m.

7 The Allen Township Zoning Commission will
8 hold their next zoning meeting on June 5th at
9 5:00 p.m.

10 The zoning commission will work on a map for
11 future zoning. Information to include on the mailer
12 to residents will also be addressed.

13 The Allen Township Zoning Commission will
14 schedule additional meetings in preparation for their
15 upcoming hearing on July 5th.

16 Motion 24-04-44M. Clara Pargeon moved to
17 adjourn the meeting. John Timmerman seconded the
18 motion. Motion passed.

19 CHAIRPERSON TIMMERMAN: I move to accept the
20 meeting minutes as read.

21 SECRETARY STACY: Okay. John.

22 VICE CHAIRPERSON REHUS: I second.

23 SECRETARY STACY: Darrin. Everyone in
24 agreement say "yes."

1 (Vote taken.)

2 SECRETARY STACY: Motion passed.

3 What do we want to do first?

4 CHAIRPERSON TIMMERMAN: I say we discuss
5 things.

6 SECRETARY STACY: On the list.

7 CHAIRPERSON TIMMERMAN: Yeah. Want to do
8 the map afterwards? At least knock out the things
9 that --

10 SECRETARY STACY: Sure.

11 CHAIRPERSON TIMMERMAN: -- so we don't
12 forget.

13 SECRETARY STACY: Got it.

14 MS. LAND: The book that I just gave you is
15 all the final stuff you worked on yesterday.
16 Everything -- it's all continuous pages all the way
17 through. I think you've got 71 pages.

18 SECRETARY STACY: Okay.

19 MS. LAND: The map, I added a version of the
20 map in the back of the book in color.

21 SECRETARY STACY: Good.

22 MS. LAND: So it will be something that we
23 can refer to and see.

24 When we went to Regional Planning, we asked

1 them to make those little changes. They did. They
2 gave us two of the really large ones and I asked her
3 for about a half a dozen this size, too, so they can
4 have walk around maps if you'd like them that are
5 easier to see.

6 CHAIRPERSON TIMMERMAN: Out of curiosity,
7 who printed these?

8 MS. LAND: I did it on my copy machine.

9 CHAIRPERSON TIMMERMAN: Okay. Because the
10 gray and the purple are both identical.

11 MS. LAND: Oh, no. Oh, I can see the
12 difference.

13 CHAIRPERSON TIMMERMAN: Yeah. They're close
14 at a glance, though.

15 MS. LAND: Wait a minute. Maybe it was not
16 (unintelligible).

17 CHAIRPERSON TIMMERMAN: Here you go.

18 MS. LAND: Oh, God. It did change on those.
19 It is very, very close. I asked Jacob why they use
20 these so similar colors.

21 CHAIRPERSON TIMMERMAN: Yeah. On here, it's
22 perfect. Love it.

23 MS. LAND: But it's still not a good deal.

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: They shouldn't use gray, period.
2 You should use dark gray, maybe, but there should
3 be --

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: They're all the same tones.

6 SECRETARY STACY: Uh-huh.

7 MS. LAND: Crap. We're going to have to
8 probably -- we'll have to do something about these
9 maps.

10 CHAIRPERSON TIMMERMAN: How many --

11 MS. LAND: I just did this by -- I don't
12 know what you guys have.

13 CHAIRPERSON TIMMERMAN: Yeah. So...

14 MS. LAND: We can get -- I can get you
15 replacement copies.

16 SECRETARY STACY: Okay.

17 MS. LAND: I can email you a copy of the map
18 and you guys can get them printed or I'll have them at
19 my office. But I don't think we're going to see each
20 other again for a while. I hope.

21 VICE CHAIRPERSON REHUS: No offense.

22 SECRETARY STACY: What are you saying to us?
23 Haven't you been having fun?

24 MS. LAND: Oh, yeah. Great.

1 SECRETARY STACY: Yeah. Too much fun.

2 CHAIRPERSON TIMMERMAN: Okay. So we need to
3 reprint some maps.

4 MS. LAND: Okay.

5 CHAIRPERSON TIMMERMAN: We should actually
6 see if -- those are good.

7 MS. LAND: They are.

8 CHAIRPERSON TIMMERMAN: They are.

9 MS. LAND: I think they are the same as
10 yours.

11 CHAIRPERSON TIMMERMAN: Slightly better than
12 mine but not much.

13 MS. LAND: Okay.

14 CHAIRPERSON TIMMERMAN: So...

15 MS. LAND: These are the ones that are going
16 to be shown to the public.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: You know, when they go for
19 review, these are yours for reference. So you guys
20 can each take one of these and replace it in the back
21 of your book with that. These will -- any more that
22 we print we'll make sure are more vivid.

23 CHAIRPERSON TIMMERMAN: Right. Yeah.

24 MS. LAND: There's only one thing that I

1 made an executive decision on when they called me from
2 Regional Planning because I think it was something
3 that you guys had already discussed and had planned to
4 do.

5 As I understood when you were doing this,
6 anything that was already there and you were putting
7 it -- the zoning district around it that went to it.

8 CHAIRPERSON TIMMERMAN: Correct.

9 MS. LAND: And, apparently, somewhere --
10 where is the new piece? Do you have the old map?

11 CHAIRPERSON TIMMERMAN: The new piece.

12 MS. LAND: Do you have the old map so I can
13 see where it is? You put up this new --

14 CHAIRPERSON TIMMERMAN: On here? Is there a
15 map in here?

16 SECRETARY STACY: No. Are you talking about
17 last night when we were --

18 MS. LAND: Yeah. Your old map. The one
19 that you --

20 CHAIRPERSON TIMMERMAN: Over here.

21 MS. LAND: Yeah, one of those. He said that
22 Sausser's --

23 VICE CHAIRPERSON REHUS: (Unintelligible).

24 MS. LAND: -- is in Allen Township and we

1 had --

2 CHAIRPERSON TIMMERMAN: The same Sausser's
3 Steel that's downtown?

4 MS. LAND: And he says it's off the end of
5 Rutherford Street, and I don't know what he was
6 talking about.

7 CHAIRPERSON TIMMERMAN: That's, like, way
8 down here.

9 MS. LAND: I think he put it over here.

10 CHAIRPERSON TIMMERMAN: Oh.

11 MS. LAND: Because that wasn't there before.

12 VICE CHAIRPERSON REHUS: Is that what's
13 being built there on what -- is that 109?

14 SECRETARY STACY: That's 142.

15 VICE CHAIRPERSON REHUS: That's my road.

16 MS. LAND: You already had that one there.
17 That's already on. So where did he add something?
18 That's what I'm looking --

19 CHAIRPERSON TIMMERMAN: You said Rutherford?

20 VICE CHAIRPERSON REHUS: They're building
21 something by 99. Great big building.

22 SECRETARY STACY: It's a church.

23 VICE CHAIRPERSON REHUS: Is that what it is?

24 SECRETARY STACY: It's a church. Yeah, it's

1 Lighthouse.

2 VICE CHAIRPERSON REHUS: Okay.

3 SECRETARY STACY: That was closer to
4 where --

5 VICE CHAIRPERSON REHUS: That's slightly
6 west of my road.

7 SECRETARY STACY: Yeah.

8 VICE CHAIRPERSON REHUS: Okay.

9 SECRETARY STACY: Yeah. It's a good size.
10 They -- they got it framed in and --

11 VICE CHAIRPERSON REHUS: Yeah.

12 SECRETARY STACY: Yeah. Close to the road.
13 Close to 99.

14 MS. LAND: It's this school -- no, that's
15 not it. This is that. I have no idea what he was
16 talking about.

17 CHAIRPERSON TIMMERMAN: You said it's
18 Sausser, though?

19 VICE CHAIRPERSON REHUS: Sausser Steel.

20 SECRETARY STACY: Google it and see.

21 MS. LAND: I kept asking, isn't that in the
22 middle of town?

23 MS. PARGEON: That's on Crystal Avenue.

24 MS. LAND: He's, like, No, no, no. It's out

1 there. I'm like, Are you sure? It was Jacob. I'm
2 not sure he knew what he was saying. But he said he
3 was going to mark it is an Industrial. And, then, he
4 started going on about a few other little places and
5 I'm, like, No, no, no. He's, like, Just clean it out.
6 And I'm, like, No, they've decided on it. If it's not
7 what they marked, leave it as Ag. He goes, Well,
8 okay. So I think it really went against his grain not
9 to do some of the -- I'm thinking maybe he's looking
10 at this pink right there.

11 CHAIRPERSON TIMMERMAN: Of course we have no
12 signal in here.

13 SECRETARY STACY: Oh.

14 MS. LAND: I think that was one of them he
15 was talking about. That's their fault because we
16 already had it marked.

17 CHAIRPERSON TIMMERMAN: Correct.

18 MS. LAND: They left that there. It's not a
19 big deal.

20 SECRETARY STACY: Uh-huh.

21 MS. LAND: It's tiny little -- tiny little
22 section. I don't know where he's talking about
23 because everything that's here is here. This is
24 there. That's this. This isn't. He said something

1 about railroad tracks.

2 SECRETARY STACY: Okay.

3 VICE CHAIRPERSON REHUS: On 142.

4 CHAIRPERSON TIMMERMAN: There's railroad
5 tracks here (indicating).

6 SECRETARY STACY: That goes -- there's one
7 set that goes through Mortimer --

8 CHAIRPERSON TIMMERMAN: There's railroad
9 tracks --

10 SECRETARY STACY: -- that runs east and
11 west.

12 CHAIRPERSON TIMMERMAN: -- here.

13 SECRETARY STACY: That runs -- crosses.
14 Yeah. It's close to -- runs parallel to 220 or Main
15 Street; runs north and south.

16 CHAIRPERSON TIMMERMAN: How many more tracks
17 are there through here?

18 SECRETARY STACY: There's the two in Allen
19 Township.

20 CHAIRPERSON TIMMERMAN: Just --

21 SECRETARY STACY: There's one just --
22 there's one in Wood County that's close to our
23 northern edge, but there's only two railroads in Allen
24 Township.

1 VICE CHAIRPERSON REHUS: It's 230 Crystal
2 Avenue.

3 MS. LAND: Why did he put that on there?

4 VICE CHAIRPERSON REHUS: 230 Crystal Avenue
5 is what it had down.

6 SECRETARY STACY: 230.

7 MS. LAND: That's just like a --

8 CHAIRPERSON TIMMERMAN: That's a mere
9 mention of that thing.

10 MS. LAND: It's like they misplaced their --
11 and that didn't take it back off. Wonder what the
12 large one looks like. It has that same little glitch.

13 CHAIRPERSON TIMMERMAN: No, it's not on
14 there.

15 MS. LAND: They have some streets on here.

16 CHAIRPERSON TIMMERMAN: So they fixed this
17 and that one. And what was the other one? There's
18 three spots.

19 MS. LAND: This right there (indicating).

20 CHAIRPERSON TIMMERMAN: This.

21 SECRETARY STACY: That's what we added.

22 MS. LAND: Yeah, last night. One, two.

23 CHAIRPERSON TIMMERMAN: Well, this here,
24 there's these two.

1 SECRETARY STACY: Oh, is it?

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: Okay.

4 VICE CHAIRPERSON REHUS: I don't see
5 anything where they are building a new building.

6 MS. LAND: He made it sound like it's always
7 been there.

8 VICE CHAIRPERSON REHUS: Out on 42.

9 MS. PARGEON: Yeah. Downtown is the only
10 place it's been.

11 MS. LAND: No idea what he was talking
12 about. I kept saying, Are you sure? It's in Allen
13 Township. Yes.

14 VICE CHAIRPERSON REHUS: 142 dead ends into
15 109 or --

16 SECRETARY STACY: 99.

17 VICE CHAIRPERSON REHUS: 99.

18 SECRETARY STACY: Yeah. Correct.

19 VICE CHAIRPERSON REHUS: Then there's
20 nothing.

21 SECRETARY STACY: Right. Yeah.

22 MS. LAND: He kept saying Rutherford Street,
23 and I've never even heard of that. Oh, here it is.

24 CHAIRPERSON TIMMERMAN: Is it -- is that one

1 little corner down there that you -- that we colored
2 in just above it?

3 SECRETARY STACY: If it's that hashtag
4 stuff, is that the City of Findlay?

5 CHAIRPERSON TIMMERMAN: Is it that -- is
6 that what he's talking about? Maybe not -- we've had
7 it marked?

8 MS. LAND: I don't know.

9 CHAIRPERSON TIMMERMAN: Or is he saying way
10 out here (indicating)?

11 MS. LAND: It's this right here
12 (indicating).

13 CHAIRPERSON TIMMERMAN: But that's not it
14 because that's pink, pink, and pink out here. That's
15 whatever town he said that is out there.

16 SECRETARY STACY: Marion.

17 MS. LAND: I haven't the foggiest idea what
18 he was talking about.

19 CHAIRPERSON TIMMERMAN: So you made an
20 executive decision. You said to make it what?

21 MS. LAND: I said, If it's there, make it
22 Light Industrial, like we would have done if we knew
23 it was there.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: But, apparently, we can't find it
2 now anyways. There's no difference in that that he
3 gave us and the map that you gave him other than those
4 things that he fixed.

5 CHAIRPERSON TIMMERMAN: And this little
6 piece that he missed.

7 MS. LAND: Well, yeah. Was that missed on
8 the last one?

9 CHAIRPERSON TIMMERMAN: I don't think so.

10 VICE CHAIRPERSON REHUS: What would be the
11 last one?

12 MS. LAND: I think we gave both copies.

13 CHAIRPERSON TIMMERMAN: I think -- No.

14 MS. LAND: I only took one copy.

15 CHAIRPERSON TIMMERMAN: What's there? It
16 was missed on that one.

17 MS. LAND: Yeah, it was missed on that one
18 too.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MS. LAND: Maybe.

21 CHAIRPERSON TIMMERMAN: Maybe that's why he
22 was calling it out because it didn't get --

23 MS. LAND: But then he didn't change it. If
24 it -- if that's what it is. Well, every bit of

1 Rutherford Street is in the City because it goes along
2 here and curves.

3 VICE CHAIRPERSON REHUS: That's right past
4 Blanchard. You go Blanchard off of Crystal, Sausser's
5 is down there on the right.

