

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION
2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Thursday, June 13, 2024

 5:00 p.m.

9 Allen Township Center

 12829 State Route 613

10 Van Buren, Ohio 45889

11 - - -

12 SUSAN L. COOTS, RPR

13 REGISTERED PROFESSIONAL REPORTER

14 - - -

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APPEARANCES:

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

BOARD MEMBERS:

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

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THURSDAY EVENING SESSION

June 13, 2024

5:00 p.m.

- - -

P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 13th day of June, 2024, this cause came on for hearing before the Allen Township Zoning Commission. And the parties appearing in person and/or by counsel, as hereinafter set forth, the following proceedings were had:

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CHAIRPERSON TIMMERMAN: Hey, it's 5:00. I'll call the meeting to order.

SECRETARY STACY: I'm sorry. I'm sitting here talking about eggs and not evening passing out my stuff.

MS. PARGEON: Hey, eggs are important.

SECRETARY STACY: Eggs are important.

MS. PARGEON: My mother saved the farm by having eggs.

SECRETARY STACY: There are extras. I mean, I don't -- probably another --

MS. LAND: Is there an agenda?

SECRETARY STACY: Yeah.

1 CHAIRPERSON TIMMERMAN: Got ya one.

2 MR. EVANS: Do you have that?

3 MS. LAND: Is Darrin coming tonight?

4 CHAIRPERSON TIMMERMAN: Did you get one of
5 these? You do now.

6 SECRETARY STACY: I have no idea. We see
7 him if we see him. If we don't, we don't.

8 MS. LAND: Do you have one of these?

9 SECRETARY STACY: I do.

10 CHAIRPERSON TIMMERMAN: I have one.

11 MS. LAND: Everybody have one?

12 MS. PARGEON: I have one of these. I don't
13 have the other one.

14 MS. LAND: You can have this one because
15 I don't need it.

16 SECRETARY STACY: It's not really --

17 MS. LAND: I like the minutes.

18 CHAIRPERSON TIMMERMAN: You hang on to
19 these?

20 MS. LAND: No, just the minutes. I don't
21 always take those because I have enough paper. I
22 don't need --

23 CHAIRPERSON TIMMERMAN: Roll call. Dave
24 Evans.

1 MR. EVANS: Here.

2 CHAIRPERSON TIMMERMAN: Clara Pargeon.

3 MS. PARGEON: Here.

4 CHAIRPERSON TIMMERMAN: Darrin Rehus.

5 (No response.)

6 CHAIRPERSON TIMMERMAN: Deb Stacy.

7 SECRETARY STACY: Here.

8 CHAIRPERSON TIMMERMAN: John Timmerman,
9 here.

10 SECRETARY STACY: Allen Township Zoning
11 Commission, June 5th, 2024. Attendance: Clara
12 Pargeon, Darrin Rehus, Deb Stacy, John Timmerman.
13 Dave Evans was absent.

14 Deb Stacy, Allen Township Zoning Commission
15 Secretary, read the June 4th, 2024, minutes. Motion
16 24-04-45M. John Timmerman moved to approve Allen
17 Township Zoning Commission minutes from the June 4th,
18 2024, meeting. Darrin Rehus moved to second the
19 motion. Motion passed.

20 The Allen Township Zoning Commission will be
21 preparing for the upcoming public hearing which will
22 be held on Friday, July 5th, 2024, at 6:30 p.m. at the
23 Allen Township Center. Future meetings were scheduled
24 for Thursdays at 5:00 p.m. and include June 13th,

1 June 20th, June 27th, and Wednesday, July 3rd.

2 Discussion regarding a mailer to Allen
3 Township residents with details pertaining to the
4 hearing were also addressed.

5 Residents may stop by the Allen Township
6 Center from 6:00 to 7:00 p.m. to either view or
7 receive a copy of the Proposed Zoning Resolution with
8 Map starting Thursday, June 6, 2024. Additional dates
9 from 6:00 to 7:00 p.m. will include Tuesday,
10 June 11th; Thursday, June 13th; Tuesday June, 18th;
11 Thursday, June 20th; Tuesday, June 25th; Thursday,
12 June 27th, and Tuesday, July 2nd.

13 A copy of both the Proposed Zoning
14 Resolution and Map is available at allentownship.com.
15 Residents may also contact the Allen Township Fiscal
16 Officer at allentownship.com, click on the link, and
17 "Contact Us" to type an email request that will
18 schedule a time to view or pick up a copy of the
19 Proposed Resolution and Map.

20 A traditional mail request can be sent to
21 Allen Township Fiscal Officer, P.O. Box 247, Van
22 Buren, Ohio, 45889, or a phone call can be made to
23 (419)299-8828.

24 Copies of the Resolution and Map are also

1 available at the offices of Hancock County Regional
2 Planning and the Hancock County Engineer.

3 Motion 24-4-46M. John Timmerman moved to
4 adjourn the meeting. Clara Pargeon seconded the
5 motion. Motion passed.

6 CHAIRPERSON TIMMERMAN: All right.

7 SECRETARY STACY: If you want to move --

8 CHAIRPERSON TIMMERMAN: I move to accept the
9 meeting minutes as read.

10 SECRETARY STACY: Okay. All right. Can I
11 have a second?

12 MS. PARGEON: I second.

13 SECRETARY STACY: Thank you, Clara.

14 Everyone in agreement, say "Yes."

15 (Vote taken.)

16 SECRETARY STACY: Motion passed.

17 MR. EVANS: While he's doing that, do I need
18 to cover a date since I wasn't here last week?

19 CHAIRPERSON TIMMERMAN: We decided that it
20 was just going to be one of us here.

21 MR. EVANS: Yeah.

22 CHAIRPERSON TIMMERMAN: And we are the two
23 that have keys.

24 MR. EVANS: Oh, okay.

1 MS. PARGEON: That kind of helps.

2 CHAIRPERSON TIMMERMAN: So we win.

3 SECRETARY STACY: That kind of helps to get
4 in.

5 MR. EVANS: Okay.

6 SECRETARY STACY: But if you notice, part of
7 these are on Thursdays when we're --

8 CHAIRPERSON TIMMERMAN: Already here.

9 SECRETARY STACY: -- already scheduled to
10 have a meeting so we're already here, so that kind of
11 helps with that part of it.

12 CHAIRPERSON TIMMERMAN: It's really Tuesdays
13 are the --

14 SECRETARY STACY: Yeah.

15 MR. EVANS: Well, let me know if you need
16 help.

17 SECRETARY STACY: Sure. Will do. Okay.

18 CHAIRPERSON TIMMERMAN: All right. What do
19 we want to cover?

20 MS. LAND: Have you had many people stop or
21 call and ask questions?

22 CHAIRPERSON TIMMERMAN: Officially zero.

23 MS. LAND: Okay. So you still have enough
24 books.

1 CHAIRPERSON TIMMERMAN: Still have enough
2 books.

3 MS. LAND: I can get you more.

4 SECRETARY STACY: I guess I'm wondering if
5 maybe -- should I have a conversation with Mark
6 Schimmoeller about -- to see if the trustees would be
7 willing to put an actual notice in the newspaper as to
8 if people want to stop here? I mean, I know it's on
9 the website.

10 CHAIRPERSON TIMMERMAN: It's been in the
11 newspaper once already.

12 SECRETARY STACY: In the Public Notices --
13 right -- section?

14 MS. LAND: Yeah.

15 SECRETARY STACY: I saw it in Pubic Notices.
16 I'm not sure how many people read the Public Notices.
17 Probably not.

18 MS. LAND: I do.

19 MR. EVANS: I do. But I know a lot --

20 MS. PARGEON: I do.

21 MR. EVANS: The Courier gets about
22 one-fourth of what they did about ten years ago, their
23 subscription rate.

24 SECRETARY STACY: I know. And our meetings

1 are actually advertised kind of in the middle of the
2 newspaper under the meetings for the week, so there is
3 that. So if someone comes to a meeting, you know, we
4 can get them fixed up with that as well. So any other
5 ideas, if anyone has any other ideas of what we should
6 entertain.

7 MS. LAND: It's available. I wouldn't have
8 them spend more money putting in an ad. There's
9 just -- people -- I think people are aware. You may
10 end up with more people coming closer to the hearing.

11 MR. EVANS: True.

12 SECRETARY STACY: True.

13 MS. LAND: That's something that's still
14 down the road a ways. They've got things going on.
15 So...

16 MR. EVANS: We don't know how many people
17 have viewed it online.

18 CHAIRPERSON TIMMERMAN: Online.

19 MR. EVANS: Right. Maybe hundreds have.

20 MS. LAND: It's online. And I notice that
21 on that Facebook page, Allen Township Neighbors, there
22 was a link to it. I clicked the link and it took me
23 right to it.

24 SECRETARY STACY: Good. Good.

1 MS. PARGEON: Good.

2 MS. LAND: So I think it's out there that
3 people have access without having to physically come
4 up here and look at it. So that's probably what's --

5 SECRETARY STACY: Going on. Okay. That's
6 fine.

7 MS. LAND: You've made it very readily
8 available to anybody -- to anybody who wants to see
9 it. Anybody who says that they didn't have access to
10 it then wasn't trying very hard. So...

11 SECRETARY STACY: Okay.

12 CHAIRPERSON TIMMERMAN: Okay. What do you
13 want to cover tonight?

14 SECRETARY STACY: I can just give you an
15 update. I have been working trying to pull this
16 mailer together. I have been working with a Teresa at
17 Marbee Printing. She told me from the get-go that it
18 is possible to purchase, like, mailing information.
19 For example, I said I want all the residents of Allen
20 Township and Hancock County, not just -- because we
21 can get the registered voters from the Board of
22 Elections. She told me she had a contact that that's
23 what they do to get these other mailing lists.

24 I've touched base with her several different

1 times and, as of right now, it appears that there
2 seems to be a hiccup in that this contact was trying
3 to tell them that there were 9,000 residents in Allen
4 Township. I kind of don't think that's the case.

5 MS. LAND: It's probably the census number.
6 Even that's kind of high.

7 SECRETARY STACY: So -- yeah.

8 MS. LAND: That's way high.

9 SECRETARY STACY: And she is making sure
10 it's for Hancock County. Because she said, Do you
11 realize there's three Allen Townships in the State of
12 Ohio. I said, Well, I didn't know that -- did not,
13 but --

14 MS. LAND: Only three? I thought there'd be
15 more.

16 SECRETARY STACY: She said there's three in
17 Ohio. I said, The only one I'm interested in is the
18 one in Hancock County. So I'm trying to work through
19 that, that other -- that Every Door thing -- let's
20 see, what is it. Every Door Direct Mailing, that --
21 we checked that out while I was in with Mark -- with
22 Teresa. She pulled that up and that's all done by
23 mail routes. So sometimes a mail route will encompass
24 a different township and it will only have -- it's

1 very difficult to even see streets. And what she
2 said, Well, you'll -- if you do that, some people will
3 get it that don't need it, and some people who need it
4 won't get it. So I wasn't overly pleased with that.

5 That's why I was so excited when she said
6 she had had a contact for the actual -- just the
7 residents in Allen Township. We have to buy it. It's
8 a mailing list. But I thought it was well worth doing
9 that. So I'm still spinning my wheels. I think I may
10 go to another --

11 MS. LAND: Allen --

12 SECRETARY STACY: -- business.

13 MS. LAND: The auditor's office can't give
14 you a list of all addresses in Allen Township? I am
15 almost positive they can produce that list.

16 SECRETARY STACY: Okay. I will try it. She
17 made it sound, like, very easy because, obviously,
18 they would -- that information would be printed on the
19 mailer so it wouldn't be like we would be applying
20 labels or anything like that, so that made it
21 attractive. They could even include the postage on
22 the balance, you know, doing postage on each one.

23 Let me follow up on that tomorrow, and I
24 may -- as helpful as she's been, I may go to another

1 business to see what they are telling me. So...

2 CHAIRPERSON TIMMERMAN: Have you looked at
3 the university? They've got a printing option.

4 MS. LAND: And Millstream. Do they work
5 during the summer for the printing stuff? That's the
6 high school --

7 SECRETARY STACY: Oh.

8 MS. LAND: -- portion of that. I think
9 that's where Roger used to work before he retired.

10 SECRETARY STACY: He actually mentioned
11 Millstream-Kennedy and Marbee and, then, he kind of
12 made a comment that Millstream, there was something
13 that they -- as of the time when he retired, there was
14 something that they probably could not handle, so
15 that's why I --

16 MS. LAND: That might be a -- well, and
17 being the summer, it is a school function. Maybe they
18 aren't -- they don't work during the summer.

19 MR. EVANS: Right.

20 SECRETARY STACY: But it's worth a phone
21 call. But just to kind of let you know, I just kind
22 of marked up -- I can -- this can be tweaked but
23 that's kind of a general outline.

24 MS. LAND: Did she have color options for

1 your stock?

2 SECRETARY STACY: I can get color on one
3 side and black and white on the other. And she was
4 able to use a large piece of paper that four of them
5 could come off of the one and then they would cut, so
6 that would make it more cost effective. So we were
7 looking kind of like a 6 by 9 size, which that is
8 pretty doggone close to 6 by 9.

9 CHAIRPERSON TIMMERMAN: Uh-huh.

10 SECRETARY STACY: So you can pass it around.
11 I mean, again, I can add, I could omit whatever you
12 think. She thought by putting both hearing dates,
13 which the trustees like that idea. Like, instead of
14 one and then one underneath, she said put them side by
15 side.

16 CHAIRPERSON TIMMERMAN: Uh-huh.

17 SECRETARY STACY: So your eye goes --

18 MS. LAND: That's a good idea.

19 SECRETARY STACY: You read from left to
20 right so you would see that -- ours first and, then,
21 you see the trustees'.

