

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION

2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

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6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Thursday, May 30, 2024

 5:00 p.m.

9 Allen Township Center

 12829 State Route 613

10 Van Buren, Ohio 45889

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12 SUSAN L. COOTS, RPR

13 REGISTERED PROFESSIONAL REPORTER

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1 APPEARANCES:

2 CINDY LAND, Attorney at Law
3 Hancock County Prosecuting Attorney's Office
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9 On behalf of the Allen Township
10 Zoning Commission.

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8 BOARD MEMBERS:

9 John Timmerman, Chairperson
10 Darrin Rehus, Vice Chairperson
11 Deb Stacy, Secretary
12 Dave Evans
13 Clara Pargeon
14 Matthew Cordonnier, Planning Director, Hancock
15 Regional Planning Commission

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THURSDAY EVENING SESSION

May 30, 2024

5:00 p.m.

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P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 30th day of
May, 2024, this cause came on for hearing before the
Allen Township Zoning Commission. And the parties
appearing in person and/or by counsel, as hereinafter
set forth, the following proceedings were had:

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CHAIRPERSON TIMMERMAN: And it's 5:00.
Let's get started.

I'll call the meeting to order.

Do attendance. Dave Evans.

MR. EVANS: Here.

CHAIRPERSON TIMMERMAN: 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 This is going to be (unintelligible) open
2 that up at some point and check it out?

3 SECRETARY STACY: I don't -- do you want to
4 -- is it -- or if you want to leave it there, that's
5 fine.

6 CHAIRPERSON TIMMERMAN: I'm -- I'm fair game
7 either way.

8 SECRETARY STACY: Okay.

9 CHAIRPERSON TIMMERMAN: Whatever people want
10 to do.

11 SECRETARY STACY: All right.

12 CHAIRPERSON TIMMERMAN: We'll look at it at
13 the end if we get a chance. How about that?

14 SECRETARY STACY: I will read the minutes.

15 Allen Township Zoning Commission, May 23rd,
16 2024. Attendance: Dave Evans, Clara Pargeon, Deb
17 Stacy, John Timmerman. Darrin Rehus was absent.

18 Deb Stacy, Allen Township Zoning Commission
19 Secretary, read the May 20th, 2024, minutes.

20 Motion 24-04-35M. John Timmerman moved to
21 approve the Allen Township Zoning Commission minutes
22 from the May 20th, 2024, meeting. Clara Pargeon moved
23 to second the motion. Motion passed.

24 The Allen Township Zoning Commission

1 reviewed Definitions and language for the
2 Agricultural, Residential and Business Districts in
3 the proposed 2024 Allen Township Zoning Commission
4 Resolution. Corrections for spelling, spacing, and
5 grammar were also noted.

6 Matt from Hancock Regional Planning added
7 clarification and information to the discussion.

8 John Timmerman, Chairman, welcomed input
9 from guests.

10 Additional zoning commission meetings were
11 scheduled for June 1st at 9:00 a.m., June 4th at
12 6:15 p.m., and June 5th at 5:00 p.m.

13 The zoning commission reserves the right to
14 cancel a meeting if it is determined the work on the
15 Resolution has been completed.

16 Motion 24-04-36M. John Timmerman moved to
17 adjourn the meeting. Clara Pargeon seconded the
18 motion. Motion passed.

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

21 MR. EVANS: I'll second.

22 SECRETARY STACY: Dave is going to second
23 it.

24 Everyone in agreement, say "Yes."

1 (Vote taken.)

2 SECRETARY STACY: Motion passed.

3 Signing this.

4 CHAIRPERSON TIMMERMAN: Just because we just
5 read the minutes and discussed the -- we mentioned the
6 additional meetings. Somebody brought it to my
7 attention that June 4th is the trustee's meeting that
8 Tuesday.

9 MS. LAND: Okay. But they meet at 7:00,
10 though, right?

11 SECRETARY STACY: Correct. We have time to
12 have a short --

13 CHAIRPERSON TIMMERMAN: We have a short
14 meeting.

15 MS. LAND: Well, two hours. Oh, what --
16 wait a minute. 6:15.

17 CHAIRPERSON TIMMERMAN: 6:15.

18 MS. LAND: We could meet somewhere else if
19 you'd like, you know, in this building, just in a
20 different room.

21 SECRETARY STACY: Right, we could. Possibly
22 in the back. We need --

23 CHAIRPERSON TIMMERMAN: So just food for
24 thought, I guess.

1 MS. LAND: Let's hope we're done.

2 CHAIRPERSON TIMMERMAN: We'll know way
3 better by Saturday.

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: I just wanted to
6 bring it up.

7 You saw the same thing?

8 SECRETARY STACY: Yeah.

9 MS. LAND: Or you could tell the trustees
10 they've got to meet back there.

11 SECRETARY STACY: There you go.

12 MR. EVANS: (Unintelligible) the crowd that
13 they draw.

14 CHAIRPERSON TIMMERMAN: Exactly.

15 SECRETARY STACY: That's right.

16 MS. LAND: We are -- we're more popular.

17 MR. EVANS: Exactly. At least John is.

18 CHAIRPERSON TIMMERMAN: No.

19 All right. Where did we finish up? Were we
20 just starting B-3?

21 SECRETARY STACY: That's what I have.

22 MS. LAND: We were just starting B-3? I
23 thought we were on Expressway Service.

24 SECRETARY STACY: No, we -- our brains were

1 mush.

2 MS. LAND: Yeah. Okay. Why is mine all --

3 MR. EVANS: There's no page number?

4 CHAIRPERSON TIMMERMAN: Unfortunately not.

5 SECRETARY STACY: Kind of a --

6 CHAIRPERSON TIMMERMAN: Section 900, if that
7 helps.

8 MS. PARGEON: Yeah.

9 MS. LAND: B-1 Business.

10 SECRETARY STACY: B-3.

11 MR. EVANS: Article 10.

12 MS. LAND: Well, it may have been at one
13 point.

14 CHAIRPERSON TIMMERMAN: But what she handed
15 out I think was now --

16 SECRETARY STACY: 9.

17 MR. EVANS: This is the newer --

18 MS. LAND: Yeah. We're going through that
19 with the -- and that I just handed you are the end of
20 the newer.

21 MR. EVANS: Yeah. Okay.

22 MS. LAND: By the next meeting, which is
23 Saturday, I'm going to have this all -- all the things
24 that we've already changed back to all black. No

1 lines and red.

2 And, then, all of it in one big document so
3 we can have numbers. We can start working on the
4 Table of Contents, all those kind of things. And make
5 sure that we're catching where they're referring to
6 other numbers that they're referring back to the right
7 number.

8 CHAIRPERSON TIMMERMAN: Okay.
9 (Unintelligible) we'll be done on Saturday?

10 MS. LAND: It's possible. It's possible.

11 CHAIRPERSON TIMMERMAN: Okay. I didn't know
12 how --

13 MS. LAND: Depends on where we go tonight.
14 But yeah, anything's possible.

15 CHAIRPERSON TIMMERMAN: Yeah. Okay.

16 Do we -- you're looking -- this is in the
17 handout she gave last time.

18 VICE CHAIRPERSON REHUS: I don't have that.

19 CHAIRPERSON TIMMERMAN: Do you have any
20 additional handouts from last time?

21 MS. LAND: We had the -- I thought somebody
22 took handouts for you.

23 CHAIRPERSON TIMMERMAN: Are they in the
24 office?

1 MS. LAND: What was the date?

2 CHAIRPERSON TIMMERMAN: A week ago today.

3 Today's the 30th. It would be the 23rd.

4 VICE CHAIRPERSON REHUS: I can look on his.

5 MR. EVANS: Sure.

6 MS. LAND: Last time, all I handed out were
7 the main things.

8 CHAIRPERSON TIMMERMAN: You know what?

9 That's true. It would have been from two times ago
10 probably.

11 MS. LAND: And I --

12 MR. EVANS: I show Article 9. You're on 5.
13 You're getting there.

14 VICE CHAIRPERSON REHUS: So what -- Saturday
15 is the meeting.

16 CHAIRPERSON TIMMERMAN: Saturday at
17 9:00 a.m.

18 VICE CHAIRPERSON REHUS: For two hours?
19 I'll be here when I can. I work. I -- I never know
20 when I'm coming back.

21 CHAIRPERSON TIMMERMAN: Yeah. We
22 understand.

23 SECRETARY STACY: Can you -- you can still
24 on Saturday. So as long as we have three people.

1 VICE CHAIRPERSON REHUS: I'll be here as
2 soon as I can.

3 SECRETARY STACY: I understand. As long as
4 we have three --

5 MS. PARGEON: Well, I'll be here.

6 SECRETARY STACY: Okay.

7 MR. EVANS: Yeah. Because I heard doughnuts
8 were being --

9 SECRETARY STACY: Doughnuts?

10 CHAIRPERSON TIMMERMAN: You know what? I
11 think Zoie did say something about doughnuts.

12 MS. LAND: I've got one.

13 CHAIRPERSON TIMMERMAN: She's not here.
14 When she walks in, I'll say, Hey. Hey, Dave, now.

15 MR. CORDONNIER: I've got it.

16 CHAIRPERSON TIMMERMAN: Are you guys just
17 going to share with him?

18 MS. PARGEON: Okay. Which one -- article?

19 CHAIRPERSON TIMMERMAN: It's going to be
20 Article IX.

21 MS. PARGEON: IX. Okay. Let me go through.

22 MS. LAND: (Unintelligible) if I do this,
23 I have a hell of a time putting it back together in
24 the order it's supposed to be in.

1 I was doing the happy dance around my office
2 at 9:00 when I got it figured out. I'm glad nobody
3 was there.

4 SECRETARY STACY: Whatever it takes.

5 MS. LAND: Yep.

6 B-3, General Business.

7 CHAIRPERSON TIMMERMAN: Yep.

8 MR. EVANS: So we've just kind of been
9 typically read to yourself and maybe see an issue.

10 MS. LAND: And anything that's got the red
11 and the line-outs, it's like what we had anticipated
12 or if I've got something wrong.

13 MR. EVANS: We're kind of doublechecking it
14 because it's already been gone through.

15 MS. LAND: Yeah.

16 MR. EVANS: If you see anything that looks
17 weird.

18 MS. LAND: We're going down here a little
19 bit where we have Motels lined out, and then Hotels,
20 all of those little asterisks. I had that in my
21 notes: Hotels and a whole bunch of little asterisks,
22 and I don't know why. Is it something you were still
23 thinking about leaving; Hotels and Motels?

24 CHAIRPERSON TIMMERMAN: Mine just says

1 Hotels. I have "Motels" crossed out, and Hotels
2 listed.

3 MS. LAND: Okay.

4 SECRETARY STACY: We'll just move on.

5 MS. LAND: Just leave it Hotels?

6 CHAIRPERSON TIMMERMAN: Leave it Hotels.

7 MR. EVANS: If you see a line through it,
8 that's what it was.

9 VICE CHAIRPERSON REHUS: Right.

10 MS. LAND: 6 we decided to move into I-1
11 Industrial.

12 CHAIRPERSON TIMMERMAN: Correct.

13 MS. LAND: I'll take that out of there.

14 And Other Uses Similar To The Above Use, we
15 decided to remove?

16 CHAIRPERSON TIMMERMAN: Correct.

17 SECRETARY STACY: Uh-huh.

18 MS. LAND: Down under Conditional Uses, the
19 things that are lined out, we decided to remove that
20 stuff and make it more general instead of making a
21 laundry list for the fear that we would --

22 SECRETARY STACY: Yes. Target
23 (unintelligible).

24 MS. LAND: We changed "could" to "will not";

1 is that correct? That's what my notes said.

2 Automobile Service Stations for sale of
3 gasoline, oil, and minor accessory only, and where no
4 repair work is done, other than incidental service,
5 where such activities whose external effects will not
6 adversely extend beyond the property line.

7 MS. PARGEON: Yeah.

8 CHAIRPERSON TIMMERMAN: That was in an
9 effort to get rid of the "shall not be permitted" at
10 the end.

11 MS. LAND: It was? Okay.

12 MS. PARGEON: Uh-huh.

13 MS. LAND: Anything else in there that
14 doesn't look right?

15 CHAIRPERSON TIMMERMAN: That page looks
16 pretty good.

17 SECRETARY STACY: On number 1 where it says,
18 Permitted in B-2, can be in B-3, would that also be
19 the case for B-1?

20 MS. LAND: Yes.

21 SECRETARY STACY: Okay. So would we want
22 to --

23 MS. LAND: I think we have that.

24 CHAIRPERSON TIMMERMAN: In B-2 it says

1 anything in B-1.

2 SECRETARY STACY: Okay. Gotcha.

3 CHAIRPERSON TIMMERMAN: It's carried over.

4 MS. LAND: In B-3, we saying anything that
5 would be -- where was this (unintelligible)?

6 CHAIRPERSON TIMMERMAN: Number 1.

7 MS. LAND: Oh. Do we say B-1 or B-2?

8 SECRETARY STACY: I think it makes it maybe
9 a little clearer.

10 CHAIRPERSON TIMMERMAN: That's what I mean.
11 It would carry over from, because in B-2, it says
12 Anything in B-1. So it kind of carries over. But for
13 clarity, if you want to add the B-1 right there.

14 MS. LAND: It's up to you guys, however you
15 want it.

16 SECRETARY STACY: Let's try to make it as
17 clear as possible.

18 CHAIRPERSON TIMMERMAN: Sure.

19 MR. EVANS: Sure.

20 MS. LAND: Okay.

21 SECRETARY STACY: Page number down --

22 MR. CORDONNIER: I think my comment's kind
23 of one that I've had all along under the Conditional
24 Uses.

1 I would just put 1. Automobile Service
2 Station.

3 2. Outdoor sales. You know, automobiles,
4 mobile home, camper, trailer, rental, sales.

5 3 -- and not list all these things. Again,
6 when they get -- and the reason I say that, when you
7 go before the Planning Commission and they've met A,
8 B, and, C on the service station, but you have a lot
9 of other concerns, it just -- to me, it's always felt
10 weird when they meet all the things that you put in
11 your book, rather than -- and this goes back to the
12 Conditional Uses. The relying on kind of the five
13 standards set by case law in Ohio Supreme Court; shall
14 not -- shall be, you know, those five things. I feel
15 like listing them out also it kind of ties your hands
16 a little bit. So that's just -- that's been my
17 comment for conditional -- most all the Conditional
18 Uses.

19 MS. LAND: So you would say, for 1, it would
20 just be that first paragraph, Automobile Service
21 Stations?

22 MR. EVANS: Or just stations.

23 SECRETARY STACY: Would you stop right
24 there?

1 MS. LAND: And just stop there and nothing
2 else?

3 MR. CORDONNIER: Yeah. I mean, as long as
4 you have a -- a good definition of what an Automobile
5 Service Station is.

6 SECRETARY STACY: Oh, I see what you're
7 saying.

8 MR. CORDONNIER: But yes. And, then -- but
9 listing, you know, Shall not be -- Close curb cut
10 shall not be closer than 25 feet from the
11 intersection, and no more than two curb cuts, all
12 those, minimum number lot size, I would just --
13 it's --

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

15 MR. CORDONNIER: Yeah.

16 SECRETARY STACY: It's contained in the
17 definition instead of spelling it out there.

18 MR. CORDONNIER: That's just -- that's kind
19 of been, to me, this list -- you'd list the --

20 SECRETARY STACY: Okay. And, then, we
21 have -- we do have that.

22 MR. CORDONNIER: There are essentially nine
23 Conditional Uses and I think it would just be -- you'd
24 just be listing those uses rather than going -- waxing

1 poetically about them. That's just -- and, then, all
2 Conditional Uses are reviewed based upon those
3 criteria.

4 MS. LAND: What are those criteria?

5 MR. CORDONNIER: I had sent them to you.

6 MS. LAND: That was for variances, wasn't
7 it?

8 MR. CORDONNIER: No. Conditional Uses.

9 MS. LAND: Oh.

10 MR. CORDONNIER: The language is fairly
11 similar.

12 MS. LAND: Okay.

13 MR. CORDONNIER: But --

14 MR. EVANS: If we don't do what he says, it
15 seems like what it spells out here has to be the same
16 in Definitions, doesn't it?

17 MS. LAND: Uh-huh.

18 SECRETARY STACY: Yeah, I would think so.

19 MR. EVANS: That kind of makes sense because
20 we can have it -- pretty good in the definition, which
21 I'm not -- on definition but --

22 CHAIRPERSON TIMMERMAN: I assume the
23 definition doesn't say much about curb cuts.

24 MS. LAND: It's nothing like that.

1 MR. EVANS: No. I think you're saying leave
2 the --

3 MR. CORDONNIER: The definition -- I mean,
4 when you say --

5 SECRETARY STACY: I think he's talking about
6 this paragraph right here (indicating).

7 CHAIRPERSON TIMMERMAN: Okay.

8 SECRETARY STACY: Right here.

9 MR. EVANS: Okay. Right.

10 CHAIRPERSON TIMMERMAN: I see what you're
11 saying.

12 MR. CORDONNIER: But in Automobile Service
13 Stations --

14 SECRETARY STACY: The No. 1.

15 MR. CORDONNIER: -- is not a transmission
16 shop. You know, automobile service station sells
17 gasoline and food and retail.

18 MS. LAND: We don't have definitions of
19 things like transmission shops, so what do we do then?

20 MR. EVANS: What's our definition of
21 Automobile Service Station?

22 CHAIRPERSON TIMMERMAN: It goes into that
23 Major, Minor.

24 MS. LAND: So if we take all that out --

1 what happened here? -- take all that out of here, and
2 just list in the nine things and put up here, Subject
3 to the Conditional Use Standards, where are we going
4 to put the Conditional Use Standards because we have
5 Conditional Uses in every district?

6 MR. CORDONNIER: Yeah. We should have --

7 MS. LAND: Do you want to put those in
8 Definitions?

9 MR. CORDONNIER: We have, like, a two-page
10 Conditional Use section that just kind of outlines,
11 Conditional Uses shall be heard by X, and they shall
12 be reviewed under the following criteria.

13 MS. LAND: So we would add a section --

14 MR. CORDONNIER: Yeah, for Conditional Use.

15 MS. LAND: -- for Conditional Uses.

16 CHAIRPERSON TIMMERMAN: You're saying just
17 the generic Conditional Use section for the whole
18 book?

19 MR. CORDONNIER: All Conditional Uses are
20 subject to this review, and, then, there's -- it's
21 either five or seven criteria.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. CORDONNIER: And, then, the board
24 reviewing it will then make decisions about curb cuts,

1 and all these small things; setbacks, et cetera, if
2 needed --

3 CHAIRPERSON TIMMERMAN: Uh-huh.

4 MR. CORDONNIER: -- beyond what the -- what
5 the base zoning says.

6 MS. LAND: But in each section we'd still
7 have a Conditional Use section to list things that
8 fall into that?

9 MR. CORDONNIER: Yeah.

10 CHAIRPERSON TIMMERMAN: Sure.

11 MS. LAND: They get thrown over there into
12 that kind of review.

13 MR. CORDONNIER: Yeah.

14 CHAIRPERSON TIMMERMAN: Okay. I'm not
15 against that setup. I think it cleans up the book a
16 lot and makes it easier to read. I find that these A,
17 B, and Cs throughout this section are probably good
18 criteria.

19 Like, if somebody would come to us with a
20 scenario right after -- right after zoning's passed,
21 and we're like, Oh, what do we base this on? It says
22 they want four curb cuts. You know, like, I think
23 this is handy for helping us --

24 MR. CORDONNIER: It is.

1 CHAIRPERSON TIMMERMAN: -- initially these
2 are. Do they need to be part of the zoning book?

3 MS. LAND: I think those Conditional Use
4 standards, once we lay them out, will have guidance
5 that this would give you that isn't quite as
6 restricting as to the specific. It would be something
7 you could apply to anyone that comes in and find the
8 things you need to ask the questions about.

9 Right now, we're trying to guess at any
10 scenario that's coming along, and chances are good
11 we're not going to even begin to guess what the first
12 one will be.

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. LAND: This way, we'll have that
15 template that we can lay over anything that comes
16 in -- is this what you're saying basically?

17 MR. CORDONNIER: Yes.

18 MS. LAND: And, then, yeah, you would have
19 that then. That's the guidance you would use because
20 these might be completely off the mark for what comes
21 in.

22 CHAIRPERSON TIMMERMAN: For sure.

23 MS. LAND: So...

24 MR. CORDONNIER: In Findlay, I know some of

1 the Planning Commission members, we did this at the
2 advice of the zoning attorney, removed all the
3 condition -- because, you know, beekeeping and
4 Conditional Use, and it had seven criteria. It got
5 insane, you know. We took all those out. Some of the
6 Planning Commission members kept an old copy of that
7 as reminders of things to look at.

8 CHAIRPERSON TIMMERMAN: Right.

9 MR. CORDONNIER: But it's not part of the
10 zoning code. And what they are officially looking at
11 this use and these five criteria, you know, health and
12 safety of the neighborhood. You know, you could --
13 four curb cuts is probably not good for the health and
14 safety -- the safety of the roadway, you know. So you
15 start looking at it through that lens of those
16 criteria.

17 CHAIRPERSON TIMMERMAN: Sure.

18 MS. LAND: The only I think additional
19 burden that it puts on this board when you're
20 reviewing Conditional Uses is you have to be able to
21 very clearly articulate why you're putting each
22 condition on. It's not just something that's here
23 that we already knew this is going to be your
24 condition.

1 They don't have any idea what conditions
2 you're going to put on them. You have to have really
3 good solid reasons for doing it. And, then, when
4 you're putting on those conditions, you have to start
5 creating that -- the history for how the next one that
6 comes along that's similar would have to be treated
7 similarly, unless there is some distinct reason that
8 you articulate for why it's treated differently.

9 So I preach that all the time. It's paper
10 trail. Paper trail. Paper trail. Make sure you
11 write down what you were thinking and why you were
12 thinking it and what gave you that -- reached that
13 conclusion.

14 If you do that, then, you're in good shape.
15 It's just more burden on you to make sure that you do
16 that. Makes it a little bit more complicated in
17 meetings because you end up with a meeting for each
18 Conditional Use, it's a little bit like one of these
19 meetings, you know. Sorting through all the nuts and
20 bolts as opposed to saying does it fit our little
21 template? Yes, it's probably okay.

22 MR. CORDONNIER: Yeah. It does put more
23 burden -- I agree. It puts more burden on you guys to
24 think of the different situation and give reasons why.

1 This is a little more easy. It's like, Well, we
2 thought of -- these three things were thought out as
3 good things to look at, and this is more of a guide.

4 CHAIRPERSON TIMMERMAN: Uh-huh.

5 MR. CORDONNIER: The other one is more on
6 the board.

7 SECRETARY STACY: There's positives to each
8 one.

9 CHAIRPERSON TIMMERMAN: For sure.

10 Anybody have two cents either direction?

11 MR. CORDONNIER: You can throw the burden of
12 proof back on the applicant. You know, give us a
13 traffic study that says four curb cuts are safe. You
14 know, it's not -- you don't have to be --

15 CHAIRPERSON TIMMERMAN: Right.

16 MR. CORDONNIER: -- you know, the engineer
17 of everything also.

18 MS. LAND: And it would always go back to
19 them to prove that if they disagree with what you have
20 with some logical reason for why you want to do it,
21 because it's not safe or it puts too much traffic into
22 an intersection that you know has already got 10
23 school buses coming through four times a day, kind of
24 thing, they can come back with burdens on them to show

1 that, no, your concern about this isn't legit and they
2 can negotiate it.

3 CHAIRPERSON TIMMERMAN: I think long-term
4 your way is the better way, long-term. I think in the
5 short-term, I mean --

6 MS. LAND: How about if I make sure I don't
7 get rid of this, I give you guys a copy of it you can
8 use for, In the old book, this is things that were
9 some guidelines.

10 CHAIRPERSON TIMMERMAN: Right. I think if
11 we didn't have a copy of this, I think we would be
12 calling Cindy every meeting going, Hey, we have no
13 idea.

14 MS. LAND: I am never coming back here.

15 SECRETARY STACY: Uh oh.

16 VICE CHAIRPERSON REHUS: You're on your own.

17 MS. LAND: My car's already on auto pilot.
18 I'll probably end up here without expecting to.

19 CHAIRPERSON TIMMERMAN: So I think having
20 this is going to be critical early on. If it's good
21 enough that we have it in, you know, as a separate
22 document, if you will, as a guideline to help guide us
23 early on.

24 MS. LAND: You'll be able to -- in your own

1 personal books for what you're using for your
2 reference materials, you'll have the other Zoning
3 Resolution from other places that you took stuff from
4 and get ideas, Oh, this is how they -- this is what
5 they looked at. We could apply it this way.

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: And especially if you have that
8 more open-ended and you need to create your answer for
9 that particular question that came in front of you.

10 It's like the cart and the horse. We're
11 trying to put the cart before the horse a little bit
12 the way it is here. We want to figure out everything
13 that could fit and we just can't. We always run into
14 some problems. So, you know, Matt's way is a good
15 idea if you're willing to take that -- take that step.

16 MR. CORDONNIER: And I find 90 percent of
17 the time it's not necessarily adversarial. Like,
18 some -- a lot of times the township and the applicant
19 have the same goal. And that's safety.

20 MS. LAND: Or they'll come in and show
21 you a --

22 MR. CORDONNIER: You know, so they're not
23 always throwing out the most insane things because,
24 you know, a wreck in front of their gas station every

1 day is not --

2 MS. LAND: Not a good look.

3 CHAIRPERSON TIMMERMAN: Right.

4 MR. CORDONNIER: You know. So, oftentimes,
5 it's not adversarial; you're both working towards the
6 same thing.

7 SECRETARY STACY: Okay. So can we do the
8 more abbreviated version, and, then, have this as a
9 backup?

10 MS. LAND: Those would just be your personal
11 notes.

12 SECRETARY STACY: Yeah.

13 CHAIRPERSON TIMMERMAN: It's just personal
14 notes.

15 SECRETARY STACY: And I've got a feeling
16 we're going to have lots of personal notes.

17 CHAIRPERSON TIMMERMAN: I think so. Early
18 on.

19 SECRETARY STACY: Yeah.

20 CHAIRPERSON TIMMERMAN: So I think -- I
21 think if we would keep it this way, in X amount of
22 years, we'd be like, Hey, let's update the book to the
23 way Matt's presenting.

24 MS. LAND: So you want to keep it like this

1 now, or do you want to do it the way Matt's saying it
2 now?

3 CHAIRPERSON TIMMERMAN: I think do it Matt's
4 way, and, then, we don't have to bring you out of
5 retirement.

6 MS. LAND: I will be in retirement.

7 SECRETARY STACY: We're going to hold --

8 CHAIRPERSON TIMMERMAN: But, obviously,
9 we'll all still have your notes.

10 MR. CORDONNIER: Right. And there's -- I
11 think there's a little bit of a hybrid way, and that's
12 still put the section in about the Conditional Uses
13 and that these five criteria also.

14 MS. LAND: Well, I intend to do that.

15 MR. CORDONNIER: So you have -- you could
16 maybe keep all this stuff in and still have it, you
17 know. It's a little muddier, but it's, like, you have
18 both.

19 MS. LAND: On Saturday we'll have something
20 to look at to discuss on this. But --

21 SECRETARY STACY: Okay.

22 MS. LAND: -- if you're okay with the taking
23 it out down to the basic things, I'll get this changed
24 to be like that. Do that Conditional Use section, you

1 guys can look at it and see if this makes sense to
2 you.

3 SECRETARY STACY: Okay.

4 MS. LAND: Once you start doing it this way,
5 after a couple of years, your zoning inspector will
6 have the -- basically the new notes for what you've
7 been doing all along --

8 CHAIRPERSON TIMMERMAN: Right.

9 MS. LAND: -- which will then be your guide.
10 You'll be creating your own guide for how things are
11 going here.

12 CHAIRPERSON TIMMERMAN: Right. I think,
13 long-term, it's the better strategy.

14 MS. LAND: Yeah. And, you know, try as we
15 might, we can come up with all these things and
16 somebody comes in on the first one, it's, like, you
17 say I can only have this, but look at what I'm doing
18 and it's absolutely wonderful if I do it the other
19 way. It would still probably be fine. But if you've
20 already set your parameters they are stuck.

21 You also end up with happier developers
22 maybe because they can be more creative, do what they
23 want to do, instead of having to fit into your cookie
24 cutter that may not be their plan at all. If they

1 come in with a plan that, you know, it's not what this
2 cookie cutter is, but you look at it and think that's
3 fine. Perfectly fine. It fits into these general
4 categories, we're okay with it.

5 MR. CORDONNIER: And that's -- on a greater
6 scale, that's where PUD falls into. Someone has a
7 really creative idea; it doesn't fit any of this, and
8 that's where you create a PUD.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: All right. I'll make these
11 adjustments.

12 CHAIRPERSON TIMMERMAN: Are you going to
13 keep the notes that we have, and, like --

14 MS. LAND: I'll keep this whole section
15 untainted to print off for you guys and then fix it
16 up.

17 SECRETARY STACY: We already have it, right?

18 MS. PARGEON: Yeah.

19 MS. LAND: You do have it with the lines.

20 CHAIRPERSON TIMMERMAN: With lines in it.

21 VICE CHAIRPERSON REHUS: I could use one,
22 though.

23 MS. LAND: I'm sure we -- somebody said,
24 I'll take a copy for you.

1 SECRETARY STACY: Who knows. It could have
2 gotten filed in the office, too.

3 CHAIRPERSON TIMMERMAN: So -- yeah. If we
4 can -- I think if we can get a copy of it without the
5 crossed-out lines that would be helpful.

6 MS. LAND: Then do we want to go back to
7 every Conditional Use section and take out everything
8 except just the general --

9 CHAIRPERSON TIMMERMAN: Whatever the use is?

10 MS. LAND: Yeah. I think we would have to
11 do those --

12 CHAIRPERSON TIMMERMAN: I think ultimately
13 that's the strategy.

14 MS. LAND: -- alterations.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: Oh, yay.

17 CHAIRPERSON TIMMERMAN: Sorry, Cindy.

18 MS. LAND: Thanks so much.

19 And I think when we get into 903 or the 03
20 sections about the Schedule of Regulations, I don't
21 think it's 14 anymore. I think it's probably 13.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MS. LAND: I'm going to make a note on all
24 of those to go through and lay them out and go from

1 page to page and section to section.

2 I finally got all the sections printed out,
3 copied, all the notes fixed on them. So I should be
4 able to get it into -- and, then, do the page
5 numbering, and, then, do the Table of Contents.

6 I think I'm handing that off to a secretary, though,
7 because they're way better at it.

8 CHAIRPERSON TIMMERMAN: Perfect.

9 MR. CORDONNIER: I have the language here,
10 if you'd like to hear it.

11 CHAIRPERSON TIMMERMAN: For the --

12 MR. CORDONNIER: Yeah.

13 The Planning Commission shall review
14 particular facts and circumstances of each proposed
15 Conditional Use in terms of the following standards,
16 and shall find adequate evidence showing that such use
17 at the proposed location:

18 1. Will be harmonious and in accordance
19 with the general objectives or with any specific
20 objective of the zoning code of current adoption.

21 2. Will be designed, constructed, operated,
22 and maintained as to be harmonious and appropriate in
23 appearance with the existing or intended character of
24 the general vicinity and that such will not change the

1 essential character of the same area.

2 3. Will not be hazardous or disturbing to
3 existing or future neighboring uses.

4 4. Will not be detrimental to property in
5 the immediate vicinity or to the community as a whole.