6 MS. LAND: Yeah. On the corner of Crystal
7 and --

8 SECRETARY STACY: Yeah.

9 VICE CHAIRPERSON REHUS: Yeah.

10 MS. LAND: -- and Blanchard.

11 VICE CHAIRPERSON REHUS: P&A sits on one
12 side.

13 SECRETARY STACY: Right.

14 MS. LAND: That's in the City. I'll ask him
15 that.

16 SECRETARY STACY: It's not even close.

17 MS. LAND: It was a very circular
18 conversation.

19 VICE CHAIRPERSON REHUS: Because you said
20 where R&L is. That's in the City.

21 CHAIRPERSON TIMMERMAN: Right.

22 SECRETARY STACY: Right.

23 MS. LAND: Maybe he was confused and then
24 just let it go.

1 SECRETARY STACY: Well --

2 CHAIRPERSON TIMMERMAN: Okay.

3 SECRETARY STACY: -- I guess it depends on
4 (unintelligible).

5 CHAIRPERSON TIMMERMAN: How do we handle
6 that?

7 MS. LAND: I think we just go off what this
8 is because this is what you guys had. There's nothing
9 on here I can -- unless you guys are seeing something
10 I'm missing that's different than what you had on your
11 map that you sent to them to make the changes. They
12 made the additions you wanted. Everything else is
13 what we had sent them in the first place.

14 CHAIRPERSON TIMMERMAN: Aside from that one
15 little block.

16 MS. LAND: We didn't have it in the first
17 place.

18 CHAIRPERSON TIMMERMAN: We did here, though.

19 MS. LAND: And they missed it.

20 CHAIRPERSON TIMMERMAN: So they had that.

21 MS. LAND: And they missed it the first
22 time. Yeah.

23 CHAIRPERSON TIMMERMAN: And, then, we didn't
24 catch it when we were double checking theirs. So I

1 would understand --

2 MS. LAND: Even their version of this,
3 though, is almost --

4 CHAIRPERSON TIMMERMAN: Yeah, it's not.

5 MS. LAND: There are going to be people who
6 can't tell the difference in those.

7 SECRETARY STACY: Right. That needs to be a
8 brighter color, like you picked.

9 MS. LAND: Maybe we can ask them to reprint
10 them with more vivid colors.

11 SECRETARY STACY: Yeah.

12 CHAIRPERSON TIMMERMAN: Yeah.

13 MS. LAND: Leave the gray as it is, but
14 everything else go for more vivid instead of pastel.

15 SECRETARY STACY: Yeah.

16 CHAIRPERSON TIMMERMAN: I mean, if they did
17 the purple, if they changed just that color, that
18 would be a little -- although, that little pink down
19 there dang near blends with the current purple.

20 MS. LAND: That's not pink.

21 CHAIRPERSON TIMMERMAN: That's the B-1.

22 MS. LAND: Oh. Yeah, they have -- if you
23 don't have them side by side they look like they're
24 the same.

1 CHAIRPERSON TIMMERMAN: They're close.

2 MS. LAND: And then this is --

3 CHAIRPERSON TIMMERMAN: B-2.

4 MS. LAND: A weird red. They have lots of
5 greens and yellows and grays and lavenders. We're not
6 decorating a bedroom.

7 (Laughter.)

8 MS. LAND: We have things that don't match.
9 Okay.

10 I will take it back to them tomorrow and
11 talk to them about getting you some more vivid maps.
12 These maps are accurate and are fine.

13 SECRETARY STACY: Right. Right.

14 MS. LAND: It will just be copies with more
15 vivid colors.

16 SECRETARY STACY: Yeah.

17 MS. LAND: Which makes a difference.

18 SECRETARY STACY: Yeah.

19 CHAIRPERSON TIMMERMAN: You want to touch
20 base on what they missed? That one little block? Or
21 we could just leave it go at this point.

22 MS. LAND: I think the one that you guys did
23 is -- had it in there. So yeah, I think they should
24 have put it in there. That's just a misprint.

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: This, I guess, technically is
3 your real map.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: The one you guys wrote on. They
6 were just making copies of it for you.

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: So...

9 SECRETARY STACY: Okay.

10 CHAIRPERSON TIMMERMAN: Okay. You've got
11 that, though?

12 MS. LAND: Yeah. I'll fold it back up.

13 SECRETARY STACY: (Unintelligible).

14 MS. LAND: (Unintelligible).

15 CHAIRPERSON TIMMERMAN: You good rolling it
16 up?

17 VICE CHAIRPERSON REHUS: No. No.

18 CHAIRPERSON TIMMERMAN: You don't need it.
19 You don't need it, though. I thought you were pulling
20 it up to look at something.

21 MS. LAND: I'll take this one. You guys go
22 ahead and keep that.

23 CHAIRPERSON TIMMERMAN: We'll keep the
24 original.

1 MS. LAND: Is that for -- they are a lot
2 more vivid on the smaller maps.

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: It must have been a copying
6 thing. They must --

7 SECRETARY STACY: Uh-huh.

8 MS. LAND: -- blow it up and copy the large.

9 SECRETARY STACY: Uh-huh.

10 MS. LAND: I'll ask them for better copies
11 because this is fine.

12 SECRETARY STACY: Uh-huh, it is.

13 MS. LAND: The distinction between pink and
14 purple. You can see the purple and the gray.

15 SECRETARY STACY: Yeah, you can.

16 MS. LAND: They are more vivid.

17 SECRETARY STACY: Yeah.

18 CHAIRPERSON TIMMERMAN: All right. So...

19 VICE CHAIRPERSON REHUS: What are the
20 hearing dates?

21 CHAIRPERSON TIMMERMAN: July 5th.

22 SECRETARY STACY: Yeah. 6:30.

23 CHAIRPERSON TIMMERMAN: At 6:30. And that
24 one will be here.

1 VICE CHAIRPERSON REHUS: Okay.

2 CHAIRPERSON TIMMERMAN: And then August 6th.

3 SECRETARY STACY: At 7:00 at the school --

4 MS. LAND: At the school auditorium.

5 SECRETARY STACY: -- auditorium.

6 MS. LAND: I don't know how to get to the
7 auditorium. Do you think everybody knows how to get
8 to the auditorium? If people don't have kids that are
9 in school --

10 VICE CHAIRPERSON REHUS: I've only been in
11 there once.

12 MS. LAND: So we might need to make sure we
13 set up some good directional signs --

14 SECRETARY STACY: Okay.

15 MS. LAND: -- so people know what you're
16 doing.

17 VICE CHAIRPERSON REHUS: (Unintelligible)
18 for that new --

19 SECRETARY STACY: It's an actual auditorium
20 they referred to it.

21 VICE CHAIRPERSON REHUS: Yeah. Concert
22 there.

23 SECRETARY STACY: And you would come in on
24 the south side of the building, right?

1 VICE CHAIRPERSON REHUS: I think so.

2 SECRETARY STACY: There's doors going right
3 there and it's pretty much right to the right. If I
4 remember.

5 VICE CHAIRPERSON REHUS: Isn't it right
6 beside the new gym? I think it is.

7 SECRETARY STACY: Yeah. It's kind of on the
8 back side.

9 VICE CHAIRPERSON REHUS: Yeah, I know.

10 SECRETARY STACY: Yeah. I spent --

11 VICE CHAIRPERSON REHUS: We always went by
12 old gym and new gym.

13 SECRETARY STACY: Yeah. We did, too.

14 MS. PARGEON: You go to the side of the
15 school.

16 SECRETARY STACY: Huh?

17 MS. PARGEON: You go in the new parking lot
18 on the other side of the school. I haven't been in
19 the school since they've redone it.

20 MS. LAND: Is it you go into the parking lot
21 off of 220, the one running right along front of the
22 building?

23 VICE CHAIRPERSON REHUS: I did.

24 MS. LAND: Go in there and, then, is it the

1 building --

2 SECRETARY STACY: There's some parking
3 that's closer actually. I mean, you could go closer
4 to the side -- the south side of the school. There's
5 some parking around there that would be closer than
6 parking way --

7 VICE CHAIRPERSON REHUS: Or you could just
8 go, like, to the cafeteria and they got the gymnasium.
9 I think it's right beside it.

10 MS. LAND: Since there is going -- probably
11 need to make sure that we have good signs so somebody
12 won't feel like they don't have an opportunity to get
13 there.

14 SECRETARY STACY: Okay. So we'll do signs
15 for the school. Okay. All right.

16 CHAIRPERSON TIMMERMAN: Apparently there was
17 some -- I'll call it Facebook communication today, or
18 I don't know how people were communicating, confusion
19 that the -- the deal that we'll have here on the
20 5th, what do we even call that?

21 MS. LAND: Hearing.

22 SECRETARY STACY: It's a hearing.

23 CHAIRPERSON TIMMERMAN: The hearing isn't --
24 I think they were saying the hearing and maybe that

1 hearing -- the other hearing weren't posted on the
2 township's website yet. I said, Well, it's in the --
3 been --

4 MS. LAND: It was.

5 CHAIRPERSON TIMMERMAN: -- ours was in the
6 newspaper. That's what we needed to be.

7 MS. LAND: It was published in the
8 newspaper. It had to be.

9 CHAIRPERSON TIMMERMAN: And that's what it
10 had to be.

11 MS. LAND: Yes.

12 CHAIRPERSON TIMMERMAN: There's been no
13 issue --

14 MS. LAND: Drew was there. Yeah.

15 CHAIRPERSON TIMMERMAN: But there's no
16 issue. They'll get it on the website when they get it
17 on the website.

18 SECRETARY STACY: He was going to meet with
19 the website person today to --

20 MS. LAND: Yeah.

21 SECRETARY STACY: -- get other things
22 squared away.

23 MS. LAND: I've got a flash drive for him to
24 be able to put the -- hook up to.

1 CHAIRPERSON TIMMERMAN: Right.

2 SECRETARY STACY: But you're sure it wasn't
3 on the website? Mark's been really --

4 CHAIRPERSON TIMMERMAN: I didn't look.

5 SECRETARY STACY: I did look.

6 CHAIRPERSON TIMMERMAN: This was other
7 people were communicating.

8 SECRETARY STACY: The allentownship.com. Is
9 that what it is?

10 CHAIRPERSON TIMMERMAN: Denise told me.
11 I have no idea who was communicating with her.

12 MS. LAND: I don't know anything of that.
13 I didn't see anything. I didn't actually look at
14 Facebook today now that I think about it.

15 CHAIRPERSON TIMMERMAN: Busy?

16 MS. LAND: Very. Let's see.

17 VICE CHAIRPERSON REHUS: I was sleeping.

18 SECRETARY STACY: Wouldn't you rather be on
19 Facebook than sleeping?

20 VICE CHAIRPERSON REHUS: No.

21 CHAIRPERSON TIMMERMAN: Do you want to
22 schedule future meetings?

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: What are we -- what

1 do we want to do? I mean --

2 SECRETARY STACY: It's going to be -- we
3 need to give at least a week's notice, so the
4 soonest -- I don't know if we could have one Thursday
5 of next week or not.

6 CHAIRPERSON TIMMERMAN: Do we -- what do we
7 want our next meetings for?

8 MS. LAND: Yeah. What do you want to
9 accomplish at those meetings?

10 CHAIRPERSON TIMMERMAN: First of all, do we
11 need to schedule one on the 5th for after --

12 SECRETARY STACY: Yeah.

13 CHAIRPERSON TIMMERMAN: -- the hearing?

14 MS. LAND: No. Why?

15 CHAIRPERSON TIMMERMAN: Because you said
16 that would be our opportunity to make changes.

17 MS. LAND: Oh, no. You have to do them at
18 the hearing.

19 CHAIRPERSON TIMMERMAN: It's at the hearing.

20 MS. LAND: At the hearing. If there's
21 anything that people bring up and talk to you about
22 you want to alter the book and change it --

23 CHAIRPERSON TIMMERMAN: It's on the spot.

24 MS. LAND: On the spot at the hearing. And,

1 then, we make the changes to the book and that's what
2 gets sent to the trustees.

3 CHAIRPERSON TIMMERMAN: Okay. So it's not
4 another --

5 SECRETARY STACY: Okay.

6 CHAIRPERSON TIMMERMAN: -- meeting, it's on
7 the spot.

8 MS. LAND: I'll come to that hearing
9 prepared with three Resolutions. One -- you only do
10 one Resolution. One says you're approving it and
11 recommending that the trustees approve this. One says
12 you're denying -- that you recommend they deny it and
13 don't go forward with zoning, and -- which I think is
14 a waste of paper, but if I don't do it, somebody will
15 say it was preordained what we were going to do. And
16 it's just some common sense there, if you guys worked
17 this hard, you're probably not going to say don't do
18 it. And, then, the other one is that you're sending a
19 modified version.

20 SECRETARY STACY: Gotcha.

21 MS. LAND: If you make any changes, the
22 modifications will be attached to that Resolution and
23 then that Resolution and the book all go on.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: So the book stays the same with
2 those modifications attached to it when it goes to the
3 trustees.

4 CHAIRPERSON TIMMERMAN: Does it stay that
5 way forever?

6 MS. LAND: No.

7 CHAIRPERSON TIMMERMAN: So -- okay.

8 MS. LAND: Well, if the trustees decide that
9 they want to do -- if they want to accept your
10 recommendation for modifications, then they get
11 incorporated into the book before it goes to the Board
12 of Elections.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: We can't add them onto the book
15 because what if the trustees say, We don't want to do
16 those modifications --

17 CHAIRPERSON TIMMERMAN: Sure.

18 MS. LAND: -- then we've got to take them
19 back out. So this way they are there for anybody to
20 see what your suggested changes are and they can
21 compare the two.

22 CHAIRPERSON TIMMERMAN: And it's not an all
23 or nothing on the trustees' part. They can pick and
24 choose what pieces.

1 MS. LAND: Well, if they modify --

2 SECRETARY STACY: They can't modify.

3 MS. LAND: If they modify, you can't make
4 it. Because if they modify, it has to go back to you
5 guys for another hearing.

6 SECRETARY STACY: Right.

7 MS. LAND: So they have to take whatever you
8 recommend to them --

9 CHAIRPERSON TIMMERMAN: I gotcha.

10 MS. LAND: -- or make a modified
11 recommendation. They have to say yes.

12 CHAIRPERSON TIMMERMAN: So they're going to
13 take it all or none.

14 MS. LAND: For them --

15 CHAIRPERSON TIMMERMAN: It's an all or none.

16 MS. LAND: Well, in our circumstance,
17 generally no.

18 CHAIRPERSON TIMMERMAN: Sure.

19 MS. LAND: But in our circumstance, it would
20 be.

21 SECRETARY STACY: That's why they need to be
22 on board and we need to get them educated as to what's
23 in here before the hearing so that they're not, like,
24 waiting till the last minute and saying, Oh, there's

1 nothing in here. I don't know. We need to somehow --

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: -- figure something out.

4 And, obviously, only one at a time could come to our
5 meeting.

6 MS. LAND: Uh-huh. Or one of them can come
7 when you guys have your Tuesday or Thursday hour, they
8 can come during that and get their education during
9 that and then also answer any questions or hear what
10 people are saying so they'll know, too.