22 CHAIRPERSON TIMMERMAN: Yeah.

23 SECRETARY STACY: So yeah. I was just going
24 to say and, then, you could just put a little bit of

1 something on the flip side, and I just said, you know,
2 just had the dates for the --

3 CHAIRPERSON TIMMERMAN: Sure.

4 SECRETARY STACY: -- hearings. So...

5 CHAIRPERSON TIMMERMAN: That's --

6 MS. LAND: You just have to be very cautious
7 that it's only facts. There's no --

8 SECRETARY STACY: Right.

9 MS. LAND: -- you know --

10 SECRETARY STACY: There isn't --

11 MS. LAND: "Yes on zoning."

12 SECRETARY STACY: Correct.

13 MS. LAND: "No on zoning." None of that can
14 be on there. Just these are the dates.

15 SECRETARY STACY: That's right.

16 CHAIRPERSON TIMMERMAN: Correct.

17 SECRETARY STACY: Yeah. I understand that.

18 CHAIRPERSON TIMMERMAN: You did have dates
19 on the bottom of that for the -- being available here.

20 SECRETARY STACY: Well -- and, obviously,
21 since some of those dates have come and gone, you
22 know --

23 CHAIRPERSON TIMMERMAN: Right.

24 SECRETARY STACY: -- that could be edited

1 down. Or that doesn't need to be on. So that's --
2 you guys give me feedback.

3 CHAIRPERSON TIMMERMAN: I'm okay with
4 leaving it on I think. But definitely try to make it
5 as accurate as possible by --

6 MS. LAND: Is there a cost difference for
7 how many letters or how much printing is on it?

8 SECRETARY STACY: She -- she did not -- she
9 gave me different numbers for, like, mailing lists,
10 how many, prep, postage, setup. That's kind of how
11 she did it. She didn't really give me a per-word
12 thing. But the big thing, if -- I mean, most people
13 have computers. I mean, if they understand that they
14 can go to allentownship.com and get a lot -- you know,
15 get that information.

16 MS. LAND: That's how I generally like to do
17 it because I can look at something late in the
18 evening. Or, you know, if I'm watching TV, I'll bring
19 it up and check on it, you know, that kind of thing.

20 SECRETARY STACY: Right.

21 MS. LAND: It's convenient.

22 SECRETARY STACY: Right.

23 CHAIRPERSON TIMMERMAN: If you have any
24 issues getting ahold of University of Findlay, Denise

1 has stuff printed there, so she has contacts there.

2 SECRETARY STACY: Okay. So just the
3 printing department, is that what I would --

4 CHAIRPERSON TIMMERMAN: I don't even know
5 what it is.

6 SECRETARY STACY: That's fine. I can --

7 MS. LAND: Isn't there a printing company
8 that's associated with The Courier? I think it's the
9 one our office uses for envelopes and stuff. I don't
10 know what it's called.

11 MS. PARGEON: It's not Quick Print, is it?

12 MS. LAND: Huh-uh. Probably have to go
13 outside to get this to work.

14 SECRETARY STACY: They're talking about
15 putting another cell tower up, so...

16 MS. LAND: The biggest problems are that it
17 used to be AT&T and Verizon shared every tower and,
18 then, they split up, so now there's only half as many.
19 So wish they'd make friends again. Yeah, that's not
20 going to happen.

21 CHAIRPERSON TIMMERMAN: All right. What
22 else?

23 SECRETARY STACY: Just take a quick look to
24 make sure what I have on there is appropriate.

1 MS. LAND: You know, instead of putting all
2 the dates on there, you could say Tuesdays and
3 Thursday through 7-2-24.

4 SECRETARY STACY: Okay.

5 MS. LAND: That way, it doesn't matter when
6 it gets printed, we won't have any dates that already
7 passed.

8 SECRETARY STACY: Okay.

9 MS. LAND: That's fine.

10 SECRETARY STACY: Okay.

11 CHAIRPERSON TIMMERMAN: Let me see that
12 again maybe. Okay.

13 SECRETARY STACY: All right. I will
14 continue to work on that.

15 MS. LAND: Looks good.

16 CHAIRPERSON TIMMERMAN: Uh-huh. Do you have
17 anything else?

18 SECRETARY STACY: Take it away.

19 MS. LAND: I was going to say, That's all
20 you did?

21 (Laughter.)

22 CHAIRPERSON TIMMERMAN: Hoping for more.

23 I don't know what we all want to cover in
24 the meeting tonight.

1 MS. LAND: Have you heard from anybody with
2 questions about particular issues, or --

3 CHAIRPERSON TIMMERMAN: There was one
4 Facebook post that I heard of where this person lives,
5 it will be a Nonconforming Use, and he mentioned that
6 if his house burned down, he would not be able to
7 rebuild there because it's a Nonconforming Use, his
8 house burned down and we said I think it was
9 75 percent.

10 MS. LAND: If you still have a basement
11 you've got 75 -- or 25 percent.

12 CHAIRPERSON TIMMERMAN: Is that something
13 where you're eligible or you could apply for a
14 variance?

15 MS. LAND: Probably, yeah.

16 CHAIRPERSON TIMMERMAN: That's kind of how
17 I looked at it. I'm, like, if you already lived there
18 and you wanted to continue --

19 MS. LAND: Rebuild.

20 CHAIRPERSON TIMMERMAN: -- living there, I
21 think that's a pretty easy variance.

22 MS. LAND: Yeah. Or -- yeah, you have a
23 75 percent. If you have a one-story house with a
24 basement, the house can be gone, you still have half,

1 right? That's 50 percent. You still have your
2 basement. If you have a three-story house --

3 CHAIRPERSON TIMMERMAN: But the 75 percent
4 is based off of --

5 MR. EVANS: Appraised value.

6 CHAIRPERSON TIMMERMAN: -- appraised value,
7 right?

8 MS. LAND: Oh, yeah. You still have your
9 land. You still have -- yeah.

10 CHAIRPERSON TIMMERMAN: Yeah, I don't know.

11 SECRETARY STACY: But not everyone has a
12 basement either.

13 MS. LAND: Right.

14 CHAIRPERSON TIMMERMAN: Right. But either
15 way, it's still a place where a variance would be
16 available. I think that's a different situation.

17 MS. LAND: Either a variance or an exception
18 because it's something that is outside of what the
19 normal scope would be.

20 CHAIRPERSON TIMMERMAN: Right. You already
21 lived there and you want to continue living there.

22 MS. LAND: Yeah.

23 MR. EVANS: Especially residential.

24 CHAIRPERSON TIMMERMAN: Exactly.

1 MR. EVANS: I mean, you're there.

2 MS. LAND: I think the only way they would
3 be a Nonconforming Use is if they're in a Business
4 District. Is that where they would be, in a Business
5 District --

6 CHAIRPERSON TIMMERMAN: Yes.

7 MS. LAND: -- or Industrial? Yeah.

8 CHAIRPERSON TIMMERMAN: Expressway Services.
9 So...

10 MS. LAND: Really.

11 MR. EVANS: And then they -- I wouldn't
12 think they would want to rebuild if they were -- their
13 property might be worth more than what the --

14 CHAIRPERSON TIMMERMAN: Yeah. So...

15 SECRETARY STACY: Okay.

16 CHAIRPERSON TIMMERMAN: But it's -- I would
17 think it would be an option.

18 SECRETARY STACY: And a fire is -- you know,
19 we talked about when things are out of your control
20 and it's a hardship that you did not create.

21 CHAIRPERSON TIMMERMAN: Right.

22 SECRETARY STACY: And I would think a fire
23 would be a hardship that you did not create.

24 CHAIRPERSON TIMMERMAN: One would hope.

1 MS. LAND: Yeah, one would hope.

2 SECRETARY STACY: I hope that would be the
3 case.

4 CHAIRPERSON TIMMERMAN: I won't be the judge
5 on that.

6 SECRETARY STACY: I won't either.

7 CHAIRPERSON TIMMERMAN: So that's the one
8 question that I've heard.

9 SECRETARY STACY: Okay.

10 CHAIRPERSON TIMMERMAN: So I don't know.
11 Has anybody else --

12 MR. EVANS: Does that mean everybody
13 understands it, or what?

14 CHAIRPERSON TIMMERMAN: Let's hope for that.

15 MR. EVANS: Only one question.

16 CHAIRPERSON TIMMERMAN: Has anybody else
17 heard anything?

18 SECRETARY STACY: I have not.

19 CHAIRPERSON TIMMERMAN: Okay.

20 SECRETARY STACY: It's not like I have been
21 -- I'll confess, I have not been studying my
22 Resolution every day. I actually --

23 CHAIRPERSON TIMMERMAN: I'm taking a break
24 myself.

1 SECRETARY STACY: I had to kind of
2 decompress.

3 CHAIRPERSON TIMMERMAN: Yeah. So...

4 MS. LAND: So maybe we could have somebody
5 read it onto a book on tape; people can just listen to
6 it.

7 CHAIRPERSON TIMMERMAN: Not me.

8 MR. EVANS: Not me.

9 SECRETARY STACY: Put you to sleep, right?

10 MR. EVANS: Yeah.

11 CHAIRPERSON TIMMERMAN: So...

12 SECRETARY STACY: Okay.

13 CHAIRPERSON TIMMERMAN: Sounds like we all
14 need to take some time and keep -- and reread through
15 everything and make sure --

16 SECRETARY STACY: Yeah. Were you going to
17 somehow kind of help us organize our thoughts on
18 Nonconforming Uses, Nonconforming Structures,
19 Nonconforming --

20 MS. LAND: Yes.

21 SECRETARY STACY: -- to kind of -- I don't
22 know if we could somehow organize it in a way -- I
23 mean, I think I have a general idea, but I've got a
24 feeling people are going to really get very specific

1 in their questions regarding that.

2 MS. LAND: Yeah. And this is one of the
3 things you're probably going to run into in a hearing
4 that you're going to have to be cautious about because
5 people are going to be asking you, like, this
6 gentleman did, his specific question; he wants an
7 answer. And if something were to ever happen, God
8 forbid, he's going to try to come back and say, You
9 said I could do X, Y, and Z.

10 You know, you have -- people will ask and
11 they want their own specific questions. One of the
12 gentlemen that came to the meeting was asking a lot of
13 specific questions that were personal to him.

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. LAND: You can't give zoning advice at
16 these hearings. We have to answer in general. You
17 know, if they're asking about Nonconforming Uses, this
18 is what Nonconforming Uses says, and this is how it
19 works.

20 Or if they're asking about what kind of
21 things can be done in, say, Expressway Service, if
22 I have Expressway Service, would I be allowed to put
23 in a McDonald's? You have to go through and say, In
24 Expressway Service, you're permitted to do X, X, X.

1 Not, Yes, you can do a McDonald's. That's what they
2 want to hear, but you can't do that.

3 CHAIRPERSON TIMMERMAN: Right.

4 MS. LAND: Because you're answering a
5 question in a vacuum because there could be a whole
6 lot of other things that could impact by the time that
7 one question came in.

8 SECRETARY STACY: Sure.

9 MS. LAND: It's -- and that's what a lot --
10 most people don't do that. They're interested in --
11 but there are -- and we've seen a couple who are just
12 clearly only interested in what it's about for them
13 personally.

14 CHAIRPERSON TIMMERMAN: Uh-huh.

15 MS. LAND: And that's fine. I can see that.
16 But you can't give them advice at the hearing.

17 SECRETARY STACY: Right.

18 MR. EVANS: Yeah. I think we have to be
19 really careful. It would almost be nice if they could
20 submit questions online to where you could do a little
21 research on it and give the proper answer, but that
22 probably wouldn't happen.

23 MS. LAND: Any questions that are asked at
24 the hearings that you can't answer off the cuff, ask

1 them to submit them to you in writing and you can give
2 those to the next hearing and they can be answered
3 there. You can do that.

4 SECRETARY STACY: That's a good idea.

5 MS. LAND: But tell them, We are not going
6 to be able to answer fact-specific questions to your
7 situation. We're answering how this kind of section
8 works so they're clear that you can't give them
9 individual zoning advice.

10 It's almost like legal advice. You can't do
11 that. You don't -- I cannot answer those questions.
12 That would be that -- that would put you guys in a bad
13 spot, me in a bad spot, them saying, But the attorney
14 told me I could do that. Well, that's not exactly
15 what I said. You know, so...

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: You've got to be -- I have to
18 always preface when I have to answer at these
19 hearings, It depends on the situation at the time but,
20 generally, this is how it works. And maybe that's how
21 you guys can kind of put it, too. It will all depend
22 on the situation in front of us at the time, but our
23 code says this, this, this, and this.

24 MS. PARGEON: Uh-huh.

1 MS. LAND: And that way -- because the
2 vacuum -- answering questions in a vacuum is the worst
3 possible thing you could do for everybody.

4 SECRETARY STACY: Right.

5 MS. LAND: Because they might depend on
6 something that isn't really the case and, then, you
7 also are kind of held to something that doesn't really
8 apply when the perspective or perception of what
9 something is is different. It depends.

10 I had a college professor who always said,
11 It depends on whose ox is being gored. You know, it
12 depends on how you look at something, and we've got to
13 be careful of that.

14 SECRETARY STACY: That makes sense.

15 MS. LAND: How you answer.

16 SECRETARY STACY: Sure.

17 MR. EVANS: Seems like we might be able to
18 answer very general questions, but other than that --

19 MS. PARGEON: We can't.

20 MR. EVANS: -- it's like you have to be very
21 careful because what happens if we say, Yes, that
22 could be done on your property?

23 MS. LAND: Yeah. And then they want to do
24 that and it turns out, really what they wanted to do

1 was that but it has all this other stuff associated
2 with it. That changes the answer.

