

1 THE ALLEN TOWNSHIP ZONING COMMISSION
2 VAN BUREN, OHIO

3 - - -

4 In Re: Public Hearing

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Friday, July 5, 2024
6:30 p.m.

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

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13 SUSAN L. COOTS, RPR
14 REGISTERED PROFESSIONAL REPORTER

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9 On behalf of the Allen Township
10 Zoning Commission.

11 BOARD MEMBERS:

12 John Timmerman, Chairperson
13 Deb Stacy, Secretary
14 Dave Evans
15 Clara Pargeon
16
17 Kevin Flanagan, Township Trustee
18 Roger Clark, Township Trustee
19 Mark Schimmoeller, Township Fiscal Officer

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FRIDAY EVENING SESSION

July 5, 2024

6:30 p.m.

- - -

P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 5th day of July, 2024, this cause came on for public 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:

- - -

TRUSTEE FLANAGAN: I'd like to welcome everyone here. It is 6:30, so we will go ahead and get started.

I am Kevin Flanagan. I'm Vice Chairman of the Allen Township Trustees. Joe Smith is the Chairman, but he's unable to be here tonight. Roger Clark is our third trustee; he's right back there. Mark Schimmoeller is our fiscal officer; he's in the room somewhere. Yeah, he's clear in the back there.

We'd all like to welcome you. And I want to introduce the zoning commission.

We have John Timmerman is the Chairman.

Darrin Rehus is Vice Chairman. He's unable

1 to be here tonight.

2 Deb Stacy is Secretary.

3 Dave Evans and Clara Pargeon.

4 They are the ones that have done all the
5 work putting the book together and the map, and
6 they're the ones that this -- that are conducting this
7 hearing, so I'm going to turn it over to them.

8 CHAIRPERSON TIMMERMAN: All right. The
9 purpose of this meeting is to consider the Proposed
10 Allen Township Comprehensive Zoning Plan and Map, to
11 receive and consider comments from the public and make
12 a recommendation to the Board of Allen Township
13 Trustees.

14 The publication of legal notice for this
15 hearing was published in The Courier and posted on
16 both the Allen Township website and in the window of
17 the Allen Township Center as statutorily required.

18 The other thing is the Proposed Zoning Plan
19 and Map have been available for public inspection for
20 the past 30 days. They've been available here and on
21 the website as well.

22 As a committee, our focus was to look out
23 for the safety and welfare of the residents. Our
24 approach was to be stricter on -- on industry and less
25 restrictive on -- on the residential side of things.

1 I ask that you --

2 FROM THE FLOOR: (Unintelligible).

3 MS. LAND: What?

4 CHAIRPERSON TIMMERMAN: Please do not look
5 at the zoning as rules to stop you, but, rather, a way
6 to protect you and your property. I firmly believe
7 the zoning board wants to work with the residents and
8 have an organized manner of development for our
9 township.

10 Please keep in mind that we are all
11 residents of the township as well. We volunteered or
12 were asked to serve on this committee and we did it
13 trying to look out for everybody. So please keep that
14 in mind. Be polite tonight. Be respectful to
15 everyone.

16 Dave, would you mind kind of going across
17 the map and -- and discuss how we -- how we laid that
18 out.

19 MR. EVANS: Sure. This is the map that
20 we've come up with for the different areas to be
21 zoned. Of course, the largest area is white, that's
22 Agricultural.

23 The next area, as we go down, is R-1, which
24 is Residential; that's lower-density housing. You'll
25 see a few areas here on the map.

1 RM is Multi-Family. There's an area here on
2 Township Road 99 we've got zoned for that. And, then,
3 we've got three Business Districts.

4 Business District 1 is this pink area.

5 2 is here (indicating).

6 Business District 3 are the purple areas.

7 And, then, we've got some up here.

8 We've got two industrial areas. The lighter
9 gray is where the industries are off of 99, 212.
10 We've got some on Township Road 142 and, then, an area
11 marked off up here (indicating).

12 We've got I-2, which is Industrial also.
13 This is largely the area where the landfill is.
14 I think there are some other things located there.

15 And, then, lastly, is Express Service, which
16 is off the exit -- the Van Buren exit off of I-75.

17 So there's another industrial area there.
18 That's where the Home Depot Distribution Center is
19 (indicating).

20 CHAIRPERSON TIMMERMAN: So yeah. With that,
21 our strategy was to kind of look at what's already
22 there and -- and try to -- try to keep it as much what
23 -- what it's current use is and, then -- and, then,
24 plan for the future a little bit, too. We did that in
25 the -- in the northeast corner. There's very little

1 residential up there, so reserving that as a spot or
2 industry in the future kind of protects residents from
3 living right next to resident -- or residents living
4 right next to Industrial.

5 So we have had some meetings since the --
6 the book has been released to the public, and we've
7 had residents come up with some things that they've
8 seen in the book, questions, and concerns.

9 So in those meetings, we've discussed
10 things, and we have some proposed modifications to
11 those specific spots, and -- and maybe with going
12 through this list before we get to the questions,
13 maybe it will clear up some stuff to help everybody
14 out.

15 So the very first one happens on Page 3. We
16 had Automo -- the definition of Automobile Repair -
17 Major in there twice. It should have been Automobile
18 Major -- Repair - Major, and Automobile Repair - Minor
19 in there. So the one has been removed. The proposal
20 is to have one removed and replace it with "Minor."
21 And then it's just the definition to go with that.