6 5. Will be served adequately by central
7 public facilities and services, such as highways,
8 streets, police, fire protection. Da, da, da, da.

9 So those are the five kind of over-arching
10 criteria that you would review each Conditional Use
11 under. And you look at that use and say, Well, how
12 does it meet 1? How does it meet 2? How does it meet
13 3? How does it meet 4 or 5?

14 CHAIRPERSON TIMMERMAN: Seem okay to
15 everybody?

16 SECRETARY STACY: Yeah. Yeah.

17 MS. PARGEON: Uh-huh.

18 MS. LAND: On No. 4, under the B-3,
19 Veterinary Hospitals or Clinics, we say, "...provided
20 all activities are conducted within a totally enclosed
21 main building."

22 Is that a Conditional Use that would come
23 away or only just say veteran hos -- veterinary --
24 veterinary, not veteran, sorry, hospitals or clinics?

1 MR. CORDONNIER: Under B-2?

2 MS. LAND: Under B-3.

3 MR. EVANS: B-3.

4 MR. CORDONNIER: So I would put -- I
5 personally -- I would say veterinary hospitals,
6 clinics, kennels. To us, a big -- we don't have -- I
7 mean, we don't run into any issues with veterinary
8 offices. They are all enclosed. It's --

9 SECRETARY STACY: Right.

10 MR. CORDONNIER: The big thing that we run
11 into issues with are kennels and the dogs being let
12 out and disturbing neighborhood. So, in Findlay,
13 kennels are only permitted in the I-1 District -- I-1
14 Zoning District.

15 So, to me, when you bring up veterinary, we
16 allow veterinary offices in the office district in
17 almost all of the districts, but kennels -- kennels
18 with outdoor areas is only permitted.

19 MS. LAND: So we wouldn't want to add
20 kennels here because this is B-3. We'd want kennels
21 to be Industrial.

22 MR. CORDONNIER: Yeah.

23 MS. LAND: Yeah. Okay. We'll take it out
24 of there.

1 MR. CORDONNIER: I mean, this B-3 is a
2 little bit of a catch-all, so I wasn't -- to me, it's
3 a hybrid between Industrial and -- at least that's the
4 vibe I've been getting. But I have no issue with
5 putting kennels in the I-1 District.

6 MS. LAND: I think that's where I would put
7 them.

8 MR. CORDONNIER: The City does give a little
9 leeway. Some of the veterinary hospitals have a
10 little outdoor area and we do -- and they do kennel,
11 but that's based on like medical need and not people
12 going on vacation.

13 SECRETARY STACY: Right.

14 MS. LAND: Through with that one?

15 SECRETARY STACY: Yeah. What's next?
16 Expressway Service.

17 CHAIRPERSON TIMMERMAN: Did you come up
18 short? There's one more page that went with it.

19 SECRETARY STACY: There's one more page.

20 MR. CORDONNIER: 5, 6.

21 MS. LAND: There's another page?

22 SECRETARY STACY: Yeah.

23 MS. LAND: I don't have another page.

24 CHAIRPERSON TIMMERMAN: 5, 6, 7, 8, and 9.

1 MR. CORDONNIER: 5 is essentially a nursery.

2 MS. LAND: Oh, I've already -- I'm sorry.

3 I've already dealt with those. I took them off
4 Veterinary Hospitals, Plants. I just ended after
5 Garden Supplies and took out everything else. And
6 Mortuary Establishments, period.

7 And, then, 7 I left as is. 8 I left as is.
8 And 9 it's -- do we want to -- do we care if that's
9 there?

10 CHAIRPERSON TIMMERMAN: We've taken it out
11 in --

12 MS. LAND: Most other places.

13 CHAIRPERSON TIMMERMAN: -- most other ones.
14 But the fact that this is B-3, which is like the --

15 MS. LAND: Final catch-all.

16 CHAIRPERSON TIMMERMAN: -- highest of --
17 yeah.

18 MS. LAND: We could leave it.

19 CHAIRPERSON TIMMERMAN: Maybe leave it
20 there.

21 MS. LAND: Okay.

22 MR. CORDONNIER: I find that -- we find that
23 helpful; though, an attorney told us it's a little bit
24 dubious. Because someone comes in with a use and

1 you're, like, Where do we put this? And, then, we
2 make our best guess, and say, Well, this is kind of a
3 B-2, and, then, they apply for a Conditional Use in
4 whatever district. So it's helpful. I don't know how
5 great it is legally.

6 MS. LAND: Sometimes a catch-all is a good
7 thing. And this is the catch-all kind of where
8 everything's filtering through down to the bottom.

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: So it's probably good to leave
11 this one here.

12 CHAIRPERSON TIMMERMAN: I think so.

13 SECRETARY STACY: Okay. After B-3, we
14 have --

15 CHAIRPERSON TIMMERMAN: Expressway Services.

16 MS. LAND: Do we not have a bus station
17 anymore at Pilot?

18 VICE CHAIRPERSON REHUS: No.

19 MS. LAND: Greyhound doesn't stop there? It
20 stops up at North Baltimore, right?

21 VICE CHAIRPERSON REHUS: I don't think such
22 a thing as Greyhound anymore. Somebody said they sold
23 out.

24 MS. LAND: I mean, yeah, the bus stop,

1 though.

2 VICE CHAIRPERSON REHUS: I don't know if
3 they do in Baltimore or not. I know Pilot doesn't.

4 MS. LAND: They did for a while.

5 VICE CHAIRPERSON REHUS: Yeah.

6 MS. LAND: I remember the Allen Township
7 Fire Department complaining they had a lot of heart
8 attack calls because nobody could get to Findlay, so
9 they'd call and say they are having a heart attack and
10 the ambulance would have to transport them. Oh, I'm
11 fine now.

12 CHAIRPERSON TIMMERMAN: Wow.

13 MS. LAND: Why would you put a bus stop on
14 an exit in the middle of nowhere? You're on a bus,
15 you probably don't have a car to get back to where you
16 need to be. This is kind of a dumb move.

17 MS. PARGEON: Then they'd all wander into
18 Van Buren.

19 MS. LAND: Well, that would (unintelligible)
20 well.

21 Anything in here that you see?

22 SECRETARY STACY: So under Intent, could it
23 just read, ES, Expressway Service Districts are
24 intended, drop the "the."

1 MS. LAND: It should be ES Expressway
2 Service District is.

3 SECRETARY STACY: Oh, district.

4 MS. LAND: It should be singular I think.

5 SECRETARY STACY: Okay. District. Okay.

6 Take the "s" off of "districts." And then that --

7 MS. LAND: Then it matches.

8 SECRETARY STACY: Then it matches and
9 agrees. Yeah. That's right. We only have one
10 district, so it's going to be singular.

11 Same issue, again, under Section 1001
12 because it says ES Expressway Service Districts.

13 MS. LAND: Yeah. I just did a search for
14 "districts" and changed them all to "district."

15 SECRETARY STACY: Good.

16 MS. LAND: Okay. Under Required Conditions,
17 these are a little different than Permitted Uses and
18 Conditional Uses. It's a different kind of --

19 MR. CORDONNIER: They're not -- they're not
20 uses.

21 MS. LAND: Right.

22 MR. CORDONNIER: They're more conditions for
23 the above things is the way I read it.

24 MS. LAND: Right. And that's a different

1 format than everything else we've gone through the
2 whole thing.

3 MR. CORDONNIER: Yeah.

4 MS. LAND: Where do you land on that?

5 MR. CORDONNIER: One. You could rename it,
6 like, Design Standards, or something like that, or you
7 could just get rid of that section.

8 MS. LAND: I'm not sure that we can do
9 Design Standards under zoning. I mean, design is a
10 different kind of thing. We're only allowed to look
11 at space, location, use; not design. They can put on
12 anything they want. It can be really ugly; it's not
13 our problem. It's just where it's sitting and what
14 it's used for is what zoning covers.

15 MR. CORDONNIER: Site Requirements? I don't
16 know.

17 MS. LAND: Yeah.

18 MR. CORDONNIER: I'm on the fence about
19 these things. I feel like --

20 MS. LAND: Could we make all permitted --
21 everything all Conditional Uses in Expressway Service?
22 Then we fall over into them -- falling under
23 Expressway Service or the Conditional section that
24 we're putting in that has that nice --

1 MR. CORDONNIER: Yeah.

2 MS. LAND: And, then, we wouldn't need these
3 Required Conditions. These Required Conditions are
4 very much like we would put in under Conditional Uses.

5 MR. CORDONNIER: Yeah. Yeah. It's almost
6 acting like those are all Conditional Uses.

7 MS. LAND: Yeah. We're saying they're
8 Permitted Uses with all these conditions. Is that
9 Conditional Use?

10 MR. CORDONNIER: 1 to me is stating that you
11 need to have a defined curb cut, rather than what I
12 call a mono curb cut where your whole frontage is just
13 a place that you can drive into, you know.

14 MS. LAND: Uh-huh.

15 MR. CORDONNIER: Where this -- and then,
16 2 -- I got confused after a while.

17 MS. LAND: Yeah.

18 MS. PARGEON: That goes on to the next page,
19 too.

20 MS. LAND: Uh-huh.

21 SECRETARY STACY: Yeah.

22 CHAIRPERSON TIMMERMAN: Is there something
23 like this where the -- like, the barrier, where you
24 got to have separation from the road? Isn't there

1 something like that back in General Provisions or
2 something? Like, with the -- with parking lots and
3 stuff like that? Wasn't there a section back there
4 that called out something?

5 MS. LAND: There may, under the Parking Lot.

6 MR. CORDONNIER: I would think -- I mean,
7 that's -- because if there's not, then you're kind of
8 saying, Well, in the Expressway Service area, that's
9 the only place that we're requiring defined curb cuts.
10 To me, that's -- even a permitted use, that's still --
11 and, then, Cindy may -- to me, even -- the curb cuts
12 and where they go are still able to be reviewed under
13 a Permitted Use.

14 MS. LAND: Yeah. But I don't know if we
15 should say any of these are Permitted Uses; they're
16 all Conditional Uses.

17 MR. CORDONNIER: I'm fine with that.

18 MS. LAND: What do you guys think?

19 CHAIRPERSON TIMMERMAN: So you have a
20 section that has no permitted uses?

21 MS. LAND: They're all Conditional.

22 SECRETARY STACY: Conditional. So instead
23 of required conditions, it would be Conditional Uses.
24 Is that what you're saying?

1 MS. LAND: Well, instead of Permitted Uses,
2 it would be Conditional Uses and that Required
3 Conditions part would all be eliminated.

4 SECRETARY STACY: Okay.

5 MS. LAND: And, then, the section that --
6 like we had just discussed in the last group about the
7 Conditional Use section would then go over there to
8 find the Required Conditions for the Expressway
9 Service.

10 Got to be really careful in there because
11 Expressway Service is where it gets very congested.
12 The State does funky stuff with ramps and things. And
13 we've got to make sure that what we're permitting
14 isn't allowing somebody to do something that's going
15 to mess up a whole bunch of other stuff.

16 So we have to be able to have some more
17 flexibility I think to be able to look at what we're
18 really using there. Look at the diverging diamond,
19 for example. It won't be in your township? Will it?
20 Is that in your township?

21 SECRETARY STACY: Yeah.

22 MS. LAND: It is in your township?

23 SECRETARY STACY: Yes.

24 MS. LAND: That's going to be weird, and

1 it's weird where things sit, that people can come off
2 of and get to because they're up in Toledo and you're
3 going -- it's counterintuitive.

4 MR. EVANS: You're on the left side. Am I
5 in Britain?

6 MS. LAND: It's just best just to stay in
7 your lane and not worry about where you're going in
8 the big picture.

9 But I'm worried about this, that we're
10 setting ourselves up for having conditions that aren't
11 going to be able to be applied anywhere easily,
12 especially the second one about tangency to ramp
13 baseline and feeder road.

14 MR. CORDONNIER: Honestly, you know, when we
15 reviewed Racetrack, I mean, ODOT -- it was really,
16 ODOT, what do you need? Where can the curb cuts be?
17 You know, and in some cases, for the township, it may
18 be with the county engineer, you know, all curb cuts
19 are controlled by the county engineer on county roads
20 and township roads, so there will be some expertise
21 that you can reach out to on some of these.

22 MR. EVANS: I think it makes more sense to
23 go Conditional Uses than Permitted.

24 SECRETARY STACY: Okay.

1 MS. LAND: You guys all good with this?

2 SECRETARY STACY: Yeah. Go for it.

3 CHAIRPERSON TIMMERMAN: Sure.

4 MS. PARGEON: Yes.

5 MR. CORDONNIER: Cindy, this is a -- I
6 guess, a question for you. So let's say it's a
7 Permitted Use in that Expressway Service District, and
8 let's say Racetrack was not annexed. So Racetrack is
9 in the township, they want to construct. Do they have
10 to bring a site plan to the township for review and
11 everything?

12 MS. LAND: Right. They would look at that
13 site plan and use the criteria that we're talking
14 about for Conditional Uses to see if it --

15 MR. CORDONNIER: But if it was a Permitted
16 Use?

17 MS. LAND: Under Conditional Use. Oh,
18 Permitted Use? No. There wouldn't be any -- it
19 doesn't look like there's any review of a site plan as
20 a Permitted Use the way it's written down.

21 MR. CORDONNIER: And that's where I -- we
22 need to -- I think we should have a discussion
23 because, you know, if you're constructing a new
24 building, whether it's Permitted Use or Conditional

1 Use, I think the township should be able to review the
2 site plan. Not -- so and -- City of Findlay I know --

3 MS. LAND: Okay. We're talking about now is
4 going to be very similar to what --

5 MR. CORDONNIER: So, you know, single-family
6 duplex, you know, it lists these things are exempt
7 from Site Plan Review, and these things are subject to
8 Site Plan Review. And, essentially, it's -- for the
9 most part, residential is not subject to Site Plan
10 Review. Commercial -- new commercial, and, then, if
11 you're expanding it by 20 percent, et cetera.

12 So it outlines what needs to go -- permitted
13 or conditional, what needs a Site Plan Review, and
14 I think -- I think it would -- I think that would be a
15 very beneficial thing to have. I mean, your poor
16 zoning inspector could be faced with a Permitted Use
17 that's an 80,000-square-foot factory and there's
18 discussions of drainage and flow and compatibility and
19 for that to all fall on his shoulders would be really
20 tough.

21 Where, you know, to me, the traditional
22 method is I'm building this 80,000-square-foot thing.
23 Here's my plans. You all look at it. You look at
24 your code. You have discussions and you work with the

1 developer to come up with a best design.

2 CHAIRPERSON TIMMERMAN: Yeah, I agree with
3 that.

4 SECRETARY STACY: Yeah.

5 CHAIRPERSON TIMMERMAN: Makes sense.

6 SECRETARY STACY: Yeah.

7 MS. LAND: So where are we making our
8 alterations for that? We don't have a Site Plan
9 Review section, do we?

10 MR. CORDONNIER: Ours falls under the -- we
11 have a Powers and Duties of Planning Commission. I
12 don't know if there's a similar -- and that's where it
13 falls under.

14 MS. LAND: There probably is. We'll get to
15 that in a little bit.

16 We have it for Board of Zoning Appeals. Do
17 we have it for zoning commission? It's under all that
18 have General section, which is quite long, which we're
19 going to get to tonight. So...

20 SECRETARY STACY: Okay.

21 MS. LAND: We'll keep them, you know, out on
22 that.

23 Keep moving forward and make notes of what
24 we need to slip in when we get it there as opposed to

1 kind of spinning our wheels here.

2 MR. CORDONNIER: Pushing us two steps back.

3 MS. LAND: Yeah. Thanks, Matt. Hope to see
4 you Saturday morning.

5 MR. CORDONNIER: I will be on a lake in
6 Wisconsin.

7 MS. PARGEON: In your dreams.

8 MR. CORDONNIER: No.

9 CHAIRPERSON TIMMERMAN: They got WiFi there?
10 You can zoom in.

11 MR. CORDONNIER: It's very spotty.

12 CHAIRPERSON TIMMERMAN: Zoom in.

13 MR. EVANS: That's a --

14 MR. CORDONNIER: Leaving tomorrow morning at
15 6:00, and I'll be gone all next week.

16 MS. LAND: Okay. After Expressway Service,
17 then what do we have? Let's see. It would be --

18 MS. PARGEON: Light Industrial District.

19 MS. LAND: Light Industrial.

20 I'm going to leave the blank there by
21 Screening Requirements because I still haven't done
22 that coordinating all the sections to make sure that
23 they're the ones that -- some of them have changed
24 because we've taken things out; so that's why they are

1 still blank.

2 MR. CORDONNIER: Tonight, when I have email
3 access, I'll send you the Conditional Use section and
4 I'll send you the Powers and Duties section.

5 MS. LAND: Okay.

6 MR. CORDONNIER: Because it lists out
7 clearly what is subject for Site Plan Review.

8 MS. LAND: Send the Variance section, too.

9 MR. CORDONNIER: Variance, too.

10 MS. LAND: Is there anything on here that
11 you have -- I am into I-1. Is everybody else there?

12 SECRETARY STACY: Do we have at the Sign
13 section, too?

14 MR. CORDONNIER: I have the sign section
15 here.

16 SECRETARY STACY: Okay. Good. Thank you.

17 MR. CORDONNIER: Hot off the presses.

18 SECRETARY STACY: Okay.

19 MR. CORDONNIER: For better or worse.

20 SECRETARY STACY: I guess the question is,
21 if it's I-1, are there only certain other districts
22 that require a screen or --

23 MS. LAND: I think we've had some screening
24 requirement sections in Multi-Family Residential and

1 in some of the business -- a local business where it
2 had some screening and fencing requirements. And I
3 think we have a screening and fencing section.

4 SECRETARY STACY: I think we do.

5 MS. LAND: I don't remember what that
6 section is. We're going to run into it soon because
7 it's in that list of all the odd things that don't fit
8 anywhere else.

9 SECRETARY STACY: All right.

10 MS. LAND: I removed the laundry list things
11 in these two of all the different things.

12 SECRETARY STACY: Uh-huh.

13 MS. LAND: I also took out some of the weird
14 lawyer talk stuff, like, "such products," and --
15 there's no point.

16 SECRETARY STACY: No. 10, did we even talk
17 about that because I remember talking about, like,
18 cornices and eaves. Did we say -- or were we
19 modifying that or just deleting that?

20 MS. LAND: Manufacture, Repair of Electric
21 and Neon Signs?

22 SECRETARY STACY: Yeah.

23 MS. LAND: Yeah, I don't know. I didn't
24 have any notes.

1 CHAIRPERSON TIMMERMAN: I have -- I've got
2 big Xes through a lot of these.

3 MS. LAND: Which ones do you have Xes
4 through because I didn't?

5 CHAIRPERSON TIMMERMAN: Hopefully somebody
6 else can confirm they did it. On your list, 6, 7, 8,
7 and 10, and 13. Maybe not. Where is 13 at? Yeah.
8 I have Xes through those. Does anybody else?

9 MS. LAND: Why 13?

10 CHAIRPERSON TIMMERMAN: I don't know.

11 MS. LAND: The others I can kind of see.

12 All I remember talking about do we even --
13 or is there even such a thing as a telephone exchange
14 building anymore?

15 VICE CHAIRPERSON REHUS: Probably not.

16 MS. PARGEON: No.

17 MS. LAND: Water supply and water sewage
18 disposal plants, water and gas tank holders, railroad
19 transfer and storage tracks. Those are probably
20 things we ought to have somewhere. Do you want them
21 in I-1 or do you want them moved to I-2?

22 If you're -- this is awful. But if you --
23 your measure between I-1 and I-2 is whether the
24 external effects can be annoying to neighbors, sewage

1 treatment plants may very well want to go in I-2
2 because they could be annoying.

3 MS. PARGEON: Yes. Yes.

4 SECRETARY STACY: Yes.

5 MS. LAND: Depending on the kind. If it's a
6 lagoon system, they aren't all that pleasant.

7 SECRETARY STACY: That's true. That's true.

8 MS. PARGEON: Put it in I-2. Put it in I-2.

9 CHAIRPERSON TIMMERMAN: I guess my rebuttal
10 to that would be we don't have a whole lot of spare
11 space in the I-2 District. The landfill takes up a
12 lot of it already.

13 MS. LAND: Yeah. But it's also one of those
14 things where if somebody wants to develop that, they
15 come to you and say, Can you change it to this because
16 if I want to do this, it has to be that.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: That gives you a little bit more
19 control on where they're going to go because they
20 can't --

21 CHAIRPERSON TIMMERMAN: Exactly.

22 MS. LAND: You can't just go to a property
23 that's already zoned that way and pop it on there
24 without asking for -- or at least keeping you guys in

1 the loop.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: So do you want everything in that
4 list there or just part of it?

5 MR. EVANS: Seems like warehouse and freight
6 terminals kind of have a different thing than a lot of
7 that stuff.

8 MS. LAND: Yeah.

9 MR. EVANS: Like, warehouse. We've already
10 got that. And the freight terminal, like, the new --
11 well, R&L, I'm assuming that would fall into that
12 category.

13 MS. LAND: Railroad rights-of-way. Those
14 crisscross all over the country. I don't know how we
15 could decide that they can or can't be in any --

16 MR. CORDONNIER: So I don't -- I don't love
17 this list. It gets really nitty gritty. It's, like,
18 the pottery thing.

19 MS. LAND: I took all of that out.

20 MR. CORDONNIER: Okay. So we have -- or the
21 City has or light manufacturing, wholesale trade,
22 transportation and warehousing, major automotive
23 repair, truck stops, self-storage, kennels, towing
24 operations, RV sales, contractor storage of equipment,

1 bulk sales of topsoil and mulches, et cetera.

2 So kind of larger, more general groups than
3 kind of -- and, really, the key to, kind of, Light
4 Manufacturing is it has to all be within the building.
5 Like, I don't care if you have a lab or you're
6 constructing clay pots or tires. Well, tires I said
7 this before. Tires is a bad one. But if it's a
8 200-square-foot -- 200,000-square-foot Morton
9 building, and it's all enclosed --

10 MS. LAND: Who cares.

11 MR. CORDONNIER: -- and you're not doing
12 outdoor storage, like, what does it -- doesn't really
13 matter.

14 SECRETARY STACY: I had written "completely
15 enclosed in a building."

16 MS. LAND: Anybody else think it's really
17 warm in here? Just me.

18 MR. EVANS: I think it's running right now.
19 It felt stuffy when I came in. I feel like it's
20 cooling off.

21 MS. LAND: It was way cooler today during
22 the day than it is now.

23 SECRETARY STACY: That's good.

24 MS. LAND: Yea. However, we do have

1 commercial kennels in Conditional Uses.

2 MR. EVANS: In I-1?

3 MS. LAND: Uh-huh. We already had them
4 there.

5 So warehousing and wholesale establishments
6 and trucking facilities. That's something that is an
7 idea to go there, right?

8 MR. CORDONNIER: Yeah. Light manufacturing.

9 MS. LAND: Read No. 2. That's okay then?
10 Oh, except it gets down really into the weeds.

11 It would probably end at, Any of the
12 following uses where the manufacturing, compounding,
13 or processing is conducted wholly within a completely
14 enclosed building, period.

15 MR. CORDONNIER: Yeah.

16 MS. LAND: I would say "...any of the
17 following uses," that doesn't make sense. Any use.

18 CHAIRPERSON TIMMERMAN: Well, the reason it
19 says "...any of the following uses" is because they
20 had A, B, and C.

21 MS. LAND: Oh, we took those out.

22 CHAIRPERSON TIMMERMAN: You moved them. You
23 just added them as 3, 4, and 5.

24 MS. LAND: Oh, did I? Okay. Oops.

1 MR. CORDONNIER: This is more just my OCD.
2 I kind of like -- I like it to be -- I would like it
3 to say, like, 2. Manufacturing. And, then,
4 essentially, "...conducted wholly within the enclosed
5 building."

6 Kind of the number and then the title of
7 what it is, rather than, Oh, here's a paragraph.
8 What's it about? You know, that's just --

9 MS. LAND: So it would be -- No. 1 first.
10 Let's deal with that. Is it okay?

11 CHAIRPERSON TIMMERMAN: I think, right
12 here --

13 MS. LAND: It says, "Any use charged with
14 the principal function of basic research, design, and
15 pilot or experimental product development when
16 conducted within a completely enclosed building."

17 CHAIRPERSON TIMMERMAN: That goes back to
18 what Matt says where whatever --

19 MS. LAND: If it's enclosed.

20 CHAIRPERSON TIMMERMAN: -- they're in the
21 building.

22 MR. CORDONNIER: Honestly, we would put that
23 under kind of the Light Manufacturing kind of -- yeah.
24 That, honestly, wouldn't exist and it would just kind

1 of fall under 2.

2 MS. LAND: Yeah. That's what I was kind of
3 thinking. Do we need that there if we change 2 to
4 just, manufacturing, compounding, or processing
5 enclosed wholly -- conducted wholly within a
6 completely enclosed building.

7 MR. EVANS: And stop.

8 MS. LAND: And stop.

9 CHAIRPERSON TIMMERMAN: So you want to get
10 rid of 1?

11 MS. LAND: Okay.

12 MR. EVANS: So is all the rest --

13 MS. LAND: And then, Manufacturing -- or
14 No. 2 will get truncated down to the first line. The
15 rest of that will all go.

16 MR. EVANS: Including what's on the next
17 page.

18 MS. LAND: That's what -- do we have to take
19 out all the rest of that stuff, warehousing and
20 wholesale establishments, and trucking facilities?
21 That's not Light Manufacturing, a trucking facility.

22 MR. CORDONNIER: No. So, to me, 3 would
23 become 2, and that's perfect, clear, concise.

24 MS. LAND: Well, crud. Hold on.

1 CHAIRPERSON TIMMERMAN: 3 would become 2.

2 What do you mean by that?

3 MS. LAND: We made a whole bunch of changes
4 so it's 3 --

5 CHAIRPERSON TIMMERMAN: You're getting rid
6 of No. 1.

7 MR. CORDONNIER: Yeah.

8 CHAIRPERSON TIMMERMAN: Right.

9 MR. CORDONNIER: And then 2 becomes a pretty
10 large umbrella.

11 MS. LAND: Hold on. I have a mess here.
12 Okay. Now, No. 1 is gone, correct?

13 MR. CORDONNIER: Yes.

14 MS. LAND: And then No. 2 gets truncated
15 down to that first line.

16 MR. CORDONNIER: Yes.

17 CHAIRPERSON TIMMERMAN: Do you want to get
18 rid of that, "Any of the following uses"?

19 MS. LAND: Just start with manufacturing.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MS. LAND: And then 3 would be warehousing.

22 MR. CORDONNIER: That's a good category.

23 MS. LAND: And 4.

24 MR. CORDONNIER: Gets removed.

1 MR. EVANS: Yeah. Because that's the same
2 as 2, isn't it?

3 MS. LAND: Yeah. After we've made those
4 changes. And 5 could be removed.

5 MR. CORDONNIER: Yes.

6 MS. LAND: 6, 7, and 8, we already had
7 coming out. 9 should stay.

8 MR. CORDONNIER: Sure.

9 MS. LAND: 10 should go. 11 can stay.
10 12 can stay.

11 Let's talk about 13.

12 MR. EVANS: They talk about warehouses and
13 freight terminals --

14 CHAIRPERSON TIMMERMAN: Up above.

15 MR. EVANS: -- in 2 or 3. Whichever you
16 want to call it. Everything else --

17 MS. LAND: We probably don't need any of the
18 rest of that --

19 MR. EVANS: Everything else seems kind of
20 weird.

21 MS. LAND: -- except Railroad Transfer
22 Storage Tracks. I don't know that we can even really
23 zone that.

24 Water Supply and Sewage Disposal Plants, and

1 do we want to address that issue? I don't -- okay.
2 The first part of 13, that first sentence and second
3 sentence I think can go, because the first one is
4 covered -- Warehouse Storage and Transfers are already
5 covered with the others.

6 SECRETARY STACY: Right.

7 MS. LAND: The Public Utility Buildings,
8 Telephone Exchange Building, Electrical Transformer
9 Stations, and Substations, those fall under public
10 utilities, and we have a lot of trouble regulating
11 those with zoning anyways. There's no point.

12 SECRETARY STACY: Right.

13 MS. LAND: But the Water Supply and Sewage
14 Disposal Plants are a little different.

15 SECRETARY STACY: Right.

16 MS. LAND: So do you want to keep that
17 there?

18 CHAIRPERSON TIMMERMAN: That's the part you
19 said we move to I-2.

20 MS. LAND: Or we could move it to I-2.

21 MR. CORDONNIER: I would move it to I-2.

22 SECRETARY STACY: I would, too. I would,
23 too.

24 MS. LAND: Okay. And what about Water and

1 Gas Tank Holders? I don't know what that is.

2 SECRETARY STACY: I don't either.

3 MS. LAND: What are Water and Gas Tank
4 Holders?

5 MR. CORDONNIER: I don't know.

6 MS. LAND: Let's take that out then. If
7 nobody knows what it is, don't put it in there.

8 MS. PARGEON: Is that what the tanks sit on?

9 SECRETARY STACY: I mean, we have a location
10 on County Road 140 we used to refer to as "The Tank
11 Farm," which was base -- I believe it was storage
12 facility for --

13 MS. LAND: Fertilizer.

14 SECRETARY STACY: -- petroleum products from
15 decades ago.

16 MR. CORDONNIER: Yeah.

17 CHAIRPERSON TIMMERMAN: Is that still there?

18 SECRETARY STACY: Yeah.

19 VICE CHAIRPERSON REHUS: The tanks are still
20 there.

21 SECRETARY STACY: Yeah. Someone built a
22 house back there, too, recently.

23 MR. CORDONNIER: I know Dr. Lai's used to be
24 a tank farm --

1 SECRETARY STACY: Yeah.

2 MR. CORDONNIER: -- along I-75.

3 MS. LAND: Now we've got a grant to clean
4 that up because they're notoriously bad brownfields
5 after they're tank farms.

6 MR. CORDONNIER: They -- just a sidenote.
7 It's been very clean. It's -- to assess it, it's been
8 very clean, and Marathon did a very good job leaving
9 it clean. So congrats to our local business.

10 MS. LAND: Something.

11 MR. CORDONNIER: High potential to be a
12 pretty nasty place.

13 MS. LAND: Yeah. Yeah, there's always that
14 potential.

15 CHAIRPERSON TIMMERMAN: Do you just keep
16 that as part of into I-2?

17 MR. CORDONNIER: Well, if we can't tell
18 what -- we've got to know what it is --

19 MS. LAND: I'm not sure what that is.

20 MR. CORDONNIER: -- in order to put it
21 somewhere. You know, I mean, I-2, I mean, you could
22 put, like bulk storage of petroleum chemicals and the
23 like.

24 SECRETARY STACY: There you go. That would

1 go into I-2. Don't you think? Yeah.

2 MR. CORDONNIER: Yeah.

3 SECRETARY STACY: I like that word better.
4 Bulk storage of petroleum products.

5 MS. LAND: When we get to I-2 --

6 MR. CORDONNIER: Now, I'm throwing petroleum
7 chemicals and similar volatile substances or
8 something.

9 SECRETARY STACY: Okay. Yeah. Yeah.

10 MS. LAND: What about Propane Tank Refill
11 Stations where they keep all the tanks to kind of fill
12 their trucks? Is that something that would, like
13 Cherry's there. You know, that's --

14 SECRETARY STACY: That's right there.

15 MS. LAND: Yeah. Yeah. Right by a train
16 track.

17 SECRETARY STACY: Uh-huh.

18 CHAIRPERSON TIMMERMAN: What could go wrong?

19 MS. LAND: Exactly. It's like when we had
20 the airport by the landfill full of methane. Oh, good
21 idea. Plane crash and a mushroom cloud.