3 MR. EVANS: So then what happens?

4 MS. LAND: Then they're, like, But you said
5 I could. And we've got to be careful to say, Well, we
6 have to wait to see what the application actually
7 says. But this is what our code says about what kind
8 of a thing you're talking about and see if you fit in
9 there. And this is what our code says. We can't make
10 that decision for you. You have to look at it and
11 make the application. And it will aggravate people a
12 little.

13 CHAIRPERSON TIMMERMAN: Yes. Yes. I was
14 thinking that.

15 MS. LAND: But I think it will
16 only aggravate the people who are really truly wanting
17 you to give them some hard-and-fast answer, and most
18 people don't. I mean, if there's somebody that's got
19 something in the works, they might.

20 MR. EVANS: It seems like -- it looks like
21 you're going to be trying to hide something. But what
22 you're actually doing is making sure I want to give
23 you the right answer for your -- what you're asking.

24 CHAIRPERSON TIMMERMAN: You're not going to

1 have all the information that night.

2 MS. PARGEON: No.

3 CHAIRPERSON TIMMERMAN: That's what it's
4 going to come down to.

5 MR. EVANS: Like I said, we just have to be
6 careful.

7 MS. LAND: Yeah. I think if I look at you
8 and say, I'm going to want to build two sheds on my
9 property, and I'm going to want them, you know, one
10 behind my house and one somewhere over here, is that
11 something I'm able to do? And you're going to have to
12 look at me and say, Well, we're going to have to --
13 This is what it says about Accessory Buildings and,
14 then, each situation is different. We'll have to see
15 actually what it is before anybody can tell you yes or
16 no on something like that. These are the rules that
17 we'll follow to determine if it's something you can
18 do.

19 And that way --

20 MS. PARGEON: That's the only way you can do
21 it.

22 MS. LAND: Some people -- some people may
23 still get agitated that, You didn't give me an answer
24 telling me yes or no. But that's just not something

1 you guys can ever do. And it's also not your place to
2 do it; it's the zoning inspector's. That's something
3 the zoning inspector will look at the area and, then,
4 apply this code to it and determine what you can and
5 can't do, and then we'll give you advice on what you
6 can and can't do.

7 I live in Marion Township. I wanted to put
8 in a shed in our bark yard. We live on a corner lot
9 so any shed would look like it's sitting in the middle
10 of our backyard because of all of the setbacks. The
11 zoning inspector came and showed us areas where we
12 could put it that made more sense, and I'm like, Oh,
13 okay. Well, we'll take that one over there. Yeah.
14 So...

15 SECRETARY STACY: Okay.

16 MS. LAND: That's something that a zoning
17 inspector will look at them. You can't just say yes
18 or no. Can you tell me, can I have a shed in my
19 backyard? Sure. Can you tell me where? No, not
20 until we look at it all.

21 SECRETARY STACY: Right.

22 CHAIRPERSON TIMMERMAN: Uh-huh. Right.

23 MS. LAND: And that's what -- the general
24 is, Yes, you can have a shed. The specifics are, We

1 have to look at the situation to figure out where it
2 can be.

3 SECRETARY STACY: Is the property owner
4 responsible for knowing where their property lines
5 are --

6 MS. LAND: Yes.

7 SECRETARY STACY: -- and everything? So
8 would that be marked by, like, a pin?

9 MS. LAND: Some are; some aren't. I don't
10 know how everybody's property lines are marked.

11 MR. EVANS: They might have to have a survey
12 done.

13 MS. PARGEON: They put a pin.

14 MS. LAND: I live in a subdivision where we
15 have a pin on each corner and we can clearly tell
16 where our lot lines are. But out in the country,
17 I don't know.

18 MS. PARGEON: Yeah, it's a pin. It's a pin
19 in the center of the road, and there's one of the edge
20 of the property also.

21 MS. LAND: Yeah. It's the property owner's
22 responsibility, but they have to be able to show it to
23 the zoning inspector so they know, and they don't have
24 to just say, Yeah, I'm telling you it's 30 feet off

1 the -- you show me where it is on and I'll confirm
2 it's 30 feet off the --

3 MS. PARGEON: You come out with a metal
4 detector and find the pin.

5 MS. LAND: Well, they have to find the pin
6 and show it to you. Dig it up and have it ready to go
7 if it's buried.

8 MS. PARGEON: Right.

9 MS. LAND: One thing that your zoning
10 inspector will need to have is one of those little
11 wheelie things that measures because that's the fair
12 way and, you know, it's not -- pacing it off doesn't
13 work.

14 SECRETARY STACY: Right.

15 MS. LAND: You know, tape measures aren't
16 that long. You have to do -- and that's a problem.

17 SECRETARY STACY: Right.

18 MS. LAND: But a wheel marker is something
19 that's standard and so some of your trustees will have
20 to invest in when you have a zoning inspector; make
21 sure they have the tools they need to do what they
22 need to do.

23 CHAIRPERSON TIMMERMAN: Sure.

24 MS. LAND: That and a lot of dog biscuits.

1 SECRETARY STACY: Is there any -- and,
2 again, I get some questions coming up about things
3 being grandfathered, like, how far along.

4 MS. LAND: What's considered started?

5 SECRETARY STACY: Yeah, that's what I was --

6 MS. LAND: What's considered existing?

7 SECRETARY STACY: Yeah. Yeah.

8 CHAIRPERSON TIMMERMAN: Is there a good
9 answer to that?

10 MS. LAND: No. If -- did we put in a
11 definition of what "existing" is or what "started" is?

12 SECRETARY STACY: I don't remember.

13 CHAIRPERSON TIMMERMAN: I don't think we
14 did.

15 MS. LAND: Did you guys all find my typo?

16 SECRETARY STACY: You pointed it out on the
17 Table of Contents.

18 MS. LAND: Zoning District and Hap.

19 SECRETARY STACY: And Hap. There are a lot
20 of words in here.

21 MS. LAND: It had to be one of the
22 capitalized words on the first page. That happens
23 when I do things without my glasses. That "H" looked
24 like an "M" to me until I put my glasses on. Oh,

1 crud. Too late. It was already printed.

2 SECRETARY STACY: I'm not seeing "existing"
3 or "started."

4 MS. LAND: No.

5 CHAIRPERSON TIMMERMAN: Or "grandfathered."

6 MS. LAND: Grandfathered won't be in the
7 Definitions.

8 CHAIRPERSON TIMMERMAN: So what's the best
9 answer towards that then?

10 MS. LAND: Do you want to create one and
11 then amend your book and do a modification at your
12 hearing?

13 Yeah. Going -- well, we'll go into -- we'll
14 go into that here for a second first before we answer
15 that question. When you have your hearing, at the
16 close of your hearing, you have the option of
17 accepting the book, modifying the book, or rejecting
18 the book. And you -- that doesn't do anything other
19 than what you're done with, you make a recommendation
20 to the trustees, and you would be making a
21 recommendation if you wanted to add something or
22 change it, you'd be making a recommendation that they
23 accept it as modified which would be adding whatever
24 it is you added or took out.

1 SECRETARY STACY: Okay.

2 MS. LAND: Or just changed. Whatever way
3 you modified it, that's what you would be recommending
4 that they accept. Then they have -- at their hearing,
5 they have this book plus your Resolution or with the
6 documents or the things that you might want to add or
7 change, which is the good reason you're having these
8 meetings now is because if you come up with something
9 you may want to modify, I can have it prepared for you
10 to be able to attach to the Resolution that says
11 "Modify," because I will come to your hearing with
12 three Resolutions. You can pick one of them that you
13 want to do; one that says we're recommending it as is;
14 one that says we're recommending that you just ditch
15 this thing, it's worthless; and one that says we are
16 recommending that you accept it as we've modified it
17 as such, and the modified part will be attached to it,
18 and, then, that gets attached to this book.

19 When the trustees, if they accept it as
20 you've modified it, the one that goes to the Board of
21 Elections has those edits made in the book before it
22 goes, so instead of having the two pieces, it's there,
23 whatever the change is is incorporated in.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: Which a modification will take
2 some quick editing work on my part to make sure that
3 we have all the pages and everything together, that we
4 can get it done by 4:00 the next day is when it has to
5 be -- is the deadline to take it to the Board of
6 Elections.

7 So if you would like to develop a definition
8 of what you consider "existing," then I think that's
9 something you can do. You may not want to put it in
10 Definitions. You may want to go to Nonconforming Uses
11 in that section and identify that -- add that in at
12 that point.

13 CHAIRPERSON TIMMERMAN: Is it a
14 Nonconforming Use, though?

15 MS. LAND: Yeah. Anything that's
16 grandfathered is a Nonconforming Use if it's not
17 permitted.

18 CHAIRPERSON TIMMERMAN: What if it is?

19 MS. LAND: Then it's not grandfathered; it's
20 just permitted. Grandfathered things are only the
21 things that would not be permitted in the area they
22 exist in once we put the zoning in.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: So if you have a house in an

1 Agricultural District, that's permitted. It wouldn't
2 be grandfathered. It wouldn't have to be; it's
3 permitted. If you have a business in a district that
4 we are considering -- like the landfill, for example.
5 It's there. It's in an I-2 District. It's not
6 nonconforming. It's not grandfathered. It's
7 permitted, so it's there.

8 So it only is going to happen where places
9 where something wouldn't have been permitted
10 otherwise. I guess businesses in Residential Districts
11 could be some Nonconforming. Houses that are in
12 Industrial-zoned areas, which I think you've been
13 pretty careful not to do much of that.

14 CHAIRPERSON TIMMERMAN: As little as
15 possible.

16 MS. LAND: Yeah. Residences that are in
17 areas that are zoned Business. Because I don't think
18 we permit houses in Business Districts.

19 CHAIRPERSON TIMMERMAN: No.

20 MS. LAND: So, you know, the nonconformings
21 are really not going to be as many as you think there
22 will be.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: So -- but, you know, the

1 gentlemen you were talking about, he would be, I
2 think. If his house is in that area that we have
3 going to either a Business or Industrial, or
4 Expressway Service, something like that, then they
5 would be nonconforming and they would be grandfathered
6 as allowed to be there, because they exist, but they
7 are not a Nonconforming Use.

8 CHAIRPERSON TIMMERMAN: Right.

9 MS. LAND: So -- and I think in
10 nonconforming -- what page is that on? Do we
11 remember? You'd think I'd remember.

12 SECRETARY STACY: 33, is that it?

13 CHAIRPERSON TIMMERMAN: General Provisions,
14 Nonconforming is right there with it.

15 MS. LAND: Yeah. 33.

16 Okay. In the Intent section, we talk about
17 what the intent of the Resolution is; to permit legal
18 nonconforming lots, structures, or uses to continue
19 until they are removed. It's recognized that there
20 exists within the districts established by this
21 Resolution and subsequent remnants, plots, structures,
22 and uses of land and structures which were lawful
23 before this Resolution was passed or amended which
24 would be prohibited, regulated, or restricted under

1 the terms of the Resolution or future amendments.

2 I think in there that -- in between those
3 paragraphs right there, the next one that starts with,
4 "Such uses are declared by this Resolution to be
5 incompatible with Permitted Uses in the district..."
6 you could put in, A use is considered to be in
7 existence if, and then put your definition in there.

8 That's where I would kind of -- that's where
9 I see that it makes sense. Do you guys have any -- is
10 there any other idea that you think might be more --
11 more than that? Because once you get into
12 nonconforming, the confusion is a given. So -- and I
13 don't -- I'm trying really hard to not be confusing.
14 But --

15 SECRETARY STACY: Uh-huh.

16 MS. LAND: -- it is.

17 SECRETARY STACY: I guess, you know, someone
18 puts a footer in and nothing is -- actually no lumber
19 has been -- you know, they've poured the footer before
20 zoning takes -- is enacted or approved or whatever.
21 So, you know, there's different -- I could see
22 different stages of different things.

23 CHAIRPERSON TIMMERMAN: Uh-huh.

24 MS. LAND: Usually, if you don't have a

1 definition, we usually would look at it as, as soon as
2 any kind of anything has been affixed to the land, and
3 a footer would be affixed to the land. If they just
4 came in and put in a driveway -- you know, cleared the
5 path and cleared, that may not be existing. That's
6 just clearing a lot.

7 But once they start doing something that any
8 portion of the project is commenced and affixed to the
9 land, then it may be happening.

10 You know, if it's something that requires
11 soil testing or boring or any of the kind of stuff
12 that you have to do if you're going to put in a heavy
13 kind of foundation of something, just the testing and
14 figuring out if it can work there, that doesn't do it.
15 But commencing construction of anything that is
16 affixed to the land. Is that --

17 SECRETARY STACY: Yeah.

18 MS. LAND: You guys have any --

19 MS. PARGEON: That helps.

20 MS. LAND: That gives a better --

21 SECRETARY STACY: That makes sense.

22 MS. LAND: It's relatively liberal. You
23 could make it a little less so -- less liberal by
24 saying, Anything -- as long as the structure has a

1 portion that is affixed to the land and the project is
2 being diligently continued on with construction.

3 We don't want somebody to come in and put a
4 foundation and leave it there for five years and say,
5 Yeah, that existed before. Now I can build my house
6 there. It has to continuously be diligently pursued.

7 It's the same -- we could look at the same
8 language we used with the permits, that you could have
9 a permit for a year, but if it's being diligently
10 worked on, something to that effect -- I don't know
11 what it said -- you can get an additional year. We
12 could leave off that it's for an additional year, but
13 to have it be determined that it does exist.