22 On Page 13, Section 401, paragraph 1, we are
23 removing the words "...accessory to farming
24 operations." So this is -- in the A-1 Agricultural,
25 it's -- it originally said that "...single-family --

1 single-family dwellings accessory to farming
2 operations," and we're getting rid of "accessory to
3 farming operations."

4 The intent was that single-family dwellings
5 are appropriate in the -- in the A-1 Agricultural
6 District. So that was just something that got left in
7 and -- and we're taking that out.

8 The next one is Page 15, Section 502,
9 paragraph 5 G. We're removing the existing
10 paragraph -- is this the --

11 MS. LAND: Swimming Pool.

12 CHAIRPERSON TIMMERMAN: This is the Swimming
13 Pool section. Yeah.

14 We're removing the exist -- the current
15 paragraph. The current paragraph made it mandatory to
16 have a 4-foot fence all the way around a pool, and
17 we've changed the verbiage so that it's a
18 recommendation to put a fence around it for safety.

19 It's up to you to decide if that's what you
20 want to do. It's my understanding that insurance, a
21 lot of times, requires that you do it. But at this --
22 rather than regulating that it has to be done, it's --
23 it's up to your discretion at this point.

24 Page 23, Section 1102. Oh, this is just
25 changing -- it's a typo. It should be Section 1103,

1 not 1102.

2 There's a -- a couple little typo things.

3 Page 29, 1401, paragraph B.

4 FROM THE FLOOR: You're too fast.

5 CHAIRPERSON TIMMERMAN: Sorry.

6 FROM THE FLOOR: You're too fast if you want
7 people to follow you.

8 CHAIRPERSON TIMMERMAN: Yeah. I'm sorry.

9 Page 29, Section 1401, paragraph B. For
10 this section, the -- the last little bit we're
11 removing it. It was -- it was indicating R-2
12 Districts, but we had removed R-2 from the -- from the
13 whole zoning book; so this is just -- that was -- got
14 left in there by accident, so this was just removing
15 that section that doesn't need to be there.

16 Then directly below it, in paragraph C,
17 throughout our meetings we had always discussed
18 200 feet, but it got left in at 250. We originally
19 started with the zoning book that was proposed, like,
20 20 years ago, and in their zoning book, they used 250,
21 but we went to 200. So that was just something that
22 got left in there by accident and we're just
23 correcting that.

24 The next one is Page 34, Section 1502.

25 Section 1502, paragraph 2 C. Originally,

1 this is discussing if a nonconforming structure is
2 damaged. Originally we said if it was damaged up to
3 75 percent, you could rebuild it. Above 75 percent,
4 you would not be able to rebuild it. And we
5 ultimately decided to just make it if there's any
6 damage, you're allowed to rebuild, repair, whatever
7 you need to do. There's no -- you're not forced to --
8 to remove it or anything like that. Trying to give as
9 much freedom to the homeowner or property owner,
10 I guess.

11 The next one is Page 43, Section 1507.
12 We're adding a new paragraph. It will be No. 4. This
13 is related to Junk Vehicles and Rubbish.

14 The paragraph reads, "Junk vehicles and/or
15 rubbish, including, but not limited to, unlicensed
16 vehicles not being used in Agricultural, or abandoned,
17 wrecked, dismantled, or totally disassembled
18 automobiles..." --

19 SECRETARY STACY: Disabled.

20 CHAIRPERSON TIMMERMAN: -- "...disabled
21 automobiles, trucks, trailers, aircraft, or discarded
22 furniture, appliances, or other miscellaneous
23 materials shall not be permitted to remain exposed on
24 the premises for no more than 30 days."

25 MS. LAND: Oh, it should say "should not,"

1 and then "no more."

2 CHAIRPERSON TIMMERMAN: What's that?

3 MS. LAND: We have double -- we have a "not"
4 and a "no," so that needs to be altered.

5 SECRETARY STACY: Oh, it's a double
6 negative.

7 MS. LAND: Yeah.

8 CHAIRPERSON TIMMERMAN: Okay.

9 MS. LAND: "Should not be permitted to
10 remain exposed on the premises for more than 30 days."

11 SECRETARY STACY: Yeah. No.

12 CHAIRPERSON TIMMERMAN: So more -- okay.

13 MS. LAND: Take out the word "no."

14 SECRETARY STACY: Yeah.

15 CHAIRPERSON TIMMERMAN: "...shall not be
16 permitted to remain exposed on the premises for more
17 than 30 days. Any such junk or rubbish as described
18 above shall be totally obscured from view of all
19 adjoining properties and from the road or street."

20 That came from residents requesting us to
21 put something in about that.

22 The next one is Page 52 and 53. This is
23 related to Borrow Pits. We just changed the language
24 in it.

25 Section 1 A now will read, "Borrow Pits

1 shall be no greater than 1 acre in surface area with a
2 depth no greater than 20 feet, but not less than
3 10 feet from bedrock. 75 percent of the soil
4 excavated must remain on the parcel."

5 So originally we had -- we had it wrong. We
6 had greater than 10 feet, but it should be less than
7 10 feet. The idea behind that is, if they go down too
8 deep, they could be disturbing bedrock and affecting
9 wells; so we don't want to affect anybody's drinking
10 water.

11 Under 2 B, it's basically the same changes.
12 2 B now reads, "Borrow Pits shall be less -- shall be
13 less than 10 acres with a depth up to not greater than
14 20 feet, but not less than 10 feet from bedrock."