22 MR. CORDONNIER: I would say I-1 or I-2. I
23 don't deal with that a lot. So...

24 CHAIRPERSON TIMMERMAN: Yeah.

1 FROM THE FLOOR: I would say I-1. It's just
2 like air, gas, like, argon and propane. They are just
3 normally behind a chain-link fence, and they are
4 all --

5 SECRETARY STACY: That's true. I mean, even
6 at Legacy they have the elevator. They have a propane
7 tank filling thing, which --

8 CHAIRPERSON TIMMERMAN: Smaller scale.

9 SECRETARY STACY: It's just a smaller scale.

10 MR. CORDONNIER: It's more retail than a
11 huge --

12 SECRETARY STACY: Yeah. Yeah.

13 MR. CORDONNIER: -- operation.

14 MS. LAND: So we would add it in here to one
15 of these? In I-1 we want to add --

16 SECRETARY STACY: Yeah, I -- yeah.

17 MS. LAND: What do you want to call it?

18 SECRETARY STACY: Maybe I'm going to say
19 propane storage and filling. I don't know.

20 MR. CORDONNIER: Retail sale of --

21 SECRETARY STACY: Okay. Retail sale.

22 MR. CORDONNIER: -- fuel/chemicals/gases, or
23 something like that? To me, kind of the retail part,
24 there's a difference between going up, Hey, I need

1 this helium filled for my welding shop, or whatever,
2 versus a 100-acre facility that processes it and sends
3 it out all over the country.

4 SECRETARY STACY: Right. Right. There is a
5 difference.

6 MS. LAND: So it would be retail.

7 CHAIRPERSON TIMMERMAN: Are those --
8 whenever you see those bigger propane tanks, is that
9 that retail at that point, though?

10 MR. CORDONNIER: I kind of think so.

11 VICE CHAIRPERSON REHUS: Like the one out
12 here on 613?

13 SECRETARY STACY: Yeah.

14 MR. CORDONNIER: It probably serves a couple
15 county area or something. I have no idea.

16 SECRETARY STACY: It's probably more of a
17 storage tank.

18 VICE CHAIRPERSON REHUS: Yeah, it is. I see
19 trucks going in and out of there.

20 MR. EVANS: Tanks or delivery trucks, right?

21 VICE CHAIRPERSON REHUS: Yeah.

22 MS. LAND: So that'd be retail sale and
23 storage?

24 SECRETARY STACY: Is there a distinction

1 between retail versus storage, or not? I mean, you're
2 going to store it to sell it as retail.

3 CHAIRPERSON TIMMERMAN: Right.

4 MS. PARGEON: Otherwise it's a holding tank
5 that's holding it till it's needed to be transported
6 to where it can be sold at retail.

7 MR. CORDONNIER: I'm just envisioning
8 somebody coming and saying, Hey, I want to do this.
9 The first question I have is, Do you sell to the
10 public? And, then, they say, No. Then, I'm like,
11 that, to me, is the big distinction. If you sell to
12 the public --

13 MS. LAND: Do they sell -- they don't sell
14 to the public on site. Most of them sell to the
15 public by loading it into trucks and taking it to
16 their propane tanks at their house.

17 MR. EVANS: That's true.

18 MS. LAND: So, yeah, they sell to the
19 public; they just don't sell it there.

20 MR. CORDONNIER: Good point.

21 MR. EVANS: Are you kind of thinking like
22 Air Products in North Baltimore? I don't know if they
23 are even still there.

24 SECRETARY STACY: Because -- yeah, that

1 would be a similar thing to propane, wouldn't it?

2 MR. CORDONNIER: There's a place on Tiffin
3 Avenue next to the Taco Bell.

4 SECRETARY STACY: Yeah.

5 MR. CORDONNIER: Yeah. I mean, you can --

6 VICE CHAIRPERSON REHUS: They're still open?

7 MR. CORDONNIER: Yeah. They're still open.

8 CHAIRPERSON TIMMERMAN: Yeah. I guess I was
9 thinking where, like, down by the railroad tracks in
10 Mortimer, there's a large --

11 MS. LAND: That's Cherry's.

12 CHAIRPERSON TIMMERMAN: Cherry's. Is
13 that --

14 VICE CHAIRPERSON REHUS: That's their trucks
15 refueling to deliver it to homes.

16 FROM THE FLOOR: That's just a substation,
17 they call it.

18 MS. LAND: They call it a substation.

19 CHAIRPERSON TIMMERMAN: So does that fall
20 into I-1, is really -- is kind of where my head's at.

21 MS. LAND: Probably, yeah.

22 CHAIRPERSON TIMMERMAN: Does that meet the
23 retail --

24 MS. LAND: Sale and storage of propane and

1 what else?

2 MR. EVANS: Gases.

3 SECRETARY STACY: Gases.

4 CHAIRPERSON TIMMERMAN: Can you just leave
5 it vague like that? Is that bad?

6 MS. LAND: If we only say propane, though,
7 we have to have that and that can include other stuff
8 we don't know. You know, other -- what would they be
9 called? Anybody have a clue?

10 Anybody out there have a clue?

11 FROM THE FLOOR: Miscellaneous.

12 MS. LAND: And stuff. I could add "and
13 stuff" on the end of everything and be really happy
14 with it.

15 CHAIRPERSON TIMMERMAN: If only we had a
16 welder in here that knew anything.

17 FROM THE FLOOR: Yeah. I'm trying to think,
18 like --

19 CHAIRPERSON TIMMERMAN: Come on.

20 FROM THE FLOOR: -- an all-around word that
21 I group this out, but I can't think of it. But I was
22 thinking I-1 because you're not processing and
23 creating the gas which would be I-2.

24 MS. LAND: I think we want to put it in --

1 FROM THE FLOOR: They're just storing it and
2 selling.

3 MS. LAND: What would we call it besides
4 propane and what? The general category.

5 FROM THE FLOOR: Typically propane is a
6 byproduct of crude oil, so --

7 MS. LAND: Propane and petroleum products.

8 FROM THE FLOOR: You could use crude and
9 byproduct -- byproduct of crude oil. That
10 would encase a lot.

11 MR. CORDONNIER: Well, I think of a refinery
12 then.

13 MS. LAND: We don't want a refinery in I-1.

14 SECRETARY STACY: Right.

15 MS. LAND: If you have a refinery, you want
16 that in I-2, but that's processing.

17 FROM THE FLOOR: Right. That's processing.

18 SECRETARY STACY: Right. Right.

19 MS. PARGEON: This is just a holding tank
20 for it.

21 MS. LAND: Yes.

22 FROM THE FLOOR: This could -- that can be
23 butane, benzene, propane. There's a lot. There's a
24 list of gases.

1 FROM THE FLOOR: Helium.

2 CHAIRPERSON TIMMERMAN: What?

3 FROM THE FLOOR: Helium is another.

4 FROM THE FLOOR: Noxious.

5 FROM THE FLOOR: It's a raw gas. It's
6 basically liquid or other.

7 CHAIRPERSON TIMMERMAN: Yeah. We're just
8 trying to come up with a term that encompasses
9 everything.

10 MR. EVANS: Other than gases.

11 MS. LAND: Propane and crude what?

12 MS. PARGEON: Byproduct.

13 FROM THE FLOOR: I would say crude oil
14 byproducts.

15 MS. LAND: Oh, crude oil byproducts. My
16 brain is very mushy tonight, so all thesaurus help is
17 appreciated.

18 Sale -- retail sale and storage of propane
19 and crude oil byproducts.

20 MS. PARGEON: There, you got it.

21 SECRETARY STACY: I think that --

22 MS. LAND: In I-1.

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: Is helium a crude

1 oil byproduct?

2 FROM THE FLOOR: No, that's natural.

3 CHAIRPERSON TIMMERMAN: Is there --

4 SECRETARY STACY: Do you want to include
5 natural --

6 MS. LAND: Propane, natural gases.

7 MR. CORDONNIER: Gases and chemicals.

8 FROM THE FLOOR: There you go. Chemicals.

9 FROM THE FLOOR: Science.

10 MS. LAND: So now it's retail sale and
11 storage of propane, natural gases, chemicals, and
12 crude oil byproducts.

13 MS. PARGEON: Covered it pretty good.

14 FROM THE FLOOR: Pretty good.

15 FROM THE FLOOR: Pretty good to me.

16 CHAIRPERSON TIMMERMAN: Well done.

17 MS. LAND: Proud of myself. I typed it in
18 and everything.

19 FROM THE FLOOR: Proud of yourself?

20 MS. LAND: Oh, golly. It's the little
21 things.

22 Okay. 15 is another one of those that has
23 more in it than we need to have in it.

24 Storage facilities for building materials,

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

9 We don't need all that in there. I think
10 after the word "supplies," where it starts "provided
11 such," I'd take it out. What do you guys think?

12 MR. EVANS: Sounds good to me.

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: Yeah. It's starting
15 to sound like a Conditional Use.

16 MS. LAND: Since we're stripping out most of
17 the conditional-sounding things, it's probably a good
18 idea.

19 CHAIRPERSON TIMMERMAN: Right.

20 SECRETARY STACY: Yeah. Okay.

21 CHAIRPERSON TIMMERMAN: And if they have to
22 do a site plan, right, for I-1, that would be a place
23 where you could --

24 MS. LAND: Do you want to put up here in the

1 very top portion of I-1 that they'd be subject to Site
2 Plan --

3 SECRETARY STACY: I think that would be a
4 good idea.

5 MS. LAND: -- Review?

6 MR. CORDONNIER: I think what I'm going to
7 send you will clearly define for all categories what
8 requires a site plan.

9 MS. LAND: Okay.

10 SECRETARY STACY: Okay.

11 MS. LAND: Good.

12 MR. CORDONNIER: Did we get kennels?

13 MS. LAND: We have kennels.

14 MR. CORDONNIER: Truck stops?

15 MS. LAND: Truck stops are in ES.

16 SECRETARY STACY: Uh-huh.

17 MS. LAND: We could put them here.

18 MR. CORDONNIER: That's if you want to.

19 That's -- I'm just looking at some of the -- then we
20 have self-storage facility, warehouses.

21 MS. LAND: We don't have those on there. We
22 have warehouses.

23 MR. CORDONNIER: Yeah.

24 MS. LAND: We don't have self-storage units.

1 CHAIRPERSON TIMMERMAN: That's such a big
2 thing, it might be nice to call that one out.

3 MS. LAND: We have -- 3 says, Warehousing
4 and wholesale establishments, and trucking facilities.

5 Should we say warehousing, self-storage.
6 What's wholesale establishments? That's not the same
7 as warehousing. Is that Costco? Is that a
8 warehousing establishment?

9 MR. CORDONNIER: So we have wholesale trade.

10 MS. LAND: What is wholesale trade? Sam's
11 Club? Are they going to come in and say they fit
12 that?

13 MR. EVANS: There's some places that
14 only sell to the trades. Like what's that place on
15 Route 12, plumbing place?

16 MS. LAND: Right.

17 VICE CHAIRPERSON REHUS: Pulse (phonetic).

18 MR. EVANS: Yeah. Thank you. I wonder if
19 that's what that means.

20 MS. LAND: Why would they have to be in
21 Industrial? Why couldn't they just be in a Business
22 District?

23 SECRETARY STACY: Yeah.

24 MR. CORDONNIER: I think because the general

1 public can't just go in and buy things. And I'm just
2 shooting from the hip here. The public doesn't buy
3 things and, generally, the things that wholesale trade
4 sells are larger.

5 MS. LAND: Gordon's Food Service?

6 MR. CORDONNIER: They sell to the public.

7 MS. LAND: I know. It's still a wholesale
8 thing.

9 MR. CORDONNIER: Yeah.

10 MS. LAND: It seems weird using that term.
11 And 20 years ago, it may not have been a big a deal,
12 but it is now. There's a ton of wholesale kind of
13 establishments that sell to the public as well as to
14 only trades.

15 For 3, I would rather see it read
16 Warehousing, self-storage units and trucking
17 facilities.

18 CHAIRPERSON TIMMERMAN: Get rid of the
19 "wholesale" out of it.

20 MS. LAND: But trucking facilities and
21 warehousing don't really go together either. It
22 should be its own category.

23 MR. CORDONNIER: Yeah.

24 MS. LAND: Make that its own category.

1 Okay. The numbers now are all botched up
2 from all of this stuff.

3 So Warehousing and self-storage units.

4 CHAIRPERSON TIMMERMAN: Sure.

5 MS. LAND: Self-storage facilities.

6 MR. CORDONNIER: Just back to our -- we
7 just -- Findlay has production, sales, storage of
8 compressed gases.

9 CHAIRPERSON TIMMERMAN: Production, though?

10 MR. CORDONNIER: It has production.

11 CHAIRPERSON TIMMERMAN: I'm not sure.

12 FROM THE FLOOR: Keep in mind those gases --
13 sorry to -- those gases aren't just propane, but
14 they're also, like, medical oxygen that are compressed
15 and things like that that aren't necessarily flammable
16 and hazardous.

17 CHAIRPERSON TIMMERMAN: Right.

18 FROM THE FLOOR: So there is a whole variety
19 of things. Helium, we were talking about back here.

20 FROM THE FLOOR: Helium is a byproduct of
21 natural gas, so -- but oxygen is highly explosive.

22 MS. LAND: You're going to make me mess up
23 the thing I just typed, right.

24 Retail sale and storage of compressed gases.

1 MR. CORDONNIER: Uh-huh.

2 MS. LAND: Do you have to say propane, too,
3 or is it a compressed gas?

4 MR. CORDONNIER: Yeah.

5 SECRETARY STACY: It is compressed.

6 MR. CORDONNIER: Just providing that for
7 context. What you wrote was nice also. I just --

8 MS. LAND: Shut up.

9 (Laughter.)

10 MR. CORDONNIER: I'm not saying one's better
11 than the other. I just saw that.

12 MS. LAND: Compressed gases, natural gases,
13 chemicals, and crude oil byproducts.

14 CHAIRPERSON TIMMERMAN: Sure.

15 MS. LAND: That way, instead of calling out
16 one like propane, we're covering whatever they could
17 be. Does that -- you think maybe it's a little bit
18 more general?

19 MR. CORDONNIER: Yeah.

20 MS. LAND: Okay. Back up here, though,
21 with -- I have Warehousing and self-storage facilities
22 in one category. Wholesale establishments and
23 trucking facilities in their own categories.

24 CHAIRPERSON TIMMERMAN: You kept those two

1 together?

2 MS. LAND: I broke them each one into their
3 own because they all seem kind of different to me.

4 MR. CORDONNIER: Yeah, they are.

5 MS. LAND: They're all listed in one. You
6 have to go through a paragraph to find them. If we're
7 going to make a list of simple things, let's make the
8 list simple.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: Okay. Under Laboratories, we
11 have experimental, film, and testing. Do we care what
12 they are as long as they are laboratories?

13 CHAIRPERSON TIMMERMAN: I have that stuff
14 crossed out, and after it, I have -- it says "inside."
15 Again, as long as it's done inside the building.

16 MS. LAND: I think we have that up in the --

17 CHAIRPERSON TIMMERMAN: Was that a generic
18 statement early on?

19 MS. LAND: -- in the top under Intent.

20 I will make sure that, if it's not in there
21 now, that it's included that they are intended to
22 something that we would see as wholly enclosed within
23 a building.

24 SECRETARY STACY: Right.

1 MS. LAND: That way, we don't have to keep
2 repeating it everywhere.

3 SECRETARY STACY: Uh-huh.

4 MS. LAND: Okay. Here's another squirrel
5 question, like, last time when I asked you about the
6 font, kind of thing.

7 Everything in here is in the Justified
8 format because it looks better on the edges. But some
9 things it spreads out weirdly. Would you rather it
10 not being formatted or not formatted as Justified
11 or --

12 CHAIRPERSON TIMMERMAN: Justified's where it
13 spreads it out?

14 MS. LAND: It makes both sides even. You
15 know, illustrate. It's up to you guys.

16 CHAIRPERSON TIMMERMAN: I don't have a
17 strong opinion either way.

18 MS. LAND: I'll print it out all Justified,
19 but when you look through the final book, if it looks
20 kind of too odd, we'll try to find some way to adjust
21 the font, too, or the formatting to make it less ugly.

22 CHAIRPERSON TIMMERMAN: Does it -- I'm
23 looking, like, at one that's already crossed out, it
24 has one word at the end. If it's Justified, what does

1 it do with just, like, one word on a line?

2 MS. LAND: Just keeps it over to the left --
3 left side.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: But if you have only -- like, if
6 you're close to the end and have, like, a quarter of
7 the line, it stretches it the rest of the way out and
8 puts great big -- and I can't --

9 CHAIRPERSON TIMMERMAN: I don't like that.

10 MS. LAND: I'm going to have to have one of
11 my admins who are way better at this than me see if
12 they figure out how not to have that happen. I've
13 asked them a lot lately and they keep rolling their
14 eyes at me, so I'm going to wait until right at the
15 end and have them do it. They're starting to use that
16 patronizing, "What do you need now?" kind of thing.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: Okay. Are we okay with
19 everything else?

20 MR. CORDONNIER: Do we have Semi-truck
21 Repair, Sales and Service.

22 MS. LAND: We have Trucking Facilities.
23 Should we add it in there? Trucking Facilities,
24 Semi-truck Repair.

1 MR. CORDONNIER: Trucking Facilities, maybe
2 Repair, Sales, services. Something like that.

3 CHAIRPERSON TIMMERMAN: Is this where -- do
4 we have -- maybe we already have it under Conditional,
5 too. Where it says Auto Engine. I was going to look
6 for it. Auto Repair, Major, I thought it would be
7 under Conditional Use.

8 MS. LAND: So we are -- where it says Auto
9 Engine, Body Repair, we're changing it to Auto Repair
10 Major? Major Auto Repair?

11 CHAIRPERSON TIMMERMAN: That's what I would
12 do. I would keep it simple.

13 MS. LAND: Lumber and planing mills when
14 enclosed completely and when located in the interior
15 of the districts that no property line shall form
16 exterior boundary of the I-1 District.

17 MR. EVANS: (Unintelligible).

18 MR. CORDONNIER: Again, if it's being
19 completely inside, I don't care if they're planing
20 wood or doing whatever.

21 MR. EVANS: They're cutting wood.

22 MS. LAND: Okay. Metal plating, buffing and
23 polishing, subject to appropriate measure to control
24 the type of process to prevent noxious results and/or

1 nuisances.

2 SECRETARY STACY: That should be in I-2
3 because I think we talked about that before. It was
4 the zinc plating.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 SECRETARY STACY: And we determined that
7 should be I-2.

8 MS. LAND: Okay. When we get down to I-2,
9 we'll see if we already have it there and then I'll
10 look.

11 SECRETARY STACY: Yeah.

12 MS. LAND: I just put a note in here to move
13 it to I-2.

14 SECRETARY STACY: Okay.

15 MS. LAND: Commercial kennels, greenhouses.
16 No. 6.

17 Now, if everything we're saying in here has
18 to be fully enclosed, why are we giving this one that
19 says, Anything of an industrial character that
20 requires outside storage and activity?

21 MR. CORDONNIER: So this comes to -- Findlay
22 has outdoor storage as a Conditional Use in I-1. So
23 you build -- but outdoor storage of materials is a
24 Conditional Use.

1 MS. LAND: Okay.

2 MR. CORDONNIER: So you have a
3 100,000-square-foot factory, and they're, like, Yeah,
4 we do everything inside, but we do need, like, 3 acres
5 to store pallets.

6 VICE CHAIRPERSON REHUS: Pallets.

7 MR. CORDONNIER: Or the lumber before it's
8 processed inside.

9 MS. LAND: Okay.

10 MR. CORDONNIER: So we have outdoor storage
11 of materials as a Conditional Use. So...

12 CHAIRPERSON TIMMERMAN: Do you just make it
13 a generic, you know, businesses that require outdoor
14 storage?

15 MR. CORDONNIER: Just outdoor storage.
16 I mean, and it could be someone wants to do 100 acres
17 of storing, you know, coal pellets, or whatever it is.
18 They would have to come before the Planning Commission
19 as a Conditional Use to be reviewed. So a Conditional
20 Use in the I-1 District, outdoor storage of materials
21 because it does acknowledge that outdoor storage is --
22 I-1 is a good district for it.

23 MS. LAND: It is.

24 MR. CORDONNIER: But we need to review it.

1 MS. LAND: Okay. So we would have, Retail
2 uses which have an industrial character in terms of
3 either their outdoor storage requirements or
4 activities. And, in parens, we currently have, Such
5 as, but not limited to, lumber yards, building
6 material outlets, outdoor boat and trailer sales,
7 agricultural implement sales.

8 Agricultural implement sales gets a little
9 hinky because that could be -- fall into the category
10 of Ag use.

11 SECRETARY STACY: Uh-huh.

12 MS. LAND: So generally they do.

13 SECRETARY STACY: Yeah.

14 MS. LAND: Or, then, it says, "...or uses
15 which serve the convenience needs of the Industrial
16 District." That should not be all in one. Those are
17 very different things.

18 SECRETARY STACY: They are.

19 MS. LAND: Lumber yards and credit unions
20 should not be in the same area. So do we want to take
21 out the example in the parens?

22 MR. CORDONNIER: So along with -- so we have
23 RV Sales and Services. You could extend that to
24 RV Sales -- RV, Boat, Trailer Sales. You know,

1 something along those lines.

2 MS. LAND: We could just say Retail Uses
3 without identifying any of the types of things.
4 That's kind of in line with what we're doing elsewhere
5 where we make it, like, manufacturing and, you know,
6 things like that. We start -- we've taken out the
7 laundry list in everything else.

8 MR. CORDONNIER: For us, we have a lot of
9 people that want to do, like, RV sales in, like, C2,
10 in our -- like, on Tiffin Avenue, someone wants to
11 open up RV sales. So...

12 MS. LAND: Great. Except they'll never be
13 able to get out into traffic.

14 MR. CORDONNIER: I mean, because there's
15 such a -- they're just -- so a long time ago it was
16 moved. You had to be I-1, so you had to be in the I-1
17 District, just because the size and bulk of the things
18 they are selling.

19 MS. LAND: But we don't have those listed as
20 a Permitted Use in any of the others. And if we have
21 under Conditional Use the retail uses that require
22 outdoor storage and activities wouldn't that cover
23 that? Or do you want us to put in there, such as
24 lumber yards, building material outlets, outdoor boat

1 and trailer sales. I'm going to take agricultural
2 implement sales out. We can't have that in there.

3 MR. CORDONNIER: I don't -- I don't
4 necessarily dislike the statement "...retail uses
5 which have an industrial character such as RV sales,
6 boat sales, trailer sales, agricultural implement
7 sales."

8 MS. LAND: That has to come out. That can't
9 be in there.

10 CHAIRPERSON TIMMERMAN: Why is that?

11 MS. LAND: Because it's an Agricultural use.

12 There's case law that has agricultural
13 implement sales as an agricultural use, and you can't
14 limit agricultural use anywhere, except in residential
15 areas that are platted and have lots of less than
16 1 acre.

17 SECRETARY STACY: Yeah.

18 MR. CORDONNIER: We --

19 MS. LAND: Revised Code.

20 MR. CORDONNIER: That's fine.

21 CHAIRPERSON TIMMERMAN: I'm just thinking
22 back to last night, some questions, that they --
23 inside of Residential Use, it says that you can do --
24 you can have agricultural inside of there.

1 MS. LAND: Right.

2 CHAIRPERSON TIMMERMAN: And, then, they
3 said, you're not allowed electric fences inside a
4 Residential, but you're allowed electric fences for
5 Agricultural Use. Can you put an electric fence
6 inside a Residential at that point?

7 MS. LAND: No. Frying your neighbor's kids
8 is never a good idea.

9 CHAIRPERSON TIMMERMAN: It's those weird
10 scenarios people are bringing up, and I'm like,
11 I don't know if that --

12 MR. CORDONNIER: Everyone wants to bring up
13 a scenario that slips through.

14 MS. LAND: Yeah.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MR. CORDONNIER: My only concern is we had a
17 lot of auto dealerships also want to put -- like, Oh,
18 let's put 10 RVs -- let's put 10 RVs there. And,
19 then, the people that sell RVs contend, like, it's the
20 same as auto sales. So we created a separate RV sales
21 permitted in I-1.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MR. CORDONNIER: I would say the same for
24 boats and trailers.

1 MS. LAND: That's what we have it in right
2 now.

3 MR. CORDONNIER: Yeah.

4 MS. LAND: And do you want to add RV? RV
5 sales?

6 CHAIRPERSON TIMMERMAN: Sure.

7 SECRETARY STACY: Yeah because, I mean,
8 that's --

9 MS. LAND: Do we have RV as a Definition?

10 CHAIRPERSON TIMMERMAN: I think there was
11 something.

12 MS. PARGEON: Recreational Vehicles.

13 SECRETARY STACY: Yeah. Recreational -- oh,
14 my gosh.

15 CHAIRPERSON TIMMERMAN: Facilities.

16 MS. LAND: Under Motor Homes, Campers.

17 CHAIRPERSON TIMMERMAN: Recreational
18 Vehicle.

19 MS. LAND: So I can just leave it RV Sales.

20 CHAIRPERSON TIMMERMAN: Yep.

21 MS. LAND: Okay.

22 CHAIRPERSON TIMMERMAN: Now, where it says,
23 "...or uses which serve the convenience needs of the
24 Industrial District," I want to make that a new

1 category.

2 MR. EVANS: Take out the paragraph --

3 MS. LAND: Just --

4 MR. EVANS: -- that follows it?

5 MS. LAND: Just move it down one. Break it
6 into its next thing.

7 CHAIRPERSON TIMMERMAN: Where are you
8 breaking it at?

9 MS. LAND: Where it says -- take out the
10 word "or." "Agricultural implement sales or" will be
11 removed. And then --

12 CHAIRPERSON TIMMERMAN: Uses.

13 MS. LAND: -- "Uses" will start the new.

14 SECRETARY STACY: Yeah.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: In this list, we have Auto
17 Service Stations and Industrial Clinics. What are
18 Industrial Clinics?

19 MR. CORDONNIER: I don't know.

20 MS. LAND: Are they -- does it mean medical
21 clinics that are like --

22 CHAIRPERSON TIMMERMAN: I have it crossed
23 off on mine.

24 MS. LAND: Oh, God.

1 CHAIRPERSON TIMMERMAN: I don't know where.

2 MS. PARGEON: Yeah.

3 MR. CORDONNIER: If you don't know what it
4 is you can't enforce it.

5 MS. PARGEON: Right.

6 MS. LAND: Pretty much my thought on this.

7 CHAIRPERSON TIMMERMAN: Going back --

8 MS. LAND: Do we want to leave Auto Service
9 Stations in there?

10 We've already got a little bit of a rash of
11 auto service stations dropping all over the place.
12 The more you give them the area to go to, the more
13 they're going to get. If you don't mind getting them,
14 that's fine.

15 CHAIRPERSON TIMMERMAN: I mean, up above it,
16 No. 1, you've got the Major Automotive Repair, so it's
17 kind of already there.

18 MS. LAND: Well, Major Auto Repair is
19 different than service.

20 CHAIRPERSON TIMMERMAN: Although service
21 station is gas stations, isn't it?

22 SECRETARY STACY: Yeah.

23 MR. CORDONNIER: I would say just rezone the
24 property to current thing.

1 CHAIRPERSON TIMMERMAN: Yeah. I'd try to
2 take it out.

3 MR. CORDONNIER: Having B-2 or B-3 in or
4 near Industrial is not unusual.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: In fact, all over your map,
7 everywhere where you have Industrial, right beside it,
8 you have B-3, almost all of them.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: And services stations are
11 permitted in B-3.

12 CHAIRPERSON TIMMERMAN: Correct.

13 MS. LAND: So do you want to go ahead and
14 pop that out of there?

15 CHAIRPERSON TIMMERMAN: I'd probably pop it
16 out.

17 MS. LAND: Are there any other convenience
18 needs of Industrial Districts besides credit unions
19 and banks?

20 MR. CORDONNIER: I don't -- I honestly don't
21 think you need that.

22 MS. LAND: At all?

23 MR. CORDONNIER: At all. I can't think of
24 any example in my experience. Like --

1 MS. LAND: Whirlpool Credit Union.

2 MR. CORDONNIER: What's that?

3 MS. LAND: Isn't there a Whirlpool Credit
4 Union, or there used to be, right up there besides
5 Whirlpool. I don't think that's really a thing
6 anymore so much because they're all over the place.
7 Isn't a branch of that out on Tiffin Avenue --

8 MR. EVANS: Route 12.

9 MS. LAND: 12? Yeah. Want to just remove
10 this whole section?

11 CHAIRPERSON TIMMERMAN: Sure.

12 MS. LAND: Okay. So, then, Section 6 will
13 end with RV Sales.

14 CHAIRPERSON TIMMERMAN: Going back to Matt's
15 anything stored outside is a Conditional Use. Going
16 back up to what I'm going to call 14 from earlier in
17 the Permitted Uses, we have, Storage Facilities for
18 building materials of sand, gravel, stone. I'm
19 thinking of like Tawa where everything is stored
20 outside, would that be Conditional Use at that point?

21 MR. CORDONNIER: Yeah. So we -- we do --
22 and then Light Industrial, we have Bulk sales, storage
23 of topsoil, mulches, et cetera.

24 CHAIRPERSON TIMMERMAN: Is that a

1 Conditional Use, though, because it's stored outside?

2 MR. CORDONNIER: It's a Permitted Use.

3 MS. LAND: This is a Permitted Use.

4 MR. CORDONNIER: This helps me find flaws in
5 Findlay's code. But in Findlay's code, outdoor
6 storage of materials is a Conditional Use.

7 CHAIRPERSON TIMMERMAN: Except for the
8 topsoil which you said was permitted.

9 MR. CORDONNIER: Like I said, that's --

10 CHAIRPERSON TIMMERMAN: Yeah. I was trying
11 to say, if that's how they handle it, that should be
12 moved down. But if you want to leave it, I don't --

13 MS. LAND: When you say some place like
14 Tawa, that made me think of, you know, mulch and
15 stuff. That's not in this list.

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: Would you just want to say
18 Storage facilities for building materials, sand,
19 gravel, stone, lumber, storage of contractor's
20 equipment and supplies and landscaping materials?

21 CHAIRPERSON TIMMERMAN: Sure.

22 MR. CORDONNIER: I'm just thinking of an
23 issue we deal with by common sense, which that's not a
24 great thing. So outdoor storage of materials, I mean,

1 if you get nitpicky and there's a broom outside of a
2 factory, you know, that's outdoor -- you know. So
3 I would have found it helpful to be, like, over --
4 outdoor storage of materials over 5,000 square feet in
5 area or something like that. Or 1,000. Just
6 something that precludes somewhat -- you know, that
7 gives a little buffer for, Yeah, we have a few things
8 outside.

9 MS. LAND: My turn? Do we want to move --
10 this was 14, now it's 17.

11 CHAIRPERSON TIMMERMAN: Sure.

12 MS. LAND: Storage facilities for building
13 materials, sand, gravel, and everything down into
14 Conditional Use? Because, as it is now, we say
15 everything that -- would have to be stored inside.