14 CHAIRPERSON TIMMERMAN: I like that idea.

15 SECRETARY STACY: I do too.

16 CHAIRPERSON TIMMERMAN: Adding a little
17 extra to it.

18 SECRETARY STACY: And, again, the more
19 clarification you can provide, I think it's easier to
20 answer questions for people.

21 MS. PARGEON: Uh-huh.

22 SECRETARY STACY: Helps us, too.

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. LAND: Let's see. Where's the Permit

1 section? I want to use the same language. 60.

2 You know what I'm finding when I'm looking
3 through this? We have different sized fonts. Some of
4 these look smaller, don't they?

5 CHAIRPERSON TIMMERMAN: Uh-huh.

6 MS. LAND: Well, it is what it is now. If
7 we get -- when we -- not yet, when we get to the point
8 of needing the final book, after it's been adopted,
9 we'll fix it.

10 SECRETARY STACY: Okay.

11 MS. LAND: Just the prettiness.

12 SECRETARY STACY: The prettiness. Like a
13 typo, just in case we would find a typo somewhere
14 other than the --

15 MS. LAND: Yeah. Just if we would happen to
16 find one.

17 SECRETARY STACY: Happen to find one other
18 than "Hap."

19 MS. LAND: And I'm sure there very well
20 could be.

21 There it is. Zoning Permit shall expire at
22 the end of one year from date of issuance, unless the
23 construction or use has commenced to be considered to
24 have commenced -- instead of existing -- commenced.

1 To exist or to have commenced. Does that sound good?

2 SECRETARY STACY: Sounds kind of like, To be
3 or not to be.

4 MS. LAND: Yeah. Well, I get paid by the
5 word.

6 SECRETARY STACY: To be or not to be.

7 MS. LAND: Okay. A use is considered to
8 exist or to have commenced when a -- if a portion
9 of -- instead of "when." "A use is considered to
10 exist or to have commenced if a portion of the project
11 is constructed and affixed to the ground and where
12 construction is being diligently carried on."

13 MS. PARGEON: Okay.

14 MS. LAND: You don't have to make that
15 change. I mean, you don't have to alter in this way,
16 but we can put that language in our pocket.

17 SECRETARY STACY: Uh-huh.

18 MS. LAND: And if it comes up and becomes an
19 issue and people are asking questions at the hearing
20 and you want to make that change, you can. I don't
21 want to have to do this, what I'm doing right now, at
22 the hearing in front of a lot of people because I
23 can't stand that pressure. This way, I can have your
24 options of things you might want to consider, changes

1 I guess --

2 SECRETARY STACY: Sure.

3 MS. LAND: -- typed up, and I will put them
4 each on separate sheets of paper so whichever ones you
5 do decide to put onto that Resolution that says, "as
6 modified," you can attach all of those.

7 SECRETARY STACY: Sure.

8 MS. LAND: It will give you a flexibility
9 for if you want to add things or not.

10 SECRETARY STACY: Okay. I like that.

11 MS. PARGEON: Yeah. That's a good idea.

12 MS. LAND: Okay.

13 CHAIRPERSON TIMMERMAN: What else?

14 MS. LAND: The new or -- I don't want to say
15 "new map," but the map with the enhanced colors, are
16 you guys satisfied with that?

17 CHAIRPERSON TIMMERMAN: I am.

18 SECRETARY STACY: Uh-huh.

19 MS. LAND: It's the same colors that were on
20 it all the way along, it's just that I asked them to
21 make them a bit more vivid and they did. And I did
22 figure out that there is a Sausser's Steel section
23 down in there. It is that little part that we still
24 have as the section that's white. It's Agricultural,

1 that little tab down there. That little tab down
2 there. Yeah.

3 SECRETARY STACY: That one?

4 MS. LAND: Yeah. Sausser's Steel apparently
5 does have some area where a bunch of trucks are parked
6 and stuff. I don't know if it's --

7 CHAIRPERSON TIMMERMAN: Interesting.

8 MS. LAND: -- some sort of maintenance
9 facility. I dug through on the auditor's website
10 until I found that little parcel, pulled it up, and
11 it's in the name of Sausser's Steel.

12 When I did the Google look down on it, it
13 has a bunch of trucks and stuff parked on there. It's
14 way back in the -- away from all this other stuff back
15 in there.

16 SECRETARY STACY: It evidently is not
17 identified visually.

18 MS. LAND: It doesn't look like it has a
19 sign -- I couldn't see from the Google stuff if it had
20 a sign, but I did the Street View thing, and I didn't
21 see anything.

22 SECRETARY STACY: Well, yeah.

23 MS. LAND: But the other part up there is
24 something tech or something. What is that company

1 that has the rest of it up through there?

2 SECRETARY STACY: Valfilm.

3 MS. LAND: Valfilm, that's it. Sorry.

4 I knew it was some company.

5 SECRETARY STACY: Well, because I sent --
6 I sent my husband on assignment one morning. I said,
7 I want you to go and drive down there and look and
8 report back. So he did. And he said -- so he turned
9 on that Rutherford Street, and he said, There are
10 signs all along.

11 MS. LAND: That say Valfilm.

12 SECRETARY STACY: That's all -- yeah, that's
13 what he said. It all says Valfilm. And then he
14 mentioned, You do realize you cross over the railroad
15 tracks and, then, there's actually a house right
16 there. He said, I know that's in Allen Township
17 because the fire department has made runs to that
18 location -- the house before. But, he said, There
19 was -- he said, I do not see anything that would give
20 anyone a clue.

21 MS. LAND: It looked a little bit like --
22 from the aerial view, it looked like a building with
23 several big trucks parked in front of it. That was
24 it. They must just own this parcel that they store

1 stuff on, would be my guess. I'm not worried about it
2 staying as Agricultural.

3 SECRETARY STACY: Okay.

4 MS. LAND: It can't hurt them. So I
5 would -- I'm not concerned that that -- you didn't --

6 CHAIRPERSON TIMMERMAN: Well, our one map,
7 our original map did have that zoned B-3.

8 MS. LAND: B-3?

9 CHAIRPERSON TIMMERMAN: Yes.

10 MS. LAND: Okay. But it stayed Agricultural
11 I think by an accident and --

12 CHAIRPERSON TIMMERMAN: Yes.

13 MS. LAND: -- now it still is Agricultural.

14 CHAIRPERSON TIMMERMAN: So would be best
15 just to leave it --

16 MS. LAND: Just leave it now. Yeah.

17 CHAIRPERSON TIMMERMAN: -- agricultural for
18 right now?

19 MS. LAND: Uh-huh.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: I don't think it hurts anything.
22 It doesn't hurt them that it's Agricultural. That's
23 the most sort of that holding -- holding type --

24 CHAIRPERSON TIMMERMAN: Okay.

1 MS. LAND: -- district.

2 CHAIRPERSON TIMMERMAN: So we'll just leave
3 that alone then.

4 MS. LAND: Yeah.

5 CHAIRPERSON TIMMERMAN: And if they want it
6 changed later on, we'll address it.

7 MS. LAND: I was just a little afraid when
8 I was talking to Jacob that one of us was losing our
9 mind. I had to dig in and --

10 CHAIRPERSON TIMMERMAN: Sure.

11 MS. LAND: -- I found what he was talking
12 about, but I don't think it's what we were all
13 thinking it was.

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. LAND: Has anybody had any abusive
16 contact from anybody about any of this?

17 CHAIRPERSON TIMMERMAN: I have not.

18 MS. LAND: Anybody called and --

19 MS. PARGEON: No.

20 MS. LAND: Okay. Good.

21 SECRETARY STACY: I have had people tell me
22 that something through the Village of Van Buren that
23 evidently there's someplace that you can comment.
24 Evidently there were some kind of harassing comments

1 on that but, then, I was -- again, I didn't visually
2 see it myself. I actually didn't even care to. And,
3 then, a number of people responded to this individual
4 and kind of shut him down.

5 And, then, I did go to graduation party over
6 the weekend where someone said that maybe we weren't
7 welcoming to a certain person, and I said, "Well,
8 there's more to that story."

9 MS. LAND: Is it the same person?

10 SECRETARY STACY: Uh-huh. I said there's
11 more to that story.

12 MS. LAND: He also called my office and left
13 a voicemail requesting that I, as an assistant
14 prosecutor, go after that nasty woman at the end of
15 the table.

16 SECRETARY STACY: That was you.

17 MS. LAND: I'm like, Well, that's me.

18 MS. PARGEON: That's pretty good.

19 MS. LAND: Smack my own hand.

20 MS. PARGEON: So you gave yourself a talking
21 to then?

22 MS. LAND: And then he asked me how I could
23 give him the information of who he could go to to get
24 all of his tax money back from -- that he's paid to

1 Allen Township because he says he's not welcome in
2 this building anymore and he can't vote or anything.

3 MS. PARGEON: Interesting.

4 (Mr. Rehus joined the proceedings.)

5 MS. PARGEON: Good to see you.

6 MS. LAND: I'm pretty positive we told
7 him --

8 VICE CHAIRPERSON REHUS: I thought it was 6.

9 MS. PARGEON: No, 5:00.

10 SECRETARY STACY: Oops.

11 VICE CHAIRPERSON REHUS: I wrote it down
12 wrong.

13 MS. PARGEON: We'll permit you to come.

14 SECRETARY STACY: Hello.

15 MS. LAND: Yeah. He wants to get his tax
16 money that he's paid to Allen Township back because,
17 if he's not allowed to come to this building and do
18 anything he shouldn't have to pay taxes. And I'm
19 pretty positive we told him he's welcome to stay if
20 he's quiet.

21 MS. PARGEON: Right.

22 SECRETARY STACY: Right.

23 MS. LAND: Otherwise, he has to leave.

24 SECRETARY STACY: Well, he was being

1 disruptive, so...

2 MS. LAND: And rude.

3 SECRETARY STACY: And a few other things.

4 MS. LAND: He also pointed out to me that I
5 should be investigating the fact that you guys are all
6 taking bribes and --

7 MS. PARGEON: Yes.

8 MS. LAND: -- doing stuff that are --

9 MS. PARGEON: Under the table he said.

10 MS. LAND: -- under the table, and
11 something's just a little fishy there and I need to
12 look into it.

13 MS. PARGEON: I don't see anything under the
14 table.

15 SECRETARY STACY: Would it serve any
16 purpose -- I have the zoning map from the prior zoning
17 commission from 2002, which was prior to him owning
18 that property, and that his property on here is zoned
19 Expressway Service. So that was zoned 22 years ago by
20 a different group of people.

21 MS. LAND: It would have been designated the
22 same.

23 SECRETARY STACY: It was designated --
24 right. And we were not working off of this at all.

1 CHAIRPERSON TIMMERMAN: Right.

2 MS. LAND: For the map you did not. You
3 just started from scratch.

4 SECRETARY STACY: We did not because --
5 yeah, we just did not. But that happened to be that
6 we did follow -- we saw that that --

7 MS. LAND: I don't think it would do any
8 good to bring it up --

9 SECRETARY STACY: Yeah. Okay.

10 MS. LAND: -- because he is not inclined to
11 be convinced of anything other than what he thinks is
12 correct.

13 SECRETARY STACY: Yeah.

14 MS. LAND: And there's no point in arguing
15 with someone that you can't --

16 SECRETARY STACY: Right.

17 MS. LAND: -- that won't even see any other
18 side. I mean, we did discuss with him that you see
19 the other side of his conversation, except that, for
20 the greater good, it's better that this be the way you
21 have it there.

22 You can see why he would want it to be
23 Industrial. We get that. But -- so -- but he's not
24 willing to -- and he's uninformed. Loud and

1 uninformed. That's a bad thing. But he -- I think
2 he's so uninformed that people have started tuning him
3 out.

4 SECRETARY STACY: Yeah.

5 MS. LAND: I know I did. I --

6 SECRETARY STACY: Yeah. Yeah. Okay. Well,
7 I mean, I'm just going to --

8 MS. LAND: -- sincerely wish, though, he
9 would stop making inferences and flat out saying that
10 you guys are doing something corrupt because he's
11 walking a very, very tight line there.

12 You, as public officials, you don't have
13 really any action against him for saying something
14 like that, but it does -- you know, he's not helping
15 himself by throwing out accusations that he has
16 absolutely no basis. There is no basis.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 Welcome.

19 VICE CHAIRPERSON REHUS: I wrote down here
20 13th at 6:00 to 7:00.

21 CHAIRPERSON TIMMERMAN: So the 6:00 to
22 7:00 is the open to the public to come in to review
23 the book.

24 SECRETARY STACY: We thought we would

1 address two things kind of at the same time, kind of
2 overlap. We thought, well --

3 MS. LAND: But if anybody comes in to look
4 at the book, you've got to go take care of it.

5 VICE CHAIRPERSON REHUS: Huh-uh.

6 SECRETARY STACY: We're already here for a
7 meeting.

8 MS. LAND: The Thursday meetings are at
9 5:00. I'm not going to be at your next Thursday
10 meeting.

11 SECRETARY STACY: Okay.

12 MS. LAND: That's the night I'm at
13 Washington Township fighting their zoning stuff.

14 SECRETARY STACY: I saw that in the
15 newspaper. Wow. It just keeps going, doesn't it?

16 MS. LAND: Uh-huh.

17 CHAIRPERSON TIMMERMAN: Have you had anybody
18 contact you with questions?

19 VICE CHAIRPERSON REHUS: Not at all.

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: And you probably have been
22 studying your Zoning Resolution, haven't you, in this
23 past week?

24 VICE CHAIRPERSON REHUS: Yeah.

1 SECRETARY STACY: Or maybe you have.
2 I haven't.

3 MS. LAND: You're the only one.

4 VICE CHAIRPERSON REHUS: I've got so much
5 going on right now.

6 SECRETARY STACY: I haven't.

7 MS. LAND: I suggested we have somebody read
8 it on to a book on tape so people can listen to it
9 while they are traveling and they all kind of said no.