11 CHAIRPERSON TIMMERMAN: Right.

12 SECRETARY STACY: Okay.

13 CHAIRPERSON TIMMERMAN: Okay. So that's not
14 a meeting we have to schedule?

15 MS. LAND: No.

16 CHAIRPERSON TIMMERMAN: What other meetings
17 do we want to schedule? Do we want to schedule
18 something for about a week before?

19 SECRETARY STACY: I don't want to wait.
20 I -- I don't think -- I think we need to get together
21 before a week before. That's just my opinion. I want
22 to be -- well, obviously, each of us can do work on
23 our own to try to review and try to go by topic. And
24 I'll probably go through by topic and make some notes,

1 like some of the key things.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: I mean, and, then, like
4 Zoie said, you know, if you want to, you can do tabs,
5 sections.

6 CHAIRPERSON TIMMERMAN: (Unintelligible) the
7 book up as much as you want. It's the one you get to
8 reference on that day.

9 SECRETARY STACY: During -- like, during the
10 meetings, it's, like, there were a number of times
11 something came up and you're, like, going through this
12 whole litany of you didn't do this, and this and this
13 and this, you know. And it's, like, I tried to take
14 notes when you did that, but -- you know, I -- as far
15 as pulling that -- you're going to be at the hearing,
16 right? Not that we're going --

17 MS. LAND: Yeah.

18 SECRETARY STACY: I mean, obviously, we need
19 to be the ones --

20 MS. LAND: Yeah. I can't really address
21 them, but you can ask me questions and I can give you
22 guys advice and then can you answer that question.
23 But I really can't --

24 SECRETARY STACY: But we need to do this.

1 We need to be prepared on our own.

2 CHAIRPERSON TIMMERMAN: Yeah. That's the
3 fun.

4 SECRETARY STACY: Now, when the trustees
5 have their hearing are we present?

6 MS. LAND: You can go. Uh-huh.

7 SECRETARY STACY: But would we be in the
8 audience or would we -- I mean, would they be the
9 ones, like, up front and we would be in the audience?

10 MS. LAND: Yeah. Because your part's done
11 at that point.

12 SECRETARY STACY: So, really, I mean, for
13 the trustees, they're not the ones that did this, so
14 for them to be sitting up front --

15 MS. LAND: They're the ones that are the
16 final decision-makers.

17 SECRETARY STACY: I understand. But if
18 people start posing, like, these very convoluted --

19 MS. LAND: Yeah. And they can ask you guys,
20 Well, how does that work? Because you guys are the
21 experts on the book, you wrote it. So...

22 SECRETARY STACY: I don't know how much of
23 an expert I feel.

24 MS. LAND: Well, you're going to know more

1 about it than anybody else in the room. That makes
2 you the expert.

3 MS. PARGEON: Yeah.

4 MS. LAND: So you'll be the most likely to
5 be able to find the answer in the book, even if you
6 don't know it.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MS. LAND: That's 90 percent of it. Knowing
9 not --

10 MS. PARGEON: Location.

11 MS. LAND: -- exactly how it works, but we
12 did talk about it and then go find it for them.

13 CHAIRPERSON TIMMERMAN: So if we schedule
14 any meetings between now and the hearing, are they
15 pretty much just preparation for the meeting?

16 MS. LAND: Yeah, I would think.

17 CHAIRPERSON TIMMERMAN: So...

18 MS. LAND: Well, maybe you can discuss
19 questions that you've gotten from people so you can
20 figure out how you need to answer those. Because you
21 may not know right off the cuff how to answer all
22 these, and you can just -- if you don't know, say,
23 We'll figure that out and we'll address it at the
24 hearing. Don't -- you can't promise we're going to

1 make changes for people. But coming back here and
2 getting prepared is another thing I wanted to address.

3 We did kind of rudely find out that some
4 people are completely oblivious to the fact that they
5 are not the center of the world and they take over
6 your meeting wanting to go with their personal stuff.
7 So you're going to have to be prepared to shut them
8 down because that will just derail everything.

9 You'll get people that -- because, like,
10 using, for example, the gentleman who got upset back
11 at that one meeting, he was saying stuff that was so
12 far off the wall and not -- you know, like exchanging
13 property. That was just nowhere in the realm of
14 anything you guys would ever do. But money's
15 everything. It makes people confused.

16 SECRETARY STACY: Well, yeah. And he
17 actually spoke -- you thought it was close to
18 15 minutes. If -- when someone comes up to the
19 microphone to speak --

20 MS. LAND: Three minutes. That should --

21 SECRETARY STACY: Do you think that is long
22 enough?

23 MS. LAND: I think so.

24 CHAIRPERSON TIMMERMAN: You can ask your

1 question, make a statement in three minutes.

2 MS. LAND: Uh-huh. And we don't want -- you
3 really don't want somebody to stand up and ask 15
4 questions.

5 SECRETARY STACY: Right.

6 MS. LAND: Because that's -- that's just,
7 again, they're taking over the meeting and they're
8 directing it their way. You guys want to direct the
9 meeting.

10 SECRETARY STACY: Well, we want more people
11 to be able to participate. It shouldn't be just one
12 or two people who --

13 MS. LAND: And everybody should have a
14 chance to speak who wants to.

15 SECRETARY STACY: Sure.

16 MS. LAND: A lot of times -- well, you're
17 always going to have to have a sign-in sheet so you
18 know who attended your hearing.

19 But, like, at the Power Siting Board, when
20 they have hearings, you go in and you sign in and you
21 see either a pink sheet or a yellow sheet: Do you
22 want to talk or do you not want to talk.

23 MS. PARGEON: That's the best way to do it.

24 MS. LAND: If you're on the pink sheet, they

1 call your name, you come up and talk (unintelligible)
2 get called on.

3 MS. PARGEON: That's great.

4 MS. LAND: And that way -- even at the
5 Commissioners, they just put two columns over there:
6 You want to talk or not, check Yes or No.

7 SECRETARY STACY: But that would simplify.
8 You'd know --

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: -- by column.

11 MS. PARGEON: Yeah. If they had something.

12 SECRETARY STACY: Designate one for the
13 speakers.

14 MS. PARGEON: That would be the best way to
15 do it.

16 SECRETARY STACY: That's a good idea.

17 MS. LAND: They don't really have a podium
18 here, do we? Something --

19 SECRETARY STACY: That's a good question.

20 MS. PARGEON: None sitting in the back
21 anywhere?

22 MS. LAND: We'll have to figure out
23 someplace for people to be able to come forward to ask
24 their questions and speak so everybody else can hear

1 them.

2 SECRETARY STACY: Sure.

3 MS. LAND: Sometimes if somebody's standing
4 on the front row and talks, people in the back can't
5 hear them.

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: You can't always hear people from
8 the back row well. Because even if people are very
9 silent, when there's a lot of people in the room,
10 there's a low current of noise that kind of interferes
11 with what you can hear. So you want to be able -- if
12 you're taping, the tape to be able to pick up what
13 they're saying, and you be able to hear before you
14 answer. You've always got to make sure you know what
15 somebody's really asking before you answer a question
16 or else things can go off in a weird direction.

17 SECRETARY STACY: Do you think we should
18 have microphones set up?

19 MS. LAND: I don't think this room's big
20 enough to have to have it.

21 SECRETARY STACY: My concern is the overflow
22 room because --

23 MS. LAND: Yeah.

24 SECRETARY STACY: -- I mean, it's possible

1 that overflow room could be fairly full. It could be.

2 CHAIRPERSON TIMMERMAN: It's possible.

3 SECRETARY STACY: And yeah.

4 MS. LAND: And if they -- and it doesn't
5 matter if they go to the overflow room or not if you
6 have them sign up on the sheet, you still call their
7 names --

8 SECRETARY STACY: Sure.

9 MS. LAND: -- and have them come forward and
10 speak. That way nobody is like I'm shoved in the
11 corner and didn't get a chance to address them.

12 SECRETARY STACY: Correct. But obviously
13 it's going -- they're not going to be able -- like, if
14 we're speaking out towards like this, and they are
15 back there --

16 VICE CHAIRPERSON REHUS: They're not going
17 to be able to hear.

18 MS. LAND: So we've got to figure something
19 out.

20 Where do you want to -- how do you want to
21 set up your room? Do you want to have -- I mean, if
22 you do this, you're wasting tons of space.

23 SECRETARY STACY: I know we are.

24 MS. LAND: (Unintelligible) one of the

1 corners over there.

2 SECRETARY STACY: That's kind of what I
3 thought. And, then, you've got to realize that, you
4 know, there could be a court stenographer, multiple
5 cameras rolling, so -- which is going to eat up space.
6 Your podium.

7 MS. LAND: Yeah.

8 SECRETARY STACY: You know, that starts
9 shrinking --

10 CHAIRPERSON TIMMERMAN: Uh-huh.

11 SECRETARY STACY: -- this room.

12 VICE CHAIRPERSON REHUS: If you had --

13 SECRETARY STACY: I'm wondering for the fire
14 thing, we probably couldn't shut that door and use
15 that. I mean, that -- would that area go around if
16 someone needed to use the restroom be sufficient?
17 Because my thought was if we were permitted to shut
18 that door, then you could start doing seating -- I
19 don't know. I'm just -- you could put seating on
20 that -- you know, the edges of the room and, then, you
21 could also go across this way with seats.

22 MS. LAND: Even if you had to leave the door
23 open, it's only, you know --

24 SECRETARY STACY: I'm just trying to --

1 MS. LAND: -- 33 inches is a lot of space
2 really.

3 SECRETARY STACY: I'm still just trying to
4 maximize --

5 CHAIRPERSON TIMMERMAN: Could you use that
6 counter as the podium area? Like, if you had a
7 microphone set up up there.

8 MS. LAND: Yeah, we could.

9 CHAIRPERSON TIMMERMAN: They could walk up
10 and be set up, at least for me it would be a standing
11 height. Somebody else...

12 (Laughter.)

13 SECRETARY STACY: So they could what? Go in
14 and turn and --

15 CHAIRPERSON TIMMERMAN: I wouldn't --

16 MS. LAND: Stand right here.

17 CHAIRPERSON TIMMERMAN: As an aisleway there
18 and, then, they could just walk right up and --

19 SECRETARY STACY: Okay. But -- okay. So
20 they're just going to be standing next to it or are
21 they going to be turned -- demonstrate, Clara. So...

22 MS. PARGEON: Have them come up here.

23 MS. LAND: To stand to talk. They'll have a
24 place to set papers if they have them.

1 MS. PARGEON: Yeah. Leave that there.

2 CHAIRPERSON TIMMERMAN: It could be an
3 option.

4 MS. PARGEON: (Unintelligible) sides so we
5 could --

6 CHAIRPERSON TIMMERMAN: Yeah. It's probably
7 not the best option ever, but it would probably do for
8 that.

9 (Unintelligible crosstalk).

10 MS. PARGEON: You know the stand that they
11 use for a musical instrument that they could lay, you
12 know, with the (unintelligible).

13 MS. LAND: Music stand.

14 MS. PARGEON: Yeah. A music stand and them
15 come up to that and use that for a podium maybe.

16 SECRETARY STACY: You could. You could.

17 MS. PARGEON: Because, then, that would be a
18 spot where you'd stand, they'd know they have to stand
19 to talk.

20 SECRETARY STACY: True. True. Okay.

21 CHAIRPERSON TIMMERMAN: Do we want to iron
22 out all these details at a specific meeting for -- for
23 that tonight?

24 MS. LAND: Probably.

1 SECRETARY STACY: We can. It doesn't hurt
2 to -- some of this stuff is, like, I don't know. I
3 don't have -- who has a music stand?

4 MS. PARGEON: Get one from the school.

5 SECRETARY STACY: I might have one in the
6 closet from my daughter from eons ago. I'll have to
7 look.

8 VICE CHAIRPERSON REHUS: We might have one,
9 too.

10 SECRETARY STACY: Okay.

11 MS. PARGEON: You don't have a band at
12 home --

13 MS. LAND: I got rid of all of that stuff.

14 VICE CHAIRPERSON REHUS: Alex just
15 graduated, so...

16 CHAIRPERSON TIMMERMAN: So we want to just
17 schedule, like, meetings once a week? Is that where
18 you're at, Deb?

19 I wasn't necessarily thinking we would only
20 schedule one a week before the week before, but you
21 said that --

22 SECRETARY STACY: That makes me nervous.

23 CHAIRPERSON TIMMERMAN: Do we want --

24 SECRETARY STACY: Do one the week before. I

1 want to be prepared.

2 Well, let's talk about when we could
3 schedule our first one. So we have to have at least a
4 week for public notice. I guess I'm wondering if we
5 could -- would we have time to do it on Thursday, the
6 13th?

7 CHAIRPERSON TIMMERMAN: How long does it
8 take them to get it into the paper?

9 MS. LAND: That's a Mark question. He's
10 going to come here in a little bit.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. PARGEON: This is June 13th?

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: And would be ideal
15 to do it on a Thursday since we're already going to
16 be -- somebody's already going to be up here on a
17 Thursday?

18 VICE CHAIRPERSON REHUS: Do it before? I
19 can't do it after a meeting (unintelligible).

20 CHAIRPERSON TIMMERMAN: I know. I was just
21 trying to think. Could you do it at the exact same
22 time?

23 MS. LAND: What?

24 CHAIRPERSON TIMMERMAN: How many people --

1 there's no way to know -- I mean, if you're holding a
2 meeting, there's no way to know how many people would
3 be coming in to see the book.

4 MS. LAND: Well, you can have the books
5 available for anybody to look at during your meeting.

6 CHAIRPERSON TIMMERMAN: And then could ask
7 questions at the end of the meeting maybe, so maybe --

8 MS. LAND: That's fine, yeah.

9 CHAIRPERSON TIMMERMAN: -- we could schedule
10 our meetings from 5:00 to 7:00, and that would
11 cover --

12 MS. LAND: The 6:00 to 7:00 you'll be open.
13 And that's what the notice says, it will be available
14 for them to see 6:00 to 7:00. If you're having a
15 meeting, it still will be available to see.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: So you should be fine.