16 CHAIRPERSON TIMMERMAN: If you -- yeah.

17 MS. LAND: Is that what we want?

18 MR. CORDONNIER: I'm fine with that.

19 MS. LAND: Move it down to a Conditional
20 Use?

21 MR. CORDONNIER: It's kind of a clear
22 delineation of permitted --

23 CHAIRPERSON TIMMERMAN: And, then, you
24 don't necessarily have --

1 MR. CORDONNIER: Completely inside --

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MR. CORDONNIER: -- conditional outside, we
4 need to look at it.

5 MS. LAND: And with Conditional Uses, we
6 will be able to find out how big an area it is without
7 having to -- I mean, if you're storing mulch, you're
8 going to need a bigger area than if you're storing, I
9 don't know, something else that's not as bulky.

10 So if it's a Conditional Use, they'll have
11 to explain what it is they need the storage space and
12 why they need X amount, versus, you know, 5,000 square
13 feet or something, which --

14 MR. CORDONNIER: Yeah.

15 MS. LAND: In some things, if they're
16 storing, we don't want 5,000 square feet of it.

17 CHAIRPERSON TIMMERMAN: Yeah. Then it's a
18 case by case and --

19 MS. LAND: It's under Conditional Use where
20 you know how it's going to affect everything. Okay.

21 SECRETARY STACY: Do we allow commercial
22 kennels in Ag?

23 CHAIRPERSON TIMMERMAN: I don't think so,
24 but I --

1 MS. LAND: I don't remember. I have to
2 look.

3 Yes, we would, because it's an Agricultural
4 Use. Animal husbandry, I'm pretty sure that
5 kennels -- commercial kennels do fall into that. So
6 having one dog that eats scraps from under your table,
7 cleans up the crumbs on your floor, I don't think
8 that's animal husbandry.

9 MR. CORDONNIER: Is it Agricultural Use to
10 store other people's animals? I mean, I don't know.

11 MS. LAND: I don't know. Are we talking
12 about a kennel that's storing other people's animals
13 or that's breeding animals and selling them? They're
14 both kennels, right?

15 CHAIRPERSON TIMMERMAN: Sure.

16 MR. CORDONNIER: One is definitely
17 agricultural.

18 MS. LAND: One is --

19 MR. CORDONNIER: When I think of horses, I
20 guess, you know, people board horses.

21 MS. LAND: That's still agricultural.

22 MR. CORDONNIER: Yeah.

23 MS. LAND: And, then, kind of, is that
24 animal husbandry, boarding somebody else's animals?

1 MS. PARGEON: That's if you're breeding.

2 MS. LAND: Yeah. But it's still an
3 Agricultural Use and animal husbandry if you just have
4 a stable that other people are keeping their animal
5 in. You're not breeding horses, you're just housing
6 them and taking care of them.

7 MS. PARGEON: Yeah. Right.

8 MS. LAND: So how much difference between
9 them and dogs?

10 MR. CORDONNIER: I would say -- I would
11 think --

12 MS. LAND: My son's dog is the size of a
13 pony.

14 MR. CORDONNIER: Whether -- I would think
15 that a kennel storing other people's dog and cats
16 would be permitted in Agricultural.

17 MS. LAND: Do you want to add it in and make
18 it clear and a cat storage kennel?

19 MS. PARGEON: A cathouse.

20 MS. LAND: We don't want to allow those. We
21 have a whole section on that.

22 (Laughter.)

23 SECRETARY STACY: I guess the question is so
24 does that Commercial Kennels need to be listed as one

1 of the --

2 MS. LAND: Permitted uses in Ag?

3 SECRETARY STACY: Yeah.

4 MS. LAND: I think maybe.

5 SECRETARY STACY: Because that seems very
6 different.

7 CHAIRPERSON TIMMERMAN: Would it be
8 Permitted, or is it a Conditional Use?

9 MS. LAND: Probably Permitted because it's
10 such a questionable borderline agricultural use, I
11 think.

12 MR. CORDONNIER: Yeah.

13 MS. LAND: Do we want to identify -- just
14 say kennel and a kennel can include animals besides
15 dogs? Does that -- does a kennel include something
16 besides dogs? I mean, people board their cats.

17 CHAIRPERSON TIMMERMAN: I'm sure they do.

18 MR. CORDONNIER: I think cats and dogs are
19 the main two. Dogs is obviously the main one, and,
20 then --

21 MS. LAND: And iguanas. People take their
22 iguanas because they can't leave them alone.

23 MS. PARGEON: You don't like iguanas.

24 MS. LAND: Pet boarding. If they don't have

1 fur, I don't like them.

2 MS. PARGEON: Yeah. Pet boarding. There
3 you go.

4 SECRETARY STACY: Pet boarding.

5 MS. LAND: Kennels and pet boarding.

6 SECRETARY STACY: There you go.

7 MS. PARGEON: But you can't leave your
8 children there.

9 MS. LAND: No. Children in cages is wrong.

10 CHAIRPERSON TIMMERMAN: Is there any --
11 I guess I'm just not an animal person to begin with,
12 so I'm not saying this from I hate animals. I'm not
13 saying that at all.

14 MS. LAND: So Molly doesn't get a puppy

15 CHAIRPERSON TIMMERMAN: If Dad has anything
16 to say about it. Mom loves dogs, though, so who
17 knows.

18 MS. LAND: There you go. You're getting
19 one.

20 CHAIRPERSON TIMMERMAN: But is there
21 anything to keep it a distance away from -- like, with
22 Conditional Use, you could keep it a distance away
23 from Residential Use or something like that? I
24 don't --

1 MS. LAND: Okay.

2 CHAIRPERSON TIMMERMAN: That's the only
3 reason I was --

4 MS. LAND: Yeah. If we're turning it to
5 kennels and pet boarding facilities, then you could
6 very well move it down into a Conditional Use because
7 it starts to have that little bit of distinction
8 between just the Agricultural Use which is considered
9 animal husbandry.

10 SECRETARY STACY: Right.

11 MS. LAND: That would also, then, if it's a
12 pet or animal boarding facility, then, if you have
13 stables that are just commercial stables, they'd also
14 fall under Conditional Use. You'd be able to have
15 the -- to look at what they're doing, where they're
16 putting it, how they are -- that a good idea?

17 MS. PARGEON: That's a good idea.

18 MS. LAND: So instead of calling it --

19 SECRETARY STACY: If you happen to live
20 right next to that and, then, you were established
21 with a home and someone comes in with a big kennel,
22 that could be --

23 MS. PARGEON: Oh, my gosh, devastating.

24 MR. EVANS: -- an impact to your welfare.

1 CHAIRPERSON TIMMERMAN: Right.

2 MS. LAND: So Kennels and Animal Boarding
3 Facilities.

4 SECRETARY STACY: Sure.

5 MS. LAND: Horses may not fall in the
6 category of a pet.

7 SECRETARY STACY: Okay.

8 MS. LAND: Although I think everybody who
9 has a horse says they do.

10 You have horses, are they pets?

11 MS. PARGEON: Uh-huh. Yeah. They're
12 working animals also. So...

13 MS. LAND: Okay. So we'll make that change
14 in the Agricultural.

15 SECRETARY STACY: Okay.

16 MS. LAND: Let's add it in.

17 SECRETARY STACY: Good.

18 MS. LAND: We're back to Light Industrial.
19 Is there any more changes we want here?

20 CHAIRPERSON TIMMERMAN: No. 7, the last one.
21 You have "Other uses of similar character." Is
22 that -- we've removed it from some districts and left
23 it in the B-3.

24 MS. LAND: Uh-huh.

1 CHAIRPERSON TIMMERMAN: This is a place
2 where it's probably better to keep it just for -- I
3 mean --

4 MS. LAND: Maybe.

5 CHAIRPERSON TIMMERMAN: -- I feel like I-2
6 is vague in how things are listed.

7 MS. LAND: I-1 is a little vague, too,
8 sometimes because you're not really -- it's hard to
9 tell.

10 MR. CORDONNIER: We use that statement a lot
11 in I-1.

12 CHAIRPERSON TIMMERMAN: I'm sure. Yeah.
13 So -- okay.

14 MS. LAND: I'd leave it here.

15 Okay. We're done with that one, too?

16 SECRETARY STACY: Yeah.

17 MS. LAND: Woo-hoo.

18 SECRETARY STACY: I-2.

19 MR. CORDONNIER: I guess I'd leave it.

20 MS. LAND: He's going to give us problems in
21 there.

22 CHAIRPERSON TIMMERMAN: Well, did we want to
23 go over the Sign code before I have to leave?

24 MS. LAND: Yes.

1 SECRETARY STACY: Yes, we do.

2 MR. CORDONNIER: If not, that's --

3 SECRETARY STACY: No, that's good.

4 MS. LAND: You sent this to me?

5 MR. CORDONNIER: I did.

6 MS. LAND: Okay. Good.

7 MR. CORDONNIER: I'm 90 percent sure.

8 MS. LAND: Okay.

9 CHAIRPERSON TIMMERMAN: I don't have one
10 yet.

11 MR. CORDONNIER: No, these -- yeah. No one
12 has one yet.

13 CHAIRPERSON TIMMERMAN: Did everybody get
14 one? Okay.

15 FROM THE FLOOR: Just real quick. The
16 definition of Industrial Clinic is pretty much a
17 Cleveland Clinic.

18 MS. LAND: Oh.

19 FROM THE FLOOR: That's the def -- that's
20 pretty much the definition.

21 MS. LAND: That's, like, a hospital, though.

22 FROM THE FLOOR: Yeah. But it's like a
23 research facility and also they do teachings. And
24 it's a very broad definition, but that's an example.

1 A good example is Cleveland Clinic.

2 CHAIRPERSON TIMMERMAN: Where would that
3 fall?

4 MS. LAND: We had it in Industrial. It
5 seems odd.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. LAND: I think we would probably just --

8 MR. CORDONNIER: It's a hospital.

9 MS. LAND: We'd probably just call it a
10 hospital, if they came in. So I think you've got it
11 covered that there's a place for something like that
12 to go. It's up to you guys.

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. LAND: If they have laboratories,
15 though, they could go into Industrial if they're going
16 to be some kind of, you know, creepy thing. Not that
17 that's a legal term. Okay.

18 CHAIRPERSON TIMMERMAN: Do we just want to
19 read this whole section?

20 SECRETARY STACY: Right. That'd be a good
21 idea.

22 CHAIRPERSON TIMMERMAN: Dave, do you care to
23 read again?

24 MR. EVANS: Sign Standards.

1 1. Purpose. The purpose of this chapter is
2 to encourage the effective use of signs as a means of
3 communication in the township to maintain the
4 township's aesthetic environment by ensuring
5 compatibility of signs within the area surrounding
6 them, to encourage the use of signs appropriate to
7 Residential, Commercial, Industrial, and Agricultural
8 activities, to ensure the safety of vehicular and
9 pedestrian traffic.

10 2. Exempt Signage. All zoning districts.
11 The following types of signs are exempted
12 from the permit requirements of this ordinance:

13 A. Public signs. Signs of a noncommercial
14 nature and in the public interest erected by or on the
15 order of an official of the township, county, or
16 state, acting in the performance of its duty such as
17 safety signs, danger signs, trespassing signs, traffic
18 signs, and memorial plaques.

19 B. Residential nameplates.

20 MS. LAND: You want to put historic markers
21 in there?

22 MR. CORDONNIER: Sure.

23 MR. EVANS: B. Residential nameplate. A
24 nameplate or wall sign which shall not exceed 2 square

1 feet on any dwelling.

2 C. Wall signs.

3 3. Prohibited signs.

4 A. General. All signs are prohibited
5 unless they are expressly permitted.

6 B. Rights-of-way and utilities. Unless
7 with township approval, no signs shall be placed
8 within the public right-of-way of any public street.

9 C. Obstruction of structural openings.

10 No sign shall obstruct any window, door,
11 fire escape, stairway, or any opening intended to
12 provide air, egress, or ingress for any building or
13 structure.

14 4. Low-profile signs. RN-1, B-1, B-2, B-3
15 ES, I-1, and I-2 Districts.

16 A. Quantity. One low-profile sign with two
17 sign faces is permitted for business identification
18 purposes for each site not to exceed 200 square feet
19 in area.

20 Sites with less than 500 square feet of
21 frontage and two or more frontages on public or
22 private streets may be permitted one additional
23 low-profile sign, not exceeding 32 square feet.

24 Sites with more than 500 square feet of

1 frontage on the same public or private through street
2 may have two low-profile signs on one frontage, not
3 exceeding 32 square feet each, provided that there is
4 a 250-foot separation between the signs.

5 In no instance shall any one site contain
6 more than three low-profile signs. One pylon sign may
7 be used in lieu of a permitted low-profile sign.

8 B. Dimensions. A low-profile sign shall
9 not exceed the following dimensions unless otherwise
10 noted:

11 1. Height. The maximum height shall be
12 8 feet, including the sign's base as measured from the
13 crown of the roadway.

14 2. Sign area. One half square foot per
15 lineal foot of frontage, not exceeding -- not to
16 exceed 200 square feet.

17 C. Location.

18 1. Rights-of-way. Signs shall be located
19 not closer than 10 feet from the street right-of-way
20 and all property lines.

21 D. On-premise signs shall be located on the
22 property for which it identifies or promotes.

23 5. Pylon signs. B-2, B-3, ES, I-1, and I-2
24 Districts.

1 A. Quantity. One pylon sign, as defined
2 herein, is permitted for business identification
3 purposes. There shall not be more than one accessory
4 sign per site. Site must have public street frontage.

5 B. Location. A pylon sign must be located
6 so that no portion of the sign or pylon lies within
7 10 feet of the property line or the right-of-way of a
8 public or private street.

9 C. Dimensions.

10 1. Lots less than 100 feet of frontage.

11 Lot with less than 100 lineal feet of
12 frontage shall be limited to a maximum sign area of
13 50 square feet.

14 2. Lots with 100 feet of frontage or more.

15 Lots with more than 100 lineal feet of
16 frontage shall be calculated at a rate of one half
17 square feet of sign for each lineal foot of frontage.

18 D. Limits. One sign area. In no instance
19 shall the area of a pylon sign exceed 200 square feet.

20 2. Sign height. Signs shall not be higher
21 than 30 feet in height.

22 6. Interstate highrise signs: B-2, B-3,
23 ES, I-1 and I-1.

24 MR. CORDONNIER: Should be I-2.

1 MR. EVANS: Yeah.

2 One interstate highrise sign is permitted
3 per site. The sign shall be within 1,500 square feet
4 of Interstate 75 rights-of-way.

5 Interstate highrise signs are limited to
6 90 feet height and setbacks that measure at least
7 one half the height of the sign. The signs shall not
8 exceed 300 square feet in area and not have more than
9 four additional panels, not exceeding 75 square feet
10 each.

11 SECRETARY STACY: So we're going to change
12 that second I-1 to I-2, correct?

13 MS. LAND: Yes.

14 SECRETARY STACY: And do we need the word
15 "to," "not to exceed" on No. 2 --

16 MS. LAND: Yeah.

17 SECRETARY STACY: -- where it says "not to
18 exceed."

19 MS. LAND: And I'm changing everywhere it
20 stays "street" to "road/street" because the way we
21 have it everywhere else throughout the --

22 SECRETARY STACY: Sure.

23 MS. LAND: Okay.

24 MR. EVANS: Good.

1 CHAIRPERSON TIMMERMAN: At the very end
2 there, that last paragraph, it says Setbacks. Is that
3 just the generic setbacks, or do we need to specify
4 setbacks from property lines?

5 MR. CORDONNIER: Is this in Interstate?

6 CHAIRPERSON TIMMERMAN: Interstate highrise.
7 It's towards the right side, halfway through. Third
8 line down. "90 feet in the height and setbacks that
9 measure at..." --

10 MS. LAND: Generally, when we're saying
11 setbacks, we identify that they're from the edge of
12 the right-of-way line, not the -- not the actual
13 roadway, which, you know, there's all kind of problems
14 with that.

15 Do you want to identify the setbacks from
16 the road right-of-way line?

17 SECRETARY STACY: I think we better to make
18 it clear.

19 MR. CORDONNIER: Sure.

20 FROM THE FLOOR: John, do your guys' laws
21 trump Ohio laws then for, like, signage?

22 I don't know if you guys are aware, but
23 (unintelligible), Lamar had a billboard there, and
24 right as I was purchasing it, Lori told them to kick

1 rooks because they tried to jew her down on price
2 during COVID, even though they had a contract. So
3 they (unintelligible) \$1,500. So I called the State
4 guy, and he said, Yeah, everybody sent letters saying
5 they're willing to pay. Blah, blah, blah.

6 But the State guy is like, Well, on that
7 farm, it goes by something 1969 lot lines or
8 something. You have to be so far from the
9 intersection or the exit ramp. And he basically said
10 on my farm there, there's no spots to build, but that
11 Lamar billboard was grandfathered in from 1960.

12 And he said, basically, I wouldn't be
13 allowed to use it if they wouldn't give up the --
14 what's the word I'm looking for? Where the billboards
15 carry the ownership with them. Not permit number, but
16 a billboard number. They said, basically, Lemar's
17 like the Germans: They'll blow the bridge behind them
18 before they let it fall to the competition. They
19 ain't going to sell it to me. Without my permission,
20 they couldn't use it.

21 He told me, I couldn't build any signs on
22 the farm there unless it was for my own business,
23 which my wife has a photography business so I did
24 that.

1 CHAIRPERSON TIMMERMAN: Sure.

2 FROM THE FLOOR: So I just want to make sure
3 you guys are aware.

4 MS. LAND: Keep going.

5 MR. CORDONNIER: Just along the I-75
6 corridor ODOT has sign requirements.

7 FROM THE FLOOR: Oh, inside the grass?
8 Like, between the State fence and the pavement, you're
9 saying?

10 MR. CORDONNIER: Along -- yeah.

11 FROM THE FLOOR: So in the field, it's
12 different laws, you're saying. You're talking in the
13 grass?

14 MR. CORDONNIER: Along -- I don't know much.

15 FROM THE FLOOR: Between the State --

16 MR. CORDONNIER: Along the I-75 corridor
17 sign -- ODOT has some --

18 FROM THE FLOOR: Like, if a gas station,
19 Pilot, wanted to put Next Exit, that sign wasn't the
20 sign you're addressing right now then?

21 MR. CORDONNIER: Billboards along I-75.

22 CHAIRPERSON TIMMERMAN: That's what these
23 are.

24 MS. LAND: Interstate highrise signs are

1 not --

2 MR. CORDONNIER: I thought he was talking
3 about --

4 MS. LAND: He's talking about billboards.

5 FROM THE FLOOR: Yeah. That's what
6 (unintelligible) talking about. He kind of said I --

7 MR. CORDONNIER: He has to know Ohio law.
8 And I know in cases of the City of Findlay, they
9 issued a permit for a billboard and ODOT would not let
10 them put it up.

11 MS. LAND: Yeah.

12 MR. CORDONNIER: So it's convoluted.

13 MS. LAND: We haven't gotten to our
14 billboard sign yet.

15 MR. CORDONNIER: I know.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MR. EVANS: 7. Is everybody ready?

18 Digital Electronic Signs: B-2, B-3, ES,
19 I-1, I-2.

20 1. Shall only be placed on conforming
21 accessory signs or on Interstate highrise signs where
22 permitted and as defined.

23 2. Shall not be permitted on any wall or
24 fence.

1 3. If a digital sign is erected as part of
2 any freestanding conforming accessory sign, the
3 overall height of the sign structure shall not exceed
4 15 feet. Interstate highrise signs are exempt from
5 this height limitation.

6 4. Digital signs shall be at least 300 feet
7 from any Residential District.

8 5. Residential signs shall only be
9 permitted in the above-listed districts and shall not
10 be permitted in any other zoning district.

11 6. Digital signs shall not exceed
12 25 percent of the total constructed sign area.

13 MR. CORDONNIER: I think it should be
14 Residential Use or District.

15 MS. LAND: On the digital signs, signs shall
16 not exceed 25 percent of the total constructive sign
17 area.

18 MR. CORDONNIER: Yes.

19 MS. LAND: What would that look like? What
20 are we talking about? I just want to get a --

21 MR. CORDONNIER: So -- yeah. This is our
22 digital sign -- or this is our sign. And it says
23 "McDonald's." So 75 percent of it has to be a static
24 non-digital sign, and 25 percent of it can be digital.

1 MS. LAND: Digital is moving or just
2 computer-generated?

3 MR. CORDONNIER: We need to add -- we have a
4 definition; we need to add that. But -- so the idea
5 is you can't have a freestanding 100 percent digital
6 sign. It has to be one-quarter of a traditional sign.

7 CHAIRPERSON TIMMERMAN: Is the idea it's too
8 distracting? Is that what it's derived from?

9 MR. CORDONNIER: Aesthetics. I'm just --
10 you know, probably the next generation will be a lot
11 better with digital signs. You know, we tried
12 controlling them. We have a few 100 percent digital
13 signs, and I'm not talking billboards. But, I mean,
14 you can change it to a strobe light via your phone
15 halfway across the world, you know. You can -- you
16 know, you can change -- so your -- so we tried doing
17 all that, and, then, we finally, what we've landed on
18 and have landed on it for a while, is the digital part
19 can only be a small part of a traditional sign.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MR. CORDONNIER: I've liked the results of
22 it, so -- you know.

23 MS. LAND: So it's not something that's
24 impossible for sign people to swallow.

1 MR. CORDONNIER: Correct. I feel like it's
2 worked pretty well.

3 SECRETARY STACY: Okay.

4 MS. LAND: Okay.

5 MR. EVANS: Are we on 8?

6 8. Off-Premise Signs: B-2, B-3 ES, I-1,
7 I-2.

8 This section identifies two types of
9 off-premise signs: Static signs typically papered
10 with a single image and rented over a period of time
11 shall be referred to as billboards.

12 The other type is referred to as digital
13 boards, which are light-emitting diodes able to
14 display multiple images.

15 Both types are freestanding, non-accessory
16 signs, offered as advertisements, rather than used for
17 site identification. In no instance shall an
18 off-premise sign be permitted for use as any other
19 type of sign, including on-premise identification.

20 A. Billboards and Digital Signs.

21 1. Maximum size and faces. Shall not
22 exceed 300 square feet per sign face, nor contain more
23 than four sign faces on any single structure.

24 2. Setbacks. A, front yard, 25 feet.

1 B, side yard, 10 feet. C, rear yard, 30 feet.

2 3. Required distance between off-premise
3 signs. Locations for off-premise signs shall be
4 spaced no closer than 1,500 feet apart on either side
5 of a street right-of-way.

6 4. Distance from Residential Districts.

7 Distance from Residential Districts.

8 Off-premise signs shall not be placed within 300 feet
9 of a Residential Zoning District, provided, however,
10 that distance may be reduced to 125 feet for
11 off-premise signs that are non-illuminated, and do not
12 exceed 30 feet in height.

13 5. Maximum Height. The maximum height
14 shall be 40 feet.

15 6. Maintenance. Off-premise signs shall be
16 maintained properly.

17 9. Subdivision Entryway Signage. Entrances
18 to Residential, Commercial, or Industrial Subdivisions
19 may be identified by monument signage. The signed
20 area shall not exceed 70 square feet in sign area.
21 Signage shall be allowed on both sides of the major
22 entryways into the subdivision, each being no larger
23 than 70 square feet in sign area.

24 10.

1 MS. LAND: Hold on a second. When you say
2 70 square feet in sign area, like, Eastern Woods, they
3 have the big, you know, fancy -- then they have the
4 sign. That is a sign area. The part that's on that,
5 that big structure isn't.

6 MR. CORDONNIER: I would -- just be
7 consistent. I think it actually calls out -- I'm
8 getting my -- I've had some codes that, just, you kind
9 of outline the words and that's the sign area.

10 MS. LAND: Okay.

11 MR. CORDONNIER: And some --

12 MS. LAND: The whole --

13 MR. CORDONNIER: The kit and caboodle.

14 MS. LAND: Okay. You know, like, those are
15 huge walls that -- I mean, if you've got -- anybody
16 realizes what they look like. You know, other places,
17 they might just be the -- mostly the face and it has
18 the words on it, so it depends what's at 70 square
19 feet.

20 MR. CORDONNIER: I personally would just do
21 the words.

22 MS. LAND: Okay. So we are identifying sign
23 area as -- signage area as where the words are.
24 Usually it's like a smooth sandstone-looking part.

1 CHAIRPERSON TIMMERMAN: Right.

2 SECRETARY STACY: Should that be inserted or
3 that's just to be understood?

4 MS. LAND: I'm always uncomfortable with
5 just to be understood.

6 MR. CORDONNIER: We should probably --

7 MS. LAND: What we understand, others may
8 not.

9 MR. CORDONNIER: It probably should be,
10 like, a 12, and it's kind of -- this should be a
11 measurement sign area, and there should be a
12 description.

13 SECRETARY STACY: Okay. All right.

14 MR. EVANS: 10. Temporary signs. No permit
15 required. All zoning districts. Unless otherwise
16 specified in this ordinance, temporary signs
17 identified herein shall be permitted anywhere within
18 the township and are not required to have a permit.

19 Temporary signs for Commercial Uses and in
20 Commercial Zoning Districts shall not be permitted
21 within 10 feet of any street right-of-way. Temporary
22 signage must be placed on private property.

23 Types of temporary signs. Construction
24 signs, yard sale signs, real estate signs, banners,

1 inflatable, portable signs, political signs.

2 11. Nonconforming signs. For the purpose
3 of this ordinance no -- I'm sorry. For the purpose of
4 this ordinance, nonconforming signs shall be
5 considered a nonconforming structure.

6 CHAIRPERSON TIMMERMAN: Going back to
7 Temporary Signs. Could you define what temporary is?

8 SECRETARY STACY: That's a good point.
9 Like, how long?

10 CHAIRPERSON TIMMERMAN: Right.

11 MR. CORDONNIER: I think it would be good to
12 have defined, add a little statement of what that
13 means.

14 CHAIRPERSON TIMMERMAN: Right.

15 MR. CORDONNIER: In reality, that's really
16 tough to enforce.

17 CHAIRPERSON TIMMERMAN: For sure.

18 MR. CORDONNIER: But a least --

19 CHAIRPERSON TIMMERMAN: If you see something
20 staying out there for an extended period.

21 MR. CORDONNIER: Yeah.

22 CHAIRPERSON TIMMERMAN: So...

23 MR. CORDONNIER: You know, you see a
24 Quayle/Bush, but that's political and you really

1 don't -- can't do -- you know, the sign's been there
2 for 25 years. It's not --

3 CHAIRPERSON TIMMERMAN: Sure.

4 MR. CORDONNIER: It's not temporary but
5 yeah.

6 MS. LAND: Some people had Trump signs up
7 for the last four years.

8 MR. CORDONNIER: I've seen some. Yeah.

9 But, again, temporary signs are tough to --

10 CHAIRPERSON TIMMERMAN: Right.

11 MR. CORDONNIER: -- regulate. But I am in
12 favor of temporary signs shall not be displayed for
13 more than a period of three months, or something like
14 that. Which, does that mean they can take it down for
15 one day, and, then, another three months starts. But
16 I think at least having a general statement.

17 CHAIRPERSON TIMMERMAN: Sure.

18 SECRETARY STACY: Okay.

19 MS. LAND: It's going to be a really hard
20 one to enforce.

21 MR. CORDONNIER: It is impossible.

22 MS. LAND: It's almost stepping beyond
23 zoning I think. Temporary signs, like, "For Sale"
24 signs and "Garage Sales."

1 SECRETARY STACY: Do we even want to address
2 that then?

3 MS. LAND: I don't know. That's why I
4 raised the issue.

5 MR. CORDONNIER: I mean, it definitely falls
6 within municipal zoning. I don't know about the
7 different -- you know, the differences with township
8 zoning.

9 MS. LAND: I think it's something that you
10 could legally do. The question is, is it something
11 that you want to do? Because all the way along,
12 you've been talking about making sure that it's as
13 liberal as it can be.

14 SECRETARY STACY: Less restrictive.

15 MS. LAND: And telling people how long they
16 can have a "Garage Sale" sign out seems a little bit
17 on the micromanaging side.

18 SECRETARY STACY: Yeah.

19 MS. PARGEON: Usually they take it down as
20 soon as the garage sale's over or they'll have people
21 knocking at the door otherwise.

22 MS. LAND: And, you know --

23 CHAIRPERSON TIMMERMAN: The one that we get
24 left out longer is construction signs. You know, it's

1 free advertisement for the company to keep it out
2 there.

3 MS. LAND: Right.

4 CHAIRPERSON TIMMERMAN: So...

5 MS. LAND: Real estate signs. Sometimes
6 houses are on the market for a while.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MS. LAND: How can you tell them they can
9 only have their house on the market for 90 days and
10 they have to take it off? The Realtor's won't like
11 that.

12 CHAIRPERSON TIMMERMAN: We've got some where
13 they take -- people take them out. They're temporary,
14 you know. They --

15 MR. CORDONNIER: Yeah. I mean, I'm fine
16 leaving it as it is.

17 Before I go, there was a couple
18 especially -- I didn't know -- I mean, this doesn't --
19 so you have a farm and you see some farms that have
20 signs out, like this doesn't address that. I guess
21 this doesn't really address agricultural signage. And
22 I'm not super familiar with what agricultural signage
23 might look like.

24 MS. LAND: There are some that have, like,

1 seed things and stuff like that around -- I mean, I
2 don't know if that -- I don't know if that -- is that
3 advertising or --

4 SECRETARY STACY: Yeah.

5 MS. LAND: -- identifying what's there?

6 MR. CORDONNIER: I'm not thinking of the
7 Pioneer Hybrid and there's 50 on them on a cornfield.
8 I'm thinking, like, "The Smith Farm, 1894," and it's
9 4 by 8.

10 MS. LAND: Yeah.

11 MR. CORDONNIER: And, then, billboards,
12 we -- I did not put them in the Agricultural District
13 which, to me, the most thought should be -- so low
14 profile included apartments, RM, and, then, the
15 Business and Industrials. And, then, pylons I left
16 them out of, like, apartment complexes and B-1
17 because, in my mind, B-1 local business, it's close.
18 It probably should just have a --

19 CHAIRPERSON TIMMERMAN: Again, pylon is,
20 like, the big Menard's sign, right?

21 MR. CORDONNIER: Yeah.

22 CHAIRPERSON TIMMERMAN: Where's --

23 MR. CORDONNIER: Pylons are permitted in
24 B-2, B-3, ES, I-1 and I-2.

1 MS. LAND: Even like the sign in front of
2 Burger King, McDonald's, those are pylon signs.

3 MR. CORDONNIER: Yeah.

4 CHAIRPERSON TIMMERMAN: Yeah. It's a big,
5 tall sign.

6 MS. LAND: Yeah, the tall -- yeah.

7 CHAIRPERSON TIMMERMAN: Yeah. Okay.

8 MS. LAND: Menard's is a pylon sign on
9 steroids. It's massive.

10 MR. CORDONNIER: Interstate highrise signs,
11 I put these districts because they might be within the
12 1,500 feet and not zoned the Expressway Service. So
13 it's more of a distance from.

14 Digital is the same kind of thought with
15 pylons. And, then, off-premise is one we want to --
16 the billboards, I didn't know how restrictive you
17 wanted to be on billboards. This, to me, is medium
18 restrictive.

19 It's not as restrictive as Findlay went to,
20 but it is more strict than what Findlay was. And I
21 guess I didn't know if you wanted to add A-1
22 Agriculture to that.

23 CHAIRPERSON TIMMERMAN: A-1 Agricultural to
24 the billboards, digital?

1 MR. CORDONNIER: Yeah. Just to billboards.
2 And, for this, we treat billboards and digital
3 billboards the same. You just have to have 1,500 feet
4 between the two and have the right zoning.