10 VICE CHAIRPERSON REHUS: (Indicating.)
11 (Laughter.)

12 VICE CHAIRPERSON REHUS: I've got a 28
13 applicator sitting there ready to go.

14 SECRETARY STACY: Yeah, I get it.

15 MS. LAND: Well, anything else?

16 CHAIRPERSON TIMMERMAN: It's almost 6:00.
17 Almost time to get here, Darrin.

18 VICE CHAIRPERSON REHUS: I was a little
19 early.

20 CHAIRPERSON TIMMERMAN: You overachiever.
21 (Laughter.)

22 CHAIRPERSON TIMMERMAN: Yeah. I don't -- is
23 there anything -- at this point, I don't see any
24 reason to drag the meeting out as long as possible.

1 Is there anything that we want to discuss
2 leading up to the actual hearing itself? Is there
3 anything we want to put into place? I know a lot
4 of -- there's going to be setup on that Wednesday.
5 But is there any -- apparently we found a podium in
6 the back.

7 MS. LAND: There is a podium back there.

8 MS. PARGEON: Yeah.

9 CHAIRPERSON TIMMERMAN: So we'll use that.
10 I got to reach out to some people for audio
11 hopefully.

12 SECRETARY STACY: I mean, I realize this
13 immediate area is small but, I guess, I want to just
14 expect that we're going to need the overflow. So with
15 that being said, I would think that we would need
16 microphones, I think.

17 CHAIRPERSON TIMMERMAN: Okay.

18 SECRETARY STACY: I don't -- don't let me be
19 the only one who's thinking out loud.

20 MS. LAND: At one point, the one gentleman
21 said that he could bring something to amplify what
22 you're saying here.

23 SECRETARY STACY: Okay.

24 MS. LAND: Because there were so many

1 people, they were having trouble hearing, and they
2 were trying to record and having trouble hearing.

3 SECRETARY STACY: Sure.

4 MS. LAND: When you were reading and
5 discussing just, you know, standard business.

6 SECRETARY STACY: Okay.

7 MS. LAND: So we might want to reach out to
8 him to see if he has something that he could use to
9 amplify while they are speaking that would also go
10 through speakers that we could put in there so anybody
11 who has to sit in there can still hear.

12 SECRETARY STACY: Right. I wanted to
13 address that and make -- do everything we can
14 beforehand to try to think what --

15 MS. LAND: I don't know. Who is that?

16 CHAIRPERSON TIMMERMAN: Keith Pottinger.

17 MS. LAND: Keith Pottinger. Okay. He has
18 the -- he said he had the equipment to be able to do
19 the --

20 CHAIRPERSON TIMMERMAN: Right.

21 MS. LAND: -- microphone at the -- that we
22 decided that wasn't necessary.

23 CHAIRPERSON TIMMERMAN: If you're preparing
24 for the worst-case scenario, how much seating do we

1 truly have here? There's only so many lined up on the
2 back wall here. It will fill this room, but I figure
3 overflow at that point, is that standing room only?

4 MS. LAND: Yeah. What are we going to do
5 about seating there?

6 SECRETARY STACY: I think we need to get a
7 number for what is available.

8 MS. LAND: We also need to have the fire
9 chief tell us how many people we can have in this
10 room.

11 SECRETARY STACY: Well, that's true.

12 (Interruption.)

13 UNKNOWN SPEAKER: Is this the shelter house?

14 FROM THE FLOOR: No.

15 UNKNOWN SPEAKER: Is that the one over
16 there?

17 FROM THE FLOOR: Uh-huh.

18 UNKNOWN SPEAKER: Thank you.

19 SECRETARY STACY: We almost had someone.

20 CHAIRPERSON TIMMERMAN: He probably just
21 needed a restroom.

22 MS. LAND: We almost had --

23 SECRETARY STACY: We almost had a person.
24 I thought he was going to say, Do you have a zoning

1 map?

2 MS. PARGEON: Could have offered him one.

3 MS. LAND: Have you seen the movie "Cars,"
4 where the people get all excited when people come
5 rolling into Radiator Springs because nobody goes
6 through there anymore? They're all, like,
7 "Customers." Then everybody looks like, Oh,
8 somebody's coming in.

9 SECRETARY STACY: Yeah. So then there's a
10 possibility that maybe we may need to plan on getting
11 more chairs. That's possible.

12 MS. LAND: Yeah. I think we need to count
13 how many chairs we have and find out from the fire
14 chief how many we would be allowed to have in the
15 building. That's going to make a big difference.

16 SECRETARY STACY: Okay. Number of people.

17 MS. LAND: Yeah. I don't know what the
18 capacity number is.

19 SECRETARY STACY: I don't either. You know,
20 I have --

21 MR. EVANS: It's supposed to be posted.

22 SECRETARY STACY: It's supposed to be
23 posted.

24 MS. LAND: I'm sure it is somewhere. We

1 just don't know where to look.

2 CHAIRPERSON TIMMERMAN: Would you try to
3 have enough seats for as many people as we're allowed
4 to have?

5 MS. LAND: I would.

6 SECRETARY STACY: Yeah.

7 CHAIRPERSON TIMMERMAN: Okay. Is that
8 something Mike knows, the fire chief?

9 FROM THE FLOOR: It might be on the door.

10 SECRETARY STACY: Look on the other -- I was
11 going to say, could it be on the back side of one of
12 those doors?

13 FROM THE FLOOR: I thought maybe it would be
14 up here. No, I don't --

15 SECRETARY STACY: I have seen that posted
16 before.

17 FROM THE FLOOR: Should be somewhere.

18 MS. LAND: I think I recall seeing it.

19 MS. PARGEON: The capacity for the building.
20 Yeah.

21 SECRETARY STACY: What's that up there?

22 MS. LAND: It might be over by the office.

23 SECRETARY STACY: Okay.

24 MS. LAND: I think this room should probably

1 have a posted capacity.

2 FROM THE FLOOR: It seems like it was over
3 that way.

4 MS. LAND: I'm sure the fire chief knows.

5 SECRETARY STACY: That's fine. My other
6 thing, again, random things pop in my brain, and it's
7 a scary thing, but it is what it is.

8 MS. PARGEON: Okay.

9 SECRETARY STACY: If it's -- I'm going to
10 anticipate that it's going to be a stinking hot day.

11 MS. PARGEON: You're probably right.

12 CHAIRPERSON TIMMERMAN: July 5th.

13 MS. LAND: Possibly.

14 FROM THE FLOOR: I don't see signs anywhere
15 on capacity. Usually it's very visible.

16 SECRETARY STACY: So there's the overhead
17 fan.

18 CHAIRPERSON TIMMERMAN: Fan in the back.

19 SECRETARY STACY: Did it -- was it noisy?

20 VICE CHAIRPERSON REHUS: It was.

21 CHAIRPERSON TIMMERMAN: It was loud enough
22 but it wasn't terrible either. I think if you have a
23 speaker back here --

24 VICE CHAIRPERSON REHUS: Yeah. Put a

1 speaker back there, it'll be all right.

2 SECRETARY STACY: So we could move air, and
3 if we have sound amplified then, hopefully, that would
4 still be okay.

5 MS. LAND: Yeah, I think so.

6 SECRETARY STACY: I don't know. Maybe we
7 can even have a greeter with little tiny bottles of
8 bottled water.

9 MS. PARGEON: You know what that would cost?

10 VICE CHAIRPERSON REHUS: You've got a fire
11 truck there. You've got plenty of water.

12 SECRETARY STACY: Do we put a tap on the
13 fire truck?

14 VICE CHAIRPERSON REHUS: Yeah. Put a tap on
15 the fire truck.

16 MS. LAND: You could just open one and let
17 people run through, if they're hot.

18 FROM THE FLOOR: If you need any more air
19 back there, put a fan at the back door there or a fan
20 with -- maybe they could open up the door, per se,
21 where the fire trucks are at.

22 MS. LAND: They could open the outside door.

23 MS. PARGEON: Yeah.

24 FROM THE FLOOR: Would that cause a problem?

1 That way you could get air flow to go from here to
2 there.

3 SECRETARY STACY: Then you would also pick
4 up outside noise probably, too.

5 FROM THE FLOOR: That's true.

6 MS. LAND: That's possible.

7 MS. PARGEON: And then people with
8 allergies.

9 SECRETARY STACY: Again, if anyone's
10 thinking -- has any thoughts, I'm just, like, do we
11 want to somehow put a couple of signs out at the edge
12 of the property close to the road? You know, like how
13 you vote.

14 VICE CHAIRPERSON REHUS: Right.

15 SECRETARY STACY: Usually there's some kind
16 of a voting here day or whatever. I don't know.
17 I can almost envision one of those signs you know
18 that's kind of like that.

19 FROM THE FLOOR: The old plastic.

20 SECRETARY STACY: "Public Hearing, 6:30."
21 I don't know.

22 MS. LAND: Well, if Darrin is late again we
23 could make him wear a sandwich board walking up and
24 down.

1 SECRETARY STACY: There you go. That works.

2 VICE CHAIRPERSON REHUS: Busting my chops.

3 MR. EVANS: Wouldn't hurt -- is Mike still
4 on the fire department?

5 SECRETARY STACY: Oh, no.

6 MR. EVANS: Okay. Because I just wondered.
7 You know, there's one night a week they go through the
8 trucks.

9 SECRETARY STACY: Yeah.

10 MR. EVANS: Make sure everything is running.

11 SECRETARY STACY: Yeah.

12 MR. EVANS: We ought to make sure it's not
13 one of those.

14 MS. LAND: Not that night.

15 MR. EVANS: Because they were here once
16 doing it when we had a meeting, so it's --

17 SECRETARY STACY: And I was told that the
18 person who is responsible over the Sports Plex that
19 there are no sports scheduled for that day and that he
20 would block it off.

21 VICE CHAIRPERSON REHUS: Thank goodness.

22 MS. LAND: It is a holiday weekend which
23 might be better for that because --

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: -- my kids played soccer for
2 years and we often, on those kind of weekends, weren't
3 scheduled because too many people were going other
4 places and you had too many holes in the team. So
5 it's probably a really good -- good it fell that way.

6 MS. PARGEON: This is all for July 25th?

7 CHAIRPERSON TIMMERMAN: July 5th.

8 MS. PARGEON: Oh, July 5th.

9 SECRETARY STACY: July 5th. July 5th. The
10 day after 4th of July.

11 VICE CHAIRPERSON REHUS: What time is that?

12 SECRETARY STACY: 6:30.

13 VICE CHAIRPERSON REHUS: Right there it is.

14 CHAIRPERSON TIMMERMAN: Nailed it.

15 SECRETARY STACY: Look at you. You're doing
16 better.

17 VICE CHAIRPERSON REHUS: 6:30 big letters.

18 SECRETARY STACY: Okay. And just FYI, do
19 you also have down the trustees' hearing date? Theirs
20 is August 6th at 7:00 at the school, the auditorium.
21 Van Buren School Auditorium.

22 CHAIRPERSON TIMMERMAN: Do we need to be at
23 that one?

24 MS. LAND: You don't have to be, but there's

1 no reason you can't be.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MS. PARGEON: Okay. What is the date on
4 that one?

5 MS. LAND: August 6th at 7:00 p.m.

6 SECRETARY STACY: If I were a trustee --

7 MS. PARGEON: Oh, I already got that on
8 there.

9 SECRETARY STACY: -- I think I would like
10 the zoning -- you know what I'm saying? We're the
11 ones that have worked on this.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: You're the ones with the most
14 working knowledge of what's in the book, and if they
15 get asked something that they can't answer, they may
16 very well call upon one of you to answer or a couple.

17 I don't think you'll run into any issues
18 with it being a meeting issue because it's not your
19 meeting; it's a public hearing and you can be there.
20 It's still all in the public and it's the trustees'
21 hearing, not yours.

22 SECRETARY STACY: Right.

23 MS. LAND: You can be there and you can
24 answer questions if they ask you.

1 CHAIRPERSON TIMMERMAN: Okay. Anything else
2 for the -- for ours in preparation?

3 SECRETARY STACY: Just want to check my
4 schedule. So you're not here on the 20th?

5 MS. LAND: Correct.

6 SECRETARY STACY: Which I made a note.

7 MS. LAND: Just one thing. Before you came
8 in, one of the things is I gave them some speeches
9 about was at the hearing, people sometimes ask
10 questions that are specific to them and we've got to
11 be very careful not to answer their specific questions
12 because we don't know all the facts.

13 VICE CHAIRPERSON REHUS: Right.

14 MS. LAND: So we answer something more of
15 the, This is what the code says about this. This is
16 what we did. And when the time comes, the zoning
17 inspector will apply that to your situation, but we
18 can't tell you specifically there because we don't
19 know all the details.

20 VICE CHAIRPERSON REHUS: Right.

21 MS. LAND: So we have to be careful not to
22 give them zoning or legal advice about what is and
23 isn't permitted because it's going to depend on what
24 actually it is they are asking for, as opposed to the

1 little synopsis they give you at the hearing.

2 SECRETARY STACY: Okay. So I'm just looking
3 ahead. So on June 27, you plan to be here. And
4 then --

5 MS. LAND: Uh-huh.

6 SECRETARY STACY: -- whatever tweak that we
7 would want to address, we would need to address at
8 that meeting so that we would be prepared. I mean,
9 what -- yeah. That would make sense.

10 MS. LAND: Anything that you guys decide,
11 like, at that meeting -- you know, on the 20th you'll
12 talk about things that you think you might want to --
13 even though I'm not here, you can talk about stuff
14 that you think might be an issue.