18 VICE CHAIRPERSON REHUS: So we'll do
19 Thursdays.

20 CHAIRPERSON TIMMERMAN: Let's do Thursdays.

21 SECRETARY STACY: You're saying starting at
22 5:00? Is that what you're saying?

23 CHAIRPERSON TIMMERMAN: I think so.

24 VICE CHAIRPERSON REHUS: That's the 13th?

1 CHAIRPERSON TIMMERMAN: Yeah.

2 MS. LAND: The 13th, the 20th, and the 27th.

3 CHAIRPERSON TIMMERMAN: Yeah. Because the
4 next Thursday would be the 4th.

5 MS. PARGEON: Yeah.

6 MS. LAND: 4th of July.

7 CHAIRPERSON TIMMERMAN: What if we -- who's
8 going to set up for this? Setting out all of the
9 chairs. What if we come up here on the 3rd of July?
10 What if we schedule a meeting for the 3rd of July --

11 MS. LAND: To set the room up.

12 CHAIRPERSON TIMMERMAN: -- to set the room
13 up?

14 SECRETARY STACY: That works. Want to say
15 5:00 on that?

16 CHAIRPERSON TIMMERMAN: Might as well.

17 SECRETARY STACY: Okay. So I have
18 June 13th, 20th, 27th, and then July 3rd at 5:00.

19 MS. PARGEON: Uh-huh.

20 SECRETARY STACY: And here's the thing. We
21 always reserve the right to cancel if we -- so I
22 would --

23 MS. LAND: And even if you did cancel, you
24 still have that 6:00 to 7:00 time in there.

1 SECRETARY STACY: Right.

2 MS. LAND: So somebody would still be here
3 eventually. So I don't know anybody with a camera.

4 CHAIRPERSON TIMMERMAN: Okay. Is that -- is
5 everybody good with that for meetings? Do you think
6 we'll need more than that?

7 SECRETARY STACY: I -- that should be good.
8 That should be good. I -- maybe I'm just --

9 CHAIRPERSON TIMMERMAN: No, I think it's
10 good.

11 MS. PARGEON: Yeah.

12 CHAIRPERSON TIMMERMAN: Cindy, are you
13 planning on attending all of those or what's your --

14 MS. LAND: Yeah, probably.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: Except the one on the 3rd. I'm
17 not going to help set up the chairs.

18 CHAIRPERSON TIMMERMAN: That's fine. Okay.

19 MS. PARGEON: Just in June.

20 CHAIRPERSON TIMMERMAN: That's fine.

21 SECRETARY STACY: Yeah.

22 CHAIRPERSON TIMMERMAN: The only other note
23 I had was nonconforming use. We discussed that a few
24 meetings ago at this point, and it got left at the

1 future growth is not allowed to protect every -- you
2 know, just for protecting everybody.

3 I was giving that thought and I don't have
4 an answer yet. But as far as -- and this is something
5 we can discuss tonight. I'm sure it will be a topic
6 as people come in on Tuesdays and Thursdays, and it
7 would be something that we could present at our
8 hearing as well.

9 I think we would all love to see it
10 available for a small business to be able to expand.
11 So I thought if we did -- they are allowed growth and
12 we can determine what, you know, percentage, or
13 whatever. But they would be required to follow --
14 they would be limited by the Schedule of Regulations,
15 so you'd be forced to meet your setbacks and your
16 height limits and your bulk, and whatever is all in
17 there.

18 MS. PARGEON: Lot coverage.

19 CHAIRPERSON TIMMERMAN: Lot coverage. You
20 would be forced to meet --

21 SECRETARY STACY: Required.

22 CHAIRPERSON TIMMERMAN: What's that?

23 Required. Yeah. Sorry.

24 MS. LAND: No forcing.

1 CHAIRPERSON TIMMERMAN: And that would be
2 for the district you're located in. So not -- I mean,
3 just because you are a business, if you want to be
4 following B-1 or B-2 or B-3, if you're located in
5 Agricultural, you would be following the setbacks of
6 Agricultural, is my thought process. Still open for
7 con -- open for debate or whatever.

8 SECRETARY STACY: Okay.

9 CHAIRPERSON TIMMERMAN: You would have to
10 meet all of the General Provisions, General
11 Exceptions. We have a section that's Items Not
12 Allowed In Any District, so they would have to meet
13 that stuff. Basically if you could meet the rules of
14 the -- of the book, you know.

15 MS. PARGEON: They would be okay.

16 SECRETARY STACY: Once you assign a
17 percentage?

18 CHAIRPERSON TIMMERMAN: I think -- I think a
19 percentage is completely fine to assign.

20 MS. LAND: The blue books that I gave you
21 yesterday, I did write it up with a percentage in it
22 because I was not sure which we were going.

23 SECRETARY STACY: Where would that be at?

24 MS. LAND: It would be on page --

1 SECRETARY STACY: There's no pages on that.

2 CHAIRPERSON TIMMERMAN: It was in the blue
3 book, though?

4 MS. LAND: Yeah. Now it's on Page 34.

5 SECRETARY STACY: Okay.

6 CHAIRPERSON TIMMERMAN: It's in General
7 Provisions.

8 MS. LAND: It's in here. It's in here with
9 the 50 percent. I made that change and it didn't get
10 made to the final book.

11 MS. PARGEON: (Unintelligible). Wait a
12 minute.

13 MS. LAND: You're in red.

14 SECRETARY STACY: Are we supposed to be in
15 the red or blue?

16 MS. PARGEON: She's checking in the red.

17 MS. LAND: I'm in the red. It's --

18 SECRETARY STACY: Which is the final?

19 MS. LAND: It's Section 15.

20 MS. PARGEON: 1515.

21 MS. LAND: 1502. It's on Page 34. But --
22 now, wait a second. We've always had that 50 percent
23 in here.

24 CHAIRPERSON TIMMERMAN: Right. Where are

1 you saying?

2 SECRETARY STACY: Right here (indicating).

3 MS. LAND: Nonconforming Structures --

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: -- 2. The one that I had -- can
6 I see your blue book for a second?

7 SECRETARY STACY: Uh-huh.

8 MS. LAND: I didn't bring my reading glasses
9 with me. My Inspector Gadget (unintelligible).

10 Okay. The Nonconforming Structures have
11 always had that 50 -- or had the 50 percent in it.
12 And, then, we've always had that you could increase
13 the structures by 50 percent. You've had that in
14 there for a long time. It's in that next section,
15 Section 3. Nonconforming Uses are structures and
16 land. So it's the -- that's the section that we do
17 not have any expansion opportunity in this red book.
18 I did write it into the blue book just in case --
19 because I was doing it when I made them match, and
20 then I realized that that wasn't (unintelligible) it
21 should have changed.

22 SECRETARY STACY: So we're looking at
23 Page 34 and Page --

24 MS. LAND: Yeah. I think we did that back

1 at that first meeting when we were talking about it
2 when Dave was bringing up about a neighbor that has a
3 small shop.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 SECRETARY STACY: Right.

6 MS. LAND: But it was the building that
7 could be increased, but not the use of the land more.

8 MS. PARGEON: Right.

9 MS. LAND: So it's the Nonconforming
10 Structures. And doing -- the way we have it written
11 now, the 50 percent, people can build onto houses that
12 are nonconforming because a house is built in a
13 business district, something you had zoned Business or
14 Industrial, is a nonconforming use. You don't want to
15 limit them to not even being able to put a deck on or
16 a sunroom or something if they want to. We had that
17 kind of discussion that night that did get put in here
18 that we have that able for 50 percent.

19 And then, the next one is a Nonconforming
20 Use of Structures and Land. Which is -- it's the use
21 of the structure and the land in combination. It's
22 kind of a minor-sounding detail, but it's a big
23 difference.

24 CHAIRPERSON TIMMERMAN: So, basically, in

1 Section 3, the Nonconforming Uses of Structures and
2 Land.

3 MS. LAND: Uh-huh.

4 CHAIRPERSON TIMMERMAN: A and B is the
5 difference area.

6 MS. LAND: Correct.

7 CHAIRPERSON TIMMERMAN: And then B, out of
8 the red book, is the same as C, I think is what I'm
9 seeing.

10 MS. LAND: Yeah.

11 CHAIRPERSON TIMMERMAN: So we added line B,
12 and A is different?

13 MS. LAND: In --

14 CHAIRPERSON TIMMERMAN: In the blue book.

15 MS. LAND: Yes, I took that out.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: And in adding that line B, making
18 C different, that we're talking about there, made it
19 just like up in Section 2 because this is Section 3.
20 Section 2 just above it, nonconforming structures,
21 that's how it's written.

22 CHAIRPERSON TIMMERMAN: Is -- which way?
23 Sorry.

24 MS. LAND: No, wait.

1 CHAIRPERSON TIMMERMAN: Kind of like the
2 blue book is?

3 MS. LAND: Yeah. The blue book had them
4 both matching. They mirrored each other. The red
5 book, they are different. I took the --

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: -- second one back to the no
8 ability to grow. But the first one for nonconforming
9 structures, they can grow, as long as they don't
10 increase the amount nonconforming.

11 So if you have something that's a house too
12 close to the lot line so it's nonconforming, it can
13 increase -- have an addition; the addition has to have
14 the proper setbacks. So it can't just come out
15 exactly flush with the house and might have to be
16 offset.

17 SECRETARY STACY: Okay.

18 MS. LAND: If the house is already too tall
19 for the area, so it's a nonconforming use, then any
20 addition would have to be lower. It would have to be
21 not as tall as rest of the house.

22 CHAIRPERSON TIMMERMAN: So can you give me a
23 quick explanation as to the difference between
24 nonconforming structures --

1 MS. LAND: No.

2 CHAIRPERSON TIMMERMAN: -- and nonconforming
3 uses of structures and land?

4 MS. LAND: I can do an outline and so sort
5 of a comparison thing. I was thinking about that this
6 afternoon when I was trying to work them out, but
7 didn't do them yet.

8 SECRETARY STACY: That's fine.

9 CHAIRPERSON TIMMERMAN: But you can get us
10 something to help us understand what's the difference.
11 Because, to me, at a quick glance --

12 MS. LAND: They look the same, I know. But
13 they are slightly, and I think they are slightly
14 different because of case law that's made them
15 different throughout the years.

16 CHAIRPERSON TIMMERMAN: So a nonconforming
17 structure, Section 2, Nonconforming Structures, would
18 be --

19 MS. LAND: A house that's in the wrong
20 place.

21 CHAIRPERSON TIMMERMAN: A house that's in
22 the wrong place. A Nonconforming Uses of Structures
23 and Land would be?

24 MS. LAND: A house that's in the wrong

1 district.

2 CHAIRPERSON TIMMERMAN: So this first one is
3 a house that's located on the wrong section -- portion
4 of it.

5 MS. LAND: Close to the edge.

6 CHAIRPERSON TIMMERMAN: Too close to the
7 parcel. But still belongs -- the house belongs in
8 that district.

9 MS. LAND: Yeah.

10 CHAIRPERSON TIMMERMAN: So that would be
11 that scenario.

12 MS. LAND: You're right. We still do have
13 it that a house that's in an area that is zoned where
14 a house couldn't normally be in any of the Business
15 Districts, or in the Industrial District, you can't
16 have a house.

17 SECRETARY STACY: Right.

18 MS. LAND: So those would be nonconforming
19 and not able to grow.

20 CHAIRPERSON TIMMERMAN: The way it's
21 currently written in the red book.

22 MS. LAND: In the red book. Correct.

23 CHAIRPERSON TIMMERMAN: If we adopted
24 something similar to what was in the blue book --

1 MS. LAND: Then --

2 CHAIRPERSON TIMMERMAN: -- you could --

3 MS. LAND: -- they would be able to grow.

4 CHAIRPERSON TIMMERMAN: They would be able
5 to grow. A business would be able to grow that's in
6 the Agricultural District?

7 MS. LAND: Yes.

8 CHAIRPERSON TIMMERMAN: He'd be able to
9 grow.

10 SECRETARY STACY: Would it apply to any
11 district?

12 MS. LAND: Yes.

13 SECRETARY STACY: Yes.

14 CHAIRPERSON TIMMERMAN: But they would have
15 to follow the --

16 SECRETARY STACY: Setbacks.

17 CHAIRPERSON TIMMERMAN: -- the setbacks, the
18 height.

19 SECRETARY STACY: Right. Right.

20 CHAIRPERSON TIMMERMAN: At which point, if
21 you're --

22 MS. LAND: We put in that -- there's a line
23 in here that whatever their increase can't increase
24 their nonconformity.

1 SECRETARY STACY: Right. Right.

2 MS. LAND: So anything -- that boils down to
3 anything that they do to increase what they are doing
4 has to fall into the -- at least the setbacks. Not
5 heights and all those things. But it gets a little
6 weird about not increasing your nonconformity if
7 you're -- well, I guess maybe not.

8 If you're a grocery store and you want to be
9 a bigger grocery store, you can do that. But you
10 can't turn into a farm implement store on the side.
11 That would change -- it would increase your
12 nonconformity. You know, as long as it's the same
13 use.

14 So houses shouldn't have any problem. But
15 they would have a problem I guess if they decided they
16 wanted to become -- you know, break the house into
17 apartments or something. Then that's increasing your
18 nonconformity.

19 CHAIRPERSON TIMMERMAN: Uh-huh.

20 MS. LAND: Yeah.

21 CHAIRPERSON TIMMERMAN: So this section --
22 this letter B says any expanded portion -- any
23 expanded portion of the structure shall therefore --
24 thereafter conform to the regulations of the district

1 in which it is located.

2 That's -- the way I read that, that is not
3 just area in bulk. That's any rule that would apply
4 to district. That could be General Provisions.

5 MS. LAND: Is that after moving it?

6 CHAIRPERSON TIMMERMAN: What's that?

7 MS. LAND: Is that after moving it? Is that
8 that section?

9 CHAIRPERSON TIMMERMAN: This is in the blue
10 book.

11 SECRETARY STACY: Oh, no.

12 CHAIRPERSON TIMMERMAN: I'm just saying. A
13 line like that that says, "...conform to the
14 regulations for the district in which it is located."
15 That's all regulation, so that's General Provisions.
16 That's General Exceptions. That's the book. Is that
17 a fair statement?

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: So, at that point,
20 you would have to follow all the rules of the book.
21 You would still be allowed to expand, but you would
22 have to -- then you would have to add something where
23 they'd have to be limited by -- they'd have to stay on
24 the same parcel of land. This is not something we can

1 get changed into the book for the hearing?

2 MS. LAND: No.

3 CHAIRPERSON TIMMERMAN: So I think this is
4 something that --

5 MS. LAND: It's something to talk about if
6 people -- if somebody brings it up. But you may want
7 to not make anything that gets to be that confusing.
8 This is a very confusing topic.

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: You make a change in that, that's
11 going to really -- that could really muddy things. I
12 don't know if you want anything muddy.

13 MS. PARGEON: No.

14 SECRETARY STACY: Review to us -- I mean, I
15 know, depending on what it is because it is a living
16 document, some things would require a hearing. Some
17 would require what? A total revote?