5 CHAIRPERSON TIMMERMAN: I guess when I'm
6 looking at it, you don't call any districts here, do
7 you?

8 MR. CORDONNIER: No. 8.

9 CHAIRPERSON TIMMERMAN: Oh, it's up above.
10 I'm sorry. I went straight down to A.

11 I mean, to me, billboards are going to show
12 up along the Interstate and we've got a lot of farms
13 along the Interstate. So...

14 MR. CORDONNIER: Well, again, I don't know
15 the jurisdiction, but I know we've approved billboards
16 in the City of Findlay and the sign company came back
17 and said, Well, ODOT denied it. So ODOT has -- I
18 think it's more than just a certain distance from the
19 right-of-way, I think, is their jurisdiction.

20 MS. LAND: There's a lot of -- when you're
21 going down 75, a lot of the billboards are way back.

22 MR. CORDONNIER: Yeah. Because I think to
23 avoid ODOT's jurisdiction.

24 CHAIRPERSON TIMMERMAN: Sure.

1 MS. LAND: But that would end up being in an
2 Agricultural District. And if it's something that can
3 be allowed back farther and than ODOT's, you want to
4 be able to be allowed. That's the question. Because
5 ODOT's jurisdiction and our jurisdiction, they run
6 parallel. They have to meet both of them. It's not
7 like we can trump one or they can trump us. Somebody
8 has to meet --

9 CHAIRPERSON TIMMERMAN: It's got to be
10 (unintelligible).

11 MS. LAND: You have to meet both.

12 MR. CORDONNIER: Yeah. It's not --

13 MS. LAND: Just because ODOT says, Yeah, you
14 can put one there, if you don't allow it in
15 Agricultural, they still can't put it there, so they
16 have to meet both standards.

17 MR. CORDONNIER: So in some ways I was
18 leaning towards adding it to the Agricultural to kind
19 of fit the --

20 CHAIRPERSON TIMMERMAN: I think I agree with
21 adding it. But with -- here it says, "...distance
22 from residential districts." I might include
23 "Residential Uses" at that point.

24 MR. CORDONNIER: Yeah.

1 MS. LAND: Where are you reading that?

2 CHAIRPERSON TIMMERMAN: No. 4, under A.

3 MS. LAND: Districts and uses?

4 MR. CORDONNIER: Yeah.

5 MS. LAND: Okay.

6 CHAIRPERSON TIMMERMAN: That way it protects
7 the houses.

8 Anybody else have thoughts towards that?

9 (No response.)

10 CHAIRPERSON TIMMERMAN: Do you like it? Not
11 like it?

12 VICE CHAIRPERSON REHUS: That's fine with
13 me.

14 MS. PARGEON: Yeah, that's okay.

15 SECRETARY STACY: Yeah. I mean, we want to
16 be considerate of people where they're living.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: What about adding it in A-1?
19 What do you guys think of that?

20 CHAIRPERSON TIMMERMAN: I think that's where
21 my thought was if you're going to add it to A-1 to
22 protect the residents. So I'm okay with adding it to
23 A-1, as long as we maintain a distance from a
24 residence.

1 MR. CORDONNIER: I mean, the good news is
2 there's exactly as many billboards in Allen Township
3 as the companies want because there was no regulation.
4 It's not like --

5 MS. LAND: So it's not like you're already
6 overrun.

7 MR. CORDONNIER: It's not like you're going
8 to pass this and there's, like, Oh, let's go. You
9 know, they've put as many as they want up.

10 CHAIRPERSON TIMMERMAN: Right. That's a
11 true statement.

12 MR. CORDONNIER: I mean, as you grow and
13 there's more traffic and -- you know, if you grow
14 then --

15 CHAIRPERSON TIMMERMAN: Right.

16 MR. CORDONNIER: -- that may vary. As of
17 today, they have exactly the number they want.

18 CHAIRPERSON TIMMERMAN: Right. So...

19 SECRETARY STACY: Does it serve a purpose to
20 keep the Temporary Sign section?

21 MS. LAND: First of all, we're adding A-1 to
22 billboards?

23 SECRETARY STACY: Yeah.

24 MS. LAND: Okay. And then Temporary.

1 MR. CORDONNIER: I like it because it just
2 clarifies, No permits required. All zoning districts
3 as allowed. To me, it's more informative.

4 MS. LAND: They don't have to worry about
5 getting sign --

6 MR. CORDONNIER: I'm getting a portable sign
7 for my graduation party, not that they'll look it up.
8 But someone nerdy might. You know, Oh, this is fine.
9 I can do that.

10 SECRETARY STACY: Okay. All right.

11 MR. CORDONNIER: Or for the zoning
12 inspector, if someone calls and says, Hey, I'm getting
13 a sign, it's not --

14 MS. LAND: Or the neighbor calls us. They
15 have a sign in their yard. Are they allowed to do
16 that? That's what's more likely --

17 MR. CORDONNIER: That's the one that's going
18 to happen.

19 CHAIRPERSON TIMMERMAN: Yeah.

20 SECRETARY STACY: Okay.

21 MR. CORDONNIER: Well, I'm going to --

22 SECRETARY STACY: You're going to get
23 everything between the two of you --

24 MR. CORDONNIER: Yes, I have a note.

1 SECRETARY STACY: -- before you're living
2 the life of --

3 MR. CORDONNIER: Of a vagrant fisherman.

4 MS. LAND: He sent this to me on Word
5 already, I just can't access it here. It's on the
6 internet.

7 SECRETARY STACY: Okay. Fine.

8 MR. CORDONNIER: The Site Plan Review
9 criteria, Conditional Use Section, and the Variance
10 Section. I'll do that this evening.

11 MS. LAND: And I will strive very much to
12 have it done by Saturday.

13 CHAIRPERSON TIMMERMAN: Wonderful.

14 And you're gone all next week?

15 MR. CORDONNIER: Yeah.

16 CHAIRPERSON TIMMERMAN: Well, then, thank
17 you very much for all of your help through all of
18 this.

19 MR. CORDONNIER: Yeah.

20 MS. LAND: We're going to make him come to
21 the hearing.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MS. LAND: You've got to come to the
24 hearing.

1 MR. CORDONNIER: Okay.

2 CHAIRPERSON TIMMERMAN: Well, I guess we'll
3 see you.

4 MS. LAND: In the event there are questions
5 that only you can answer.

6 MR. CORDONNIER: That will be interesting.

7 MS. LAND: It's always fun.

8 MR. CORDONNIER: Yeah. Been to lots of
9 public hearings. I'm used to it.

10 FROM THE FLOOR: Going to wear your fishing
11 hat to Wisconsin? Your cheese hat.

12 MR. CORDONNIER: Yeah. I don't want to get
13 too much sunburn and all of a sudden I'm starting to
14 get sunburned up here, too.

15 (Laughter.)

16 CHAIRPERSON TIMMERMAN: All right. Enjoy
17 your vacation.

18 MR. CORDONNIER: Thank you.

19 MR. EVANS: Thanks again.

20 MS. PARGEON: Have a safe trip.

21 MR. CORDONNIER: Thank you very much.

22 (Mr. Cordonnier left the proceedings.)

23 CHAIRPERSON TIMMERMAN: We are at 7:12. Do
24 we want to open up for questions just in case?

1 SECRETARY STACY: We can. But maybe we go a
2 little bit beyond that.

3 CHAIRPERSON TIMMERMAN: I'm just saying if
4 there's -- this is our typical allotted time. So
5 everybody good with that?

6 Any questions?

7 (No response.)

8 CHAIRPERSON TIMMERMAN: All right. Wait, I
9 already spoke with you. What's up?

10 FROM THE FLOOR: So we was going to ask her
11 a bunch of stuff yesterday. One of them was --

12 CHAIRPERSON TIMMERMAN: Sure. He was -- the
13 one I wrote down was, Wind and Solar use limited for
14 Agricultural Use.

15 You said there's only so much that you can
16 limit for Agricultural Use. Like you -- zoning can't
17 restrict Agricultural Use.

18 MS. LAND: Right. But you can restrict Wind
19 and Solar. Which is --

20 CHAIRPERSON TIMMERMAN: So if the Wind and
21 Solar --

22 MS. LAND: That's where you come to the
23 accessory and non-accessory uses of Wind and Solar.
24 It's in all districts, Agricultural or not. They

1 still have the rules under the accessory. For
2 Agriculture, it would probably be an Accessory Use.

3 CHAIRPERSON TIMMERMAN: To the Agricultural
4 Use?

5 MS. LAND: Yeah. To your operation.

6 CHAIRPERSON TIMMERMAN: So it'd still be
7 accessory, at which point it would be limited?

8 MS. LAND: To what these rules are.

9 FROM THE FLOOR: What's going to happen is
10 they're getting pretty good grants to put solar panels
11 on the roof of the hog coops. You know, because you
12 can't do nothing with the roof anyways on the top of
13 the hog coops. So you're saying it -- obviously they
14 can build a hog coop because they can't limit the
15 agricultural, but I'd have a fight to --

16 MS. LAND: No, not necessarily. It's pretty
17 liberal about what you can do with an Accessory Use.

18 FROM THE FLOOR: Oh, so you could use
19 (unintelligible) hog building --

20 MS. LAND: Especially if they're
21 roof-mounted and stuff like that.

22 FROM THE FLOOR: And, then, the other
23 question was, right now, I'm zoned yellow so -- and
24 that has Agricultural.

1 CHAIRPERSON TIMMERMAN: Yes.

2 MS. LAND: What's yellow?

3 FROM THE FLOOR: (Unintelligible) half my
4 property and the other half is agricultural.

5 CHAIRPERSON TIMMERMAN: So he's not sure
6 what he would want to be zoned is really -- really the
7 slant.

8 FROM THE FLOOR: I thought about it last
9 night. I came up with an answer, but I told him, long
10 story short, it's, like, I put my 401(K) in it and I
11 bought it. I'm a farmer. Farming is the most
12 dangerous occupation in the world -- not the most, but
13 it's up there. Is the anhydrous tank going to blow up
14 in my face next week and I'm going to go blind? Is my
15 arm going to get chewed off (unintelligible)?

16 I plan on farming for a while, but if
17 something like that would happen, I'd like the right
18 to sell it to a factory or a gas station, or whatever,
19 you know. So -- or if I don't get hurt and we're
20 trying to conceive another child, I have a daughter
21 and I'd like to be able to build a reception hall and
22 give back to her and give my boy the farmland, you
23 know.

24 So it sounds like me and John, he's, like,

1 Yeah, a reception hall would be no problem. But is
2 John going to be around 20 years from now? I would
3 say, if we get some other douche bags in here that --
4 I gave John the example. What's south of here by
5 Walmart? Is it Marion Township? I think Marion?
6 I was buying a chair off a lady and I go, What? Do
7 you sell stuff out of your garage? She's like, Oh,
8 according to zoning, it's a garage sale.

9 And, you know, we got to talking. She said
10 her daughter got married in a barn about a year ago,
11 and she confronted her neighbors and said, Hey, I'd
12 like to make this a reception hall. Do you have a
13 problem with it? You know, wrote the zoning there --
14 I don't know if it's \$300. It was in the hundreds.
15 I can't remember, \$300, \$200, \$400, whatever. And
16 they denied it and kept her money. So I just don't
17 want something like that to happen with my heirs, you
18 know.

19 MS. LAND: The keeping the money thing is a
20 fee that's paid to be able to have a hearing. It's
21 not like you're paying to get to do it. It's to have
22 them hear the issue. So it's not like they just took
23 her money and then didn't let her have what she paid
24 for. It doesn't work that way.

1 FROM THE FLOOR: Both of her neighbors were
2 on board. You know, that kind of B.S. thing. They
3 denied her, you know.

4 MS. LAND: Trust me. There's way more to
5 what you're talking about than what you know. So it's
6 not something that you guys should be applying here
7 and thinking about. It just doesn't -- I know that
8 situation. It's way different than what his -- the
9 side he heard. So we're all good.

10 CHAIRPERSON TIMMERMAN: Okay.

11 FROM THE FLOOR: Well, I thought about it.
12 What is in that top right-hand corner in the black?
13 That's -- what is that called?

14 MS. LAND: Industrial.

15 CHAIRPERSON TIMMERMAN: Industrial.

16 FROM THE FLOOR: Yeah.

17 MS. LAND: It doesn't matter what it's
18 zoned. If you want to you use it for agriculture, you
19 can still use it for agricultural.

20 FROM THE FLOOR: But I think I'd like to be
21 zoned Industrial just because that's the biggest
22 moneymaker.

23 MS. LAND: You're not going to get zoned
24 Industrial on the edge of I-75. That's not something

1 you guys want to do.

2 FROM THE FLOOR: Right. Home Depot, isn't
3 that Industrial or not?

4 CHAIRPERSON TIMMERMAN: It's already
5 existing.

6 MS. LAND: It's already there.

7 FROM THE FLOOR: Well, I'm catty-corner
8 there so that was my intention. There was even -- you
9 can ask Koehler (phonetic). There was -- I can't
10 remember the exact dollar amount, but it was way
11 before I bought it three or four years. It was
12 \$3 million back then I think, so what do you think
13 that would be worth today for Industrial?

14 CHAIRPERSON TIMMERMAN: Is it -- is it
15 something that it's not -- the process of changing a
16 zoning district at later date?

17 MS. LAND: That's a zoning amendment and it
18 can always be applied to the -- can always apply for
19 that. Yes.

20 CHAIRPERSON TIMMERMAN: Is it an easy
21 process? I don't know what that -- I mean --

22 MS. LAND: If somebody wants to amend the
23 zoning, they make an application. It can be --
24 there's three ways to initiate a zoning amendment.

1 It can either be initiated by the township
2 trustees by a Resolution saying, We need to make this
3 amendment. Or it can be initiated by this board.
4 They can initiate a zoning amendment process. Or an
5 individual can request a zoning change.

6 But you can only request a zoning change if
7 it's for a map issue. Like, for a piece of property
8 changing to a different district if you own that
9 property. I couldn't apply to change the zoning on
10 your property.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: I'd have to own the property to
13 be able to do that. I could apply as a citizen to
14 change the way something is worded or add something to
15 a particular district. That doesn't mean I have to
16 own the property in the township. But if it's
17 identifying one particular property, it has to be by
18 the owner.

19 Once that application is given, whether by
20 the trustees, the zoning commission, or an individual,
21 to the zoning inspector, within five days he has to
22 send it to the Hancock Regional Planning for their
23 review and recommendation. He has to schedule -- he
24 or she, I'm saying "he" in a generic. He has to

1 schedule a hearing for this board with a 10-day
2 notice, but that hearing can't be sooner than 20 days,
3 or longer than 40 days after he received that. That's
4 the date where all those laws come.

5 And, then, this board, the zoning
6 commission, has to have a hearing. They make a
7 recommendation on whether they are going to approve
8 the zoning change, amend the zoning change, or deny
9 the zoning change. They look at Regional Planning's
10 recommendation while you're making that choice.

11 Then you send that to the board of trustees.
12 You have to make that decision within 30 days of when
13 you have your hearing. Send that to the trustees,
14 then they have to have a 10-day notice and a hearing
15 and they can make the same decision, if they want to
16 accept your recommendation, deny your recommendation,
17 or modify it.

18 And, then, the change is made, if they say,
19 Yeah, we're going to change it. Then it sits for
20 30 days.

21 During that 30 days, anybody can pass a
22 petition that's signed by 15 percent of those who live
23 in the township, the unincorporated area that's
24 covered by the zoning, to have it put on the ballot to

1 have somebody vote on whether or not it's going to
2 change. If nobody passes a petition and has it put
3 out on the ballot, then it becomes a zoning change
4 in 30 days.

5 So it's not a complicated -- it sounds
6 complicated. It's really not. It's just a checklist.

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: And the zoning inspector will
9 just follow the checklist.

10 CHAIRPERSON TIMMERMAN: Sure.

11 MS. LAND: The only thing about that that
12 gets any different is if, say, I want to change just
13 my property from, you know, Agricultural to
14 Industrial, or something like that, I have -- the
15 zoning inspector will have to send a letter to
16 everybody that abuts the piece of property.

17 If it's something that I am asking to have
18 changed that affects the entire book, then it just has
19 to be put in the paper as a notice. If it's, you
20 know, less than 10 parcels that are going to be
21 changed, then everybody surrounding you has to receive
22 a letter and it goes in the paper.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: That's the only change --

1 difference in the whole process.

2 CHAIRPERSON TIMMERMAN: Okay. Does that
3 make sense to you? I think, I mean, we've put a
4 lot --

5 FROM THE FLOOR: I'm not very happy about
6 it.

7 CHAIRPERSON TIMMERMAN: What's that?

8 FROM THE FLOOR: I'm not very happy about
9 it.

10 CHAIRPERSON TIMMERMAN: The option is there,
11 though. We've put a lot of thought into what's going
12 where.

13 Expressway Services makes a lot of sense
14 right where you're at. I mean, I think you would
15 understand why it makes a lot of sense right there at
16 the expressway.

17 To make it Industrial, you're right --
18 you're right up to the village. So the idea we've
19 been trying to protect residents from heavy industrial
20 stuff. Which is vague. I get that. But I think it
21 still meets the why we wouldn't just go straight to
22 zoning that area Industrial. I mean, that's not been
23 the strategy the whole way through.

24 FROM THE FLOOR: So the other question is,

1 like, say if someone like her denies me, can I go to
2 Van Buren --

3 MS. LAND: I don't have anything to do with
4 anything.

5 FROM THE FLOOR: Well, your attitude, kind
6 of like a -- you're not going to help me, where John's
7 more willing to work with me.

8 MS. LAND: I'm not involved in this board.
9 I'm a legal adviser.

10 FROM THE FLOOR: Okay.

11 MS. LAND: I have no say in what goes on.

12 FROM THE FLOOR: I guess, so if somebody
13 doesn't what to help me, am I allowed to go to the
14 Van Bureau -- they're not part of Allen Township, the
15 incorporation, and ask to be --

16 SECRETARY STACY: They have their own
17 zoning.

18 FROM THE FLOOR: -- asked to be annexed by
19 them. Kind of like they did in Findlay with the sheep
20 farm. That would be my other option, right? If
21 they're willing to work with me and they want the
22 money and Allen Township doesn't, that's --

23 MS. LAND: Bought the what in Findlay?

24 FROM THE FLOOR: Wasn't there a shear farm

1 or sheep farm or --

2 MS. LAND: No. Sheetz.

3 CHAIRPERSON TIMMERMAN: Sheetz Gas Station.

4 FROM THE FLOOR: Oh, on 99 there, or
5 somewhere else?

6 MS. LAND: Yeah, it's actually --

7 VICE CHAIRPERSON REHUS: 216.

8 MS. LAND: Two of them. There's one on
9 99, and, then, they're building their warehouse thing
10 on 216.

11 CHAIRPERSON TIMMERMAN: 212, isn't it?

12 VICE CHAIRPERSON REHUS: Or 212, yeah. And
13 I think there's supposed to be a gas station in front
14 of that.

15 MS. LAND: Yeah. They're putting a gas
16 station there, too?

17 MS. PARGEON: Yeah.

18 CHAIRPERSON TIMMERMAN: Gas station is
19 further down.

20 MR. EVANS: Gas station on the corner of
21 Main.

22 MS. LAND: Yeah. It's North Main and --
23 yeah. 220 and 99.

24 MR. EVANS: Right.

1 MS. LAND: Right across from -- yeah. Then
2 farther down is Racetrack, the one that's already --

3 SECRETARY STACY: You could probably talk to
4 the mayor about --

5 MS. LAND: About annexation.

6 FROM THE FLOOR: But that is a possibility?

7 SECRETARY STACY: You would have to talk
8 to --

9 CHAIRPERSON TIMMERMAN: I would assume, you
10 know.

11 SECRETARY STACY: I'm not going to speak for
12 the mayor.

13 FROM THE FLOOR: The mayor would be
14 the person to talk to.

15 SECRETARY STACY: The mayor of Van Buren.
16 He can speak for himself.

17 MS. LAND: Although an annexation doesn't
18 just happen by the village. It goes through the
19 County Commissioners.

20 FROM THE FLOOR: So they could reject it or
21 approve?

22 MS. LAND: They have -- the statutory
23 process for annexations has to be filed with the
24 County Commissioners. They have a hearing, and, then,

1 they send it to the City and the -- city, village,
2 whatever you're annexing to. And, then, they have to
3 have their readings and accept as well. But it has to
4 pass through the County Commissioners first. State
5 law.

6 FROM THE FLOOR: I actually do have acreage
7 in the village. So, yeah, if I want to do something
8 with that, then that's already in the village and I
9 already deal with them. It doesn't even need annexed
10 or --

11 MS. LAND: If it's already in the village.

12 SECRETARY STACY: If it's in the village
13 it's a village issue.

14 FROM THE FLOOR: Okay. But yeah. There's
15 no way to get my land black then, unless you know
16 somebody, basically, right?

17 CHAIRPERSON TIMMERMAN: Well, I mean, we've
18 put a lot of thought into it is the thing, as far as
19 the idea has been to protect the residents from heavy
20 industrial. It's been -- that's been a goal
21 throughout this whole book. And you're -- if you --

22 FROM THE FLOOR: You think one of them would
23 be willing to trade me? If this passes, would they
24 trade me acre for acre then?

1 CHAIRPERSON TIMMERMAN: Who?

2 FROM THE FLOOR: Somebody in the black
3 section.

4 CHAIRPERSON TIMMERMAN: I have no idea.

5 SECRETARY STACY: That's not our
6 jurisdiction.

7 CHAIRPERSON TIMMERMAN: I can't negotiate --
8 right.

9 MS. LAND: Shhhhhhh.

10 SECRETARY STACY: That is not our
11 jurisdiction.

12 FROM THE FLOOR: I guess I can consult my
13 attorney, Matt Cunningham. Does anybody know him? He
14 says he's a judge in Hancock part time. Is that a
15 conflict of interest if I end up hiring him or you
16 think he can --

17 SECRETARY STACY: That's for you to find
18 out.

19 MS. LAND: He's a magistrate, isn't he?

20 FROM THE FLOOR: So does it affect you guys
21 at all or do you think he would have a problem
22 representing me?

23 MS. LAND: It has nothing to do with --

24 FROM THE FLOOR: So I should be good? No

1 conflict?

2 MS. LAND: The courts have nothing to do
3 with what they are doing.

4 FROM THE FLOOR: Okay. So I guess I'll say,
5 in my opinion, and I won't mention names, and, then,
6 I guess I can't get sued for wrongful allegations,
7 right? So like she said, I think you guys have rushed
8 all this and you haven't really thought it through.
9 I don't think you guys -- like I told (unintelligible)
10 last night, you took some money under the table, but
11 you don't have your sites --

12 SECRETARY STACY: Excuse me?

13 MS. PARGEON: What?

14 FROM THE FLOOR: If you can't be respectful,
15 get out. Seriously. If you can't be respectful to
16 these people donating their time, leave now.

17 FROM THE FLOOR: I'm just saying, it's
18 probably --

19 FROM THE FLOOR: No. Leave now if you can't
20 be respectful.

21 FROM THE FLOOR: I can't think of the word,
22 it starts with an "R." It rhymes with "racketing," or
23 something.

24 MS. PARGEON: What in the world?

1 SECRETARY STACY: Wow. You're a piece of
2 work. You need to leave.

3 CHAIRPERSON TIMMERMAN: Yeah. I think we've
4 got to keep going.

5 SECRETARY STACY: Yeah. We have more work
6 to do here.

7 CHAIRPERSON TIMMERMAN: I understand you're
8 frustrated, but I don't see this going anywhere at
9 this point. So...

10 MR. EVANS: Article --

11 FROM THE FLOOR: No. I'm saying did you
12 think -- I didn't accuse anybody. I said, Did you
13 think of that? Like, it's not something like that,
14 even if it's not?

15 CHAIRPERSON TIMMERMAN: What's that?

16 SECRETARY STACY: He's accusing us.
17 We have work to do.

18 MR. EVANS: Are we on article --

19 FROM THE FLOOR: No, you don't own any land.
20 Does somebody here own it in the black?

21 FROM THE FLOOR: Nobody cares, Leo. We're
22 asking you to be respectful and you're not. So if you
23 can't, leave.

24 FROM THE FLOOR: I just asked to trade land.

1 That's all.

2 FROM THE FLOOR: We're asking you to be
3 respectful.

4 FROM THE FLOOR: Well, just keep me informed
5 then. When I bought that -- zoned the land, I paid a
6 premium (unintelligible).

7 FROM THE FLOOR: Somebody else?

8 CHAIRPERSON TIMMERMAN: Part of zoning is
9 it's going to cover all the land, unfortunately, for
10 your scenario is what you're saying.

11 But we've put thought into how each district
12 is set up. That's all I can say towards that.

13 As far as trading land, I -- you have to
14 understand, we have nothing to do with that.

15 FROM THE FLOOR: I guess I -- so like supply
16 and demand. I don't know of exact acres. Say there's
17 10,000 acres along I-75 there, and, then, you limit
18 it -- I didn't even look at the map, I'm guessing from
19 500, 600 acres. And, like, in Leipsic, Pro-Tec voted
20 for it, but he didn't --

21 MS. LAND: 1401. We haven't gone
22 through that list --

23 FROM THE FLOOR: -- so some industry would
24 identify it and they're sucking all that land up.

1 MS. LAND: Excuse me. They really have a
2 lot of work to do, and this is their meeting. You
3 guys can watch. And then --

4 FROM THE FLOOR: So bring it up at the
5 township meeting, you're saying?

6 MS. LAND: Come to the hearing if you want
7 to --

8 FROM THE FLOOR: When is that?

9 CHAIRPERSON TIMMERMAN: It's not set yet.

10 MS. LAND: We don't know yet. Not till we
11 get done with this. But if we stand here with you
12 doing this, we'll never get there. And that's
13 something that they've been working very, very hard
14 on.

15 FROM THE FLOOR: Can you tell me or call me
16 or will it be in the paper?

17 MS. LAND: It will be in the paper.

18 CHAIRPERSON TIMMERMAN: It will be in the
19 paper.

20 SECRETARY STACY: There will be a public
21 notice, sir.

22 MS. LAND: There will be a public notice.

23 SECRETARY STACY: There will be a public
24 notice.

1 MS. LAND: If you contact the zoning -- or
2 the fiscal officer for the township, he will give you
3 personal notice when the time comes because that's
4 part of their rule for how they notice people of
5 special meetings.

6 But, right now, they have work to do. They
7 have been working so hard and you're wasting their
8 time tonight for something that --

9 FROM THE FLOOR: I just don't want to see
10 you guys get in trouble. I mean, I'm --

11 MS. LAND: Nobody's going to get in trouble
12 here. Okay? They are working very hard to do it
13 properly. If you continue to keep giving them
14 trouble, then just please leave. Come back another
15 time when there's a public hearing.

16 FROM THE FLOOR: I think I know the guy
17 you're talking about. What's his name again?

18 MS. LAND: Can you not talk? Shush. Either
19 not talk or leave.

20 FROM THE FLOOR: I'll look him up. Have a
21 good night.

22 SECRETARY STACY: You, too.

23 MR. EVANS: Did we do Article 12?

24 MS. LAND: Sorry. I apologize for being

1 rude.

2 MR. EVANS: I think we have these two pages
3 left in and then we're done. Article 12.

4 SECRETARY STACY: He made accusations that
5 were inappropriate.

6 MS. LAND: Yeah.

7 CHAIRPERSON TIMMERMAN: That's fine.

8 MR. EVANS: I-2.

9 CHAIRPERSON TIMMERMAN: I-2, we've made it
10 through -- oh, I'm sorry. We did not make it through
11 I-2.

12 MS. LAND: And, just for the record, if you
13 guys are getting money under the table and not giving
14 me any, I'm a little peeved. That was -- really came
15 out of the blue and kind of shocked me. I'm sorry
16 that you guys got accused of that. You have been
17 working so hard.

18 SECRETARY STACY: (Unintelligible) a whole
19 lot of time and effort.

20 MS. LAND: Yeah. He comes to one meeting
21 and pulls that. Oh, shame on him.

22 MS. PARGEON: Who is he?

23 MS. LAND: Ryan Otto.

24 (Unreportable cross-talk.)

1 SECRETARY STACY: His reputation precedes
2 him.

3 MS. LAND: He has a plan that he set out on
4 Facebook for everybody that, once zoning gets passed,
5 he's going to sue the township for having zoning. And
6 somebody replied to him that that will just cost the
7 township money to be able to defend a lawsuit. He
8 said, No. We'll make only the people who voted for
9 zoning pay for it.

10 Does anybody see a minor flaw in figuring
11 out who voted for zoning? I'm, like, Well, come on.

12 SECRETARY STACY: Okay. Onward, please.

13 MS. PARGEON: Oh, my gosh.

14 MS. LAND: Yeah. He's been a problem from
15 the beginning.

16 SECRETARY STACY: He has been.

17 MS. LAND: Okay. Section 1401. They are
18 the notes that go with the Schedule of Regulations,
19 which is the next part that the -- it's on front page
20 of what I handed you tonight.

21 MS. PARGEON: Oh, right.

22 MS. LAND: Those packets.

23 CHAIRPERSON TIMMERMAN: 1401 is where you
24 were at?

1 MS. LAND: Yeah.

2 CHAIRPERSON TIMMERMAN: We didn't go through
3 12 or 1200 yet.

4 MS. LAND: What's 12?

5 CHAIRPERSON TIMMERMAN: I-2.

6 SECRETARY STACY: Oh, that's right.

7 MR. EVANS: It's buried in the page.

8 SECRETARY STACY: We jumped to the signs
9 because Matt had to leave.

10 MS. LAND: And then I got confused. I'm
11 sorry.

12 SECRETARY STACY: No, no. It's -- there's
13 been a lot going on.

14 MS. LAND: Yeah. What I was talking about
15 with 14, I think it's actually 13 now because this is
16 12. And next we're going to do that.

17 CHAIRPERSON TIMMERMAN: Sure.

18 MS. LAND: We'll just consider it 14 for now
19 and --

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MS. LAND: -- I'll fix it later because we
22 put it all -- put together properly.

23 CHAIRPERSON TIMMERMAN: The only thing --

24 SECRETARY STACY: I no longer

1 (unintelligible).

2 MS. PARGEON: Okay. What number are we
3 going at?

4 CHAIRPERSON TIMMERMAN: Article 12. It's
5 I-2, General Industrial District.

6 I had an X through No. 3.

7 MS. LAND: No. 3. Any other uses which
8 shall be determined by the township. Yeah. I don't
9 know why that's in there.

10 There is -- I think it's a mishmash from the
11 Exceptions section, which did have the township
12 trustees in it. The township trustees should be
13 nowhere in this process until it gets to the -- they
14 legislate it, and, then, it's turned over to the
15 boards to administer it, and they shouldn't be in the
16 administration part of this at all. So nothing should
17 be their determination about whether something applies
18 or not.

19 Initially, once zoning is passed, the zoning
20 inspector is the basic administrator. If something
21 falls under a Conditional Use, you guys are the
22 administrators. You give recommendations to the
23 zoning inspector to do his stuff. And, then, there
24 are few other things that go to the Board of Zoning

1 Appeals. Those are identified in here.

2 So those are all the means of any kind of
3 administration. If you guys make a determination,
4 like on Conditional Use or something, and it's not
5 appreciated by the person requesting it, they can then
6 appeal to the Board of Zoning Appeals. After that, it
7 appeals to the Common Pleas Court. It never lands on
8 the trustees.

9 So, I mean, they pay all the bills, but they
10 never are actually in that decision-making process.
11 Leaving them in anything like this is a bad idea. It
12 confuses things.