15 SECRETARY STACY: Okay.

16 MS. LAND: Then, at your hearing, say, you
17 know, since we've put this book out, we've been
18 talking to people. We've had questions. We've had
19 discussions. These are some things that we were
20 contemplating. What do people think? Ask them, like,
21 you know, you would ask the people that were at
22 your --

23 CHAIRPERSON TIMMERMAN: Uh-huh.

24 MS. LAND: And if it's, you know, we have

1 the ability still to put this in here. Is it
2 something we should look at, or do you think it's
3 something that's going to -- you don't think is
4 necessary. Get peoples' opinions. That's what we
5 want. You want to make sure people are happy with
6 what's in the book and that they understand it. And
7 they may ask you for some other things, which we'll
8 have to address at the time to see if we can get them
9 figured out. But I guess we could end up with some
10 handwritten thing attached to what's going to the
11 trustee -- or to the trustees.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: You can do that. I don't like to
14 do that.

15 CHAIRPERSON TIMMERMAN: It would have to be
16 done on the spot in that scenario, though, during the
17 meeting.

18 MS. LAND: Uh-huh. Yeah. It's going to be
19 stressful for me figuring out what it's supposed to
20 say, but I can do it. I can do it.

21 CHAIRPERSON TIMMERMAN: As long as it's
22 minimal.

23 MS. LAND: Yeah.

24 SECRETARY STACY: So...

1 MS. LAND: As long as you give me time to
2 write it out so it's not in my scratches and make it
3 so it's legible to be able to be added on.

4 SECRETARY STACY: Can we just briefly
5 revisit the conversation about the Resolution is a
6 living document?

7 MS. LAND: Absolutely. I think that's
8 something that you would probably want to preface the
9 -- it's a living document. We've had comments from
10 people. We can make some changes now or -- but since
11 it's a living document, it will grow and change with
12 what we need in the future through the amendment
13 process.

14 SECRETARY STACY: Okay. So it would be the
15 amendment process. I think I took some notes when
16 that came up before. At what point does an amendment
17 not address something? I mean, is there something,
18 like -- I mean, is it something -- is it possible
19 something can be so big that it would have to be
20 revoted on?

21 MS. LAND: If you do a comprehensive
22 amendment that touches more than 50 percent of the
23 stuff in the book, then it's like you have rewritten
24 your zoning code.

1 SECRETARY STACY: Sure.

2 MS. LAND: Then you have to go back to the
3 ballot.

4 SECRETARY STACY: That makes sense.

5 MS. LAND: But if it's something that
6 affects a section but, then, affects -- because of it,
7 you change a section that needs to be referenced in
8 other sections --

9 SECRETARY STACY: Sure.

10 MS. LAND: -- that it's changed --

11 SECRETARY STACY: Okay.

12 MS. LAND: -- that doesn't do it. Or any
13 zoning change that changes on the map that those never
14 will end up being comprehensive because it doesn't
15 change the book.

16 CHAIRPERSON TIMMERMAN: Okay.

17 SECRETARY STACY: Okay.

18 MS. LAND: Yeah. You have to really set out
19 to do a comprehensive zoning change to be able to get
20 it to the point where you'd have to go back on the
21 ballot.

22 SECRETARY STACY: Okay.

23 MS. LAND: And many zoning codes throughout
24 the county have had multiple amendments because things

1 change over time.

2 SECRETARY STACY: Right.

3 MS. LAND: If this had been put into place
4 back in 2002, you were reading that book and looking
5 through some of the stuff in there and some of it was
6 just not applicable. Other stuff came up that we
7 added that had changed in those 20 years. During that
8 time, those would have been various amendments to get
9 to where you are today. So that's -- if you don't,
10 you have a book that is not -- doesn't apply to what's
11 going on in the world. That's useless.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: And the person that will come to
14 you for amendments most often in the book is your
15 zoning inspector because they're boots on the ground,
16 out there seeing where things looked good on paper,
17 but it's not really working. This should be altered
18 in this way --

19 SECRETARY STACY: Sure.

20 MS. LAND: -- to make it actually more
21 user-friendly or apply to more people than what we
22 thought it would. And that's what your zoning
23 inspector is doing; they are enforcing and applying,
24 and they're seeing where it doesn't quite fit.

1 CHAIRPERSON TIMMERMAN: Uh-huh.

2 SECRETARY STACY: Sure.

3 MS. LAND: Then they'll ask you to readjust
4 it so it fits.

5 SECRETARY STACY: Sure. Makes sense.

6 And I did notice, I went to the Village of
7 Van Buren's website; I didn't find specifically what I
8 was looking for, but I did see where they do have
9 listed, like, zoning permits and you just click and
10 you can print that off. So...

11 MS. LAND: That's something that I think,
12 when zoning passes, they will put a link probably over
13 to zoning on the --

14 SECRETARY STACY: Sure

15 MS. LAND: -- Allen Township site where they
16 can go over and see the book. They can see schedules
17 for when meetings are. I think it will depend on how
18 much activity you have on whether -- like, the zoning
19 commission will have regular meetings, like monthly or
20 quarterly or something. Some -- most townships just
21 as they need them they call them; otherwise, they
22 don't regularly meet. They meet once a year for
23 organization and then wait until they get called on
24 for something. BZAs go quite a long time without ever

1 meeting.

2 SECRETARY STACY: Sure.

3 MS. LAND: You know, then we'd have forms
4 and a list of fees.

5 SECRETARY STACY: Sure.

6 MS. LAND: All that stuff right there in one
7 place.

8 CHAIRPERSON TIMMERMAN: Just because we're
9 talking meetings, do we need to schedule meetings
10 further out at this point? Like, the communication is
11 very limited right now.

12 MS. LAND: Uh-huh.

13 CHAIRPERSON TIMMERMAN: And so, at some
14 point, after June 5th, or --

15 SECRETARY STACY: July.

16 MS. LAND: July 5th.

17 CHAIRPERSON TIMMERMAN: July 5th, we -- it's
18 all a blur. After July 5th, we don't have a meeting
19 scheduled?

20 SECRETARY STACY: Correct.

21 CHAIRPERSON TIMMERMAN: And with limiting
22 communication outside of this, do we just set aside
23 the first Monday or the whatever that we're going
24 to -- we're going to have meetings just as a

1 placeholder for right now?

2 MS. LAND: I wouldn't. Once you get it put
3 into the -- into the Board of Elections in August,
4 then I wouldn't have any meetings until after the
5 election because then you're running the risk of being
6 accused of trying to promote zoning and promote the
7 passage using public facilities.

8 CHAIRPERSON TIMMERMAN: Okay.

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

10 SECRETARY STACY: How about the time frame
11 between July 5th and August 6th?

12 MS. LAND: You could have meetings then to
13 answer questions still. So you may want to figure out
14 when you want to do those and make that list now so
15 that you are answering those questions. And I would
16 suggest that if you're having those meetings that you
17 invite one trustee to each one of those meetings to be
18 here to be educated a little bit in how -- what's
19 going on with the book, because unless they've been
20 reading it since it's online, they probably don't have
21 any idea what's in this book. And they have to have a
22 hearing where people are going to ask them questions,
23 which is why it's probably a good idea that you come
24 to their hearing to answer questions that they won't

1 have the nuances. They just won't have -- they
2 haven't the -- they haven't been immersed in it as you
3 guys have been because you are immersed.

4 CHAIRPERSON TIMMERMAN: So the being here to
5 answer questions from the public, that's only through
6 our hearing at this point?

7 MS. LAND: At this point.

8 CHAIRPERSON TIMMERMAN: Do we want to
9 schedule -- stick with the -- I don't want to stick
10 with Thursday, but stick with a day and, then, we
11 would have, like, three meetings each week and one
12 trustee could show up? Is that what you were hinting
13 at?

14 MS. LAND: No, I would have the trustee --
15 you don't need three meetings a week.

16 SECRETARY STACY: No.

17 CHAIRPERSON TIMMERMAN: Not a week.

18 SECRETARY STACY: You meant one meeting --

19 MS. LAND: Three meetings there and have one
20 trustee come to each one.

21 CHAIRPERSON TIMMERMAN: One per week.

22 MS. LAND: You could do that because they
23 will be attending your meeting to be educated in the
24 book. There's nothing wrong with that.

1 SECRETARY STACY: Well -- and, really, they
2 could be invited to come even before our hearing
3 because that would also help prepare us.

4 CHAIRPERSON TIMMERMAN: Yeah, they could
5 be -- we could invite them to the next --

6 MS. LAND: Next two.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 SECRETARY STACY: Uh-huh.

9 MS. LAND: There are three more coming up.

10 SECRETARY STACY: Yeah.

11 MS. LAND: 20th, 27th and 2nd. They have
12 their meeting on the 2nd.

13 MS. PARGEON: What's the dates again?

14 SECRETARY STACY: That's correct.

15 VICE CHAIRPERSON REHUS: 13th is today, 20,
16 and 27th.

17 SECRETARY STACY: So we would have to
18 meet --

19 VICE CHAIRPERSON REHUS: And the 2nd.

20 MS. PARGEON: And the 2nd.

21 MS. LAND: Sorry. I wasn't computing.
22 Dates on what dates?

23 SECRETARY STACY: The next township trustee
24 meeting is July 2nd because --

1 MS. LAND: Yes.

2 SECRETARY STACY: -- it is the first Tuesday
3 of the month.

4 MS. LAND: And they are having it on that
5 day, it's just only going to be two of them available.
6 Doesn't matter. Two's enough.

7 SECRETARY STACY: But we have that as a time
8 to view --

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: So we don't --

11 CHAIRPERSON TIMMERMAN: What time -- ours is
12 from 6:00 to 7:00. Their meeting is at what time?

13 SECRETARY STACY: 7:00. They start at 7:00.

14 MS. LAND: When you do your mailer, if you
15 want to have those drop-in sessions longer, just make
16 sure you put that -- you know, through instead of
17 July 2nd, I guess is when the last one would have
18 been --

19 SECRETARY STACY: Uh-huh.

20 MS. LAND: -- you know, through August
21 whatever the last date is before the 6th that is a
22 Tuesday or Thursday.

23 VICE CHAIRPERSON REHUS: The July 5 meeting,
24 that is here at the township, right?

1 MS. LAND: Yes.

2 SECRETARY STACY: Yes.

3 VICE CHAIRPERSON REHUS: And then the 6th at
4 the school.

5 SECRETARY STACY: Yes. Yes.

6 MS. LAND: It would be -- August 6th is a
7 Tuesday, isn't it?

8 SECRETARY STACY: Yeah. They've rescheduled
9 their trustee meeting to the 7th, I think.

10 MS. LAND: I know they did something. I
11 don't know where they changed it.

12 SECRETARY STACY: I think they went the day
13 after, I think, because Kevin said maybe it made sense
14 for them to go after their hearing, just if they
15 needed to take action on something.

16 MS. LAND: So it would be through July 30th.
17 No, August 1st. That's a Thursday.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. LAND: And, you know, if you two don't
20 want to always do it, somebody could just run up and
21 unlock the door for them.

22 CHAIRPERSON TIMMERMAN: Right.

23 SECRETARY STACY: Yeah. I'm close so it's
24 not --

1 CHAIRPERSON TIMMERMAN: We've got to get
2 back to lock it back up, too.

3 MS. LAND: Oh.

4 SECRETARY STACY: Yeah. True.

5 CHAIRPERSON TIMMERMAN: So it's not ideal,
6 but...

7 MS. LAND: No. You know what's not ideal?
8 Trying to get here from Findlay these days.

9 VICE CHAIRPERSON REHUS: I know.

10 SECRETARY STACY: The intersection, yeah,
11 it's closed, and they're going to delay it even
12 longer, aren't they?

13 MS. LAND: Yeah. I had to come up this
14 morning. They had that special meeting.

15 SECRETARY STACY: Right. Right.

16 MS. LAND: And I decided I'll just hop on
17 75, go up 613. There was a semi wreck on the 75 and
18 I sat in traffic. To-do-to-do, like, you can't get
19 there from here. Should have gone the other
20 direction.

21 SECRETARY STACY: Not easy.

22 MS. LAND: Which is what I did this time.
23 So...

24 SECRETARY STACY: You said you didn't care

1 for Thursdays. So once we get beyond the 3rd of July,
2 is there a day of the week that is better for you?

3 CHAIRPERSON TIMMERMAN: It doesn't matter
4 too much.

5 MS. LAND: Are you meeting on the 3rd?

6 SECRETARY STACY: Yeah.

7 MS. LAND: That's a Wednesday.

8 SECRETARY STACY: I know.

9 MS. LAND: I just wanted to make sure.

10 SECRETARY STACY: I think the thought was --

11 CHAIRPERSON TIMMERMAN: Set up chairs.

12 SECRETARY STACY: Any last minute setup kind
13 of thing. I don't think anyone wants to be here on
14 the 4th. Just saying.

15 CHAIRPERSON TIMMERMAN: You did say last
16 time, Cindy, that you weren't coming on the 3rd.

17 MS. LAND: Probably not.

18 CHAIRPERSON TIMMERMAN: Just for the record.

19 MS. LAND: Yeah. I'm not setting up chairs.

20 CHAIRPERSON TIMMERMAN: Yeah, I know.

21 MS. LAND: I'll sit on a chair, but I'm --

22 VICE CHAIRPERSON REHUS: So July 5th is here
23 at what time?

24 CHAIRPERSON TIMMERMAN: 6:30.

1 SECRETARY STACY: 6:30. Yeah. That's the
2 hearing. Yeah.

3 MR. EVANS: Keep that. See that paper right
4 beside there? It's got those dates.

5 VICE CHAIRPERSON REHUS: Oh, okay. All
6 right.

7 SECRETARY STACY: Yeah.

8 MR. EVANS: Some of the meeting dates and --

9 SECRETARY STACY: Well, and I also put it on
10 there just that only -- so it's on paper. But since
11 we are recorded, we are also advertising that
12 information as well. Might as well use that for our
13 advantage. That was my thought.