18 MS. LAND: The only time you'd ever have to
19 have total revote is if you do a major overhaul.

20 SECRETARY STACY: Okay.

21 MS. LAND: A lot like this. You know, you
22 change, you know, more than 60 percent of the book,
23 for example --

24 SECRETARY STACY: Okay.

1 MS. LAND: -- you would have to probably get
2 a change. If you change one section completely,
3 though, you wouldn't have to have another vote. That
4 could just be an amendment.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: You know, you might want to just
7 let it ride as it is, and then see how often it comes
8 up as an issue. You can deal with most of those
9 issues as area variances until you decide that -- you
10 know, if you have one in the next five years, then
11 there's no point in messing with the book.

12 But if you have them come along every couple
13 of months that people have an issue with it, then you
14 might want to look at taking the book and altering it
15 to fit what -- that's why it's living; it has to move
16 to fit what the community needs.

17 CHAIRPERSON TIMMERMAN: So Dave's neighbor,
18 that would be a case for applying for a variance.
19 There's a -- he would be eligible?

20 MS. LAND: That would be a Use Variance, so
21 yeah.

22 CHAIRPERSON TIMMERMAN: You're not a fan of
23 Use Variances?

24 MS. LAND: No, I'm not. But Use Variances

1 are -- they do have their purpose. They are for,
2 like, an exception kind of thing, but it's not the
3 same as an exception.

4 Where the spirit of the book is not -- is
5 penalizing one particular person. And at the
6 beginning, when you first have a book, there are some
7 times when there are -- especially with nonconforming
8 uses where there is a place for a Use Variance because
9 he has his shop. He's perfectly able to do it -- just
10 using this guy as an example. He can function. We
11 put in zoning, and suddenly he can't grow. So it
12 wasn't his doing.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: He was already there. He was
15 established. He's allowed to be there. He could ask
16 for a variance because of something that is required
17 for him to be bigger. They're still not the best, but
18 if there's only one, you don't want to change the book
19 for only one.

20 CHAIRPERSON TIMMERMAN: The way it's
21 currently written, though, anybody that lives in an
22 Industrial District or Business District would not be
23 able to put an addition on their house the way they
24 are?

1 MS. LAND: Probably not.

2 CHAIRPERSON TIMMERMAN: So I don't think
3 we're going to run into it, it's only one, long term.

4 MS. LAND: Long-term probably not. No.

5 CHAIRPERSON TIMMERMAN: So I think this is
6 something that takes a lot of thought. I guess I'm
7 kind of putting it out there as we have more meetings
8 before the hearing.

9 SECRETARY STACY: Uh-huh.

10 CHAIRPERSON TIMMERMAN: Think about it.

11 SECRETARY STACY: Yeah.

12 CHAIRPERSON TIMMERMAN: I think, again, it's
13 not completely thought out, but my thoughts were that
14 if you had to follow the Schedule of Regulations, the
15 Area In Bulk, whatever you want to call it, you had to
16 follow the General Provisions, General Exceptions, if
17 you had to stay on your parcel of land, you couldn't
18 grow past your parcel of land, and, then, throw a
19 percentage on it as well, you know, 25 percent of your
20 lot coverage, or 50 percent growth of what you
21 currently are. I don't -- I don't know what that
22 looks like. Just -- we all know somebody that's going
23 to want to add onto their house or grow their building
24 or their business or whatever.

1 MS. LAND: If you want to look at making any
2 kind of an adjustment at the hearing --

3 SECRETARY STACY: Uh-huh.

4 MS. LAND: -- deciding to send a modified
5 version to the Regional Planning and to the trustees,
6 then have that all sorted out and written up and be
7 ready to be --

8 SECRETARY STACY: Definitely.

9 MS. LAND: -- inserted in there.

10 CHAIRPERSON TIMMERMAN: Right.

11 SECRETARY STACY: Yeah.

12 CHAIRPERSON TIMMERMAN: Let's talk about --

13 MS. LAND: Whoever is going to propose it,
14 you have to sort out what you might want, have it
15 already written up.

16 SECRETARY STACY: Right.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 SECRETARY STACY: I agree.

19 (And, thereupon, Mr. Schimmoeller joined the
20 proceedings.)

21 CHAIRPERSON TIMMERMAN: But for now, we'll
22 think about it outside of here --

23 SECRETARY STACY: Right.

24 CHAIRPERSON TIMMERMAN: -- and maybe we can

1 address it at the next meeting or whatever.

2 Do you want to touch base?

3 MS. LAND: Do you need my copy, too?

4 MR. SCHIMMOELLER: Sure.

5 SECRETARY STACY: Hey, Mark.

6 MR. SCHIMMOELLER: Yes.

7 SECRETARY STACY: We're going to schedule a
8 few more meetings between now and the hearing so we
9 can get prepared.

10 MR. SCHIMMOELLER: Okay.

11 SECRETARY STACY: If I give you those dates,
12 can you take care of -- now my question is, the first
13 one, are we okay to schedule June 13th, which would be
14 a week from tomorrow? Is that too soon, or do you
15 need more time than that?

16 MR. SCHIMMOELLER: I only need -- No, that
17 would work. Yeah, because I just set up our special
18 meeting today. It's going to be on the 13th in the
19 morning.

20 SECRETARY STACY: Okay.

21 MR. SCHIMMOELLER: So, yeah, if you've got
22 the dates, if you've got them all.

23 SECRETARY STACY: I do.

24 MR. SCHIMMOELLER: Send them to me or just

1 give them to me now.

2 SECRETARY STACY: I can give them to you
3 now.

4 MR. SCHIMMOELLER: Okay.

5 SECRETARY STACY: These are the agenda.
6 Okay. June 13th, 20th, 27th, and 3rd. Those are all
7 5:00.

8 MS. LAND: On July 3 they want to set up the
9 room (unintelligible).

10 SECRETARY STACY: So I don't know, is that
11 technically a meeting or we could use it, I mean --

12 MS. LAND: They're all going to be here so I
13 would --

14 MS. PARGEON: Be a meeting.

15 SECRETARY STACY: May as well call a
16 meeting. Okay. 13th, 20th, 27th, July 3rd, 5:00.
17 Thank you.

18 MR. SCHIMMOELLER: Uh-huh.

19 MS. LAND: Oh, and I responded to your
20 public record request for the book.

21 MR. SCHIMMOELLER: Okay. Good.

22 MS. LAND: I sent in an electronic copy.

23 MR. SCHIMMOELLER: Okay. Good.

24 CHAIRPERSON TIMMERMAN: And that's -- in

1 that book, we found that the last pages, the map, the
2 purple and gray are very much the exact same color in
3 some of the copies.

4 MS. LAND: So, here. Take a copy of this
5 map. It's a little more vivid. You can see the
6 difference.

7 MR. SCHIMMOELLER: Okay. All righty.

8 You got somebody set up then for this
9 Thursday -- or Tuesday and Thursday thing? You're
10 taking care of that, right?

11 SECRETARY STACY: Yeah.

12 MR. SCHIMMOELLER: Okay.

13 SECRETARY STACY: Yeah.

14 MS. LAND: They thought you would do that.

15 MR. SCHIMMOELLER: No. I didn't sign up for
16 that.

17 SECRETARY STACY: Does that have to be as a
18 public --

19 MS. LAND: No. There's only one of you.

20 SECRETARY STACY: That's right. So it's not
21 a meeting. Okay. Yeah. That's fine.

22 MR. SCHIMMOELLER: Anything else, let me
23 know.

24 CHAIRPERSON TIMMERMAN: Sounds good. Thank

1 you.

2 MR. SCHIMMOELLER: Okay.

3 (And, thereupon, Mr. Schimmoeller left the
4 proceedings.)

5 CHAIRPERSON TIMMERMAN: That is all of the
6 notes I had as far as random things to cover or not
7 cover but put out there.

8 SECRETARY STACY: I wanted to discuss the
9 mailer. I'm not super pinched for time, but I would
10 like to have things kind of squared away and we
11 probably can go ahead and have it -- I need to go talk
12 to the printers before it's actually, like, done.

13 CHAIRPERSON TIMMERMAN: Right.

14 SECRETARY STACY: So, obviously, we're going
15 to want something -- I don't know. Any thoughts on
16 the wording? I mean, it's -- what we're going to be
17 holding is a public hearing for the Proposed Zoning
18 Resolution, Allen Township, so some wording like that.

19 MS. LAND: Uh-huh.

20 SECRETARY STACY: I want to make sure I used
21 the word "proposed." And, then, of course, the
22 location, the time. I would think we should use the
23 township trustees' address for a return, like, a
24 little --

1 MS. LAND: Return address.

2 SECRETARY STACY: Yeah. Because if it --

3 MS. LAND: Do they deliver mail here?

4 SECRETARY STACY: I think they may have a
5 post office. I'll have to check. I guess I should
6 have asked him.

7 MS. LAND: I think when I email stuff we use
8 the address of the township house I think. I don't
9 mail anything anymore. Everything is email.

10 SECRETARY STACY: Right. But I guess if
11 something's -- it should be delivered because these --
12 I mean, these don't even have an address on it. If
13 we're going to do that Every Door Direct thing,
14 whatever, so maybe -- it just seems weird not having a
15 return address. I don't know.

16 MS. LAND: Back to the post office.

17 SECRETARY STACY: Yeah. I guess I will ask
18 about that, about a return address, if that --

19 CHAIRPERSON TIMMERMAN: I don't think it
20 matters to me because if it can't get delivered, for
21 whatever reason, they bring it back to the post
22 office, they are not going to know which house --

23 SECRETARY STACY: That's true. We're not
24 going to know who didn't get --

1 CHAIRPERSON TIMMERMAN: I don't know that it
2 needs that.

3 SECRETARY STACY: Okay. Probably doesn't.
4 Okay. Do we also want to put something on
5 there about the township's website?

6 CHAIRPERSON TIMMERMAN: I would.

7 MS. LAND: And where it's available for
8 review.

9 SECRETARY STACY: The website. And, then,
10 that there's a link for both the Resolution and the
11 map.

12 CHAIRPERSON TIMMERMAN: And this isn't --
13 you guys send this out closer to ten days before or
14 something like that.

15 MS. LAND: You can decide whenever you want
16 to send it.

17 CHAIRPERSON TIMMERMAN: If you send it -- if
18 you wait till later, ten days before, I don't know
19 that you need to mention the Tuesday and Thursday
20 here.

21 MS. LAND: Because it will be almost over.

22 CHAIRPERSON TIMMERMAN: Because they're
23 going to be over.

24 SECRETARY STACY: See, that probably should

1 be really on the township website now. I'll have to
2 get -- I need to pull that up and look at it, the
3 Tuesday and Thursday thing. Or you know what? I
4 thought -- the post office, there is a case -- a glass
5 case that's locked and you need the permission of the
6 Mayor of Van Buren, but we could post a paper listing
7 the Thursday and Friday --

8 MS. LAND: Tuesday and Thursday.

9 SECRETARY STACY: Or yeah. I'm sorry. I
10 misspoke.

11 MS. LAND: That's fine.

12 SECRETARY STACY: Tuesday and Thursday and
13 time for here. I mean, so that's --

14 MS. LAND: Also that it's available by
15 appointment --

16 SECRETARY STACY: And by appointment with
17 Mark.

18 MS. LAND: And it's at Regional Planning.

19 SECRETARY STACY: And Regional Planning.

20 MS. LAND: There are so many more ways that
21 people have access to it than they ever used to.

22 So...

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: I don't know that anybody can

1 legitimately say they had no way to get to look at it,
2 especially if you were the attorney at the end of it
3 yesterday.

4 SECRETARY STACY: No. Is there anything --
5 I mean, obviously, if I go to a printer, they may have
6 some suggestions about making it graphically look nice
7 and that kind of stuff. There's nothing wrong with it
8 looking nice. But as far as actual information -- oh,
9 we're going to include the trustees.

10 MS. LAND: Exactly.

11 SECRETARY STACY: We're going to include
12 that -- their hearing date and time location.

13 MS. LAND: If we do that on the mailer, then
14 if somebody's on vacation and can't make the first
15 one, they'll know when the second one is and they can
16 plan around.

17 SECRETARY STACY: Right.

18 CHAIRPERSON TIMMERMAN: Uh-huh.

19 MS. LAND: Because we are pretty close to
20 that holiday weekend there.

21 CHAIRPERSON TIMMERMAN: Sure.

22 MS. LAND: And that's -- there could be
23 people who are just not available.

24 SECRETARY STACY: Some people take vacation.

1 It wouldn't be my family.

2 VICE CHAIRPERSON REHUS: What's that?

3 SECRETARY STACY: Wouldn't be anyone in my
4 family, but some people do.

5 MS. LAND: We're supposed to.

6 (Unintelligible).

7 SECRETARY STACY: Is there anything else
8 that you can think of that --

9 CHAIRPERSON TIMMERMAN: I think that covers
10 what we're trying to get out there.

11 SECRETARY STACY: And I guess my thought is,
12 hopefully, maybe I can get something planned and bring
13 it to one of our meetings in enough -- to have enough
14 time that you can see that before it's actually
15 printed.

16 MS. LAND: Do you want to send it out,
17 like --

18 SECRETARY STACY: Would it be first -- I
19 don't know what class of mail it would be, because
20 that would determine how quickly --

21 MS. LAND: I think it would be Third Class.

22 CHAIRPERSON TIMMERMAN: You think it would
23 be Third?

24 MS. LAND: I think so.

1 CHAIRPERSON TIMMERMAN: I don't know how
2 long they have to deliver it if it's Third Class. Of
3 course, we all realize there would be no mail on
4 Thursday. We don't want to get that close to it
5 anyway. I don't know. I mean, we may even want to
6 get it mailed out like around --

7 MS. LAND: What is this kind of mailing
8 called?

9 SECRETARY STACY: I've got it written down.
10 Every Door Direct Mailing.

11 So it almost looks like maybe we would kind
12 of want to shoot for, like, about the 18th, 19th of
13 June maybe. Again, I would think that printers --
14 they've got to be accustomed to dealing with things
15 like that. Between them and the post office, we
16 should be able to figure it out.

17 Okay. I think I have enough for now.

18 CHAIRPERSON TIMMERMAN: Are you going to try
19 to bring something to the next meeting or are you just
20 possibly going to go with it?

21 SECRETARY STACY: I will try to bring
22 something to the next meeting. My plan is to go out
23 and about tomorrow.

24 MS. LAND: I need to go outside for a second

1 (unintelligible).

2 (And, thereupon, Ms. Land left the
3 proceedings.)

4 SECRETARY STACY: Okay.

5 CHAIRPERSON TIMMERMAN: Are we good on that
6 topic for now?

7 SECRETARY STACY: I think we're good on that
8 topic for now.

9 CHAIRPERSON TIMMERMAN: Okay.

10 (And, thereupon, Ms. Land joined the
11 proceedings.)