15 Those are the changes that were brought to
16 our attention and that we've discussed in the
17 meetings. And -- yeah, that we're going to probably
18 move forward with, I assume.

19 At this point, I think we're going to go
20 move into the -- the question section of this.

21 With this, anybody that wants to speak will
22 get a chance to speak. We've been advised that
23 addressing specific scenarios is nearly impossible
24 as -- as we don't have all the details or the time to
25 look into all the details tonight. So we can -- we

1 can answer the questions as best as we can, but giving
2 complete answers on a very specific topic is very
3 tough for tonight.

4 We will -- we're going to try to limit each
5 person to three minutes at this point just to --
6 there's a lot of people in the room -- just to keep
7 things moving and, hopefully, have time for everybody.

8 If somebody's already asked the question
9 that you were wanting to ask, or -- or we've hit on
10 it, if you -- if you feel like you'd be wasting time,
11 you can -- you can opt to not ask your question a
12 second time.

13 We'll go down the list of people that signed
14 in. If you would like to pass for any reason, please
15 just stay say "Pass."

16 When you come up to the podium to ask your
17 question, please state your name and spell it. And
18 then, at the end, we will loop back around if -- you
19 know, if anybody -- if anything came to your mind and
20 you still want to ask a question, we'll make time for
21 that.

22 And, then, everybody that wishes to speak,
23 we have to swear them in. So everybody that signed
24 the -- the green sheet saying you wish to speak,
25 please -- please raise your right hand.

1 And, thereupon, the speakers were sworn.

2 - - -

3 CHAIRPERSON TIMMERMAN: Okay. At this
4 point, we just --

5 MS. LAND: Call the names of people to
6 speak.

7 SECRETARY STACY: We've got two sheets.
8 There could be more coming, but this is right now.

9 CHAIRPERSON TIMMERMAN: Anne Marie Chambers.

10 - - -

11 ANNE MARIE CHAMBERS,
12 being first duly sworn, as prescribed by law,
13 testified as follows:

14 MS. CHAMBERS: Anne Marie Chambers,
15 498 County Road 220, Van Buren Ohio.

16 We have a problem --

17 CHAIRPERSON TIMMERMAN: Could -- could you
18 spell your name? Sorry.

19 MS. CHAMBERS: Oh, C-H-A-M-B-E-R-S.

20 We have a problem with the way that the
21 zoning was done in our residence. We believe that it
22 should be Agricultural instead of Business 3 because
23 we have acreage behind us that is Agricultural.

24 We have a little strip along the side which
25 is storage units and, then, at the far, far end of

1 what would have been the property if Myrtle Bill
2 (phonetic) still owned it, is a storage shed -- or
3 I mean shed sales. And there, across the street from
4 us, on the southwest corner, is a trucking company,
5 and we believe that should be the Business 3 and not
6 our property.

7 And I'm kind of concerned about some of the
8 other things that were written in there about the
9 family size in the dwelling, the limited number of
10 children. That's kind of a human rights thing. And
11 it decreases the amount of children that are going to
12 be able to go to Van Buren Schools from the township.

13 And our place is actually a historical site.
14 It was part of Hall's Trail.

15 CHAIRPERSON TIMMERMAN: Do you know where
16 this is at?

17 SECRETARY STACY: About. Approximately.

18 MS. LAND: You need to address some of what
19 she said about the -- limiting the number of children
20 in the county.

21 CHAIRPERSON TIMMERMAN: Yeah. I -- I don't
22 recall --

23 MS. LAND: That's not in there.

24 CHAIRPERSON TIMMERMAN: -- anything that
25 limits the number of children myself.

1 FROM THE FLOOR: It's in the -- it was in
2 this book (indicating).

3 MS. LAND: Well, that's --

4 MS. PARGEON: That's the wrong book.

5 SECRETARY STACY: That's not our book.

6 MS. CHAMBERS: I don't know what you guys
7 are talking about because I don't have that zoning
8 book.

9 FROM THE FLOOR: That was sent by somebody
10 else. Here's a complete fact check on that, if you'd
11 like. It's just a fact check of --

12 FROM THE FLOOR: It's only unrelated
13 individuals that they limit.

14 MS. CHAMBERS: Excuse me?

15 FROM THE FLOOR: It's only unrelated that
16 they limit. If you want the definition.

17 CHAIRPERSON TIMMERMAN: As far as your --
18 your -- your residence being zoned B-3, you will still
19 be a -- a -- what's considered a nonconforming use.
20 So -- but it was -- your house is there lawfully right
21 now. So whenever zoning goes into place, it doesn't
22 change that -- how you use your property. You're
23 still allowed to live there. Nothing changes on how
24 you use it because it was lawfully there when -- when
25 zoning goes into place.

1 MS. CHAMBERS: We do have a building that --
2 a barn that's falling down and we want to rebuild
3 that. And I feel that if that were -- the zoning
4 would come in, then we would not be able to rebuild
5 that barn or to build something similar to it on our
6 property.

7 MS. LAND: That's not true.

8 CHAIRPERSON TIMMERMAN: Yeah. I -- I -- I
9 don't think that would limit you at all.

10 MS. CHAMBERS: Okay.

11 FROM THE FLOOR: You don't think or you
12 know?

13 MS. LAND: Wait. No.

14 CHAIRPERSON TIMMERMAN: Again, specifics of
15 a --

16 FROM THE FLOOR: You were saying something
17 about the 75 percent down --

18 MS. LAND: No. No.

19 FROM THE FLOOR: -- then they might not let
20 you do it. Or they might let you do it.

21 MS. LAND: They've got to wait until their
22 turn to --

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. LAND: -- come up and speak. None of
25 this.