13 CHAIRPERSON TIMMERMAN: Uh-huh.

14 SECRETARY STACY: Okay.

15 MS. LAND: So you could change 3 to say, Any
16 other use which shall be determined by the zoning
17 commission. And then take out the rest of it.

18 CHAIRPERSON TIMMERMAN: Take out everything
19 after that?

20 MS. LAND: Well, I'm working on this here.
21 That's under Permitted Uses, and there is no
22 Conditional Uses. Weren't they all supposed to be
23 Conditional Uses in Industrial? Isn't that what we
24 determined?

1 CHAIRPERSON TIMMERMAN: Well, earlier we
2 determined all --

3 MS. LAND: Expressway.

4 CHAIRPERSON TIMMERMAN: Was it -- no, it was
5 Expressway.

6 MS. LAND: Expressway Service.

7 CHAIRPERSON TIMMERMAN: Yeah. I think maybe
8 we did discuss that.

9 MS. LAND: All of it Conditional Use. So
10 that there is the need to present the -- although it
11 might not be necessary with whatever Matt's giving me
12 about the site plan stuff because I think it will say
13 anything in Industrial I-1 or I-2 has to go through --

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. LAND: -- a Site Plan Review process,
16 which would be you guys. You're going to be very
17 busy. You have a lot of responsibilities and, yet, it
18 will seem like a walk in the park after this last
19 month and a half.

20 CHAIRPERSON TIMMERMAN: Perfect.

21 MS. LAND: Why don't we leave them as
22 Permitted Uses for now and take that section out.

23 MR. EVANS: 3.

24 MS. LAND: Because -- well, part of 3. It's

1 any other use which -- which shall be determined by
2 the zoning commission to be of the same general
3 character as the above-permitted uses in Section 1201.

4 MR. EVANS: And, then, after that --

5 MS. LAND: And, then, the rest of that come
6 out. Then if we have that outlook at that site plan
7 stuff that Matt was talking about to send me, if it
8 looks like any time something in this area has to go
9 through Site Plan Review, then we'll be fine because
10 it will have to come through any use and we won't have
11 to mark them as Conditional Uses. Yeah. Conditional
12 Uses instead of Permitted Uses.

13 CHAIRPERSON TIMMERMAN: Sure.

14 MS. LAND: You guys are just looking at me.

15 We have a list of things. Do you like
16 these? Anything you want to add? Yeah. There was
17 one we're adding.

18 SECRETARY STACY: Yeah.

19 MS. LAND: Water supply and sewage disposal.

20 SECRETARY STACY: And that plating thing.

21 VICE CHAIRPERSON REHUS: Zinc.

22 SECRETARY STACY: Zinc plating. Yeah. Or
23 was it that -- was it all of that sentence 3: Metal
24 plating, buffing, polishing, subject to appropriate

1 measures? Do we want that whole nine yards on that
2 or --

3 MS. LAND: That's in I-1 right now, correct?

4 CHAIRPERSON TIMMERMAN: Right.

5 SECRETARY STACY: Yeah.

6 MS. LAND: Yeah. I have it here to move.

7 CHAIRPERSON TIMMERMAN: Then should we add
8 Landfill to this list here?

9 MS. LAND: Private Landfills.

10 SECRETARY STACY: Private. Can we construct
11 language that says no new landfills? We have no say
12 on our current --

13 MS. LAND: Yes.

14 SECRETARY STACY: -- sanitary landfill
15 because it's operated by the County Commissioners.
16 But can we just prohibit any new landfills anywhere in
17 the township?

18 MS. LAND: Let me check on that and see if
19 we can have a section that -- uses prohibited in all
20 districts.

21 SECRETARY STACY: Yes.

22 MS. LAND: Are there any others? Well,
23 there are. Adult Entertainment.

24 SECRETARY STACY: Yes and --

1 MS. LAND: Marijuana.

2 SECRETARY STACY: -- marijuana. Now that's
3 the commercial, growing, and retail.

4 MS. LAND: It's cultivating, retail, and
5 processing of medical. The latest one we did was for
6 recreational use, adult use. But they did one back in
7 2017 for medical.

8 SECRETARY STACY: Okay.

9 MS. LAND: They have one for each one that's
10 prohibited.

11 SECRETARY STACY: Okay. Okay. Yeah. If we
12 can do that, just spell it out. Plain and simple.

13 MS. LAND: You know, we may not have to
14 incorporate that entire, great big section, but
15 there's a pretty big thing that the --

16 SECRETARY STACY: Trustees.

17 MS. LAND: -- trustees adopted --

18 SECRETARY STACY: Resolution.

19 MS. LAND: -- denying the ability for adult
20 entertainment and for marijuana. We can just make
21 reference that it's prohibited.

22 SECRETARY STACY: Okay.

23 MS. LAND: And, then, they have the
24 definitions in there.

1 MS. PARGEON: That sounds good.

2 MS. LAND: Someone comes along and says,
3 Well, what I'm doing is not adult entertainment. It's
4 in their list. Yeah, it is.

5 SECRETARY STACY: Can we do something brief
6 like that? I know you mentioned something about the
7 trustees really can't -- it's a challenge when you
8 have, like, junk vehicles and trash, and what have
9 you, that was from another township zoning resolution.

10 MS. LAND: We put that in where? In what
11 section? Trying to think.

12 SECRETARY STACY: I'll read it. This came
13 from -- I don't know. This could have been -- this
14 might be Portage.

15 MS. LAND: It looks like Portage's.

16 SECRETARY STACY: Junk vehicles and/or
17 rubbish means no unlicensed vehicles not being used in
18 agriculture or abandoned, wrecked, dismantled, or
19 totally disabled automobiles, trucks, trailers,
20 aircraft, or discarded furniture, appliances or other
21 miscellaneous materials shall be permitted to remain
22 exposed on the premises for no more than 30 days.

23 CHAIRPERSON TIMMERMAN: Would that be a
24 General Provision kind of thing?

1 SECRETARY STACY: Or just, for conversation,
2 where it says, "exposed on the premises for no more
3 than 30 days," we do have -- there are some people
4 that, apparently, like to have this on their property.
5 So is it a matter of wording it that if they have
6 these things that it is not viewable by neighbors or
7 from the road? I mean, if they can conceal it in an
8 area where it's not seen and they want their own
9 little personal collection, I mean, I --

10 MS. LAND: That's a polite way to put it.

11 SECRETARY STACY: I'm okay -- you know what
12 I'm saying? I think what's trying to be established
13 here is creating an eyesore out that's going to impact
14 the neighbors.

15 MS. LAND: And we can -- can I have that
16 copy?

17 SECRETARY STACY: Yeah. I was just going to
18 show you that.

19 MS. LAND: Oh, yeah. You can look at that.
20 I'll take it with me when we're all done.

21 VICE CHAIRPERSON REHUS: That's about 142.

22 MS. LAND: We have to be a little careful
23 with --

24 SECRETARY STACY: There's different

1 locations.

2 MS. LAND: -- the application of this
3 because one man's junk is another man's art. And I
4 know it sounds stupid, but the City of Findlay had a
5 huge lawsuit several years ago with a lady who had a
6 Pinto sitting in her front yard and it was rotting.
7 They wanted her to get rid of it. They went through
8 the whole process and she had it determined to be a
9 Yard Accessory Art and she got to keep it because she
10 planted flowers in it.

11 So you've got to be real careful about, you
12 know, what you do.

13 MS. PARGEON: Oh, my gosh.

14 MS. LAND: It's a subjective thing. So we
15 can put it in there, and we just have to -- the first
16 time it comes through, we're kind of setting our
17 baseline for what is considered not acceptable.

18 SECRETARY STACY: Well, and I did -- I think
19 we touched on it briefly once before and you made the
20 comment that that really was the responsibility of the
21 trustees.

22 MS. LAND: It is.

23 SECRETARY STACY: Sometimes the health
24 department plays a part in that as well.

1 MS. LAND: The only way the trustees or the
2 health department can get rid of them, anything other
3 than noxious weeds --

4 SECRETARY STACY: Right.

5 MS. LAND: -- is -- well, the junk cars, but
6 they have to be visually inoperable. So we can look
7 at them and, if they're up on blocks, you can tell it
8 has no engine. But if it's just sitting there with no
9 license plates on it, and parked in the yard, we have
10 a real problem --

11 SECRETARY STACY: Right. I understand.

12 MS. LAND: -- with trying to make those
13 terminations. So that's a limiting thing. And
14 noxious weeds, you know, weeds are weeds. But the
15 junk and trash, not every bit of junk and trash is a
16 nuisance because, from health department's standpoint,
17 unless it's a harborage for animals, it's not going to
18 be considered a nuisance.

19 Regular stuff like furniture, you know, and
20 junk cars and stuff, they don't really harbor animals
21 because there's no food for them. You know, they
22 might go in and out, like everything else does. But
23 it's only going to get to be -- they're going to
24 determine it a nuisance if it's garbage, something

1 that can draw animals, not have them meander through
2 and around. So...

3 SECRETARY STACY: I guess I offer that --

4 MS. LAND: If you put it in there, you
5 can --

6 SECRETARY STACY: -- just like is there
7 anything that can be done with it? Yes or no. I
8 don't know.

9 MS. LAND: I guess it will give you guys one
10 more -- one more layer of somebody who has a tool to
11 try to deal with it and make it a zoning issue.

12 SECRETARY STACY: And I do know that there
13 are some residents that that really does impact them
14 personally and they are concerned about that. And it
15 was brought to our attention as to, Can something be
16 done?

17 MS. LAND: All right. We can look at it.

18 SECRETARY STACY: Okay.

19 MS. LAND: All right. Back to --

20 CHAIRPERSON TIMMERMAN: Are we done with
21 I-2?

22 MS. LAND: Do you want your notes off of
23 here?

24 SECRETARY STACY: Maybe.

1 MR. EVANS: I think that's pretty much it,
2 isn't it?

3 CHAIRPERSON TIMMERMAN: Pretty well. We
4 kind went of down that road because we mentioned
5 landfills.

6 SECRETARY STACY: (Unintelligible).

7 CHAIRPERSON TIMMERMAN: So...

8 MS. LAND: And I'm -- that won't be in here.

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: We don't want it permitted. And
11 I'll --

12 SECRETARY STACY: Right.

13 MS. LAND: You know, uses not permitted in
14 any district or prohibited in all districts.

15 Something.

16 SECRETARY STACY: Something like that.

17 MS. LAND: Whatever sounds the most --

18 SECRETARY STACY: Across the board.

19 MS. LAND: -- neutral. Okay.

20 SECRETARY STACY: Thank you.

21 MS. LAND: Now I've got to figure out where
22 to stick that. I mean, what section to have it worked
23 into.

24 SECRETARY STACY: Yeah.

1 MS. LAND: Somewhere in the General.

2 SECRETARY STACY: Do you think that we
3 should be so bold to say it must be removed, or would
4 it be a better option to say that it's not in plain
5 sight or -- you know what I'm saying?

6 MS. LAND: Unless it's totally obscured by
7 fencing or inside a building.

8 SECRETARY STACY: Or even if they're in a
9 wooded area and people -- it's --

10 MS. LAND: There'll still be somebody -- it
11 will have to be totally -- like -- well, it's up to
12 you guys. I mean --

13 SECRETARY STACY: We have a hand.

14 FROM THE FLOOR: Like, being told I can't
15 paint my door purple? Sounds kind of like the same
16 thing. Kind of telling people what they can and can't
17 do? I'm just bringing that up.

18 SECRETARY STACY: Yeah, I know.

19 MS. LAND: (Unintelligible) your door
20 purple. We can't tell you that.

21 FROM THE FLOOR: Right. But you know what
22 I mean? I can't have your front yard --

23 SECRETARY STACY: Aesthetics. But it seems
24 to be more than just an aesthetic issues, don't you

1 think? I mean --

2 FROM THE FLOOR: I mean, I don't want it,
3 but somebody might be like, well, I really like it.
4 An antique.

5 MS. LAND: Exactly. One man's junk is
6 another man's art.

7 FROM THE FLOOR: Put it in a neat area. You
8 got five cars sitting there, get them straightened up
9 so they look like they're in a parking lot. Okay.
10 Then put --

11 MS. LAND: And trim around them.

12 FROM THE FLOOR: Put your 8-foot fence down
13 the side that you can see. On the backside where
14 nobody else can see, they still have their cars
15 sitting there.

16 MS. LAND: The biggest problem or the
17 biggest way to be able to deal with the cars and stuff
18 is the weeds because people don't weed whack around
19 them, and before you know it, you've got noxious
20 weeds, and then we have a hook to go in and get them.

21 It's time-consuming and expensive for the
22 township because they have to pay for it. They have
23 to pay to have these things removed and junked. And,
24 then, we have to put that on taxes. And taxes are a

1 year behind, and if somebody's behind on their taxes,
2 they could carry it for quite a while. And always run
3 the risk of being shot when they go in and take
4 people's stuff. They get real ouchy about it.

5 CHAIRPERSON TIMMERMAN: I think having a
6 fence goes a long ways. I mean, ideally, they clean
7 it up, but --

8 FROM THE FLOOR: It's junkyard, just -- they
9 have a fence basically.

10 CHAIRPERSON TIMMERMAN: Right. The ideal
11 thing would be for them to clean it up, but they're
12 clearly not cleaning it up at this point. So...

13 SECRETARY STACY: They usually add.

14 CHAIRPERSON TIMMERMAN: Right. If they can
15 put a fence around it, I think that's the -- I guess a
16 good compromise.

17 SECRETARY STACY: We'll give Cindy a whole
18 day to --

19 MS. LAND: I'm going to be in depositions
20 all day tomorrow.

21 Totally obscured from view, from neighbors,
22 or the road, or everybody? What kind of -- do you
23 want obscured from view from the road or from all
24 sides?

1 CHAIRPERSON TIMMERMAN: I would say
2 neighbors and the road.

3 MS. LAND: All adjoining properties and the
4 road?

5 SECRETARY STACY: Yeah.

6 MS. LAND: Okay.

7 SECRETARY STACY: Onward.

8 VICE CHAIRPERSON REHUS: I'm going to have
9 to go. I have to be at work in an hour.

10 SECRETARY STACY: You're good. Thanks,
11 Darrin.

12 VICE CHAIRPERSON REHUS: Yeah. Everybody
13 settle down.

14 (Laughter.)

15 MS. PARGEON: Good to see you. Good to see
16 you.

17 SECRETARY STACY: Is it safe to leave?

18 CHAIRPERSON TIMMERMAN: Saturday, are you --

19 VICE CHAIRPERSON REHUS: I'll be here when I
20 get off work.

21 MS. LAND: Can I keep your book?

22 VICE CHAIRPERSON REHUS: Huh?

23 MS. LAND: Can I keep your book? We have
24 a --

1 VICE CHAIRPERSON REHUS: Forever?

2 MS. PARGEON: No, you get -- hey, she gave
3 me mine back when she was done with it.

4 MS. LAND: I'll give it back eventually.

5 MS. PARGEON: Yeah, she does.

6 VICE CHAIRPERSON REHUS: What other
7 meetings -- I think it's there. That's all I need.

8 MS. LAND: That's fine. I have to make
9 copies of anything you have any notes on for the
10 interrogatory responses for the lawsuit.

11 VICE CHAIRPERSON REHUS: Okay. All right.
12 See y'all.

13 CHAIRPERSON TIMMERMAN: See ya.

14 SECRETARY STACY: Thanks, Darrin.

15 (Mr. Rehus left the proceedings.)

16 CHAIRPERSON TIMMERMAN: Where is everybody
17 else at? We are at 10 till 8:00.

18 SECRETARY STACY: I'm willing to go a bit
19 longer. If --

20 MS. LAND: I'm good. I had coffee.

21 SECRETARY STACY: Yeah. Let's --

22 CHAIRPERSON TIMMERMAN: Okay.

23 SECRETARY STACY: -- do as much as we can.

24 MS. LAND: So we're going to -- I think we

1 need to close one of those doors back there.

2 SECRETARY STACY: Yeah.

3 MS. LAND: 1401. It's where we get to the
4 section with --

5 SECRETARY STACY: Oh, I see it.

6 MS. LAND: -- the --

7 CHAIRPERSON TIMMERMAN: Thank you.

8 SECRETARY STACY: Thank you.

9 MS. LAND: That's way better. I didn't
10 realize it was bothering me until it was not there.

11 I took these over to run copies of them and
12 I pushed the button and went back to my office to do
13 something else and realized I didn't push the color
14 copy button. So the yellow highlights aren't showing
15 and the red isn't showing. So sorry.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. LAND: The line-outs are and the red
18 looks slightly different if you look at it really
19 close.

20 CHAIRPERSON TIMMERMAN: Are things notice --
21 you still have it in color on your screen obviously?

22 MS. LAND: Yeah.

23 CHAIRPERSON TIMMERMAN: So if you want to --
24 is it okay for you to kind of lead us a little bit

1 where you see things?

2 MS. LAND: Yep.

3 This is the area that was affected by --
4 when we were discussing I think at the last meeting
5 that if residences wanted be to higher than what our
6 standard amount was that we apply -- or require that
7 they apply additional setbacks for every foot higher.

8 SECRETARY STACY: Right.

9 MS. LAND: So --

10 CHAIRPERSON TIMMERMAN: You put that where?

11 MS. LAND: I put it on -- it will be letter
12 Q as a footnote. I put it on Agricultural Residences,
13 and I put it on One-Family Residential Residences.

14 CHAIRPERSON TIMMERMAN: But you don't have
15 the Q in here yet?

16 MS. LAND: No.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MS. LAND: I didn't have access to this to
19 be able to do that. It was on my secretary's computer
20 until a little while ago. I did add it in the
21 language on the next page in 1401. It's close to the
22 bottom of Page 2. It's letter Q. Looks a little
23 lighter than that last --

24 SECRETARY STACY: Yeah.

1 MS. LAND: The structures may exceed the
2 height limits if the setback on all yards are
3 increased by 1 foot for each additional foot of height
4 above the 30-foot limit.

5 SECRETARY STACY: Okay.

6 MS. LAND: Are we talking about increase --
7 or setbacks on all sides? Or just the sides? Just
8 the -- because you're really -- that's, like, 4 feet
9 for every 1 foot then, kind of.

10 SECRETARY STACY: Kind of makes you wonder,
11 like, how large the lot is and what the --

12 MS. LAND: I think the places where this is
13 going to start to be the most -- have the most impact
14 would be on side yards, so you could only make it that
15 the extra setbacks are on side yards, not all yards.

16 CHAIRPERSON TIMMERMAN: I think -- initially
17 I was thinking from the road as well. Just in a
18 Residential District, you got this huge house right up
19 on the road.

20 SECRETARY STACY: Yeah.

21 MS. LAND: So do you want to put front and
22 side yards?

23 CHAIRPERSON TIMMERMAN: I think I'd do front
24 and side probably.

1 SECRETARY STACY: Yeah. Yeah.

2 MS. LAND: Okay.

3 SECRETARY STACY: And if a home is going to
4 be that large, I would think that, as a homeowner, you
5 would want a larger lot.

6 CHAIRPERSON TIMMERMAN: You'd generally
7 think that.

8 MS. LAND: If you drive through Lakeview,
9 through, I mean, those houses are so darned close
10 together that they bump each other with their mowers
11 going back and forth. I mean, it's crazy. They used
12 every single bit of the lot for a house. That's not
13 exactly what I think you guys are going for in
14 Residential Districts.

15 SECRETARY STACY: Right.

16 CHAIRPERSON TIMMERMAN: Maybe you add it to
17 the rear lot line then, too.

18 MS. LAND: That's on all sides.

19 CHAIRPERSON TIMMERMAN: All sides. I mean,
20 you're -- if you're going that big, you're potentially
21 affecting your neighbors at that point.

22 SECRETARY STACY: Yeah, that's true.

23 CHAIRPERSON TIMMERMAN: And the person
24 behind you probably would want a little --

1 SECRETARY STACY: Probably.

2 CHAIRPERSON TIMMERMAN: -- little relief as
3 well.

4 MS. LAND: Okay. We'll leave -- go ahead
5 and leave that then on all yards.

6 There's one thing, though, I needed to --
7 you asked me a question one evening about -- and this
8 is kind of another squirrel moment but I need to
9 remember to tell you guys, about when things can be
10 altered from what you guys set in your final thing.

11 SECRETARY STACY: Okay.

12 MS. LAND: You guys can, at your meeting, at
13 your hearing, if people suggest something -- like
14 this, for example. Somebody says, That's a lot. Can
15 we only do that on side yards? And you guys decide,
16 Well, okay. We'll make that compromise and it'll make
17 people happy.

18 You can change that. That's part of your
19 recommendation going to Regional Planning and going to
20 the trustees.

21 Once it gets to the trustees, they cannot
22 make changes without sending it back through you guys
23 for another 10-day hearing. So if we make changes or
24 the trustees want to make changes, you're not going to

1 make your deadline for the --

2 SECRETARY STACY: Correct.

3 MS. LAND: So that's --

4 CHAIRPERSON TIMMERMAN: If we want to make
5 any changes --

6 MS. LAND: If you make changes, it's okay.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. LAND: Because that's the initial spot.

9 CHAIRPERSON TIMMERMAN: Once it goes to the
10 trustees --

11 MS. LAND: But once it goes to the trustees,
12 if they make a change, it has to come back to you --

13 SECRETARY STACY: Got it.

14 MS. LAND: -- for another hearing for you
15 guys to see about what they were changing.

16 SECRETARY STACY: Got it.

17 MS. LAND: Yeah. I had that messed up, and
18 I wanted to make sure that I clarified. The trustees
19 are going to have to be eventually on board with all
20 this, so I want them to come to your hearing.

21 CHAIRPERSON TIMMERMAN: For sure.

22 MS. LAND: And if they have anything that
23 they have real heartburn about, you guys need to be
24 changing it before you send this to them, if you want

1 to make this deadline.

2 CHAIRPERSON TIMMERMAN: Is theirs a public
3 hearing similar to ours?

4 MS. LAND: Just like yours.

5 CHAIRPERSON TIMMERMAN: Okay. Same thing.

6 MS. LAND: Uh-huh. Yeah.

7 SECRETARY STACY: Can we make those
8 change -- okay. So there's probably going to be right
9 at 30 days because we're on a tight timeline.

10 MS. LAND: Uh-huh.

11 SECRETARY STACY: How much of that 30 days
12 between our hearing and the trustees' hearing do we
13 have to make those changes? You mentioned it has to
14 go to Regional --

15 MS. LAND: It has to be changed at your
16 hearing. Your hearing date.

17 SECRETARY STACY: That day? That day?

18 MS. LAND: Uh-huh. Well, you don't have --
19 normally it could go, you know, 30 days while you're
20 working on it, and, then have a -- reconvene your
21 hearing because you don't have that --

22 SECRETARY STACY: Because it's so tight.

23 MS. LAND: You don't have that luxury.

24 SECRETARY STACY: So maybe we might one day?

1 MS. LAND: Maybe.

2 SECRETARY STACY: Maybe.

3 MS. LAND: And you'd have to have a special
4 meeting, reconvene for the new hearing to do it. I
5 would prefer anything that you want to do, you are
6 prepared to do, and do at your hearing before it
7 closes. That's the best way to make sure that we have
8 all the proper notices in place and that you meet your
9 timeline without having anybody raise issues that you
10 have, you know, put together a meeting that isn't
11 properly noticed or --

12 SECRETARY STACY: Okay.

13 MS. LAND: It's giving somebody else a
14 weapon to try to hit you with if it goes anything
15 other than the exact same line of thought.

16 This is what the statute says. We follow
17 with it absolutely no deviations. We have to be ready
18 to do it at that point. Then they have no weapon to
19 smack us with and try to stop your process.

20 SECRETARY STACY: Okay. So if we feel we
21 need to make a change, we basically have to do that at
22 the hearing or before we close or convene?

23 MS. LAND: Yeah. That's why I want -- yeah.
24 That's why we're having so many longer meetings. We

1 need to be comfortable with what it is. Yeah.

2 And, you know, like Mr. Otto said, there are
3 going to be people who don't like what you're doing
4 because their own personal feelings, but that's one
5 person. You can't change something to satisfy one
6 person, and, then, you know, to heck with everybody
7 else. It doesn't work that way.

8 Oh, I guess it could work that way. It
9 would be counterproductive and it would never go
10 anywhere.

11 That's not what you're supposed to be doing.
12 You're supposed to be doing what's the best for the
13 overall. And, so far, I really believe that's what
14 you guys are doing. You've been very, very good about
15 looking at, you know, all scenarios and going the most
16 liberal for things. So I don't know what his problem
17 was, but you can tell it's still eating at me a little
18 bit. Can't get it out of my head.

19 Better yet, accusations will end up strewn
20 across the internet.

21 SECRETARY STACY: I didn't see that coming.

22 FROM THE FLOOR: (Unintelligible) I almost
23 lost it.

24 MS. LAND: I don't think I've told anybody,

1 "Just stop talking," since my kid was 3 and he would
2 not stop talking. And he's 20 now. Been a while.

3 SECRETARY STACY: It's been a while.

4 MS. LAND: 23 years now. It's been 20 years
5 ago.

6 SECRETARY STACY: Okay.

7 MS. LAND: Okay. Is there anything else in
8 these that you are -- that you needed any
9 clarification on or anything you wanted to look at?

10 We discussed, I think, as we were doing each
11 one of the districts, so I don't think it's anything
12 really new. Anything anybody has any issues with?

13 CHAIRPERSON TIMMERMAN: Right.

14 SECRETARY STACY: On Page 3. Yeah, Page 3.
15 And, then, towards the bottom, where it does say 3,
16 and it says "PUD approval." Because you have the
17 number there, instead of F and G should it be A and B?

18 MS. LAND: Yeah. We can do that.

19 SECRETARY STACY: Okay. I realize it's a
20 little thing. But --

21 MS. LAND: Yeah, I did it.

22 CHAIRPERSON TIMMERMAN: You moved on to the
23 PUD?

24 SECRETARY STACY: Yeah. Well, she was kind

1 of talking about editing that -- unless -- and maybe
2 you had something prior to that --

3 CHAIRPERSON TIMMERMAN: No.

4 SECRETARY STACY: -- for editing.

5 CHAIRPERSON TIMMERMAN: No, I was just
6 looking over my notes.

7 SECRETARY STACY: My other question, which
8 is going to now be at B instead of the G, designating
9 the area to the -- is it PI-JD?

10 MS. LAND: No.

11 SECRETARY STACY: What is that?

12 MS. LAND: That should have been PUD.
13 That's another one of those weird switchover things.

14 SECRETARY STACY: Okay. It did the weird
15 thing on your computer. So that should be PUD. Okay.

16 MS. LAND: That's a period at the end of
17 that. And, then, it's approval. I've just turned the
18 other ones to F and G.

19 SECRETARY STACY: I mean (unintelligible)
20 it's more of a clerical thing.

21 MS. LAND: Okay. I got A and B, B, A, B.

22 SECRETARY STACY: Pick your battles, right?

23 MS. LAND: Holy cow. This really is messed
24 up.

1 I'll figure this out.

2 CHAIRPERSON TIMMERMAN: We're on No. 2.

3 SECRETARY STACY: Okay.

4 CHAIRPERSON TIMMERMAN: Part D, I have
5 "collector streets" crossed out, and it says
6 "roadways." I didn't know whether you still have
7 "collector streets." Do we want to keep it collector
8 streets?

9 SECRETARY STACY: Weren't we switching that
10 out to, like --

11 CHAIRPERSON TIMMERMAN: Just trying to keep
12 it consistent verbiage.

13 SECRETARY STACY: Yeah.

14 MS. LAND: "Collector street" we'll change
15 it to --

16 CHAIRPERSON TIMMERMAN: I just --

17 MS. LAND: -- "roadways"?

18 CHAIRPERSON TIMMERMAN: -- have "roadways"
19 wrote down. That's what I have.

20 MS. LAND: Okay.

21 SECRETARY STACY: On No. 3, under the PUD
22 Approval, the first statement, now, the township
23 trustee, that is correct, that they are --

24 MS. LAND: No.

1 SECRETARY STACY: Okay.

2 MS. LAND: Do you want to say, "The
3 following procedure shall be used in review of the
4 plan and approved of the general plan by the zoning
5 commission."

6 SECRETARY STACY: Okay. Well, it says "by
7 the zoning commission and..."

8 MS. LAND: Yeah.

9 CHAIRPERSON TIMMERMAN: She's just taking
10 "approval" and moving it up.

11 SECRETARY STACY: Okay.

12 MS. LAND: So the whole sentence would read,
13 "The following procedure shall be used in review of
14 the plan and approval of the general plan by the
15 zoning commission."

16 SECRETARY STACY: Gotcha. That works.

17 MS. LAND: Yeah. Okay.

18 SECRETARY STACY: Did we -- is there
19 anything about a 10-day notice or anything like that,
20 or are we good on how it reads?

21 MS. LAND: In the PUD Section there's
22 another PUD section, isn't there? Is this it?

23 CHAIRPERSON TIMMERMAN: I think this is it.

24 SECRETARY STACY: This is it. Okay.

1 I don't know if there's a -- I don't see
2 anything about a hearing notice. That's a Matt
3 question.

4 SECRETARY STACY: For some reason I -- on
5 our original PUD document, I circled "public hearing,"
6 and I wrote in "10-day notice."

7 CHAIRPERSON TIMMERMAN: I wrote in "10-day
8 notice" as well.

9 MS. LAND: Approval shall be given only
10 after a public hearing with a 10-day notice.
11 Something like that?

12 CHAIRPERSON TIMMERMAN: Sure.

13 SECRETARY STACY: If we both had it down
14 then it must be good.

15 MS. LAND: Okay. I think that's good
16 because I think if it's not in here, I'll get a call
17 from a zoning inspector saying, We have to give a
18 10-day notice.

19 SECRETARY STACY: Yeah.

20 MS. LAND: I'll fix that.

21 SECRETARY STACY: Anyone else got anything
22 on Page 3?

23 Did I mention that little period where E is,
24 and, then, it goes, "A written statement..."

1 MS. LAND: Yeah.

2 SECRETARY STACY: I don't know if -- just,
3 again, that's a little thing.

4 We have one of those also on Page 4 where
5 J is, right before approval. There's a little -- at
6 least it looks like it on mine.

7 MS. LAND: Page 4?

8 SECRETARY STACY: Yeah. Yeah. Where J is.

9 MS. LAND: Oh, those are all gone now.

10 CHAIRPERSON TIMMERMAN: Okay.

11 SECRETARY STACY: Those are gone?

12 MS. LAND: I turned those into A, B, C
13 instead of starting at G.

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: I have one for you,
16 whenever you're ready.

17 MS. LAND: Okay.

18 CHAIRPERSON TIMMERMAN: Page 4, Section D,
19 up at the top. The very last line, you have "Township
20 Clerk" and we said that should be "Fiscal Officer."

21 SECRETARY STACY: Yeah. I have it, too.

22 CHAIRPERSON TIMMERMAN: You seeing it?

23 MS. LAND: Huh-uh.

24 MR. EVANS: Page 4, you said?

1 CHAIRPERSON TIMMERMAN: It's page 4 here.
2 Section I or D, depending upon what you have labeled.

3 MS. LAND: Okay. Got it.

4 CHAIRPERSON TIMMERMAN: Very last line.

5 MS. LAND: Yeah.

6 SECRETARY STACY: "Filed with the," should
7 be "fiscal."

8 MS. LAND: "Fiscal officer."

9 SECRETARY STACY: Yeah.

10 MS. LAND: And the zoning inspector.

11 SECRETARY STACY: Okay. And, then, on the
12 very bottom of Page 4, where it's for E. "Any changes
13 or amendments requested shall..." right now, it says
14 "terminate." But I had on my other copy, "suspend."
15 We changed the word "terminate" to "suspend."