12 MS. LAND: I texted my daughter at the post
13 office to see if she can tell us.

14 CHAIRPERSON TIMMERMAN: Do you have anything
15 else on your list of (unintelligible) to discuss?

16 SECRETARY STACY: Let me look. We were
17 going to do the Future Map, you know, once we got
18 everything else squared away. So the mail, we've
19 addressed that. We have scheduled more meetings.
20 We -- you know, I think we need to figure out for the
21 audio recording for the hearing. That's all I have
22 down.

23 CHAIRPERSON TIMMERMAN: Okay. All right.

24 MS. LAND: We could ask Mark if he would

1 bring his laptop and he could record on the laptop.
2 It's -- they all have recording, you know, as part of
3 the deal.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: Then it would be on a public
6 computer, not on somebody's private computer, which --

7 CHAIRPERSON TIMMERMAN: That's a good idea.

8 MS. LAND: -- could be problems for the
9 person with the private computer, if somebody decides
10 they should get to see everything on it to make sure
11 it's not public.

12 SECRETARY STACY: So are you saying we don't
13 want to get -- we don't want to contract or --

14 MS. LAND: I don't think you need to. I
15 think as long as you have the digital recording on the
16 computer that would -- because, then, if we do have
17 some reason to transcribe it, we can put -- you put on
18 a thumb drive, you send it to a court reporter and
19 they transcribe it from there. We'll just have to
20 make sure that when people are speaking, that they
21 have to say who they are.

22 SECRETARY STACY: Right.

23 MS. LAND: And you can get a perfectly good
24 transcript that way.

1 SECRETARY STACY: What's the quality like on
2 that?

3 MS. LAND: Maybe I could ask Matt to
4 bring -- if he's going to -- we'll make him come
5 because he's going to have to answer some questions.

6 SECRETARY STACY: Uh-huh.

7 MS. LAND: They have one that they use,
8 like, in Washington Township, and it's really not bad
9 at all. It shows on the screen if you're being able
10 to hear, if it's picking it up or not, and he's got a
11 microphone that he can set up closer.

12 SECRETARY STACY: Okay.

13 MS. LAND: So he can probably leave it
14 over -- (unintelligible) because want to be where you
15 guys can be heard, too. Make sure people come close
16 enough to the table to speak that they can be heard.

17 CHAIRPERSON TIMMERMAN: Are you against
18 video recording it?

19 MS. LAND: No.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: No. We can do that, if you want.

22 CHAIRPERSON TIMMERMAN: So if we know
23 somebody that's got good equipment --

24 MS. LAND: Yeah. It's just not necessary.

1 It's not --

2 SECRETARY STACY: Right.

3 MS. LAND: -- (unintelligible).

4 SECRETARY STACY: The audio is --

5 MS. LAND: Audio is the big thing.

6 MS. PARGEON: The big thing.

7 CHAIRPERSON TIMMERMAN: For sure. I just
8 figure if they've got some good equipment, we can
9 video and audio.

10 MS. LAND: You can't get a transcript off of
11 video, I don't think. They won't transcribe off of
12 that, but they will transcribe off of just audio.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: I think the -- the quality sound
15 isn't good enough on video, too.

16 CHAIRPERSON TIMMERMAN: Okay. We can reach
17 out to a couple people then.

18 SECRETARY STACY: Okay.

19 CHAIRPERSON TIMMERMAN: All right.

20 SECRETARY STACY: Uh-huh.

21 CHAIRPERSON TIMMERMAN: Map time?

22 SECRETARY STACY: I guess so.

23 CHAIRPERSON TIMMERMAN: Did you hear "nap
24 time"?

1 (Laughter.)

2 MS. LAND: Yeah.

3 SECRETARY STACY: He said "nap." He was
4 hoping it was nap time.

5 CHAIRPERSON TIMMERMAN: So this is Future
6 Use. Well, what we're going to do is for Future Use.
7 So what kind of things do we all need to -- this is
8 just how do we think it could go in the future.

9 MS. LAND: Uh-huh.

10 SECRETARY STACY: Just getting my bearings.

11 CHAIRPERSON TIMMERMAN: Yeah.

12 SECRETARY STACY: There's 75. Okay.
13 There's 220.

14 It really doesn't have -- it doesn't have --

15 CHAIRPERSON TIMMERMAN: You can't see all of
16 the --

17 SECRETARY STACY: Wow.

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: That one doesn't.

20 SECRETARY STACY: I guess -- okay. If I
21 kind of --

22 MS. LAND: Kind of (unintelligible).

23 CHAIRPERSON TIMMERMAN: Do we have one of
24 the maps printed that still has all of the yellow

1 houses on this it? Yellow properties? Is that what
2 you're kind of looking for?

3 SECRETARY STACY: Yeah. I mean, I'm just
4 trying to get reference. I mean --

5 CHAIRPERSON TIMMERMAN: Do you have the key
6 to the office?

7 SECRETARY STACY: Yeah.

8 CHAIRPERSON TIMMERMAN: Those are all of the
9 maps that were in the office. I think there's one
10 more on the poster board. I don't know if it has --

11 SECRETARY STACY: I thought I may have
12 grabbed what was back there but let me look.

13 CHAIRPERSON TIMMERMAN: This is just the
14 two. That's the master.

15 SECRETARY STACY: Is this helpful?

16 CHAIRPERSON TIMMERMAN: Oh, yeah. That's
17 what I want.

18 SECRETARY STACY: Oh, careful.

19 CHAIRPERSON TIMMERMAN: The yellow is
20 wherever there is --

21 MS. PARGEON: Houses.

22 CHAIRPERSON TIMMERMAN: -- houses basically.
23 Yeah.

24 MS. LAND: Is this a subdivision?

1 CHAIRPERSON TIMMERMAN: Not that I know of.

2 MS. LAND: Those are odd-shaped lots.

3 SECRETARY STACY: They are.

4 CHAIRPERSON TIMMERMAN: If it was a
5 subdivision you would expect to see roads winding back
6 through.

7 SECRETARY STACY: Okay. I know where this
8 is. This is all divided up. This -- I think Piners
9 (phonetic) is on the corner.

10 CHAIRPERSON TIMMERMAN: (Unintelligible).

11 SECRETARY STACY: Here. And, then, there's
12 like up, these houses go clear back. There's all
13 these different houses back through here. It's like
14 (unintelligible). There are many, many homes right
15 through here. So, yeah, these are -- these would be
16 housing lots right here (indicating).

17 MS. LAND: And they have a private road?

18 SECRETARY STACY: Uh-huh. Uh-huh.

19 MS. LAND: I hate those subdivisions.

20 SECRETARY STACY: Uh-huh. So when they're
21 white it means they are plotted off, but it's not
22 used. It's not built. It's still Ag, but it's
23 plotted off where these are existing homes.

24 Where's that Northwest Masonry on 220?

1 CHAIRPERSON TIMMERMAN: Down here somewhere.
2 Right here. Somewhere right in here (indicating).
3 I think that's the church, and I think this one's
4 Northwest Masonry (indicating).

5 SECRETARY STACY: Okay. So we already made
6 that B-3 because I thought -- if you look, there's
7 that little bit of frontage, but then you have all of
8 this back behind.

9 CHAIRPERSON TIMMERMAN: Right. So this
10 became B-3 along with this piece here.

11 SECRETARY STACY: Uh-huh. Uh-huh.

12 CHAIRPERSON TIMMERMAN: For me, this is
13 like -- I mean, we've already kind of looked at little
14 parcels all along like that.

15 SECRETARY STACY: Uh-huh. Uh-huh.

16 CHAIRPERSON TIMMERMAN: If they were going
17 to put in a whole new Hillcrest, where would it go?
18 You know, like, maybe Hillcrest would want to expand
19 up.

20 SECRETARY STACY: Uh-huh.

21 CHAIRPERSON TIMMERMAN: So maybe -- maybe
22 this area could be --

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: -- future growth

1 with Residential.

2 SECRETARY STACY: Yeah. I could see that.

3 MS. LAND: Currently it's kind of grown the
4 direction from there out into Liberty Township.

5 SECRETARY STACY: (Unintelligible) and all
6 that.

7 CHAIRPERSON TIMMERMAN: But there would be a
8 possibility for it. So...

9 SECRETARY STACY: Okay. So right here,
10 that's showing Ag. I have no doubt that's all going
11 to be Residential.

12 CHAIRPERSON TIMMERMAN: This lot right here?

13 SECRETARY STACY: This white right here.

14 CHAIRPERSON TIMMERMAN: Yeah, it's already
15 developing.

16 SECRETARY STACY: Yeah.

17 CHAIRPERSON TIMMERMAN: Developing right
18 now. There's houses on some of that.

19 SECRETARY STACY: So, I mean, I guess we
20 could acknowledge that's going to be Residential right
21 there.

22 CHAIRPERSON TIMMERMAN: We already --

23 SECRETARY STACY: Or did we already?

24 CHAIRPERSON TIMMERMAN: That lot already is.

1 SECRETARY STACY: Okay.

2 CHAIRPERSON TIMMERMAN: So we already -- we
3 just took it to the road.

4 SECRETARY STACY: Okay. All right.

5 MS. LAND: Do you foresee it jumping up into
6 that next --

7 SECRETARY STACY: Crossover.

8 MS. LAND: Yeah.

9 CHAIRPERSON TIMMERMAN: At some level, if
10 they stop -- if they stop developing, if somebody
11 says, You can't develop any further this way, they're
12 going to want to develop that way at some level. It's
13 only a matter of time.

14 MS. PARGEON: Where they can all put their
15 diverging diamond on that.

16 SECRETARY STACY: The Interstate.

17 CHAIRPERSON TIMMERMAN: Right over here.

18 SECRETARY STACY: Yeah. Over here. The
19 diamond. Right here.

20 MS. LAND: How much more space is that going
21 to take? Did they say how much property is going to
22 be --

23 CHAIRPERSON TIMMERMAN: For the --

24 MS. LAND: -- consumed?

1 CHAIRPERSON TIMMERMAN: I don't know.

2 MS. LAND: Or any -- I don't know if
3 there --

4 SECRETARY STACY: I don't know. I'm not
5 sure.

6 MS. PARGEON: They're moving dirt for it
7 now.

8 CHAIRPERSON TIMMERMAN: At some level it's
9 not going to really affect our township because it's
10 all Findlay basically around that already.

11 SECRETARY STACY: You could make an argument
12 that this could be Residential in the future growth.

13 You could even jump here and make this
14 business of some kind. Because you're already -- you
15 know, I mean, you're kind of taking your existing
16 areas and just adding area.

17 Guys got any thoughts?

18 CHAIRPERSON TIMMERMAN: I think, at the end
19 of the day, the township is mostly Agricultural still.
20 I don't see --

21 SECRETARY STACY: Right.

22 CHAIRPERSON TIMMERMAN: I don't see this
23 ever turning in --

24 SECRETARY STACY: See, that's the thing.

1 You can say the future is up to the landowner. If
2 it's Ag, they could continue.

3 CHAIRPERSON TIMMERMAN: And the future is
4 how long from now? Is that one year from now or
5 100 years from now? It's a very vague thing.

6 SECRETARY STACY: Yeah.

7 MS. LAND: I have -- and I know that
8 everybody's all big on this Future Use Map. I think
9 that people at Regional Planning -- I don't really
10 agree with what they are saying. I think he thought
11 that the Comprehensive Plan is this Future Map. It is
12 not. This is your Comprehensive Plan.

13 Zoning is based on your Comprehensive Plan
14 which covers everything. Makes sense. It's
15 comprehensive. So they really push for this Future
16 Use Map. Never yet have I had one be in play and made
17 a bit of difference if it was there or not.

18 MS. PARGEON: Right.

19 MS. LAND: And I've been doing this for
20 32 years. People come along and the things that want
21 to do is almost never where you suspect it's going to
22 happen.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: The only thing it really does do

1 is give you a little bit more guidance. It's not
2 really you that need that guidance; it's the group
3 that's sitting in your chairs 15 years from now that
4 say, you know, this isn't what they would have
5 expected we were going to be doing, so we aren't going
6 to give you a zoning change to do, you know,
7 Industrial right there beside Hillcrest because we
8 think that's probably not what that was suspected for.

9 CHAIRPERSON TIMMERMAN: Uh-huh.

10 MS. LAND: Not that that would happen. It
11 might, but who knows. But, on the other hand, they
12 may look at it and say, you know, They've got all
13 these years to grow up there and they haven't. If
14 industrial works there, why not use it.

15 They aren't bound by anything on your Future
16 Use Map. So it's not that much stress involved with
17 figuring out what -- you can deal with it more
18 casually.

19 CHAIRPERSON TIMMERMAN: I would -- I would
20 propose to do Residential here just for expansion that
21 way. Maybe make this be B-1 as well. That would, I
22 don't know, protect -- I don't know. Maybe B-2, I
23 guess.

24 SECRETARY STACY: Yeah. I think that --

1 yeah, B-2. I mean, you have this here. I think it
2 makes sense that that would be B-2.

3 CHAIRPERSON TIMMERMAN: Does everybody agree
4 with that so far? We can do that. Just take a little
5 bit of space. Are we good with this spot here being
6 R-1?

7 MS. PARGEON: Yeah.

8 SECRETARY STACY: That's right across the
9 road.

10 MS. PARGEON: Uh-huh.

11 SECRETARY STACY: And that's a good amount
12 of area really.

13 CHAIRPERSON TIMMERMAN: Where?

14 MS. LAND: It's almost as big as the current
15 Hillcrest that you have.

16 SECRETARY STACY: Uh-huh. Uh-huh.

17 MS. LAND: It will take a long time for that
18 to build up.

19 SECRETARY STACY: Uh-huh. Uh-huh.

20 CHAIRPERSON TIMMERMAN: Would you do
21 something with this lot right here? Would you make
22 that B-2? I mean, you've got a lot of B-2 to develop
23 before we're going to get to that. That's a long ways
24 down the road.

1 MS. LAND: Is the dark orange B-2?

2 CHAIRPERSON TIMMERMAN: Yes.

3 MS. LAND: Okay. Be a lot of fast-food
4 places there.

5 CHAIRPERSON TIMMERMAN: We haven't filled
6 them up yet, so I don't know how long we've got to
7 wait. Or do we just let it go?

8 MS. PARGEON: Let it go for now.

9 CHAIRPERSON TIMMERMAN: The only reason
10 I say that for whatever --

11 MS. LAND: We're not doing anything now.
12 We're just projecting where it might --

13 MS. PARGEON: Just where it might be.

14 MS. LAND: -- be in the future.

15 CHAIRPERSON TIMMERMAN: Yeah. It's just --
16 to me, if we line it off --

17 SECRETARY STACY: I think go ahead and
18 square it off.

19 MS. PARGEON: Yeah.

20 SECRETARY STACY: Go ahead and square it
21 off. That's --

22 CHAIRPERSON TIMMERMAN: What do we want to
23 square it off as? Do you want to let Residential come
24 up around it or do you want Business?