1 FROM THE FLOOR: Any damage.

2 FROM THE FLOOR: Any damage.

3 CHAIRPERSON TIMMERMAN: The any damage, we
4 -- we got rid of that out of there. So is it --
5 you're -- you're good?

6 Mark Fenstermaker.

7 MS. LAND: Make sure they spell their names.

8 - - -

9 MARK FENSTERMAKER,
10 being first duly sworn, as prescribed by law,
11 testified as follows:

12 MR. FENSTERMAKER: My name's Mark
13 Fenstermaker. You need me to spell that?

14 CHAIRPERSON TIMMERMAN: Please.

15 MR. FENSTERMAKER: F --
16 F-E-N-S-T-E-R-M-A-K-E-R.

17 CHAIRPERSON TIMMERMAN: Thank you.

18 MR. FENSTERMAKER: I live on Township Road
19 114, and I'm one of the three homes, as Ms. Chambers
20 just mentioned there, that is highlighted in the
21 I-1 Industrial -- I-3 -- I-1 Industrial and B-3
22 Business Districts at the northeast corner of the
23 township.

24 CHAIRPERSON TIMMERMAN: Okay.

25 MR. FENSTERMAKER: So, I mean, I'm not a --

1 I'm not an agricultural guy right now. I came from an
2 agricultural family. We love where we live now and
3 the peace and quiet of Township Road 114. That's a
4 one-mile, dead-end road.

5 There's the State preserve at the end that
6 people use for recreation, hunting, and things.

7 I -- I can't fathom why this is going to be considered
8 to be an industrial area with no infrastructure, no
9 facilities. It's current agricultural. There's
10 wooded area there. So I guess my concern is, one, how
11 does the I-1 affect me because I'm in the I-1 area?

12 And --

13 CHAIRPERSON TIMMERMAN: Okay.

14 MR. FENSTERMAKER: What was the thoughts
15 behind this area that's blocked off by Wood County
16 section clear up to Route 18. Right? So just what
17 are your thoughts on why -- why this was considered to
18 be Industrial and Business area?

19 CHAIRPERSON TIMMERMAN: So the -- the
20 consideration was truly just the -- the limited number
21 of houses there. If you look at -- we asked for a map
22 that would be current use map. And it might be a
23 little bit hard to see, but you can -- all of the
24 little -- all the little squares you see on the map
25 are -- are residences. There's houses there.

1 MR. FENSTERMAKER: Uh-huh.

2 CHAIRPERSON TIMMERMAN: This is the largest
3 area that is very few houses. And -- and I said from
4 the very start of this, whoever -- whoever does live
5 there, this is unfortunate that we would choose that
6 spot. But this affects the fewest number of houses is
7 truly why we went there.

8 To put it anywhere else in the township, you
9 would be affecting 20, 50 houses. I don't know.
10 Like, this was the largest area that -- that could
11 reserve a -- a safe place for -- for industry to go.

12 At this point, I mean, we've been here for
13 how many years and no -- nobody showed up up there.
14 You know, so --

15 MR. FENSTERMAKER: Well, maybe because it's
16 not allowed is why. This is an invitation to say they
17 can come there.

18 CHAIRPERSON TIMMERMAN: Well, it's allowed.
19 There's nothing stopping them right now --

20 MR. FENSTERMAKER: Agreed.

21 CHAIRPERSON TIMMERMAN: -- without zoning.

22 MR. FENSTERMAKER: Agreed.

23 CHAIRPERSON TIMMERMAN: So...

24 MR. FENSTERMAKER: But -- I mean, I -- I
25 think -- I don't agree with your concept of there's

1 not many houses. But 99s --

2 CHAIRPERSON TIMMERMAN: Comparatively.
3 Comparatively.

4 MR. FENSTERMAKER: Well, 99s got the
5 infrastructure that's all right there near the
6 distribution centers and stuff where there's no houses
7 and just about the same amount of acreage. So I just
8 find it odd that it's a dead-end road in the corner of
9 the township that's --

10 CHAIRPERSON TIMMERMAN: The -- the other --
11 the other thing I --

12 MR. FENSTERMAKER: -- barricaded by --

13 CHAIRPERSON TIMMERMAN: The other thing --

14 MR. FENSTERMAKER: -- Wood County. So...

15 CHAIRPERSON TIMMERMAN: Right. The other
16 thing, you do have 18 up there for access to it.

17 MR. FENSTERMAKER: Correct.

18 SECRETARY STACY: The Interstate.

19 CHAIRPERSON TIMMERMAN: They do have the
20 Interstate access there. The other thing is is the
21 stuff down on the south edge, the City of Findlay
22 tries to annex stuff in. So, you know, that's --
23 that's stuff -- any -- Sheetz is going in down there,
24 and that's tax income that's going to go to the City
25 of Findlay; it doesn't stay in our township. So just

1 trying to protect a spot for industry to go was kind
2 of our mindset behind it.