14 So if we do not choose Thursday, I mean, we
15 can -- not that we have to set them at this moment,
16 but to kind of think ahead for -- is there a -- do you
17 want to do, like, one per week, do you think?

18 CHAIRPERSON TIMMERMAN: For?

19 SECRETARY STACY: Through the month of July
20 after our hearing, is that your thought?

21 CHAIRPERSON TIMMERMAN: My thought was
22 just -- I don't need them one per week. My thought
23 was to make --

24 SECRETARY STACY: Okay.

1 CHAIRPERSON TIMMERMAN: -- it available to
2 the trustees.

3 SECRETARY STACY: Sure.

4 CHAIRPERSON TIMMERMAN: But if we start
5 inviting them now --

6 SECRETARY STACY: Sure.

7 MS. LAND: We may not have to have them.

8 CHAIRPERSON TIMMERMAN: We could have,
9 I don't know, maybe one afterwards.

10 SECRETARY STACY: You know, for the entire
11 month, it probably wouldn't hurt to have one, skip a
12 week, and have -- I think if you have two in the month
13 of July, I mean, I guess I'm -- the fact that we're
14 not communicating, that's our only time that we can
15 communicate, or maybe not. Maybe -- again, I'm
16 sometimes overzealous about trying to be prepared.
17 Overzealous.

18 CHAIRPERSON TIMMERMAN: Yeah. Just look at
19 it, because we're -- July 5th is there.

20 SECRETARY STACY: Uh-huh. I mean, we could
21 do something that --

22 CHAIRPERSON TIMMERMAN: For here. So,
23 technically, one could show up on the 20th. One on
24 the 27th.

1 SECRETARY STACY: Correct.

2 CHAIRPERSON TIMMERMAN: And, then, I don't
3 know what's going to get accomplished on the 3rd,
4 whether one of them shows up on the 3rd or not. It
5 would be an opportunity for them to sit down and ask
6 questions. I can't imagine that meeting on the 3rd is
7 going to take that long to set up chairs.

8 SECRETARY STACY: I wouldn't think so.

9 CHAIRPERSON TIMMERMAN: So maybe we invite
10 them to those three meetings.

11 SECRETARY STACY: Okay.

12 CHAIRPERSON TIMMERMAN: And, then, let's set
13 aside -- is there a need to be here for two meetings
14 after our hearing, or do we just set aside closer to
15 the 20th -- like, the 24th or something?

16 SECRETARY STACY: Uh-huh.

17 CHAIRPERSON TIMMERMAN: Which would be,
18 like, the week -- that would be a week and a half
19 before because they're not going till the 6th.

20 SECRETARY STACY: Right. So almost --
21 almost two -- two weeks.

22 CHAIRPERSON TIMMERMAN: So almost two weeks
23 before. That would give them time to ask any
24 questions.

1 SECRETARY STACY: Uh-huh. Uh-huh.

2 CHAIRPERSON TIMMERMAN: Are they allowed to
3 be -- are all three of them allowed to be at our
4 meeting at the same time?

5 MS. LAND: I would not.

6 CHAIRPERSON TIMMERMAN: And they're only --

7 SECRETARY STACY: Are two of them? Two
8 probably are not. So it's going to be one.

9 CHAIRPERSON TIMMERMAN: My thought process
10 towards that was that you said that we could all be at
11 theirs.

12 MS. LAND: That's a public hearing. That's
13 a little different.

14 CHAIRPERSON TIMMERMAN: Okay. Yeah. That's
15 fine.

16 So I say we -- my vote would be to stick
17 with that we could have them here for the next three
18 meetings --

19 SECRETARY STACY: Okay.

20 CHAIRPERSON TIMMERMAN: -- Thursday,
21 Thursday, Wednesday.

22 SECRETARY STACY: Uh-huh.

23 CHAIRPERSON TIMMERMAN: And then schedule
24 something for, like, the 24th which is, like, two

1 weeks before their hearing.

2 SECRETARY STACY: That's a Wednesday.

3 CHAIRPERSON TIMMERMAN: That's a Wednesday.

4 I don't care -- I don't -- I threw the 24th out
5 arbitrarily --

6 SECRETARY STACY: Sure. I understand.

7 CHAIRPERSON TIMMERMAN: -- just to not say
8 the 25th.

9 SECRETARY STACY: Okay. And we've got a
10 little time. We don't have to set that tonight.

11 CHAIRPERSON TIMMERMAN: No. So...

12 SECRETARY STACY: I mean, even if we didn't
13 set it until July 3rd, that would be more because we
14 only need a week.

15 CHAIRPERSON TIMMERMAN: Right. Right.

16 SECRETARY STACY: Okay. So do you think on
17 our own maybe we should identify some talking points
18 to kind of try to gather some information? I'm just
19 going to throw one out. For example, mobile homes.
20 I think we should be prepared to have some talking
21 points about mobile homes.

22 CHAIRPERSON TIMMERMAN: For the hearing
23 itself?

24 SECRETARY STACY: Yes.

1 CHAIRPERSON TIMMERMAN: How does that play
2 out? Like, I mean, we set a starting time of 6:30.
3 There's no official ending time.

4 MS. LAND: No. But --

5 CHAIRPERSON TIMMERMAN: If we opened it up
6 and nobody asks a single question, do you leave in
7 15 minutes?

8 MS. LAND: Yeah.

9 CHAIRPERSON TIMMERMAN: I mean, or do we --
10 are we --

11 MS. LAND: People will want to talk.

12 CHAIRPERSON TIMMERMAN: I get that.

13 MS. LAND: Actually, I think you're going to
14 have to consider what time limit you want to limit
15 people to. Usually three minutes is enough for
16 people. It sounds like not much time, but when you're
17 making a point, three minutes is plenty of time.

18 CHAIRPERSON TIMMERMAN: Sure.

19 MS. LAND: And if you stop them to ask them
20 a question or to answer something that takes longer,
21 you can always kind of, you know, sort of keep track
22 of how much they're talking, give them three minutes.
23 It might be an interchange -- exchange between the two
24 of you more than three minutes, but they get at least

1 three minutes to give their point of view.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MS. LAND: It's kind of flexible. There's
4 nothing written in stone.

5 And if somebody is standing up and repeating
6 something that ten other people have already said, you
7 know, just -- you know, tell everybody, You're welcome
8 to talk, but if you're just reiterating, you know, a
9 point that's already been made, then consider not
10 having everybody sit here and listening to one more
11 person make the same point. But it's up to you.
12 You're welcome to do it, if you want.

13 SECRETARY STACY: So I'm guessing there will
14 be people that will make a statement rather than
15 asking a question.

16 MS. LAND: Yes. If people make statements,
17 though, that have misstatements in them, things that
18 are not true --

19 SECRETARY STACY: Okay.

20 MS. LAND: -- saying, Zoning will do this,
21 this, and this. Let them say their peace. Make note
22 of what they're saying. And say, We need to address a
23 couple of things that were just said. That's not
24 true. You know, and make it -- you know, they are

1 mistaken. Don't call anybody a liar. But let's
2 say --

3 SECRETARY STACY: No.

4 MS. LAND: I think that --

5 MS. PARGEON: They misunderstand.

6 MS. LAND: -- this is misunderstood. Or
7 this is a mistaken understanding of what we're
8 actually doing. This is how this actually works.

9 And, that way, you know, make sure you clear
10 the record because you don't want us to have somebody
11 put something on the record that's not right and you
12 not correct it because then the record shows that's
13 what was said. You know --

14 VICE CHAIRPERSON REHUS: Yeah.

15 MS. LAND: -- so you have to put on your
16 diplomacy hats. Some people are truly --
17 misunderstand what they are reading or what they've
18 heard. You know, it's kind of like the telephone
19 game, so it gets to several people, it's somewhat not
20 right. You need to put it right.

21 And there will be people who are out there
22 just trying to mess things up. That happens every
23 time. You know, so that if they are the ones that
24 have to be -- doesn't matter if they are trying to

1 mess it up or if they just honestly got something
2 somewhat skewed, you have to put it back in the slot
3 it's supposed to be in and make it very clear. That's
4 what your job is.

5 SECRETARY STACY: Are we permitted at the
6 beginning to maybe give some general overview? Like,
7 what our districts are, what our approach was when we
8 worked on this?

9 MS. LAND: I think you probably should.

10 SECRETARY STACY: I mean --

11 MS. LAND: Because you can't just -- you
12 could, but I think it would be counterproductive to
13 say, "Anybody have any questions?"

14 It's better to give a little presentation on
15 what your book is. That's the overview of our
16 districts. You know, generally the kind of things
17 that are -- people are going to be worried about
18 density issues. That's always a huge issue and the
19 density issue is how much property you have to have to
20 build a house.

21 SECRETARY STACY: Yeah.

22 MS. LAND: And I think you guys have a very
23 generous -- I think you said 2 acres. You can build a
24 house. And people will go, Oh, okay. That's a bit of

1 a relief, you know.

2 MS. PARGEON: Sure. Sure.

3 MS. LAND: And so things that I know in the
4 past have always been something that somebody comes in
5 and worries about or on this density, one of them is
6 the nonconforming. What happens if you zone me, you
7 know, Residential and I want to farm it? You can
8 always still farm.

9 SECRETARY STACY: Yeah. Right.

10 MS. LAND: I think you guys have the answers
11 to most of those kind of questions, but be prepared
12 for them a little bit. They will ask questions about
13 mobile and manufactured homes.

14 SECRETARY STACY: Uh-huh.

15 MS. LAND: You may need to point out that
16 manufac -- we're calling them mobile/manufactured
17 homes because the difference between mobile and
18 manufactured is just in the -- you know, the statutes
19 is the date of their manufacture. So -- so whichever
20 you're saying, we're saying the same thing. They are
21 one and the same.

22 And that if they are -- they may be a mobile
23 or a manufactured home, but if they are set
24 permanently on a foundation and the title surrendered,

1 they're considered a building. They are no longer
2 considered a mobile home. And there's nothing -- it's
3 not something you guys chose; that's state law.

4 Then, also, what your standard is for mobile
5 homes. Do you -- did we -- did you guys decide that
6 if you have 2 acres and you can have a house that you
7 could have a mobile or manufactured home on it?

8 CHAIRPERSON TIMMERMAN: I don't think that
9 was the case.

10 MS. LAND: Or only on a manufactured home
11 lot?

12 CHAIRPERSON TIMMERMAN: I think so.

13 MS. LAND: You know, mobile home lot.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 MS. LAND: Trailer parks.

16 CHAIRPERSON TIMMERMAN: There you go.

17 MS. LAND: But which is not what they are
18 anymore.

19 CHAIRPERSON TIMMERMAN: Yeah. I think
20 that's where they are limited, too.

21 MS. LAND: Okay.

22 SECRETARY STACY: Because that could be --
23 I could see that possibly being a concern for some
24 people.

1 MS. LAND: A lot of people do have concern
2 about that. That you would -- I know that Delaware
3 Township considers a mobile home the same as any
4 building, and can be, if you have 2 acres you can
5 build a house. You have 2 acres you can put a mobile
6 home on it. Others, they can only be in mobile home
7 parks and some of them they won't even permit them in
8 mobile home parks because they don't want to have
9 mobile home parks. So you guys -- you're somewhere in
10 the middle.

11 CHAIRPERSON TIMMERMAN: If you -- if you
12 brought in a mobile home and you put it on a permanent
13 foundation --

14 MS. LAND: It's a building.

15 CHAIRPERSON TIMMERMAN: -- it's a building.
16 That still meets the criteria.

17 SECRETARY STACY: Okay. So they could go on
18 to a --

19 CHAIRPERSON TIMMERMAN: So they can have,
20 but they'd have to have --

21 MS. LAND: They just can't have it be a
22 transitory thing. It has to be a permanent.

23 SECRETARY STACY: Okay. Well, that's fair
24 enough.

1 MS. PARGEON: Sure.

2 SECRETARY STACY: All they'd have to do is
3 put a foundation on it and it can be --

4 MS. LAND: And they surrender --

5 MS. PARGEON: Take the wheels off.

6 MS. LAND: Yeah. They -- they permanently
7 put it on a foundation, they surrender the title,
8 which means that it can no longer be removed from
9 there and be considered a vehicle.

10 CHAIRPERSON TIMMERMAN: Right.

11 MS. LAND: It has to be considered real
12 estate and it's taxed as real estate. Mobile homes
13 aren't taxed like real estate. They're taxed as
14 personal property.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: Which, you know, a house the size
17 of a mobile home would have, say, \$1,000 a half for
18 taxes. A mobile home might have 55 bucks or \$200
19 max --

20 CHAIRPERSON TIMMERMAN: Gotcha.

21 MS. LAND: -- because it's personal
22 property.

23 CHAIRPERSON TIMMERMAN: Yeah.

24 SECRETARY STACY: But if it is on a

1 permanent foundation, then it would --

2 MS. PARGEON: It's a house.

3 MS. LAND: It's considered a building --

4 SECRETARY STACY: Okay.

5 MS. LAND: -- by the Revised Code. It's not
6 something you guys chose. People don't like that.

7 Some people, they think they're just bad; they don't
8 want them anywhere. I don't know why that is the
9 opinion because they can be just as well-kept and --

10 SECRETARY STACY: Sure.

11 MS. LAND: -- decent as any -- some houses
12 are less than.

13 MS. PARGEON: Some of them have been so
14 improved.

15 MS. LAND: Yeah. They're -- yeah. They
16 don't look like the old Fred Flintstone round things
17 like they used to.

18 But some people have opinions, and that's
19 fine. But it's not like -- this opinion here wasn't
20 yours. It's State statute, and we have -- we only --
21 the township and, by definition, the committees of
22 townships, which are you guys, are creatures of
23 statute. If the statute doesn't say you are permitted
24 to do something, you cannot.