1 SECRETARY STACY: No, I think make it --

2 CHAIRPERSON TIMMERMAN: Business?

3 SECRETARY STACY: Make it B-2.

4 VICE CHAIRPERSON REHUS: B-2.

5 SECRETARY STACY: Yeah.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MS. PARGEON: Because it's close to 99 there
8 and the highway and everything.

9 SECRETARY STACY: And all this technology
10 area, you have multi-family housing.

11 CHAIRPERSON TIMMERMAN: In here?

12 SECRETARY STACY: Yeah. You have that one
13 business. You know, it would feed off of -- yeah,
14 I think B-2 is a good fit.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: Can I interrupt for a second?

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: I just got a text back on that
19 thing for the post office. She said, Yes, Third Class
20 is Third Class and delivery depends on when the office
21 gets it. It also could depend on how many bulk
22 mailings the office gets to deliver. But keep in mind
23 she delivers around -- she works in a post office near
24 Akron.

1 SECRETARY STACY: Okay.

2 MS. LAND: So she has a different concept of
3 how much is much. I don't think it would be a big
4 deal here. So it probably won't go out Tuesday, since
5 every office has papers going through it on Tuesday.
6 That's when they get all their weird bulk mailings.
7 She told me that once before. I didn't realize that,
8 but that's just the way it is.

9 If it was dropped off at the delivery office
10 on Wednesday, it should go out the next day. Third
11 Class just means that extra pieces and non-deliverable
12 mail gets thrown away instead of returned.

13 CHAIRPERSON TIMMERMAN: Okay. Sounds
14 like don't need a return address.

15 MS. LAND: I don't think it's going to take
16 a -- yeah, we don't need a return address.

17 But it sounds like, you know, if we go talk
18 to the Post Mistress and say, What's the best day to
19 drop this off?

20 SECRETARY STACY: Okay.

21 MS. LAND: Because -- (unintelligible) my
22 phone buzzed, Why do you need this?

23 SECRETARY STACY: Okay.

24 CHAIRPERSON TIMMERMAN: That's a good

1 question.

2 MS. LAND: I'll just say, Just curious. You
3 guys are nuts.

4 CHAIRPERSON TIMMERMAN: Is there anything --
5 we drew a straight line across. Is there anything --
6 and at some level we want it to be Agricultural.

7 MS. LAND: That could be your future
8 (unintelligible) but it's going to say Agricultural.

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: If that's what you're trying to
11 preserve, that's okay.

12 MS. PARGEON: Make that part Agricultural.

13 CHAIRPERSON TIMMERMAN: Just keep it
14 Agricultural?

15 MS. PARGEON: Yeah.

16 CHAIRPERSON TIMMERMAN: I'm okay with that.

17 SECRETARY STACY: Do we want to look at the
18 Van Buren 613?

19 CHAIRPERSON TIMMERMAN: I would look up
20 there. I think through the middle, just keep it
21 Agricultural is where I'm at. Everybody --

22 MS. PARGEON: Yes. That's perfect.

23 CHAIRPERSON TIMMERMAN: Other thoughts I had
24 was, do you, up here, want to make it very broad. Do

1 you make it where you start to develop that we would
2 have, you know, businesses along here and, then, maybe
3 more residential to the side of that? Is this --
4 there's not a whole lot -- as you're looking up there,
5 there's not a whole lot of yellow anywhere through
6 this region here. So you're not --

7 SECRETARY STACY: Uh-huh.

8 CHAIRPERSON TIMMERMAN: I mean, I know it's
9 still farm ground and they can do whatever they want
10 to do with it. But that would be a vision of if
11 you -- I always joke --

12 MS. LAND: Is there any potential for this
13 to expand out this direction other than where you have
14 it closer to Van Buren?

15 CHAIRPERSON TIMMERMAN: I'm not -- I'm not
16 against that. It's kind of my point is --

17 MS. LAND: One of the things that, if
18 somebody wants to develop -- and Van Buren has a very
19 good school.

20 CHAIRPERSON TIMMERMAN: Right.

21 MS. LAND: So there's a possibility -- there
22 are people who want houses in this area. It's not
23 (unintelligible) only area you want to build. It's
24 desirable.

1 If you have it so that it's not possible to
2 expand a subdivision kind of thing, they're more
3 likely to go to Van Buren and ask how to annex and,
4 then, you lose it completely.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: So if you have the option that it
7 can still be in the township and develop into the
8 residential, then they figure out a way to stay in the
9 township and not annex to the village. Which, you
10 know, causes extra problems for the village when they
11 take on too many extra people, too, because it's
12 services they have to provide. And --

13 CHAIRPERSON TIMMERMAN: Uh-huh.

14 MS. LAND: So it depends on how worried you
15 are about Van Buren gobbling up part of Allen
16 Township.

17 McComb is starting to gobble up the township
18 around them. Weldon (phonetic) is starting, too. So
19 the villages are starting to do annexing.

20 CHAIRPERSON TIMMERMAN: Well --

21 SECRETARY STACY: Would you want to make it
22 bump over and make this Residential on this one here?
23 I mean -- where's the railroad track?

24 CHAIRPERSON TIMMERMAN: I think it's the

1 line we saw right there. Yes.

2 SECRETARY STACY: Okay.

3 MS. LAND: Yeah.

4 SECRETARY STACY: I'm not sure that is
5 necessarily desirable for --

6 CHAIRPERSON TIMMERMAN: But it didn't stop
7 anybody that's built back here. I mean, that railroad
8 track is right on top of this whole housing
9 development right there.

10 MS. LAND: Is that new or old?

11 CHAIRPERSON TIMMERMAN: New.

12 SECRETARY STACY: New.

13 CHAIRPERSON TIMMERMAN: It didn't stop
14 people. So...

15 MS. PARGEON: People say they want to be out
16 in the country, they want to build out in the country,
17 they got a good job at Whirlpool or any of the other
18 factories, they're going to want to build out in the
19 area. They want to build out in the country and
20 they'll have their, you know, houses.

21 MS. LAND: Especially since there's access
22 to water and sewer.

23 MS. PARGEON: Right.

24 MS. LAND: Which makes a huge difference

1 in --

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: The septic systems are -- have to
4 be maintained. (Unintelligible).

5 MS. PARGEON: Yeah.

6 SECRETARY STACY: There is water and sewage
7 from Meadow Ridge, so that means that this would have
8 access to water and sewer.

9 CHAIRPERSON TIMMERMAN: Yeah. I mean, I'd
10 be okay with this -- to me, this one's obvious that
11 could be joined there again.

12 VICE CHAIRPERSON REHUS: What is that?

13 MS. LAND: What would that be? Why is it
14 pink?

15 CHAIRPERSON TIMMERMAN: There was something
16 they put anywhere there -- on one of the maps,
17 anywhere there was a mobile home --

18 MS. LAND: Oh.

19 CHAIRPERSON TIMMERMAN: -- they marked them.
20 I have no idea if it's that map. So, yeah, I think
21 this could easily expand into here. It could easily
22 expand up here. This gets tricky to me here because
23 you're up against --

24 SECRETARY STACY: Uh-huh.

1 CHAIRPERSON TIMMERMAN: -- Industrial.

2 SECRETARY STACY: Right. I think it makes
3 more sense for Residential to be right --

4 MS. LAND: Down the other side.

5 CHAIRPERSON TIMMERMAN: Down here?

6 MS. LAND: Yeah.

7 CHAIRPERSON TIMMERMAN: This is the -- this
8 is --

9 SECRETARY STACY: Township.

10 CHAIRPERSON TIMMERMAN: -- township-owned
11 land.

12 SECRETARY STACY: Yeah. So that -- I mean,
13 that's going to stay in the township. It's not going
14 to be developed unless they use -- expand the cemetery
15 or the Sports Plex or something.

16 CHAIRPERSON TIMMERMAN: Do we like making
17 this area here R-1?

18 MS. LAND: You could just do the whole
19 buffer area around Van Buren there. I think you could
20 still be R-1.

21 CHAIRPERSON TIMMERMAN: Starting where? I'm
22 sorry? You're saying here?

23 MS. LAND: Yeah.

24 CHAIRPERSON TIMMERMAN: Like up.

1 MS. LAND: Uh-huh.

2 CHAIRPERSON TIMMERMAN: And across?

3 MS. LAND: Yeah. This is just sort of a
4 vague thought for what you think it could be, and
5 you're thinking that it makes sense that Residential
6 would grow out from the village.

7 SECRETARY STACY: Uh-huh. Uh-huh.

8 CHAIRPERSON TIMMERMAN: Yeah. And I don't
9 know why it wouldn't over here and kind of --

10 SECRETARY STACY: Uh-huh. Uh-huh.

11 CHAIRPERSON TIMMERMAN: -- pull this in.

12 SECRETARY STACY: Uh-huh.

13 CHAIRPERSON TIMMERMAN: Do we just want to
14 do that? Do a straight line from here up and across?

15 SECRETARY STACY: Do we need to worry about
16 property lines or anything like that?

17 MS. LAND: You could just do it all of the
18 way over to 75.

19 CHAIRPERSON TIMMERMAN: Just do this whole
20 section just for --

21 MS. PARGEON: Yeah. Because people --
22 they're going to be thinking, you know, there's 220,
23 Main Street, and everything, that people will want to
24 be close to it, but they'll be able to set houses back

1 in this area.

2 CHAIRPERSON TIMMERMAN: Sure.

3 MS. PARGEON: So yeah.

4 MS. LAND: You could put R-1 Residential
5 and, then, over closer to 75, make it RM-1.

6 CHAIRPERSON TIMMERMAN: Here.

7 SECRETARY STACY: That's true.

8 CHAIRPERSON TIMMERMAN: Do we want to just
9 draw a line straight up?

10 MS. LAND: Yeah. However you want to do
11 that. But that makes sense because a lot of times
12 the -- those kind of the apartment developments and
13 stuff are closer to the interstate than the one-family
14 or single-family.

15 CHAIRPERSON TIMMERMAN: So we'll do --

16 SECRETARY STACY: Okay. Yeah.

17 MS. PARGEON: Yeah. Because part of --
18 along -- you got 615. Okay. People like the high
19 areas where they wouldn't have to worry about
20 flooding. They'd build there. And I look for more
21 groups of houses would be with their little single
22 roads and --

23 CHAIRPERSON TIMMERMAN: Uh-huh.

24 MS. PARGEON: -- have their own little

1 towns, villages, whatever.

2 SECRETARY STACY: I think you've allowed a
3 fair bit for residential.

4 CHAIRPERSON TIMMERMAN: I do, too.

5 SECRETARY STACY: And we -- you've added
6 some business.

7 MS. LAND: You want to add business
8 somewhere around the village.

9 CHAIRPERSON TIMMERMAN: That's what I was
10 thinking.

11 SECRETARY STACY: I kind of think that makes
12 sense as well.

13 MS. LAND: What's that gray right there?
14 What is that?

15 CHAIRPERSON TIMMERMAN: Home Depot.

16 SECRETARY STACY: Yeah. So, I mean, would
17 you -- you could put some business here. That would
18 be close to the interstate. You could --

19 VICE CHAIRPERSON REHUS: Not
20 (unintelligible).

21 CHAIRPERSON TIMMERMAN: Does it make any
22 sense -- just trying to see where the houses are at.
23 Because there's yellow right here. There's houses
24 right there.

1 MS. LAND: Yeah. There's houses right in
2 that little --

3 CHAIRPERSON TIMMERMAN: In this little
4 corner. I didn't know whether we -- is there -- is
5 there a future growth of an industry as well?

6 SECRETARY STACY: That's a good question.

7 CHAIRPERSON TIMMERMAN: Would that come down
8 this way and would you do, like, a strip of business
9 around it --

10 MS. LAND: That might be good.

11 CHAIRPERSON TIMMERMAN: -- to isolate it?

12 MS. LAND: Uh-huh.

13 MS. PARGEON: Yeah because it would be a
14 main highway there, 220.

15 MS. LAND: Where Van Buren is going to be a
16 city some day.

17 CHAIRPERSON TIMMERMAN: I know. It said
18 future.

19 MS. LAND: It's future.

20 MS. PARGEON: Well, it's growing. Van Buren
21 is.

22 MS. LAND: People buy cars to go places.

23 SECRETARY STACY: Would you want -- what's
24 the purple again?

1 CHAIRPERSON TIMMERMAN: B-3. B-2. B-3.
2 B-3.

3 MS. LAND: B-3.

4 SECRETARY STACY: Does it mean you could
5 possibly even put business --

6 CHAIRPERSON TIMMERMAN: Right.

7 SECRETARY STACY: -- the rest of this
8 through here.

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: You could make an argument
11 for that.

12 MS. PARGEON: Yeah because it's 75 --

13 SECRETARY STACY: Right. Right.

14 MS. PARGEON: So it probably goes up that
15 way. Yeah.

16 SECRETARY STACY: Right.

17 CHAIRPERSON TIMMERMAN: But if we did B-2
18 here and, then, I don't know if we want to continue --

19 MS. LAND: Aren't we calling that B-3 where
20 it doesn't have a lot of access to the interstate?
21 Well, maybe not. It's hard right there because
22 it's -- I-75 is there but you can't get off of it.

23 CHAIRPERSON TIMMERMAN: You can get off
24 here.

1 SECRETARY STACY: Yeah. Yeah. Yeah.

2 CHAIRPERSON TIMMERMAN: It's pretty easy
3 access, too.

4 SECRETARY STACY: Yeah. There's two.

5 MS. PARGEON: It's close enough. It's close
6 but not too close.

7 SECRETARY STACY: I could see some kind of
8 business going there, whether it's B-2 or B-3.

9 MS. LAND: B-3 can encompass B-1 and B-2 as
10 well.

11 SECRETARY STACY: That's true. Maybe do B-3
12 because you are close to industrial here.

13 CHAIRPERSON TIMMERMAN: Yeah. B-3?

14 SECRETARY STACY: It would allow for more --

15 MS. LAND: That's the purple ones, right?

16 CHAIRPERSON TIMMERMAN: Yeah. So that would
17 just be an extension there.

18 SECRETARY STACY: Uh-huh. Okay.

19 CHAIRPERSON TIMMERMAN: Do we want to do --
20 do we want to do any I-1 out here? Do you want to
21 expend B-3 around to build a perimeter?

22 MS. LAND: Was this I-1 or --

23 CHAIRPERSON TIMMERMAN: I-1. This is the
24 only I-2.

1 MS. LAND: I-2.

2 SECRETARY STACY: Uh-huh.

3 CHAIRPERSON TIMMERMAN: I don't know.

4 SECRETARY STACY: I personally think we --

5 CHAIRPERSON TIMMERMAN: Give it up for now.

6 SECRETARY STACY: -- have identified enough
7 for that.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: And it's not -- and,
10 again, just the nature of what this tool does is such
11 that I wouldn't agonize.