3 SECRETARY STACY: And if they choose to keep
4 it Agricultural, they certainly can.

5 CHAIRPERSON TIMMERMAN: Right.

6 MR. FENSTERMAKER: I understand. But
7 there's no rule that says they have to now. So...

8 CHAIRPERSON TIMMERMAN: There was no rule
9 before.

10 SECRETARY STACY: There was no rule before.

11 MR. FENSTERMAKER: No, you're right. But
12 more than apt, they were going to. You know, the
13 Bishops, the Clarks that own the area there, you know,
14 are big farmers and treat this township well, you
15 know, not -- no disregard there at all.

16 CHAIRPERSON TIMMERMAN: Right.

17 MR. FENSTERMAKER: But I think just gives a
18 foothold into businesses starting in that area. And
19 there's plenty of houses on the other side of 114 that
20 will be affected by noise, upgrade, roads, whatever
21 that's going to have to go in there.

22 It'd be great if I got natural gas and
23 City water down my road. That'd be great. But above
24 that, I don't think it's in the best interest of at
25 least the three houses that are in that area.

1 So that's all.

2 CHAIRPERSON TIMMERMAN: Okay. Thank you.

3 Ryan Otto.

4 - - -

5 RYAN OTTO,

6 being first duly sworn, as prescribed by law,

7 testified as follows:

8 MR. OTTO: Hello, I'm Ryan Otto. R-Y-A-N,

9 O-T-T-O.

10 Me and my wife and our son moved here about

11 three years ago. We bought the 130 acres by the

12 Lion's Den along I-75. I sunk my 401(k) in it.

13 Bought it unzoned so, obviously, I'm not happy that

14 I'm mostly Agricultural, a little bit Expressway, so

15 it kind of killed value of it, my 401(k).

16 But, like I said, I can reason, you know,

17 like, sometimes I don't like looking at windmills or

18 solar panels if they're not making me money, you know.

19 But on the other hand, I don't understand

20 why the book needed to be so long on restrictions for

21 residential and stuff. So -- and as he was saying,

22 like, I think maybe across from, like, Whirlpool would

23 be a good spot because the infrastructure is there for

24 semis, water. And I don't think there's any houses

25 right across to the east there. And I even told them,

1 like, yeah, they can put it on my land. I don't care.
2 You know, we're the only house and the Lion's Den,
3 unless Lion's Den gets mad, I guess. But I don't
4 think people were too happy when they came in either.
5 So...

6 But, yeah. That'd be a big moneymaker. You
7 know, the black area is going to be where the money's
8 going, you know, because you're taking all the other
9 land out of the equation for land for sale. You know,
10 supply and demand. It's going to be worth the price
11 of gold.

12 And I am happy that it sounds like they did
13 away with the -- I was concerned, like, being in the
14 yellow area, if my house burned to the ground, my
15 insurance was only going to pay to rebuild in that
16 spot so I'd need a new septic, well, or other spots.
17 But now I could rebuild, even if it's 100 percent?

18 CHAIRPERSON TIMMERMAN: Uh-huh.

19 MR. OTTO: Now, what if you had a house that
20 was 8 or 900 square feet, are they still allowed to
21 rebuild as well then? Because isn't there, like, a
22 1,200-square-foot restriction? Or a thousand, maybe,
23 or somewhere around there?

24 CHAIRPERSON TIMMERMAN: There -- there is.

25 MS. LAND: As long as it's a legal

1 nonconforming use, it still fits the same category.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MR. OTTO: Especially, like, Habitats For
4 Humanity, I think they do pretty small houses, is that
5 going to affect them? Or will they be allowed to
6 build or --

7 CHAIRPERSON TIMMERMAN: I -- I kind of doubt
8 it, I guess, with the 1,200 square foot. Is that
9 true?

10 MS. LAND: You mean new ones?

11 CHAIRPERSON TIMMERMAN: A new one. It would
12 still have to be 1,200.

13 MS. LAND: Yeah.

14 CHAIRPERSON TIMMERMAN: Right. Yeah.

15 MS. LAND: But if it's a --

16 MR. OTTO: So I'd kind of like to see it
17 help small people and small business. You know, maybe
18 put a restriction, no houses bigger than 5,000, you
19 know. Like, cut the rich out and give the poor people
20 a chance, you know.

21 Or, like my wife does photography, and we
22 just bought, like, a -- I believe it's like a '49
23 Chevy. It doesn't run and we've been taking pictures
24 by it. So when you were talking about the junk
25 automobiles, are they going to make us remove that

1 then? We park it on our property right there by the
2 Lion's Den. It's kind of killing small business,
3 don't you think?

4 MS. LAND: (Unintelligible) those kind of
5 questions.

6 CHAIRPERSON TIMMERMAN: Yeah. We'd have to
7 look at the scenario.

8 MR. OTTO: Okay.

9 CHAIRPERSON TIMMERMAN: But we could get all
10 the details on it. So...

11 MR. OTTO: So is this map finalized? Or
12 after the next hearings, will they make adjustments
13 then to kind of, like, keep the people up there happy
14 then? Or, like, the industrial park, would they
15 consider moving it by Whirlpool or my property or
16 somewhere else in the township?

17 CHAIRPERSON TIMMERMAN: At the end of -- at
18 the end of this meeting, it's finalized to move on to
19 the trustees and, then, they would have the
20 opportunity to make changes to the book, which would
21 send it back to us to start the process going again.

22 MR. OTTO: Okay. And, then, if it passes in
23 November, is that forever or can --

24 CHAIRPERSON TIMMERMAN: No.

25 MR. OTTO: -- you hold an election every

1 four years to vote it out once it's in?