1 This whole theory of, Let's think outside
2 the box, that doesn't apply to public entities. You
3 have a box and you've got to stay in it because that's
4 just how it works. Villages may be able to do more,
5 but townships, counties, they cannot. So you're
6 creatures of statute, and what you're doing is based
7 only on what the statute permits you to do.

8 CHAIRPERSON TIMMERMAN: Other topics that
9 get brought up all of the time, fences and buildings?

10 MS. LAND: Fences. Buildings. They're
11 going to ask you buildings on skids. Which way did
12 you guys land on that?

13 CHAIRPERSON TIMMERMAN: I think it was
14 affixed or not affixed.

15 MS. LAND: It said something to do with --

16 CHAIRPERSON TIMMERMAN: Square footage.

17 MS. LAND: I don't know if we made that
18 change in here. Did we?

19 SECRETARY STACY: I don't know.

20 MS. LAND: It would be in Definitions,
21 right, of what a building is?

22 SECRETARY STACY: True.

23 MS. LAND: I don't think so. Oh, greater
24 than 50 square feet. Yeah, we did.

1 SECRETARY STACY: Either temporary or
2 permanent.

3 MS. LAND: So if it's greater than 50 square
4 feet and it's on skids, it gets treated like a
5 building, needs a permit, and has to adhere to
6 setbacks.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MS. LAND: If it's less than 50 square feet,
9 it doesn't matter if they affix it to the ground or if
10 it's on skids, it's not considered a building.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: Okay. That's good.

13 CHAIRPERSON TIMMERMAN: Any other topics
14 that we should study up on, be very familiar with?

15 MS. LAND: Nobody cares about the parking
16 regulations even though they were terribly boring, we
17 went through them a lot. Nobody ever cares.

18 CHAIRPERSON TIMMERMAN: Yeah.

19 MS. LAND: Mostly with signs, nobody cares.
20 Even though we had a lot of hoopla on them.

21 Can't really think of anything else that's
22 jumping out at me. Those are the things you have the
23 most questions about because they're the things that
24 are most likely to affect -- you're going to get a

1 question, you will always get it -- if we don't this
2 time, I'll be pleasantly surprised. I own a house.
3 I'm allowed to have my house. I'm in a Residential
4 area, but I want to add on a deck. Do I have to get a
5 permit for that? Yes. You've changed your footprint,
6 and that's the answer to this.

7 You know, if you're going to -- if you're to
8 completely gut the inside and you redo everything, you
9 don't need any permits for that because it's still the
10 same footprint. If you're going to add on just a
11 simple deck, yeah, you do. You've got to decide --
12 and it's something the trustees will do, not
13 associated with this. It's not part of this. The
14 trustees will set rates at a later time about what
15 fees would be. So at their hearing, they're going to
16 get asked, What are you going to charge for fees?
17 Well, by then they might have a good idea, so they can
18 answer, but it's not something that you guys have any
19 say in or any need to know.

20 SECRETARY STACY: Okay.

21 MS. LAND: That's something the trustees
22 will do. It's not part of this book. So if they do
23 have to change, we don't have to go through an
24 amendment process to change what they are.

1 SECRETARY STACY: I would think it would
2 make sense to keep that the least amount of money.
3 And I don't -- I'm assuming other townships probably
4 have very nominal fees.

5 MS. LAND: Some of them have standard
6 fees --

7 SECRETARY STACY: Okay.

8 MS. LAND: -- that are just for certain, you
9 know -- others have kind of a sliding scale based on
10 square footage of what you're building.

11 So if you're building a 5,000-square-foot
12 house, your permit might be a little more than if
13 you're building a 150-foot shed. Some are, like,
14 25 bucks for a building permit. It doesn't matter
15 what you're building. You know, so it just -- you
16 can -- and the trustees will have to decide what they
17 want to do.

18 The thing that has the biggest fees are when
19 they want to have a hearing for something, if they
20 have to have zoning commission approval or a site plan
21 approval and they have to have a meeting, then those
22 are usually more expensive. They are, like, \$250, for
23 example, because they have to pay for notices that go
24 in the paper, which are crazy expensive, and they have

1 to be able to charge enough for those to be able to do
2 that.

3 Zoning amendments might be \$500 because they
4 have to do the notices for two meetings. And I don't
5 know if they're ever going to pay the zoning
6 commission and Board of Zoning Appeal members. Some
7 do; some don't. But if they pay, it's, like, \$15 a
8 meeting kind of thing. Enough to pay for gas to get
9 there, basically.

10 SECRETARY STACY: I'm guessing the zoning
11 inspector gets --

12 MS. LAND: Does get paid, yes. It's a paid
13 position.

14 SECRETARY STACY: Is it typically like per
15 year or --

16 MS. LAND: Some do per year. Some do a
17 monthly salary. Some do based on the number of things
18 they turn in each month. Like, if they've had no
19 activity for a month, they don't have -- they don't
20 get paid that month.

21 But if they've had to go out and inspect and
22 write permits on 15 things, they get paid per piece.
23 You know, it just depends on how busy the township is.
24 It's hard to get a zoning inspector that you aren't --

1 they aren't going to pay something to because it is a
2 truly thankless job. I mean, they take -- they are
3 the frontline taking the abuse of people who don't
4 like zoning, and the people who do like zoning, but
5 don't like the way it's being applied to them, which
6 is not uncommon. You know, that's -- it happens.

7 You will probably get asked by someone, How
8 much did you guys get paid to write this book?

9 SECRETARY STACY: Goose egg.

10 MS. PARGEON: Volunteered.

11 MS. LAND: They will ask you.

12 SECRETARY STACY: Really?

13 MS. LAND: Oh, yeah. Yeah.

14 CHAIRPERSON TIMMERMAN: Okay.

15 SECRETARY STACY: Well --

16 CHAIRPERSON TIMMERMAN: I'd say for the next
17 meeting, go through the book, try to read through it,
18 get through a lot of these hot topics and we can
19 discuss those. If anybody has any questions, if we
20 come up with anything.

21 SECRETARY STACY: We have homework. But
22 we've been doing homework --

23 MS. PARGEON: Every time we've been coming.

24 SECRETARY STACY: -- all along because we've

1 had to be prepared.

2 MS. PARGEON: Okay. Date of the next
3 meeting is June what?

4 VICE CHAIRPERSON REHUS: 20th.

5 MS. PARGEON: 20th. Okay.

6 SECRETARY STACY: Yeah.

7 VICE CHAIRPERSON REHUS: At 5:00.

8 SECRETARY STACY: Good job, Darrin.

9 MS. PARGEON: At 5:00. Good. Good.

10 SECRETARY STACY: You get a gold star.

11 MS. LAND: He just doesn't want to wear that
12 sandwich board.

13 (Laughter.)

14 SECRETARY STACY: I can see him doing it.
15 That would be a good job.

16 VICE CHAIRPERSON REHUS: No.

17 SECRETARY STACY: No.

18 MS. LAND: I don't know. I always thought
19 that dancing piece of pizza outside CVB's (phonetic)
20 would be a great job. It would be fun.

21 That's how tired I get with some of the work
22 I have to do.

23 CHAIRPERSON TIMMERMAN: Who is coming
24 Tuesday?

1 SECRETARY STACY: Hold on.

2 CHAIRPERSON TIMMERMAN: I know I'm signed up
3 for every Tuesday, but I'm curious if anybody else
4 wants to take a Tuesday.

5 SECRETARY STACY: I have Clara.

6 MS. PARGEON: Oh.

7 SECRETARY STACY: Oh, no. We can't have two
8 zoning -- that was before we --

9 MS. PARGEON: Yeah, that was before we --
10 yes.

11 SECRETARY STACY: So...

12 MS. LAND: Unless you want to do this,
13 somebody come up and open and have --

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. LAND: -- Clara sit here and wait --

16 CHAIRPERSON TIMMERMAN: Yeah.

17 MS. LAND: -- and somebody come up and
18 close.

19 CHAIRPERSON TIMMERMAN: Do you want to
20 unlock or do you want me to unlock? Where are you at
21 next Tuesday?

22 SECRETARY STACY: I probably could come up.

23 MS. PARGEON: You want me up here at 5:00?

24 MS. LAND: And if nobody comes to unlock,

1 you just sit there with your own book and lawn chair.

2 MS. PARGEON: So, hey, I can do that, too.

3 SECRETARY STACY: So we were talking about
4 doing one zoning commission person, plus, like, maybe
5 someone from the community, right? Is that --

6 CHAIRPERSON TIMMERMAN: Deb Frederick showed
7 up this Tuesday. Is she planning on doing every
8 Tuesday?

9 FROM THE FLOOR: That's what she said.

10 CHAIRPERSON TIMMERMAN: Okay.

11 SECRETARY STACY: Okay.

12 FROM THE FLOOR: I can remind her. I'm
13 pretty sure she volunteered to do all the Tuesdays.

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: It went really
16 quick. It was just hanging out for an hour.

17 MS. PARGEON: 5:00, right?

18 CHAIRPERSON TIMMERMAN: 6:00.

19 SECRETARY STACY: 6:00 to 7:00.

20 VICE CHAIRPERSON REHUS: That's where I got
21 6:00.

22 MS. PARGEON: See, now the truth comes out.
23 Now he knows where he got that time from.

24 SECRETARY STACY: Okay. So I'm hearing it's

1 going to be Clara and Deb Frederick, and I have to
2 unlock. Is that what I'm hearing?

3 CHAIRPERSON TIMMERMAN: If you're good with
4 it.

5 SECRETARY STACY: Okay. It's on the
6 calendar.

7 MS. PARGEON: And I got it in my book
8 6:00 to 7:00.

9 SECRETARY STACY: So unlock. I'm going to
10 say 5:45.

11 MS. PARGEON: Okay.

12 MS. LAND: Changing gears just slightly
13 here. I had a meeting today with the other attorney
14 who's working on the lawsuit and I handed off all your
15 information to her for the -- answering the
16 interrogatories. So that's all off and it's
17 processed. So I think, on Monday, we'll be ready to
18 hand it off to the attorney.

19 SECRETARY STACY: (Unintelligible).

20 MS. LAND: That's all right. You gave me
21 the paperwork. And your originals I brought back
22 and -- this morning, and Mark put them in the office
23 in your drawer.

24 SECRETARY STACY: Okay.

1 MS. LAND: That -- that file of all the
2 stuff you gave me to copy.

3 SECRETARY STACY: Okay.

4 MS. LAND: I copied and gave them copies and
5 brought your originals back. Everybody else I think
6 has their originals already.

7 MS. PARGEON: Uh-huh.

8 SECRETARY STACY: Okay. So just so you
9 know, I mean, what I've been taking, I started a new
10 legal pad here since June 4th. So...

11 MS. LAND: We can -- we can supplement that
12 later with any additional. But --

13 SECRETARY STACY: Okay.

14 MS. LAND: -- it's mostly just scheduling
15 scribblings. I don't think it's that big a deal.

16 SECRETARY STACY: But is there a date that
17 I need to get that to you? Like a drop-down --
18 drop-off date that I need to give this to you?

19 And, then, I also have my minutes. I have
20 my clean minutes. I have my signed minutes. I have
21 my agendas. They're -- I've been keeping up with
22 those.

23 MS. LAND: Yeah. If you could give me those
24 today. Are they here?

1 SECRETARY STACY: I have them at home.

2 MS. LAND: Okay. Drop them off at my office
3 and I'll get them.

4 SECRETARY STACY: Tomorrow?

5 MS. LAND: Yeah, tomorrow is fine. And I
6 can get those up to Teresa.

7 SECRETARY STACY: Okay. So that's for
8 tomorrow, but these, we can hold off a little bit on?

9 MS. LAND: Yeah.

10 SECRETARY STACY: Okay.

11 MS. LAND: Because you're still working off
12 those.

13 SECRETARY STACY: I am. Okay.

14 CHAIRPERSON TIMMERMAN: Outside of that, you
15 think you have everything from us at this point?

16 MS. LAND: I -- the requests were massive,
17 but most of it was nothing that anybody has.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. LAND: So, yeah, we've provided
20 everything we had --

21 CHAIRPERSON TIMMERMAN: Okay.

22 MS. LAND: -- that is even anywhere in the
23 scope of what they're asking for. We gave them
24 everything we had. So I'm sure they won't be happy.

1 But --

2 CHAIRPERSON TIMMERMAN: Okay.

3 MS. LAND: -- we can only give what we've
4 got.

5 SECRETARY STACY: Uh-huh. Does it matter
6 whether it's morning or afternoon?

7 MS. LAND: No. And if I'm busy or not
8 there, just drop them with the front window.

9 SECRETARY STACY: Just drop them. Okay.
10 I can do that.

11 MS. LAND: We close at 4:00, though.

12 SECRETARY STACY: Okay. It will be before
13 that.

14 Are we getting ready to adjourn?

15 CHAIRPERSON TIMMERMAN: I think so.

16 Does anybody have any questions? It's been
17 kind of a whatever meeting. So...

18 (No response.)

19 CHAIRPERSON TIMMERMAN: Okay. Then I make a
20 motion that we adjourn.

21 MS. PARGEON: Then Clara will second it.

22 SECRETARY STACY: Everyone in agreement say
23 "Yes."

24 (Vote taken.)

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SECRETARY STACY: Motion passed.

And, thereupon, the proceedings were
concluded at 6:46 p.m.

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