16 MS. LAND: Suspend.

17 CHAIRPERSON TIMMERMAN: We have the same
18 notes.

19 SECRETARY STACY: That makes me feel at
20 least like my brain's working a little bit.

21 MS. LAND: Everyplace else where you have a
22 limitation on how long that a permit or a certificate
23 lasts, you have it for one year with the option of an
24 additional year if it's commencing along.

1 SECRETARY STACY: Okay.

2 MS. LAND: In this one, you have only one
3 year. And, then, it says, "If construction commences
4 within the additional approved period, such
5 construction may continue until that phase of the
6 project is completed. If construction fails to
7 commence during the period, approval site plan shall
8 lapse and permits issues and construction therewith
9 shall cease to be in effect. Resubmittal of site plan
10 shall be necessary in order to secure a new permit."

11 Now, I don't know if that's okay having
12 only one year, since it's a commence, and it can
13 continue on while that phase is -- of the project is
14 completed. I don't know what -- I guess --

15 SECRETARY STACY: Should there be another --
16 inserting another time?

17 MS. LAND: The only thing that makes this a
18 little different, I think, is that it gives them one
19 year to get started; not one year to have it done.

20 SECRETARY STACY: Okay.

21 MS. LAND: So maybe if we leave it as one
22 year -- like, if they start and they aren't finished
23 with the phase that they are doing in one year, they
24 can continue until that's done. But if they haven't

1 started the other phases in that one year, I think
2 they have to start over. Is that okay with you guys?

3 MS. PARGEON: Uh-huh.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: It's a good check and balance.
6 If they come in with exact same thing that they had
7 before and they get it resubmitted, I don't think
8 there should be any big worry about the changes.

9 SECRETARY STACY: Right.

10 MS. LAND: Okay. We're good with that one?

11 SECRETARY STACY: I think so.

12 MS. LAND: General Provisions. I need some
13 guidance here. What's the number on it?

14 MR. EVANS: 15.

15 CHAIRPERSON TIMMERMAN: 1500.

16 MS. LAND: 1500. Okay. I put -- I wrote
17 some numbers up in the corner. Just ignore those
18 because these are my map to be able to put them back
19 together if they fall apart.

20 CHAIRPERSON TIMMERMAN: Gotcha.

21 MS. PARGEON: That was a good idea.

22 MS. LAND: Yeah. Guess how I figured out
23 how to do that.

24 SECRETARY STACY: Was it falling apart?

1 MS. LAND: General Provisions, 1500.

2 Want to do this one too, or are we ready to
3 call it?

4 CHAIRPERSON TIMMERMAN: You get a vote in
5 this, too.

6 MS. LAND: I had my coffee. I'm good. I do
7 need to take a quick break while you're thinking about
8 it though.

9 (Recess taken.)

10 CHAIRPERSON TIMMERMAN: All right. Keep
11 going?

12 SECRETARY STACY: Uh-huh.

13 MS. LAND: I think just recently we went
14 through all of the nonconforming stuff, so we might be
15 pretty close to, right?

16 CHAIRPERSON TIMMERMAN: Uh-huh.

17 MS. LAND: I have changed the 60 percent to
18 75 percent.

19 CHAIRPERSON TIMMERMAN: Where is that at?

20 MS. PARGEON: Yeah.

21 SECRETARY STACY: That's the second page in
22 where it says Nonconforming Structures.

23 MS. LAND: Yeah.

24 SECRETARY STACY: So that's just for -- I

1 guess I want clear in my mind if it's nonconforming as
2 a structure or nonconforming as the district?

3 MS. LAND: Okay.

4 SECRETARY STACY: I guess I --

5 MS. LAND: Okay.

6 SECRETARY STACY: Maybe that's clear to you
7 guys.

8 MS. LAND: There is a different -- No. 2 is
9 on Page 2. Page 1 is the intent of all of the
10 nonconforming, whether it's lot, structures, land,
11 uses; any of those things. That's the general stuff
12 that applied to both.

13 Then, when you get to Page 2 of the
14 nonconforming structures, these are the rules that
15 have to do with a building that's nonconforming.
16 Maybe it's in the wrong place; too close to a lot
17 line; on too small of a parcel; taking up too much of
18 its floor space, you know, lot coverage kind of stuff.
19 Those kind of issues.

20 Then, when you get down to the Nonconforming
21 Uses, then it's -- the issue would be if it's in a
22 Residential District and somebody has a shoe repair
23 shop, it's not something that's permitted because it's
24 a little store. It's not allowed there but it's

1 allowed there because it's always been there.

2 And, then, we have that issue about whether
3 it's -- quits -- a nonconforming use that stops being
4 that for a period of two years, and, then, it no
5 longer is allowed to be, or if it's destroyed in some
6 way. And we have it there that if it's destroyed
7 anything less than 75 percent, they can fix it and put
8 it back.

9 CHAIRPERSON TIMMERMAN: Is the two years
10 spelled out in here or is that a higher-up level?

11 MS. LAND: It is a higher-up level. But we
12 put it in here. The State statute has the two years.
13 It's at letter E under Section 3.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: Oh, I'm going to change "mobile
16 home" to "mobile/manufactured."

17 SECRETARY STACY: Yeah.

18 CHAIRPERSON TIMMERMAN: Inside of that two
19 years, and it might say it here, but inside the two
20 years, is the business allowed to change what kind of
21 business it does?

22 MS. LAND: It depends.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: If it changes to be the same

1 or -- like, if it's a candle shop and it changes to be
2 a trinket store, yeah. But if it's a candle shop and
3 it changes to be a tattoo parlor, probably not because
4 it's a completely different kind of -- it's service --
5 retail to service.

6 CHAIRPERSON TIMMERMAN: Okay.

7 MS. LAND: Different -- if it would change
8 the impact it would have on the neighborhood is kind
9 of what you look like. If it's something that, like,
10 you know, they sell candles and Scentsy and, you know,
11 they have 20 people in and out a day, that's one
12 thing. And, then -- but if they leave and somebody
13 else comes in and sets up their retail that is, you
14 know, a comic book store that has, you know, 75 kids
15 in and out of it a day, that may have changed what it
16 is. So it's a different kind of retail business.

17 CHAIRPERSON TIMMERMAN: Is that up to our
18 discretion?

19 MS. LAND: Yeah.

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: Is that spelled out?

22 MS. LAND: No.

23 SECRETARY STACY: No. We -- okay.

24 MS. LAND: It's hard to spell it out. It's

1 one of those things where you'll know it when you see
2 it and you'll have to be very specific about why
3 you -- it's one of those things, like the Conditional
4 Uses will be -- you'll have to give your rationale
5 spelled out for why this is a different use.

6 SECRETARY STACY: Okay.

7 MS. LAND: And, you know, pinpoint the
8 things. Like, the impact is greater. It went from
9 having 10 cars a day to 55 cars a day for this kind of
10 thing. It's a different kind of use. They increased
11 the nonconformity.

12 SECRETARY STACY: Right.

13 CHAIRPERSON TIMMERMAN: Gotcha. Increase in
14 nonconformity is the key.

15 MS. LAND: Uh-huh. There's nothing else in
16 this section that has any red in it.

17 It has a little bit of -- it has some things
18 lined out in A, under Section 3. It says, "No such
19 structure may be enlarged or altered in any way which
20 increases its nonconformity," and we took that out and
21 put, "Such structures may only be enlarged or altered
22 in a way that does not increase its nonconformity."

23 CHAIRPERSON TIMMERMAN: Where are you at?

24 SECRETARY STACY: Right here.

1 MS. LAND: Under Section 2, paragraph A.

2 CHAIRPERSON TIMMERMAN: Okay. I was in
3 Section 3. Sorry.

4 MS. LAND: I might have said 3.

5 SECRETARY STACY: And that wording is more
6 clear.

7 MS. LAND: I think it's more clear and it's
8 more -- I would prefer to state things in the
9 positive --

10 SECRETARY STACY: Yes.

11 MS. LAND: -- instead of in the negative.

12 SECRETARY STACY: Yeah.

13 MS. LAND: Unless you want to use a double
14 negative, then you get a positive.

15 SECRETARY STACY: There you go.

16 CHAIRPERSON TIMMERMAN: Pass.

17 SECRETARY STACY: So in C, on that next
18 page, is the Board of Zoning Appeals the correct
19 board? I just want to make sure that's correct.

20 MS. LAND: Which one is it?

21 SECRETARY STACY: C. It's --

22 MS. LAND: It's Board of Zoning Appeals is
23 correct.

24 SECRETARY STACY: Okay. Just wanted to make

1 sure.

2 MS. LAND: Yeah. For Nonconforming Uses.

3 SECRETARY STACY: Okay.

4 MS. LAND: Nonconforming uses are a lot like
5 variances, the same concept; and that goes through
6 BZA. Variances do.

7 SECRETARY STACY: Okay.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: Then I think we're good to
10 go.

11 CHAIRPERSON TIMMERMAN: Going down to
12 Section 3, letter F. You changed "mobile" to
13 "mobile/manufactured."

14 MS. LAND: Yeah.

15 CHAIRPERSON TIMMERMAN: And I have a note
16 written right in here and I don't really know where
17 it's supposed to go. I'm curious. It says, "Not on
18 permanent site."

19 MS. LAND: Yes. I had to read this again
20 here.

21 Do you have -- we would probably -- there's
22 a code section under zoning that says a mobile or a
23 manufactured home that has been permanently affixed
24 and had their title -- it becomes no longer a mobile

1 or manufactured home but becomes a building. So if
2 you want to say mobile/manufactured homes not
3 permanently affixed to a foundation?

4 CHAIRPERSON TIMMERMAN: Sure.

5 SECRETARY STACY: Yeah.

6 CHAIRPERSON TIMMERMAN: That spells it out
7 in a clear way.

8 SECRETARY STACY: Right. Whatever we can do
9 to make that --

10 CHAIRPERSON TIMMERMAN: Clearer than my
11 notes.

12 MS. LAND: My Auto Correct changed the way
13 I spell "permanently" to "terminally." I really
14 detest Auto Correct.

15 SECRETARY STACY: I do too.

16 MS. LAND: The first time I did a Resolution
17 where the Commissioners were having a public view, I
18 realized I really needed to focus, especially when the
19 newspaper reporter is the one that caught it. Thanks
20 so much.

21 (Laughter.)

22 SECRETARY STACY: Well --

23 MS. PARGEON: You just got it.

24 THE REPORTER: No, it's happened to me. And

1 you find it when you're proofing.

2 MS. LAND: Or you just skip right over it
3 because you don't notice it.

4 SECRETARY STACY: Well, you know what you're
5 expecting it to say or what it should say.

6 MS. LAND: Yes.

7 SECRETARY STACY: That's why --

8 MS. LAND: Yeah. That's why I give these
9 sections to somebody to proof them, they read them
10 backwards to check the words.

11 SECRETARY STACY: Yeah. Yeah. I can see
12 that.

13 MS. LAND: Instead of reading for content,
14 reading for words.

15 SECRETARY STACY: Yeah. Yeah.

16 MS. LAND: Okay. Want to move on to -- and
17 this went through 1502, so we go to 1503.

18 SECRETARY STACY: Yeah. Accessory Buildings
19 and Uses.

20 MS. LAND: Sort of like when something
21 happens in church and you can't stop laughing. Yeah.

22 I don't have any red marks or line-outs in
23 this at all.

24 CHAIRPERSON TIMMERMAN: I'm going to go to

1 No. 3. I don't necessarily have a red mark on it.
2 I'm going for clarification.

3 It says 25 percent of your rear yard. Is
4 that for an A-1 District? Provided that in the
5 Residential District -- I don't think it spells out
6 what district it's for.

7 MS. LAND: I don't think it -- I don't think
8 it was to be spelled out. I think it was all.

9 CHAIRPERSON TIMMERMAN: It pertains to all.
10 Okay. But that --

11 MS. LAND: Except in Residential Districts
12 there's some additional rules.

13 CHAIRPERSON TIMMERMAN: Additional. So in
14 an Agricultural District, 25 percent of your rear
15 yard, but if it's being Agricultural use, there's no
16 restriction.

17 MS. LAND: Well, there are restrictions
18 because they don't have to get permits, but they do
19 have to comply to setbacks and ground -- or coverage
20 stuff. It's identified.

21 CHAIRPERSON TIMMERMAN: So -- But as far as
22 size, as long as they don't fall into the setbacks,
23 they can go larger than 25 percent?

24 MS. LAND: No. That's one of the things

1 they have to comply to.

2 CHAIRPERSON TIMMERMAN: They have to comply
3 with the 25 percent. Okay.

4 MS. LAND: Yeah. Because we can't regulate
5 and we don't want to regulate agriculture, the
6 buildings, because the concept is that this is rural
7 zoning to help protect the rural integrity of the
8 township. But they also have to be able to protect
9 the surrounding properties around rural or
10 Agricultural Uses.

11 So when you get to agricultural houses and
12 their accessory buildings, they are not a whole lot
13 different than a Residential District area, so they
14 can't just have carte blanche and really just kind of
15 dump on the neighbor beside them that's not an
16 Agricultural Use. So they still have to apply those
17 things, the setbacks and such.

18 CHAIRPERSON TIMMERMAN: Okay. So it applies
19 to --

20 MS. LAND: I have never, in 32 years, had an
21 issue with accessory buildings in an Agricultural Use
22 exceeding the amount they have to do.

23 CHAIRPERSON TIMMERMAN: Really?

24 MS. LAND: Yeah. So...

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: It's one of those things that you
3 look at it and, Oh, that could be a problem. It just
4 doesn't ever seem to be because they have more space.

5 SECRETARY STACY: Yeah.

6 CHAIRPERSON TIMMERMAN: Yeah. And
7 25 percent is still a lot of space in general.

8 MS. LAND: Yeah.

9 CHAIRPERSON TIMMERMAN: Okay. Then --

10 SECRETARY STACY: Go one more.

11 CHAIRPERSON TIMMERMAN: I have one note and
12 I have absolutely no idea. I put it in No. 8. Oh,
13 I think we were -- I think that was supposed to be a
14 separate --

15 MS. LAND: I don't have an 8.

16 CHAIRPERSON TIMMERMAN: So it's in No. 7,
17 after two weeks.

18 MS. LAND: Okay.

19 CHAIRPERSON TIMMERMAN: I put an 8 there,
20 like it should be a separate topic. Deb, do you have
21 10 feet on No. 3?

22 SECRETARY STACY: I have (unintelligible).

23 MS. LAND: I see. We'll get to where it's
24 about the parking and storage of campers.

1 CHAIRPERSON TIMMERMAN: Right.

2 MS. LAND: Which is a little different than
3 a mobile home.

4 CHAIRPERSON TIMMERMAN: Does that make sense
5 to make that a number 8 there? Should be Page 43, if
6 you've got them numbered at the bottom.

7 MS. LAND: This is another one that's
8 written in the weirdly negative. It says, "All
9 trailer vehicles" --

10 SECRETARY STACY: I do have 10.

11 MS. LAND: You have what?

12 CHAIRPERSON TIMMERMAN: Another thing. Keep
13 going.

14 MS. LAND: This last line I don't like the
15 way it reads. This is, "All trailers, vehicles parked
16 or stored shall not be connected to sanitary
17 facilities and shall not be occupied."

18 I think it should say, "No trailer vehicles
19 parked or stored shall be connected to..."

20 SECRETARY STACY: There you go. Yeah.

21 MS. LAND: Clunky, by the way.

22 So if I change it to say, "No trailer
23 vehicles parked or stored shall be connected to
24 sanitary facilities or shall be occupied."

1 CHAIRPERSON TIMMERMAN: Correct.

2 MS. PARGEON: Yes. That's good.

3 CHAIRPERSON TIMMERMAN: We've got you
4 jumping back to No. 3.

5 MS. LAND: Okay.

6 FROM THE FLOOR: Can I ask a question. What
7 does that do with campgrounds if they bring in -- some
8 of those campgrounds bring in, like, an RV, there's
9 a -- am I looking at a different zone? I'm not
10 getting all the context.

11 MS. LAND: Yeah. There's a different
12 section that talks about campgrounds and -- yeah.
13 This is somebody putting one in their backyard and
14 having somebody live in it.

15 FROM THE FLOOR: Gotcha. We're limited on
16 context out in the peanut gallery here, so pardon the
17 interruption.

18 MS. LAND: We should have a Smart Board,
19 have it all up here.

20 FROM THE FLOOR: (Unintelligible).

21 MS. PARGEON: Yeah.

22 SECRETARY STACY: Well, (unintelligible).

23 MS. PARGEON: Have to find another one.

24 MS. LAND: We could. Somebody bring

1 something up, we could put it up.

2 SECRETARY STACY: We definitely need
3 something like that.

4 MS. LAND: You need somebody who's more tech
5 savvy than me to be able to run that.

6 SECRETARY STACY: Yeah. I don't know.

7 CHAIRPERSON TIMMERMAN: Keith Potter maybe.

8 SECRETARY STACY: Yeah.

9 CHAIRPERSON TIMMERMAN: Another person,
10 Bridgette; she's a school teacher. She might have --
11 be able to help with something like that.

12 MS. LAND: Anything else on here?

13 CHAIRPERSON TIMMERMAN: No. 3. Did you go
14 back there?

15 MS. LAND: Yeah. Right there.

16 CHAIRPERSON TIMMERMAN: The very last line,
17 it says, "5 feet."

18 MS. LAND: You want 10?

19 CHAIRPERSON TIMMERMAN: We both have 10 on
20 that.

21 That is everything I have for that section.

22 MS. LAND: Off-street Parking Requirements.
23 We can do this again. That was fun the first time.

24 CHAIRPERSON TIMMERMAN: Check everybody's

1 pulse now.

2 MS. LAND: The good news is I figured out
3 how to very quickly switch those weird long dashes for
4 hyphened down to the regular size.

5 MS. PARGEON: Oh, how nice.

6 MS. LAND: Yeah. There are 29 of them in
7 this section.

8 CHAIRPERSON TIMMERMAN: My first thing is,
9 in Section C, Business and Commercial.

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: No. 4, we have
12 Beauty Parlor, and we changed it to Salon.

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: Salon at the start,
15 and, then, after the No. 2, it says Beauty and Barber
16 Chairs, so we went Salon and Barber Chairs.

17 MS. LAND: Beauty Salon or just Salon?

18 CHAIRPERSON TIMMERMAN: What I have crossed
19 out just says Salon.

20 SECRETARY STACY: Yeah.

21 CHAIRPERSON TIMMERMAN: Cross both parts --

22 SECRETARY STACY: Cross both Beauty --

23 MS. LAND: Well, I have "Salon Beauty Shop."

24 MR. EVANS: Mine has a typo on the bottom of

1 the first page.

2 MS. LAND: "The family"? Yeah. I found
3 that. That was one of those weird conversion things.

4 MR. EVANS: Yeah.

5 MS. LAND: Sometimes they're a challenge to
6 notice, and then I see them when I look in here.

7 SECRETARY STACY: See, I have No. 6. Do you
8 have that crossed out?

9 CHAIRPERSON TIMMERMAN: Where are you at?

10 MR. EVANS: Dance Halls.

11 SECRETARY STACY: Dance Halls.

12 CHAIRPERSON TIMMERMAN: I don't have it
13 crossed out.

14 SECRETARY STACY: Well, I had the first two
15 lines. And, then, I have "fixed seats" circled.
16 Fixed seats. We must have talked about whether the
17 seats were fixed or not, which I don't remember why
18 that was in the conversation.

19 CHAIRPERSON TIMMERMAN: I have no idea
20 anymore. Wonder if we were trying to make it a more
21 generalized topic rather than calling out the specific
22 dance hall.

23 SECRETARY STACY: Well, and I think -- see,
24 I wrote "public assembly halls without fixed seats."

1 CHAIRPERSON TIMMERMAN: I think maybe that's
2 what they were doing is we --

3 SECRETARY STACY: So instead of dance halls,
4 plural, we were just public assembly halls without --

5 MS. LAND: Do you want exhibition halls?

6 SECRETARY STACY: I guess I'm not sure what
7 an exhibition hall is.

8 CHAIRPERSON TIMMERMAN: I've never used that
9 term, so...

10 FROM THE FLOOR: It's where you do trade
11 shows and things like that.

12 MS. LAND: I think an example of an
13 exhibition hall would be, like, the Legacy Building at
14 the fairgrounds, and/or if somebody has an event
15 center. They seem to be kind of a new thing people
16 are doing a lot of, converting barns or pole barns
17 into event centers.

18 CHAIRPERSON TIMMERMAN: You ever heard of
19 that, Dave?

20 MR. EVANS: Yeah, kind of.

21 MS. LAND: Is that your thing?

22 MR. EVANS: Yeah.

23 SECRETARY STACY: That's one of his things.

24 MS. LAND: As long as it takes to be able to

1 find a place to hold a wedding, it's probably
2 something that's important to have.

3 SECRETARY STACY: That's a proper term.

4 MR. EVANS: Reception hall or event venue.
5 There's a few different things.

6 CHAIRPERSON TIMMERMAN: I think I would use
7 a few different terms like that, rather than calling
8 it specifically a dance hall or a poolhall.

9 MS. LAND: Billiard parlor.

10 CHAIRPERSON TIMMERMAN: Yeah. I don't feel
11 like that's --

12 MR. EVANS: Don't see too many of those.

13 CHAIRPERSON TIMMERMAN: It's interesting
14 because it does add roller and ice skating rinks.
15 I mean, it's -- it's kind of -- it's pretty broad.
16 So...

17 MS. LAND: So --

18 CHAIRPERSON TIMMERMAN: You know, it's
19 funny. It does say "exhibition halls" right on there.

20 MS. LAND: Exhibition halls. Assembly
21 halls. What was the other one you said?

22 FROM THE FLOOR: Event halls.

23 MS. LAND: Event centers.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. LAND: And when they're talking about --

2 CHAIRPERSON TIMMERMAN: What did you have,
3 though? You had public assembly. I mean, like a
4 roller skating rink wouldn't necessarily fall into
5 exhibition hall, assembly hall, or a -- whatever we
6 just said, event center. But a public assembly hall,
7 I don't know. They all sound like kind of the same
8 thing.

9 MR. EVANS: Right. Most of those terms to
10 me seem dated. Like assembly hall, billiard parlor.
11 Dance halls. Nobody holds dance halls specifically,
12 it doesn't seem like, in this area.

13 CHAIRPERSON TIMMERMAN: Right.

14 MR. EVANS: Specifically for dancing,
15 nothing else.

16 MS. LAND: Especially when we don't allow
17 adult entertainment.

18 MR. EVANS: Yeah.

19 MS. LAND: What about the fixed seat thing?
20 I can see -- we're talking about wide open spaces
21 where you can --

22 CHAIRPERSON TIMMERMAN: Right.

23 MS. LAND: -- have --

24 SECRETARY STACY: Uh-huh.

1 MS. LAND: There's still a maximum capacity
2 that's permitted, right?

3 SECRETARY STACY: Yeah.

4 MS. LAND: They have to have the --

5 MR. EVANS: The State does that.

6 MS. LAND: -- fire marshal.

7 SECRETARY STACY: I don't think you need to
8 address the seats, do you?

9 MR. EVANS: Well, like, for ours, the State
10 says we can have 250. So that -- by this, that means
11 we need parking for 125, so that makes sense.

12 MS. LAND: Okay. Do you want to say, Event
13 Centers, Exhibition Centers or Halls? Facilities?

14 MR. EVANS: I've heard of event venues. All
15 kinds of stuff.

16 MS. LAND: Venues. I like that.

17 CHAIRPERSON TIMMERMAN: To me, they all seem
18 about the same. I don't think we need to see how
19 many --

20 MS. LAND: Couldn't you say event venues?

21 SECRETARY STACY: Yeah.

22 MS. LAND: Because that could be any kind of
23 event, right?

24 SECRETARY STACY: That works for me. Event

1 venues.

2 MS. PARGEON: Yeah. That would work.

3 CHAIRPERSON TIMMERMAN: But, again, does
4 a -- does a roller skating or ice skating rink lend
5 itself toward an event venue?

6 SECRETARY STACY: Zoie.

7 FROM THE FLOOR: Because they can take --
8 they can take the walls down and still use that area
9 for those basic --

10 SECRETARY STACY: That's true. That's true.

11 MS. LAND: The Cube.

12 MS. PARGEON: Yeah. Take the ice away.

13 FROM THE FLOOR: They do that. Take the
14 boards down, the ice, and, then, they have --

15 SECRETARY STACY: Yep, you're right. Yep,
16 you're right.

17 FROM THE FLOOR: -- a totally different
18 event happening. Then they got foldable seating so
19 they go up against the wall.

20 SECRETARY STACY: Yeah.

21 CHAIRPERSON TIMMERMAN: Okay.

22 SECRETARY STACY: Thank you.

23 Do you want all these things listed out? Is
24 that a good thing for where we're at? We already

1 addressed that down here.

2 I did see on 11, "miniature of," it's
3 "miniature or."

4 MS. LAND: For Hotel Motel, and Other
5 Commercial Lodging Establishments, it says, "One for
6 each one occupancy unit, plus one for each one
7 employee."

8 I don't think -- we don't have to say each
9 one employee, we can take out. For each employee. So
10 it's one parking unit for each -- one parking space
11 for each unit? That seem weird?

12 CHAIRPERSON TIMMERMAN: Where are you at?

13 MS. LAND: I'm sorry. 13.

14 SECRETARY STACY: 13.

15 MR. EVANS: Top of page 13.

16 SECRETARY STACY: Right here.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MS. LAND: Here's the next question. Does
19 anybody know where these standards came from? Or
20 state in some manner that's required by somebody other
21 than us?

22 CHAIRPERSON TIMMERMAN: No idea. But
23 I've seen them in other townships.

24 MS. LAND: Well, everybody's got them.

1 I'm just not sure --

2 SECRETARY STACY: Liberty Township's, they
3 kind of have the boilerplate. In fact, it was
4 interesting in looking through it, there's places
5 where it was like an incomplete sentence, and we're,
6 like, scratch that out. And it was there, just the
7 way it was, originally, you know. I mean, in all
8 honesty, they've had it for 50 years and they probably
9 have not -- they probably just went with the
10 boilerplate thing and didn't really pick it apart.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: Actually, they did a complete
13 overhaul on it in 1993. We had to put it back on the
14 ballot.

15 SECRETARY STACY: Then why isn't that what's
16 showing when you go to the township Resolutions?

17 MS. LAND: Don't know.

18 SECRETARY STACY: Okay. So they have
19 something more recent than that, huh? Interesting.
20 I didn't know that.

21 MS. LAND: Oh, okay. Something isn't right
22 here. I have a good -- I have a version that's got
23 the table in it. Does yours have a table in it?

24 CHAIRPERSON TIMMERMAN: Table where?

1 SECRETARY STACY: You mean the parking?

2 MS. LAND: Yeah.

3 SECRETARY STACY: I have this. Is that what
4 you're talking about?

5 MS. LAND: Yeah, that's right. The table.

6 SECRETARY STACY: Yeah.

7 MS. LAND: It's a legible table. Mine isn't
8 legible. And I wonder what version I'm working off of
9 here. I'm getting tired.

10 CHAIRPERSON TIMMERMAN: Which table were
11 you -- what page, I guess?

12 SECRETARY STACY: Well, it's just, if you
13 flip a couple pages back, it's --

14 CHAIRPERSON TIMMERMAN: Mine looks different
15 than yours slightly, just in, like, the
16 (unintelligible) and stuff.

17 SECRETARY STACY: Yeah, I see that.

18 MS. LAND: That's a copying issue.

19 SECRETARY STACY: Okay. Because even kind
20 of --

21 CHAIRPERSON TIMMERMAN: Yeah.

22 MS. LAND: I will find the one that has the
23 good --

24 SECRETARY STACY: Oh, all this stuff that's

1 garbled.

2 CHAIRPERSON TIMMERMAN: Yeah. I don't know.

3 MR. EVANS: The above the line?

4 SECRETARY STACY: Yeah. Like right through
5 here. This -- there's like some strange --

6 MS. PARGEON: Mine's clear.

7 SECRETARY STACY: Strange foreign language
8 thing going on there.

9 CHAIRPERSON TIMMERMAN: Try to read it with
10 the space, space plus.

11 MS. PARGEON: Yeah. That's something.

12 MS. LAND: I had a really nice one
13 somewhere. I wonder if I didn't save it. I have a
14 good copy of a -- the tables in there that are all
15 nicely set back up and fit well. Like, see?

16 SECRETARY STACY: I believe you.

17 CHAIRPERSON TIMMERMAN: Yeah. That's nice.

18 SECRETARY STACY: Yeah, I like that.

19 MS. LAND: So I don't know where they are
20 now. I will keep looking. Discover them. Make sure
21 they are in the right place. If I don't, Josie's
22 going to clobber me because she worked a long time on
23 getting them right.

24 CHAIRPERSON TIMMERMAN: Are you editing an

1 old document at this point?

2 MS. LAND: No. I have each in their own
3 individual sections.

4 CHAIRPERSON TIMMERMAN: I'm just saying that
5 the -- for this parking spot stuff, is this a -- do we
6 want to move forward?

7 MS. LAND: Yes, we can move. I can fix it.

8 CHAIRPERSON TIMMERMAN: You'll go back
9 and --

10 MS. LAND: Yeah.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. LAND: I don't know what happened to it.
13 It's here somewhere. Which one is that? What is
14 the title of it?

15 MS. PARGEON: 1504.

16 MS. LAND: Yeah, I got it here.

17 (Unintelligible) I can put it back in. I think I just
18 apparently did not save it.

19 You guys can move on and keep talking.

20 CHAIRPERSON TIMMERMAN: Right after the
21 chart, No. 4, I have the Ingress and Egress, that
22 sentence crossed out.

23 SECRETARY STACY: Yep, I do, too.

24 CHAIRPERSON TIMMERMAN: I'll be right back.

1 MS. LAND: Oh, boy. Okay. So we took out
2 the paragraph --

3 SECRETARY STACY: Yeah.

4 MS. LAND: -- above in Ingress/Egress.

5 SECRETARY STACY: Yeah.

6 MS. LAND: Okay. I put the good chart in
7 here and I saved it.

8 SECRETARY STACY: Good.

9 MS. LAND: I think I printed it, closed it,
10 and didn't save it.

11 SECRETARY STACY: So on the heading part of
12 that chart, was it weird like that or --

13 MS. LAND: No.

14 SECRETARY STACY: -- or yours is cleaned up?

15 MS. LAND: Here's what -- here's what it
16 will look like.

17 SECRETARY STACY: I'll take your word for
18 it. Oh, yeah. That looks great. Yay.

19 CHAIRPERSON TIMMERMAN: You good again?

20 SECRETARY STACY: Yeah, we're good.

21 CHAIRPERSON TIMMERMAN: No. 8. Halfway
22 through, it says, Asphaltic or Concrete --

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: -- surfacing.

1 SECRETARY STACY: We took that -- just make
2 it asphalt. It sounds very --

3 MS. LAND: Sophisticated?

4 SECRETARY STACY: Snooty.

5 MS. LAND: Yeah. So we're going to say
6 asphalt or concrete?

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MS. PARGEON: That's cute.