2 CHAIRPERSON TIMMERMAN: I guess you --

3 FROM THE FLOOR: (Unintelligible).

4 CHAIRPERSON TIMMERMAN: I guess you could.

5 MS. LAND: There is a process to have it
6 voted out --

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MS. LAND: -- with petitions. But --

9 CHAIRPERSON TIMMERMAN: There is a process.

10 MS. LAND: -- it doesn't automatically
11 happen.

12 MR. OTTO: Okay. All right. Thank you all
13 for your time.

14 CHAIRPERSON TIMMERMAN: Uh-huh.
15 Matt Badertscher.

16 MR. BADERTSCHER: Pass.

17 CHAIRPERSON TIMMERMAN: Brad Yoder.

18 - - -

19 BRAD YODER,
20 being first duly sworn, as prescribed by law, as
21 prescribed by law, testified as follows:

22 MR. YODER: My name is Brad Yoder, B-R-A-D,
23 Y-O-D-E-R, and I'm a resident of Allen Township who is
24 currently undecided on the zoning proposal.

25 I have a few questions that you're either

1 welcome to answer here at the end or they can be
2 viewed as rhetorical questions.

3 My first and biggest question is this: It
4 seems that the zoning proposal is all about keeping
5 wind turbines and large industry either out of or
6 minimized in Allen Township. So if that is the big
7 issue, why does restricting it require a 70-page
8 ordinance with a bunch of unrelated restrictions?

9 Why not just have two zones: One that
10 permits everything, and one that permits everything
11 except for large industry and wind turbines.

12 And the fact that the zoning ordinance may
13 not be as bad as the City of Findlay or other
14 townships is not a satisfactory answer.

15 My second question is this: We just
16 finished fencing in our backyard for safety reasons
17 since we have small children. The fencing we added
18 would not have been permitted under the proposed
19 ordinance without obtaining a variance. And without
20 getting into details, it would have been impossible to
21 have fully fenced our backyard and comply with the
22 zoning ordinance without significant additional
23 expense.

24 What assurances can you give to someone who
25 might be faced with this type of situation after the

1 zoning ordinance passes and goes into effect? We're
2 grandfathered in, but what about others? Why should
3 we vote for something that could put someone else in
4 this sort of bind in years to come?

5 Thirdly, how broadly does requiring someone
6 with a, quote, "home occupation" to obtain zoning
7 board approval? It seems, from reading that
8 definition, that someone who is self-employed doing
9 something such as being an architect, accountant,
10 attorney, et cetera, would require getting permission
11 from the zoning board? Where am I wrong?

12 Unless you think I'm completely against
13 zoning, I do have two questions for those opposed to
14 the zoning ordinance.

15 First -- and this is specifically for
16 One Energy. Your addressable market is industrial
17 facilities across the entire United States, so why do
18 you care so much about defeating zoning in Allen
19 Township? It just doesn't make sense.

20 The second is to everyone. Staying unzoned
21 will allow more industry to develop in Allen Township,
22 which will benefit Hancock County and the surrounding
23 areas as a whole, but create unsightly elements for
24 some residents in our township.

25 Why should other townships like Liberty and

1 Marion be zoned and not have these unsightly elements
2 in their townships but, yet, reap the rewards of
3 industry being in our township?

4 If we allow industry to grow in Allen
5 Township, how will it provide an outside benefit to
6 residents of our own township versus Hancock County
7 and the surrounding areas?

8 On the one hand, selfishly, this zoning
9 ordinance would protect us from having an unsightly
10 industrial building go up across the road from our
11 house on County -- that backs up to County Road 99.

12 However, on the other hand, the Libertarian
13 within me really hates all the additional government
14 regulations that would come with it.

15 And the economist in me --

16 (Laughter.)

17 MR. YODER: And the economist in me
18 recognizes that zoning is one of the contributors to
19 the current housing shortage that has driven up both
20 rent prices and housing prices across the United
21 States.

22 Thanks.

23 And I don't -- if you want to address those
24 questions or -- I have three minutes.

25 CHAIRPERSON TIMMERMAN: Look at that.

1 MR. YODER: So I was going to get in under
2 my three minutes.

3 CHAIRPERSON TIMMERMAN: Right there it is.
4 You nailed it.

5 MR. YODER: It's up to you.

6 CHAIRPERSON TIMMERMAN: That was a lot.

7 MR. YODER: Yeah. I -- I can go through --
8 I wanted to get my three minutes. I'd like to go
9 through each of the -- the questions.

10 I mean, the first one is basically why --
11 why not have the most minimal zoning required? I
12 mean, is there something in Ohio law that says you've
13 got to have eight different zones? You can't just
14 have two?

15 CHAIRPERSON TIMMERMAN: Yeah. It's a --

16 MS. LAND: You can't just do it that way.

17 CHAIRPERSON TIMMERMAN: It's a comprehensive
18 book that covers everything --

19 SECRETARY STACY: Right.

20 CHAIRPERSON TIMMERMAN: -- and that is
21 required by law.

22 MR. YODER: And you can't -- and you can't
23 just say 100 --

24 SECRETARY STACY: No.

25 MR. YODER: -- you know, no buildings over

1 100 feet --

2 SECRETARY STACY: No.

3 MR. YODER: -- in this area? And you can
4 build as tall as you want in the other area, and
5 that's illegal in Ohio.

6 MS. LAND: You'd get challenged and you'd
7 lose.

8 MR. YODER: Okay. Well, whatever.

9 And then the -- and then the fencing. So my
10 specific situation is -- and I guess maybe a
11 recommended change would be if you have a line fence.