12 MS. PARGEON: See how the economy goes.

13 CHAIRPERSON TIMMERMAN: I think this here is
14 really nice, but there's, like, for planning for the
15 future, that and this here are two good areas to
16 expand.

17 MS. LAND: You guys went ahead and zoned
18 this.

19 SECRETARY STACY: Uh-huh.

20 CHAIRPERSON TIMMERMAN: That's a lot of --

21 MS. LAND: Otherwise, that could have been
22 your future growth.

23 MS. PARGEON: Yeah. True.

24 MS. LAND: But might as well just go ahead

1 and it makes it marketable now. It's already zoned.
2 It's got water and sewer. It's got all of that
3 access.

4 MS. PARGEON: Right.

5 SECRETARY STACY: The water and sewer is
6 on -- well, the overhead there for northbound, I
7 guess, that -- where you have McDonald's and all that.

8 CHAIRPERSON TIMMERMAN: Uh-huh.

9 SECRETARY STACY: The water -- I know at
10 least the water is on that side of the railroad track.
11 It's just on the west side of the road.

12 MS. LAND: That comes from the
13 (unintelligible).

14 SECRETARY STACY: It must because you've got
15 McDonald's close to that railroad track right there.

16 MS. LAND: The village has their water from
17 Findlay, and they get their water from Findlay. Comes
18 out of the village. And I think Home Depot's comes
19 from Findlay as well.

20 VICE CHAIRPERSON REHUS: It does.

21 SECRETARY STACY: I think so. Yeah.

22 VICE CHAIRPERSON REHUS: It goes on the back
23 of our farm.

24 MS. PARGEON: Just put the water line along

1 218 there.

2 SECRETARY STACY: Well, yeah. And -- yeah,
3 there's water extended a fair bit down 218.

4 MS. LAND: I think there's (unintelligible).

5 SECRETARY STACY: Like right in the middle
6 of Ag. But I'm sure at some point it's going to go
7 residential without --

8 MS. PARGEON: Yeah. Well --

9 MS. LAND: Even if it's just one or two
10 houses, they still have the access then.

11 SECRETARY STACY: True.

12 MS. LAND: Don't have to have as big a
13 parcel --

14 SECRETARY STACY: True.

15 MS. LAND: -- carved out of agricultural
16 property.

17 SECRETARY STACY: True.

18 MS. PARGEON: Someone years ago had planned
19 to build big apartment houses there because they
20 counted on water coming down the Van Buren State Park
21 and Neil Clark was planning to put apartments in the
22 big field --

23 SECRETARY STACY: Uh-huh.

24 MS. PARGEON: -- that they had gotten off

1 Flanagan.

2 SECRETARY STACY: Uh-huh.

3 CHAIRPERSON TIMMERMAN: Is that that?

4 SECRETARY STACY: I think that works. I
5 mean --

6 CHAIRPERSON TIMMERMAN: I don't think we
7 need to change everything and get rid of all of the
8 Ag.

9 SECRETARY STACY: No.

10 CHAIRPERSON TIMMERMAN: Let's just pause for
11 a second.

12 MS. LAND: I think you guys have discussed a
13 number of times that I is your placeholder.

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. PARGEON: Leave it as such.

16 MS. LAND: It's an agricultural community.
17 You want to keep as much of it as you can.

18 SECRETARY STACY: I hope so.

19 MS. LAND: Between the agricultural part
20 that you have zoned and the fact that you are pretty
21 liberal with people being able to do what they want
22 with their property, other than, you know, business
23 areas that have very specific rules about what they
24 can do and the industrial areas, there's -- it's not a

1 really restrictive zoning code. It's pretty liberal.

2 SECRETARY STACY: Less restrictive.

3 MS. LAND: Right. Liberal is just not a
4 word we use (unintelligible).

5 SECRETARY STACY: I don't think so, no.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MS. LAND: Generous.

8 CHAIRPERSON TIMMERMAN: Do you take this
9 to --

10 MS. LAND: I can.

11 CHAIRPERSON TIMMERMAN: -- Regional Planning
12 again?

13 MS. LAND: Yeah.

14 CHAIRPERSON TIMMERMAN: Then they can get
15 that updated, too.

16 MS. LAND: I will talk to --

17 SECRETARY STACY: We'll have that --

18 MS. LAND: -- the vividness of color.

19 SECRETARY STACY: Yeah. Okay. That's got
20 kind of an odd color.

21 MS. LAND: I think they're just too close
22 together, but I know we've already got it published
23 with that color.

24 SECRETARY STACY: I understand.

1 MS. LAND: We have to keep it. We just have
2 to make sure we do something that --

3 SECRETARY STACY: Yeah.

4 MS. LAND: -- makes it more identifiable,
5 brighter, or something.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 SECRETARY STACY: Okay.

8 CHAIRPERSON TIMMERMAN: Okay. Anything
9 else? Can we get out of here early?

10 SECRETARY STACY: Yeah. So we have our next
11 meeting on June 13th at 5:00. We can continue to do
12 work on our own, try to get organized and make some
13 notes and be prepared and --

14 MS. LAND: I'm going to take one of these
15 with me (unintelligible) copy this and get more vivid
16 maps to go with these books.

17 CHAIRPERSON TIMMERMAN: Does everybody have
18 one of these to go with their book?

19 SECRETARY STACY: I need two. I'll get one
20 for Dave, one for me.

21 MS. LAND: This map is the same. I'm not --
22 I'm going to leave this one here, the big one. I was
23 going to take it and ask him to make it more vivid,
24 but I'll just do it with the one that has the Future

1 Use on it.

2 SECRETARY STACY: Would we want to -- it
3 would be nice if we could put that big map on the
4 easel, if people are going to stop by and look at the
5 Resolution or not. I don't know.

6 CHAIRPERSON TIMMERMAN: This map, you're
7 saying?

8 MS. LAND: I think you could stick it on one
9 of those boards.

10 SECRETARY STACY: Yeah.

11 CHAIRPERSON TIMMERMAN: We could have it
12 back up here.

13 MS. LAND: Is that magnetic?

14 CHAIRPERSON TIMMERMAN: No idea.

15 VICE CHAIRPERSON REHUS: I doubt it.

16 MS. LAND: My phone's got magnets. No, it's
17 not.

18 CHAIRPERSON TIMMERMAN: Okay. We can
19 have it -- we can just have it leaning if we get it
20 attached to the board, we don't need --

21 SECRETARY STACY: Do I need to get another
22 board?

23 CHAIRPERSON TIMMERMAN: I don't think we --

24 MS. LAND: Just put over on the back of one

1 of these other ones.

2 SECRETARY STACY: Okay. Okay.

3 CHAIRPERSON TIMMERMAN: I'd just do it
4 across the front of the other one.

5 SECRETARY STACY: All right.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MS. LAND: I'll leave these here with the
8 books so if people stop in, they have something to
9 look at.

10 CHAIRPERSON TIMMERMAN: Yeah. What else?

11 MS. LAND: Got nothing.

12 CHAIRPERSON TIMMERMAN: Anybody? Clara?
13 Darrin? Questions?

14 We'll open the floor up.

15 FROM THE FLOOR: No questions. So you have
16 your -- tomorrow is the first viewing of the book on
17 Thursday?

18 SECRETARY STACY: Yeah.

19 MS. LAND: Does anybody want a copy of it on
20 a flash drive or anything?

21 SECRETARY STACY: So --

22 FROM THE FLOOR: I would take a copy.

23 SECRETARY STACY: We didn't schedule --

24 FROM THE FLOOR: I can have it?

1 (Unintelligible cross-talk.)

2 SECRETARY STACY: I'm seeing -- I see
3 started on 11th going down.

4 CHAIRPERSON TIMMERMAN: Nobody took
5 tomorrow?

6 SECRETARY STACY: I can do it.

7 CHAIRPERSON TIMMERMAN: Thanks, Deb.

8 FROM THE FLOOR: So you're just doing one
9 person, two person?

10 SECRETARY STACY: Do you want to come up
11 here at a quarter till 6:00? We're doing this from
12 6:00 to 7:00.

13 CHAIRPERSON TIMMERMAN: Yeah, it's from
14 6:00 to 7:00.

15 SECRETARY STACY: Yeah. I would need to be
16 here at -- I've got the key. I would need to be here
17 at 5:00.

18 FROM THE FLOOR: One of us is going to come
19 up for tomorrow.

20 SECRETARY STACY: Okay.

21 FROM THE FLOOR: Deb Frederick said she
22 would volunteer for Tuesdays.

23 SECRETARY STACY: Okay.

24 CHAIRPERSON TIMMERMAN: If you want to reach

1 out to Deb.

2 FROM THE FLOOR: For Tuesdays.

3 SECRETARY STACY: Well, we --

4 CHAIRPERSON TIMMERMAN: Sorry. Tomorrow's
5 Thursday, not Tuesday.

6 FROM THE FLOOR: Yeah. Thursday.

7 CHAIRPERSON TIMMERMAN: I'm going the wrong
8 direction on this. I'm sorry, guys.

9 VICE CHAIRPERSON REHUS: Actually towards
10 the week. Get back to work.

11 CHAIRPERSON TIMMERMAN: Okay.

12 FROM THE FLOOR: Actually she said she would
13 take every Tuesday.

14 SECRETARY STACY: Really?

15 FROM THE FLOOR: Yeah. That's what she
16 said.

17 MS. PARGEON: Here I thought we talked
18 about --

19 SECRETARY STACY: I mean, we kind of --

20 MS. LAND: As long as there's only one of
21 you guys here.

22 CHAIRPERSON TIMMERMAN: Can we have two?

23 MS. LAND: You could have two.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: But I prefer one, if you can
2 swing it that way.

3 SECRETARY STACY: Okay.

4 CHAIRPERSON TIMMERMAN: Well, then, I mean,
5 I'll take -- I'll take the Tuesdays because I've got a
6 key to get in.

7 MS. LAND: There might be other people who
8 want to show up and discuss. There's nothing wrong
9 with that.

10 CHAIRPERSON TIMMERMAN: You would prefer to
11 see the board just one.

12 MS. LAND: Just one. Yeah.

13 CHAIRPERSON TIMMERMAN: Okay.

14 SECRETARY STACY: So...

15 CHAIRPERSON TIMMERMAN: Whoever signed up
16 for Tuesday is (unintelligible).

17 FROM THE FLOOR: I'll let Deb know. If she
18 changes her mind, I'll have her call you.

19 SECRETARY STACY: Okay.

20 FROM THE FLOOR: She said she'd take every
21 Tuesday. So that would just be three Tuesdays, right?

22 SECRETARY STACY: (Unintelligible).

23 CHAIRPERSON TIMMERMAN: Let's go here, too.

24 Let's go here, too. On Thursdays, we're already going

1 to be here for our meetings.

2 SECRETARY STACY: True.

3 CHAIRPERSON TIMMERMAN: So really the only
4 day --

5 VICE CHAIRPERSON REHUS: Thursdays.

6 CHAIRPERSON TIMMERMAN: -- is Tuesday that
7 we've got to worry about coverage, and I've sadly
8 signed up for all of those.

9 MS. PARGEON: I signed up for them too.
10 (Unintelligible cross-talk.)

11 MS. PARGEON: 11th, 19th, the 27th.

12 VICE CHAIRPERSON REHUS: We've got Dave,
13 too.

14 CHAIRPERSON TIMMERMAN: What's that?

15 MS. PARGEON: And July.

16 VICE CHAIRPERSON REHUS: We've got Dave,
17 too.

18 CHAIRPERSON TIMMERMAN: We're the only two
19 that have keys to get into the building.

20 VICE CHAIRPERSON REHUS: Oh, I see.

21 CHAIRPERSON TIMMERMAN: You guys just got
22 off the hook pretty easy.

23 MS. PARGEON: 6:00 to 7:00. I'm signed up
24 for the 11th. John and I. And then the 18th.

1 CHAIRPERSON TIMMERMAN: Clara.

2 MS. PARGEON: You're changing it. Yeah.

3 CHAIRPERSON TIMMERMAN: She's asking that
4 it's only one of us.

5 MS. PARGEON: Oh, okay. I don't have a key.
6 You've got a key.

7 CHAIRPERSON TIMMERMAN: There you go. There
8 you go.

9 MS. LAND: Unlock the door and leave one of
10 them here. You can do that. You have to come back in
11 an hour and lock it.

12 CHAIRPERSON TIMMERMAN: Exactly.

13 MS. PARGEON: Yeah. Waste of time.

14 CHAIRPERSON TIMMERMAN: You might as well
15 just stay.

16 MS. PARGEON: Okay. So I don't have to
17 come.

18 FROM THE FLOOR: Deb will show up with you
19 on Tuesdays.

20 CHAIRPERSON TIMMERMAN: That would be great.

21 FROM THE FLOOR: And then one of us will be
22 here tomorrow night with --

23 SECRETARY STACY: Make an adjustment. Okay.
24 So for tomorrow night, it's going to be me and one of

1 you.

2 FROM THE FLOOR: Yes.

3 SECRETARY STACY: Okay. And, then, for
4 Tuesday, it's going to be John and Deb Frederick. And
5 then we have a meeting on the 13th.

6 CHAIRPERSON TIMMERMAN: So we'll all be
7 here.

8 SECRETARY STACY: Actually, we can -- if you
9 want, we can readdress at that time --

10 CHAIRPERSON TIMMERMAN: Yeah.

11 SECRETARY STACY: -- if we want to tweak --

12 CHAIRPERSON TIMMERMAN: If you want to take
13 a Tuesday.

14 SECRETARY STACY: Yeah. I -- I'm going to
15 be here the 13th. Really, it doesn't matter -- we're
16 not going to publish. We are just going to be here.

17 CHAIRPERSON TIMMERMAN: We just need to make
18 sure --

19 MS. LAND: Just so there's somebody with a
20 key shows up to open the door, makes sure it's
21 available.

22 CHAIRPERSON TIMMERMAN: Right.

23 SECRETARY STACY: Right.

24 CHAIRPERSON TIMMERMAN: Okay. Good enough.

1 SECRETARY STACY: I think so.

2 CHAIRPERSON TIMMERMAN: We have a plan.

3 In that case, I move to adjourn.

4 MS. PARGEON: I second it.

5 SECRETARY STACY: Everyone who wants to

6 adjourn say "Yes."

7 (Vote taken.)

8 SECRETARY STACY: Motion passed.

9 - - -

10 And, thereupon, the proceedings were

11 adjourned.

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