9 MS. LAND: Do we have that word anywhere
10 else?

11 SECRETARY STACY: Asphaltic? I don't --

12 MS. PARGEON: Didn't find it.

13 CHAIRPERSON TIMMERMAN: Not that we noticed
14 last time.

15 SECRETARY STACY: That's weird. Look. See,
16 I've got --

17 CHAIRPERSON TIMMERMAN: We've got two
18 sections.

19 SECRETARY STACY: Yeah. Well, no. That
20 chart, that's basically --

21 MS. LAND: You do have a chart.

22 SECRETARY STACY: It's basically two charts.

23 CHAIRPERSON TIMMERMAN: Yeah, but --

24 SECRETARY STACY: But we have different

1 numbers.

2 CHAIRPERSON TIMMERMAN: The next section
3 says 1505 Off-Street Parking here. But in the book,
4 we've made it Off-Street Loading and Unloading. I
5 think you printed it twice, potentially --

6 MS. LAND: Oh.

7 CHAIRPERSON TIMMERMAN: -- or something.

8 MS. LAND: Or something.

9 SECRETARY STACY: Something.

10 MS. LAND: Wow. I do have it in
11 Off-Street -- no. 1505. Where's the other --

12 CHAIRPERSON TIMMERMAN: Oh, hold up.

13 MS. LAND: 1506.

14 SECRETARY STACY: We have two different
15 things.

16 MS. PARGEON: Two different charts in there.

17 CHAIRPERSON TIMMERMAN: So --

18 MS. LAND: Go back through my original and
19 find out where that chart belonged.

20 CHAIRPERSON TIMMERMAN: So right here, you
21 go -- if you go back about three pages, we've got
22 Off-Street Parking 1505 here, and 1505 shows up again
23 here.

24 MS. LAND: Yeah, I know. And that is one of

1 those things where we -- it got messy with the
2 changing the numbers or, you know, leaving things out.

3 CHAIRPERSON TIMMERMAN: Right.

4 MS. LAND: So let's see what we're doing
5 here.

6 MS. PARGEON: It says Section 1505 on the
7 top for the second one. That's what --

8 CHAIRPERSON TIMMERMAN: Yeah. It says 1505
9 here, but if you go back a few pages.

10 MS. PARGEON: Yeah, there's this other one.

11 CHAIRPERSON TIMMERMAN: It's -- keep going
12 back more. Yeah, one more.

13 MS. LAND: For off-Street Parking, I don't
14 think there's supposed to be any chart. Yeah, there
15 is.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Yeah. I was going to say,
18 I'm looking at my original document that you --

19 MS. LAND: 1505, the chart does go in there.

20 CHAIRPERSON TIMMERMAN: You -- in the
21 printout you handed to us, you have the Section 1505
22 in there twice.

23 MS. LAND: Yeah. And I don't know why that
24 is.

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: I'll have to go through and
3 figure that out. And, then, in 1506, there's another
4 chart.

5 CHAIRPERSON TIMMERMAN: Yes.

6 MS. LAND: I wonder if I printed out the old
7 1505 and the new 1505 and gave you both of them.

8 SECRETARY STACY: There you go. Could be.

9 CHAIRPERSON TIMMERMAN: It kind of looks
10 that way. Looks like the old 1505 was in with all the
11 1500 stuff, and this -- the new one is a separate
12 file.

13 MS. LAND: Right.

14 CHAIRPERSON TIMMERMAN: But it does look
15 nicer.

16 MS. LAND: It does.

17 CHAIRPERSON TIMMERMAN: On the upside.

18 SECRETARY STACY: Really. Does that mean
19 we're ready for --

20 CHAIRPERSON TIMMERMAN: That's the end of
21 parking spaces. See, remember how bad that was last
22 time?

23 FROM THE FLOOR: That was pretty bad.

24 CHAIRPERSON TIMMERMAN: It wasn't bad this

1 time. That was quick.

2 FROM THE FLOOR: I have a headache.

3 CHAIRPERSON TIMMERMAN: Sorry. We have
4 Off-Street Loading and Unloading now. Does that make
5 you happier?

6 MS. LAND: And a good chart.

7 FROM THE FLOOR: I can't wait to see it.

8 MS. LAND: Okay. In 1506, we get to
9 paragraph 1, that Article 14 still needs to be
10 changed. I'm not sure if it's one of those numbering
11 things. It will probably be a 13.

12 CHAIRPERSON TIMMERMAN: What are you getting
13 at? I'm sorry.

14 MS. LAND: In --

15 CHAIRPERSON TIMMERMAN: Oh --

16 MS. LAND: -- paragraph 1 --

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: -- I have to --

19 CHAIRPERSON TIMMERMAN: Schedule
20 Regulations.

21 MS. LAND: Yeah. So just -- that's a short
22 one.

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. LAND: Number or paragraph 3.

1 SECRETARY STACY: Before you jump there, can
2 you just put a capital "S" on that last sentence in
3 the first paragraph? "Such space shall be provided as
4 follows:" And move that period a little closer to the
5 "Y" on "way." Again, that's just a little thing.

6 MS. LAND: Okay.

7 SECRETARY STACY: All right. Yeah.

8 MS. LAND: And there's a couple of other
9 extra spaces here. Looks like commas.

10 SECRETARY STACY: Yeah. We've got "Public
11 Road/Street" instead of "Thoroughfare."

12 MS. LAND: I'm going to look everywhere to
13 make sure we have "street/road."

14 SECRETARY STACY: I think we're
15 (unintelligible). We are good with this one? I think
16 so. I think we're ready for 1507.

17 MS. PARGEON: Uh-huh. That's what I got
18 here.

19 MS. LAND: This got confusing. Did -- we
20 decided that we wanted them to be Zoning Certificates
21 or Zoning Permits?

22 SECRETARY STACY: Permits.

23 CHAIRPERSON TIMMERMAN: Permits.

24 MS. LAND: Okay. Uses Not Otherwise

1 Included Within A Specific Use District. This is
2 where we have all of those oddball things. And
3 I think after this section is where we'll have to add
4 the new section that says Uses Not Permitted In Any
5 District.

6 CHAIRPERSON TIMMERMAN: Uh-huh.

7 MS. LAND: Okay. And, then, after that, the
8 Wind and Solar sections. That make sense? It seems
9 like the normal progression of where something like
10 that would get put in.

11 We don't have to worry if we're doing that
12 one catch-all section that says it's not allowed in
13 any district if we put in the marijuana, the adult,
14 then we don't have to worry about finding a whole
15 section for those. It's a lot of pages for something
16 you just -- could just identify. We'll do it that
17 way.

18 CHAIRPERSON TIMMERMAN: Have we moved --
19 we're doing -- we're going 1507 at this point?

20 SECRETARY STACY: Yeah. And you removed
21 that "permitted by the township trustees." Permitted
22 by is going to be --

23 MS. LAND: Allowed and issued a zoning
24 permit by the zoning inspector.

1 SECRETARY STACY: Good.

2 CHAIRPERSON TIMMERMAN: The whole Section
3 No. 1, Outdoor Theaters, I have an X through it, and
4 it says "move to I-1."

5 MR. EVANS: Yeah. It says that in the first
6 thing.

7 MS. LAND: Moving them to I-1. They are
8 only permitted in I-1 and I-2.

9 SECRETARY STACY: Conditional Use in I-1.

10 CHAIRPERSON TIMMERMAN: So do we remove it
11 from here and just make it a Conditional?

12 MS. LAND: No, I think I'd just leave it
13 here because we -- I know Matt likes to simplify
14 everything down, but that's going to make you guys
15 having these kind of meetings for everything that
16 comes up. And some of these things, we do have to
17 have this kind of stuff in here. I prefer leaving
18 things like this here.

19 SECRETARY STACY: Okay.

20 MS. LAND: They're here because -- in this
21 kind of section because they're always problematic
22 anywhere we put them.

23 CHAIRPERSON TIMMERMAN: Okay.

24 SECRETARY STACY: Now, here it says I-1 and

1 I-2 District. I have in my notes I-1. Well, I guess
2 it said I-2 here. Okay. So we're good with I-1 and
3 I-2 for --

4 CHAIRPERSON TIMMERMAN: Sure.

5 MS. LAND: Just think, some day when the
6 landfill is closed and all of that big slope they can
7 have, like, stadium seating and you can see --

8 CHAIRPERSON TIMMERMAN: That's fantastic.

9 MS. LAND: -- outdoor theater. Could be
10 awesome.

11 MS. PARGEON: Take the seats out in the
12 winter and have a ski ramp, too.

13 MS. LAND: In the winter.

14 MS. PARGEON: Sled. Yeah.

15 SECRETARY STACY: Just the thought of
16 sitting on -- knowing what some --

17 MS. LAND: It'll be warm underneath.

18 SECRETARY STACY: It's, like, (indicating).

19 MS. LAND: I've had to spend a lot of time
20 out there. It's really not that bad. You'd be
21 surprised.

22 SECRETARY STACY: Why would you be out
23 there?

24 MS. LAND: I represent them, too.

1 SECRETARY STACY: Well, I know. But okay.
2 Never mind.

3 MS. LAND: Is there anything in here? I
4 don't have any red marks, other than up there in that
5 first paragraph.

6 Mobile Home Parks.

7 CHAIRPERSON TIMMERMAN: I have Conditional
8 Use in B-3 and I-1 for Mobile Home.

9 MS. LAND: There's an RM-1 Multi-Family --
10 that's not one, is it? Residential Districts, I have
11 it there, too. In this.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: See that section?

14 CHAIRPERSON TIMMERMAN: I'm curious if my
15 comment is something like --

16 MS. LAND: Wanted that taken out?

17 CHAIRPERSON TIMMERMAN: Well, or maybe it
18 was a Matt thing, again, where he's like, remove it
19 from here, potentially. I'm curious if that's what he
20 was -- if that's where that note came from.

21 SECRETARY STACY: You're talking about the
22 Mobile Home/Manufactured Home Park?

23 CHAIRPERSON TIMMERMAN: Mobile Home Parks.

24 SECRETARY STACY: Okay.

1 CHAIRPERSON TIMMERMAN: I'll be honest.

2 I'm looking more at my old book to see where --

3 SECRETARY STACY: Yeah. See, I didn't have
4 any marks on my old one -- old copy for that one.

5 Unless I just --

6 CHAIRPERSON TIMMERMAN: I didn't -- my -- I
7 just have the one note that says Conditional Use B-3,
8 I-1.

9 SECRETARY STACY: Yeah.

10 MS. LAND: So you want to take it out of the
11 section allowed in RM-1? I just got through the whole
12 gyrations for where it can be.

13 Can -- shall abut RM-1 Districts on not more
14 than three sides. B-3 General Districts are Light
15 Industrials on at least one side, and can't abut any
16 R-1 District.

17 And, by the way, the computer will not let
18 me use the word "abut" without putting a line under
19 it. Apparently it's something that it recognizes.
20 I think it's a real word.

21 MS. PARGEON: Yeah.

22 SECRETARY STACY: Right click to add to the
23 dictionary.

24 MS. LAND: Yeah. I did that once with a

1 misspelling; it caused a lot of problems.

2 CHAIRPERSON TIMMERMAN: Do you have, for
3 Section A, Required Conditions? Do you have a bunch
4 of those crossed out? You got a little X there.

5 SECRETARY STACY: Yeah. I don't know if
6 that's included or if it's all of them.

7 CHAIRPERSON TIMMERMAN: I have all the
8 required --

9 SECRETARY STACY: You have all of that.
10 Yeah, I guess a part of it does extend up there.

11 CHAIRPERSON TIMMERMAN: And then it goes to
12 the next page as well.

13 SECRETARY STACY: Yeah.

14 MS. LAND: So you're taking out everything
15 down to Private Campgrounds.

16 SECRETARY STACY: Yeah. Yeah. That's what,
17 I mean --

18 CHAIRPERSON TIMMERMAN: All the required
19 conditions were removed -- we put an X through them.

20 MS. LAND: Okay.

21 CHAIRPERSON TIMMERMAN: Seems like a Matt
22 thing because, under Private Campgrounds, the
23 additional conditions A and B, I have an X through
24 that as well. He doesn't like the conditions.

1 SECRETARY STACY: I'm seeing the word
2 "thoroughfare." Maybe that was just changed. Let me
3 look. Yeah, she got it changed. That's good there.

4 CHAIRPERSON TIMMERMAN: The other thing with
5 the private campgrounds, however we want to do it,
6 this section is -- what's it titled again? Uses Not
7 Otherwise Included Within A Specific Use District.

8 We didn't make -- we did make correct -- a
9 change to add campgrounds to the A-1 District, so this
10 doesn't necessarily apply right here.

11 MS. LAND: Okay. Well, but we say they are
12 permitted in A-1 Districts, which I believe that the
13 title to this is --

14 CHAIRPERSON TIMMERMAN: Misleading.

15 MS. LAND: Yeah.

16 CHAIRPERSON TIMMERMAN: Well, I think it was
17 a Permitted Use. This says, May be permitted in A-1.
18 Implying that it would be a Conditional Use.

19 MS. LAND: In Agricultural, we put it in as
20 a Conditional Use or as a Permitted Use?

21 CHAIRPERSON TIMMERMAN: I think we put it in
22 as a Permitted Use.

23 MS. PARGEON: It says permitted. Private
24 campgrounds may be permitted in A-1 Agricultural

1 District provided that the property involved is --

2 CHAIRPERSON TIMMERMAN: No. Maybe last
3 meeting, I can't remember when it was, I asked where
4 do they fit? And --

5 SECRETARY STACY: Right.

6 CHAIRPERSON TIMMERMAN: Because we didn't
7 specifically call them out in any district. And we
8 have a number of campgrounds in our township, so they
9 all fall into what is currently zoned -- you know, we
10 have it zoned in Agricultural, so it would make more
11 sense to say, Hey, they are permitted there.

12 MS. PARGEON: Uh-huh.

13 SECRETARY STACY: Yeah.

14 MS. LAND: You want them Permitted or do you
15 want them as Conditional Uses?

16 SECRETARY STACY: Well, these are conditions
17 right there -- right here because there are setbacks.
18 There's some screening. There's lighting.

19 MS. LAND: But we could put them under
20 Conditional Use just as one of the things that can be
21 there, and, then, they fall under that umbrella of the
22 section that's going to be new Conditional Uses and we
23 can take all of those conditions out --

24 MS. PARGEON: Okay.

1 MS. LAND: -- and just put Private
2 Campgrounds. That make sense?

3 SECRETARY STACY: Yeah.

4 CHAIRPERSON TIMMERMAN: Would you remove it
5 from this section here?

6 SECRETARY STACY: Yeah, take it out.

7 CHAIRPERSON TIMMERMAN: Put Private
8 Campgrounds in A-1?

9 MS. LAND: As a Conditional Use.

10 CHAIRPERSON TIMMERMAN: Does that make the
11 most sense to make it a Conditional Use, you think?

12 MS. LAND: I think so, since we have -- in
13 here, we have conditions that go along with it. If we
14 just make it a Permitted Use, we get no review of it
15 and no conditions. And when you do -- you know,
16 campgrounds that are well-maintained are wonderful
17 things to have.

18 CHAIRPERSON TIMMERMAN: For sure.

19 MS. LAND: But if they are not
20 well-maintained, or they aren't licensed properly, or
21 they don't follow any of the sanitary regulation,
22 they're a nightmare.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: So you want to at least have them

1 in the Conditional Use so that whoever is doing the
2 campground, you know, if it's allowed in an Ag
3 District, it's not going to drop anybody who currently
4 has one, the ones that are existing now, in any
5 nonconforming uses because I think they're all still
6 zoned Agricultural.

7 CHAIRPERSON TIMMERMAN: Perfect then.

8 SECRETARY STACY: Good. Just because
9 I'm seeing the heading of Radio Towers, I actually had
10 someone ask me a question before I came here today
11 about putting up a new cell tower. Is quali -- that
12 qualifies as a public utility, doesn't it?

13 MS. LAND: Not necessarily. There's a code
14 section in 519 that gives you some control over cell
15 towers. It mostly has to do with setbacks from
16 residential areas.

17 SECRETARY STACY: Okay.

18 MS. LAND: And -- yeah. Imagine that.
19 Something tall with a setback. And notices that have
20 to be given if they're going to be in a particular
21 place near residential. You can't necessarily stop
22 them; we just do --

23 SECRETARY STACY: Right.

24 MS. LAND: They have to let us know, and

1 they have some setbacks.

2 SECRETARY STACY: So setbacks from
3 residential.

4 MS. LAND: Yeah. It's --

5 SECRETARY STACY: Notice? Did you say
6 notice?

7 MS. LAND: Yeah. It's -- Saturday, I'll
8 bring a copy of that code section so we --

9 SECRETARY STACY: Yeah.

10 MS. LAND: -- look at it, see if it --

11 SECRETARY STACY: Because -- yeah. Because
12 I kind of thought, well, it sounds like a utility.
13 I would think that it's not like --

14 MS. LAND: Yeah. I don't think telephones
15 fall into the category of utility.

16 SECRETARY STACY: Oh, okay.

17 MS. LAND: Telephones, landfills, railroads,
18 they don't fall into the category of utility, even
19 though they want to be. They aren't.

20 CHAIRPERSON TIMMERMAN: I'm going to jump
21 ahead. For clarification, I had a gentleman ask me
22 about ham radio tower. He was curious how that would
23 fall. Under General Exceptions, under Height Limits,
24 it says Wireless Transmission Towers. That -- he

1 would fall under that?

2 MS. LAND: Yes.

3 CHAIRPERSON TIMMERMAN: That's how I advised
4 him. I just wanted to make sure that would -- wanted
5 to clarify that for him.

6 Where are we? At 1508, roughly?

7 SECRETARY STACY: Plant materials and
8 Greenbelt.

9 MS. PARGEON: Just one page that I've got
10 here. Yeah.

11 SECRETARY STACY: (Unintelligible) we
12 knocked it out.

13 CHAIRPERSON TIMMERMAN: What do you mean?

14 SECRETARY STACY: We went back through it.

15 CHAIRPERSON TIMMERMAN: Do you not have the
16 rest of these pages?

17 SECRETARY STACY: Well, okay. I'm talking
18 about --

19 MS. LAND: Be positive.

20 MS. PARGEON: Be proud we got as far as we
21 did, she said.

22 CHAIRPERSON TIMMERMAN: I'm happy.

23 SECRETARY STACY: We knocked these out, and
24 I stapled each as it was. Come on.

1 CHAIRPERSON TIMMERMAN: Sorry, Deb.

2 MS. PARGEON: It's her birthday. Be nice to
3 her.

4 MS. LAND: Is it your birthday?

5 SECRETARY STACY: It is.

6 MS. LAND: Happy birthday.

7 SECRETARY STACY: Thank you.

8 MS. LAND: I don't see any issues with that
9 at all. I don't know about you guys.

10 CHAIRPERSON TIMMERMAN: Do you have any
11 notes on yours?

12 SECRETARY STACY: No.

13 CHAIRPERSON TIMMERMAN: I think this is a
14 note I made pre -- pre in the --

15 SECRETARY STACY: No, I don't. No, I don't
16 have notes on that one, so it appears to be good.

17 CHAIRPERSON TIMMERMAN: Yeah, I think we got
18 clarification to my note.

19 SECRETARY STACY: And there's our Sign
20 section, which we already did.

21 MS. LAND: And I'll get that tucked in
22 there.

23 SECRETARY STACY: Okay.

24 CHAIRPERSON TIMMERMAN: Is that the end,

1 Deb?

2 MS. LAND: No.

3 SECRETARY STACY: Of this one.

4 MS. LAND: Of what I have had stapled
5 together here it is.

6 CHAIRPERSON TIMMERMAN: Okay. I'm going to
7 take that Sign section and slide it in there.

8 SECRETARY STACY: Question. This came up
9 last evening. So we have our block zoned as I-1
10 across the top part of our township. Like, when you
11 have the Business Districts, we talked about
12 pyramiding, like B-1s and B-2s can go into where the
13 B-3 is.

14 So the question is: Can you pyramid, for
15 example, in an I-1, can -- could you do Residential or
16 Business in there? Or absolutely not?

17 MS. LAND: You could, but it would be kind
18 of counterproductive.

19 SECRETARY STACY: Yeah.

20 MS. LAND: That you're going to end up,
21 then, with houses dotted around through the area you
22 want to have -- that you foresee being Industrial.

23 SECRETARY STACY: How about -- I mean, you
24 know, something like a B-3, you're starting to get

1 like a little --

2 CHAIRPERSON TIMMERMAN: Blurring lines, I
3 think.

4 MS. LAND: Generally --

5 SECRETARY STACY: You want us to keep that
6 as --

7 MS. LAND: There's a cutoff mark for where
8 things are pyramiding from Residential and
9 Agricultural and Residentials down to businesses are a
10 section and then industrials are a section because
11 they don't all lend each other to being good
12 neighbors.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: So, I mean, you can make them all
15 anything that's all pyramid down to the bottom, if you
16 want. But, then, you end up with that section that
17 you have set aside for Industrial being fair game for
18 anything, and it's worthless then to set it aside as
19 Industrial.

20 SECRETARY STACY: Okay. Another question.
21 What can a zoning inspector handle on his
22 own?

23 MS. LAND: Anything that's a Permitted Use.
24 They issue the permits and, then, they come to the

1 next trustee meeting and hand in the permits to the
2 zoning inspector and any fees -- I mean to the fiscal
3 officer, along with any fees.

4 SECRETARY STACY: So when it comes to
5 conditional things, then that's when it would need to
6 come to the board?

7 MS. LAND: Correct.

8 Has anybody expressed an interest in being a
9 zoning inspector?

10 SECRETARY STACY: I haven't heard anything.

11 CHAIRPERSON TIMMERMAN: Zoie's hand is
12 basically up right now.

13 FROM THE FLOOR: Do I have to be a resident
14 first?

15 MS. LAND: No, you don't have to be a
16 resident first.

17 FROM THE FLOOR: Really? Can I work on the
18 second shift hours?

19 MS. LAND: You can work any shift hours you
20 want.

21 FROM THE FLOOR: Sweet. I'm going to have a
22 second job.

23 FROM THE FLOOR: Do it on a Friday,
24 Saturday, Sunday.

1 FROM THE FLOOR: When people are home.

2 FROM THE FLOOR: Exactly.

3 SECRETARY STACY: I had made some notes on
4 this wonderful schedule where we have all the
5 different stories and stuff.

6 MS. LAND: Uh-huh.

7 SECRETARY STACY: Like, I had written --
8 like, the -- okay. The multiple-family thing, I put
9 RM-1. I had put down three story max. And I saw --
10 there's a couple of them listed here where it says, No
11 more than two stories. No more than four stories.

12 MS. LAND: Right.

13 SECRETARY STACY: I -- in addition, I had
14 some additional things that I had -- again, I was just
15 taking notes so whether --

16 CHAIRPERSON TIMMERMAN: I've got --

17 SECRETARY STACY: Do you have stuff?

18 CHAIRPERSON TIMMERMAN: I've got my old
19 notes.

20 SECRETARY STACY: Okay. For example, RM-1,
21 I had a three story max, which --

22 CHAIRPERSON TIMMERMAN: I did not write that
23 in RM-1.

24 MS. LAND: Did that not make it to the

1 chart?

2 SECRETARY STACY: I'm not seeing it. I'm
3 just seeing, Local business is no more than two
4 stories. I'm seeing Expressway Services, no more than
5 four stories. So those are the two that I'm seeing.
6 Is that --

7 MS. LAND: I thought I had those on my --

8 CHAIRPERSON TIMMERMAN: I don't -- I don't
9 have the RM-1 that you are saying.

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: I do have -- in B-3,
12 I have four stories.

13 SECRETARY STACY: I have, too. I have B-3
14 four story max.

15 MS. LAND: Do we have four story in
16 Expressway Service?

17 SECRETARY STACY: Yes.

18 CHAIRPERSON TIMMERMAN: Yes.

19 MS. LAND: We do?

20 SECRETARY STACY: Yes, and that's correct.
21 So there's two of them.

22 MS. LAND: Wait a minute. 30 feet and four
23 stories max won't work.

24 CHAIRPERSON TIMMERMAN: In B-3?

1 MS. LAND: Yeah.

2 CHAIRPERSON TIMMERMAN: What do you have in
3 B-3, out of curiosity, in your notes? Because I
4 have --

5 SECRETARY STACY: I have 60.

6 CHAIRPERSON TIMMERMAN: I have the -- I
7 have -- I have 6. I don't think 6 feet is a --

8 SECRETARY STACY: No. But I --

9 CHAIRPERSON TIMMERMAN: I have the 30
10 crossed out.

11 SECRETARY STACY: I have 30 crossed out and
12 I have 60 written.

13 CHAIRPERSON TIMMERMAN: I have 6. I'm going
14 to assume that to be 60.

15 SECRETARY STACY: I'm going to assume that's
16 60.

17 MS. LAND: Okay.

18 SECRETARY STACY: So that's B-36.

19 MS. LAND: I do have that on my notes.

20 SECRETARY STACY: So B-3 is 60 feet in
21 height and a four story max.

22 Does that work, Dave?

23 MR. EVANS: Yeah. I put 50 feet in height
24 for Expressway Service, and we had 60. Maybe we

1 changed it.

2 CHAIRPERSON TIMMERMAN: I have 50 also.

3 MS. LAND: When we went to four stories
4 didn't we change it to 60?

5 CHAIRPERSON TIMMERMAN: No idea. I have
6 50 feet and four story.

7 SECRETARY STACY: Well, if we're going to
8 four story in the one above --

9 MS. LAND: And 60, we probably ought to be
10 consistent.

11 SECRETARY STACY: Stay consistent. 60 with
12 four story.

13 CHAIRPERSON TIMMERMAN: Are you updating
14 the --

15 SECRETARY STACY: I was just looking to
16 see -- I think that takes care of it.

17 CHAIRPERSON TIMMERMAN: I say we discuss
18 your RM-1 height.

19 SECRETARY STACY: Okay.

20 CHAIRPERSON TIMMERMAN: You have -- you have
21 or three stories.

22 SECRETARY STACY: I did. I wrote two or
23 three stories there. So -- but instead of putting
24 that, you really should put what the max is, probably.

1 You know what I'm saying?

2 CHAIRPERSON TIMMERMAN: Right. I -- I don't
3 have any note for that. Not to say that we didn't
4 finalize on that. But since you have it written down,
5 if we want to use that at all.

6 SECRETARY STACY: Yeah. So if we need -- do
7 we need to make any adjustments in that? Or do we
8 want to discuss that? Multiple-Family, do we want it
9 two family? Do we want to cap it at two story? Or --
10 right now it's 30 in height. Yeah.

11 MS. LAND: Three stories are kind of a
12 standard kind of --

13 SECRETARY STACY: Are they, for multiple
14 family?

15 MS. LAND: When you go, like, down to
16 Columbus, the big complexes are usually like three
17 stores.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. LAND: I don't know how tall that is,
20 but --

21 SECRETARY STACY: Down here, for Community
22 Business, B-2, I have three story max for 40 feet.
23 So...

24 CHAIRPERSON TIMMERMAN: I have 40 feet.

1 I don't have the three story max. But...

2 SECRETARY STACY: So, again, to be
3 consistent, we can make the Multiple-Family --

4 CHAIRPERSON TIMMERMAN: 40 feet.

5 SECRETARY STACY: -- three stories max and a
6 40.

7 CHAIRPERSON TIMMERMAN: I'm okay with that.

8 MR. EVANS: Yeah.

9 MS. PARGEON: Yes.

10 CHAIRPERSON TIMMERMAN: Okay.

11 SECRETARY STACY: I think that addresses
12 that. Slave drivers.

13 MS. LAND: Can we be done?

14 SECRETARY STACY: Yeah, we can.

15 CHAIRPERSON TIMMERMAN: I think that makes
16 sense to be done.

17 SECRETARY STACY: It's almost 9:20.

18 MS. PARGEON: Oh, my goodness.

19 SECRETARY STACY: I think we should win a
20 prize.

21 CHAIRPERSON TIMMERMAN: See, we were just
22 having fun and nobody even noticed how -- okay, you
23 guys all noticed --

24 FROM THE FLOOR: We're still awake.

1 MS. PARGEON: You're a great audience.

2 SECRETARY STACY: Okay. So we're going to
3 do Wind and Solar on Saturday.

4 MS. LAND: And start with 1510.

5 SECRETARY STACY: 1510.

6 CHAIRPERSON TIMMERMAN: Exterior Lighting?

7 MS. LAND: Yeah.

8 SECRETARY STACY: I have so many papers I
9 don't know what's what. I'm just going to write it
10 down. Okay. So Saturday, 1510, you said?

11 MS. LAND: Yes.

12 SECRETARY STACY: And Solar and Wind.

13 MS. LAND: Yeah. If I get the opportunity,
14 I will tidy up the stuff we did on Definitions because
15 I don't have all of those in alphabetical order placed
16 in there where they're supposed to be there. It's all
17 popped down --

18 SECRETARY STACY: All right.

19 MS. LAND: -- in an organized manner.

20 SECRETARY STACY: Okay. So if we are done,
21 we are going to need a motion.

22 MS. PARGEON: I make a motion.

23 SECRETARY STACY: Clara is going to make a
24 motion to adjourn.

1 CHAIRPERSON TIMMERMAN: Real quickly, are
2 we -- is Saturday -- are we thinking it's going to be
3 a long day again? Just to give people a heads up.

4 MS. LAND: (Nodded.)

5 MR. EVANS: Define a long day.

6 MS. PARGEON: Is it going to go till 12:00?
7 I've got a birthday party, my granddaughter in the
8 afternoon.

9 MS. LAND: Starting --

10 CHAIRPERSON TIMMERMAN: 9:00.

11 MS. PARGEON: We're starting at 9:00.

12 CHAIRPERSON TIMMERMAN: I mean, I think --
13 I think the goal of people is to hopefully get to the
14 end.

15 SECRETARY STACY: Yes.

16 MS. PARGEON: Okay.

17 SECRETARY STACY: Do you need to leave?

18 MR. EVANS: Well, I mean, I didn't want to
19 stay past noon.

20 MS. LAND: So let's just aim for noon.

21 MR. EVANS: I mean, are you thinking all
22 day?

23 SECRETARY STACY: We'll aim for noon. We --
24 we need three people.

1 CHAIRPERSON TIMMERMAN: Darrin.

2 SECRETARY STACY: He said he was --

3 CHAIRPERSON TIMMERMAN: He might be there
4 for part of it.

5 SECRETARY STACY: Yeah. So I don't know
6 when he's coming.

7 CHAIRPERSON TIMMERMAN: I'd say let's plan
8 till -- plan till noon probably, and it might go later
9 if --

10 MS. PARGEON: Well, it can go till 1:00.

11 CHAIRPERSON TIMMERMAN: Well, if Darrin's
12 still there, or whatever, we can --

13 SECRETARY STACY: We'll play that by ear.

14 CHAIRPERSON TIMMERMAN: Play it by ear.

15 Yes.

16 MS. PARGEON: Play it by ear. Yes.

17 SECRETARY STACY: We need to have three
18 to keep going.

19 CHAIRPERSON TIMMERMAN: I just wanted to
20 give everybody a heads up that we're probably working
21 longer, if possible. So...

22 SECRETARY STACY: Get this wrapped up.

23 CHAIRPERSON TIMMERMAN: Yeah. All right.

24 Clara, you can make your motion now.

1 SECRETARY STACY: She did.

2 CHAIRPERSON TIMMERMAN: Oh, do we have to
3 remake it?

4 MR. EVANS: I second it.

5 SECRETARY STACY: Clara made a motion to
6 adjourn the meeting. Dave seconded the motion.
7 Everybody in favor of adjourning.

8 (Vote taken.)

9 SECRETARY STACY: Motion passed.

10 - - -

11 And, thereupon, the proceedings were
12 concluded at 9:18 p.m.

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