12 So our issue is our neighbors have a 6-foot
13 privacy fence exactly on the property line. We live
14 right on the north -- north end of the Hillcrest
15 neighborhood. And based upon this regulation, to put
16 a 6-foot privacy fence that matched some fencing
17 that's already there, we would have had to have done a
18 3-foot setback. So I would have had to have paid for
19 about 60 to 80 feet of vinyl fence, which probably
20 would be 7 or 8 grand, just first of all.

21 Then I'd have to clear out some woods that
22 we have in our yard to be able to put it in there. So
23 it probably would have added a good \$10,000 cost to
24 it. And I -- and I don't -- you might say, Oh, I'll
25 give you a variance. But I don't know that. You

1 can't guarantee that right now, you know.

2 CHAIRPERSON TIMMERMAN: I understand.

3 MR. YODER: And I -- and I guess one
4 recommendation would be, if you have a line fence,
5 just saying you can abut a line fence that's already
6 exiting. I mean, that would be -- solve that
7 particular issue. But just another thing.

8 And, then, the third was the home occupation
9 thing because how -- I'm not an attorney, but how
10 I read that, it reads, if you're self-employed, you
11 can't do your job inside your own house.

12 CHAIRPERSON TIMMERMAN: I think the -- the
13 idea behind it make -- being conditional in that is
14 what is the occupation? Are -- are you -- do you have
15 a tattoo parlor in your house? What kind of people
16 are -- you know, is there a lot of vehicles coming
17 into the --

18 MR. YODER: Yeah.

19 CHAIRPERSON TIMMERMAN: -- neighborhood,
20 or -- that's the -- I think the thought process behind
21 that as much as anything.

22 MS. LAND: How much will it impact
23 neighbors.

24 CHAIRPERSON TIMMERMAN: Yeah. How does --
25 how does it affect the people around you is the idea.

1 MR. YODER: All right. All right. Thanks.

2 MS. PARGEON: Thank you.

3 CHAIRPERSON TIMMERMAN: Jeff Hunker.

4 - - -

5 JEFF HUNKER,

6 being first duly sworn, as prescribed by law,

7 testified as follows:

8 MR. HUNKER: Hi. Jeff Hunker. J-E-F-F,
9 H-U-N-K-E-R. 7018 Township Road 136, Findlay.

10 I am currently the Hancock County Township
11 Association President, and I am also a Liberty
12 Township Trustee.

13 We are one of the ten townships that do have
14 zoning in Hancock County. You are one of the seven
15 that do not have zoning.

16 I am also a member of the Hancock Regional
17 Planning Commission, and Allen Township has had more
18 than their share of hearings before the Hancock
19 Regional Planning Commission, partially because you do
20 not have zoning.

21 And -- and, in those cases, whether it be
22 access, management, regulations, as far as where your
23 driveway can be, or some other things, by not having
24 zoning, you have allowed other people to de -- make
25 the determination on some of the things in your

1 township. So that's one thing.

2 I do truly believe that zoning is meant to
3 protect the citizens. You know, some probably believe
4 that and some believe that it isn't; that it infringes
5 on your property owner rights.

6 So we, in our township, the ones that have
7 been the most -- probably the most in favor have been
8 urban individuals. They don't want someone building a
9 building right on the property line right next to
10 them. Zoning does protect things like that.

11 You are in a township here with access to
12 I-75; and, by not being zoned, you are going to get
13 everyone imaginable preying on you. You've already
14 had that. You will continue to have that.

15 Zoning is not always perfect. Zoning does
16 help detract and detour some from coming that you may
17 not want.

18 In our case, we have a very good zoning
19 board. We have a very good Zoning Board of Appeals.
20 And I, as a trustee, am very, very thankful for those
21 individuals. We also have a very good zoning
22 inspector. It makes my job easier.

23 There's no perfect answer. It -- it --
24 this -- this is our book. We've had zoning since
25 1974. I -- I was not aware of that exactly. I lived

1 in Wood County growing up; we had zoning in the
2 township where I lived. I've lived in Liberty
3 Township since 1993. Every year I've been there,
4 we've had zoning. So I guess I don't know any
5 different. So take that with a grain of salt.

6 I'm not here to tell you whether it's right
7 or wrong. I know, in our case, it is -- I think it
8 has helped in many ways.

9 Are there people that are upset? Yes.

10 Does it -- what -- what zoning is not, it's
11 not something to take the place of everyone trying to
12 be a good neighbor. You know, you don't let the
13 zoning code take the place of you being a good
14 neighbor.

15 What also, it's not there to take the place
16 of civil lawsuits between neighbors. Yes, there's
17 setbacks. There's other things. But some of the
18 problems we've had, people coming to our meetings, is
19 complaints that aren't really part of the zoning code,
20 but complaints between neighbors that are really civil
21 lawsuits that they want someone else to take care of.

22 You know, this guy has a tree growing right
23 on the property line. Sorry. And -- and, you know,
24 you've got to be a good neighbor.

25 So I'll leave it at that. I just wanted to

1 share a little bit. You know, it's your vote. Your
2 decision. Just wanted to give you a perspective from
3 someone else.

4 Thank you.

5 FROM THE FLOOR: Thank you.

6 CHAIRPERSON TIMMERMAN: Heather Nessler.

7 - - -

8 HEATHER NESSLER,
9 being first duly sworn, as prescribed by law,
10 testified as follows:

11 MS. NESSLER: My name is Heather Nessler,
12 spelled N-E-S-S-L-E-R.

13 My primary question -- I mean, I don't know
14 if you can really answer it. I don't really have a --
15 anything to say other than I have a question about
16 fencing.

17 We live on a small half-acre lot. Right
18 now, I do have a fence -- a privacy fence that's right
19 on the property line. It needs to be replaced along
20 with a row of bushes on the property line. We're
21 thinking about ripping all of that out and replacing
22 it with just a privacy fence.

23 Since we have this small half-acre lot,
24 I don't understand -- I don't -- I'm not sure it --
25 because we're considered in an Agricultural District.

1 I'm not really sure on the clarity of what the rules
2 are on that. Is there a rule on can you put it on the
3 property line? Is there a setback?

4 MS. LAND: There's a setback.

5 CHAIRPERSON TIMMERMAN: There's a setback.

6 MS. NESSLER: What --

7 CHAIRPERSON TIMMERMAN: Yeah. In the
8 Agricultural District, I think the -- really, the only
9 restriction is a setback. Is that how you remember it
10 off the top of your head?

11 The setback is 2 feet or half the height of
12 the fence itself. And the idea behind that was just
13 to -- if two people have fences close to the property
14 line, you can't mow between them. It's creating a
15 space for -- for mowing. It's creating a space for --
16 let's say you've got to paint it and, you know,
17 maintain it. You know, that way you're -- if you set
18 up a -- a ladder to get up to the top of a tall fence,
19 you know, you're on your property if something should
20 happen. That was the mindset behind the setback.

21 MS. NESSLER: In our situation, that fence
22 line is right up against a driveway. It -- it goes
23 along our -- our neighbor's driveway. And, then, as
24 it comes back, it actually hits the edge of our
25 driveway as it gets further back into the yard. So

1 moving that, I wouldn't have any room to do a
2 setback -- a 2-foot setback. Or is it 2 foot or is it
3 half the height of the fence?

4 CHAIRPERSON TIMMERMAN: It's 2 foot or half
5 the height, whatever is greater.

6 MS. NESSLER: Whichever is greater?

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. NESSLER: So if I put up an 8-foot
9 fence, then I've got to set my fence back 4 feet?

10 CHAIRPERSON TIMMERMAN: Yeah. You would
11 currently, though, have a nonconforming fence, so you
12 would be able to -- I think you'd be able to maintain
13 that fence, right?

14 MS. NESSLER: Right.

15 CHAIRPERSON TIMMERMAN: So you could -- you
16 could -- if maintaining it meant redoing it, I --
17 I would assume, it'd be nonconforming, they could
18 replace that fence. Is that how it typically --

19 MS. LAND: As long as it doesn't increase
20 its nonconformity.

21 MS. NESSLER: Right.

22 CHAIRPERSON TIMMERMAN: Right. So it would
23 stay the same nonconformity. You could make -- you
24 could update your fence.

25 MS. NESSLER: I can update my fence after --

1 CHAIRPERSON TIMMERMAN: Without --

2 MS. NESSLER: -- zoning going in?

3 CHAIRPERSON TIMMERMAN: Without -- it's a
4 specific scenario again. Without looking at all the
5 details, I would think it's a nonconforming use and
6 you'd be allowed to update your fence with zoning.

7 MS. PARGEON: You'd be maintaining the
8 fence.

9 MS. NESSLER: Okay.

10 MS. PARGEON: So you could replace it and
11 put a fence the same height back if --

12 CHAIRPERSON TIMMERMAN: She could go
13 whatever height.

14 MS. NESSLER: The replacing it -- the bushes
15 along the fence line with a fence, what is going to be
16 the rule on that? I'm trying to figure out --

17 MS. LAND: We don't regulate the bushes.

18 MS. PARGEON: As long as it's on your
19 property line.

20 MS. NESSLER: What's that?

21 CHAIRPERSON TIMMERMAN: Yeah. We're not
22 regulating bushes. So --

23 MS. PARGEON: Yeah.

24 CHAIRPERSON TIMMERMAN: -- sure.

25 FROM THE FLOOR: I think she's saying she

1 wants to lengthen her fence --

2 MS. NESSLER: Right.

3 FROM THE FLOOR: -- where the bushes are.

4 MS. NESSLER: Right.

5 FROM THE FLOOR: So she's going to have to
6 build new fence where the bushes were. Is there going
7 to be restrictions on that? That's what she wants to
8 know.

9 MS. LAND: Yes. It would increase the
10 nonconformity.

11 CHAIRPERSON TIMMERMAN: Yeah. That would --
12 that would increase the nonconformity. There would be
13 restrictions.

14 MS. NESSLER: So, in other words, if I want
15 to put this fence in on the property line, then I need
16 to do it before zoning goes in?

17 (Laughter.)

18 MS. PARGEON: You can put your fence -- put
19 your fence where it's existing.

20 MS. NESSLER: Say that again. I'm sorry.

21 CHAIRPERSON TIMMERMAN: You can put your
22 fence where the fence is existing is what she was
23 saying.

24 MS. PARGEON: Yeah. And no further.

25 MS. NESSLER: Okay.

1 CHAIRPERSON TIMMERMAN: Yeah. So...

2 FROM THE FLOOR: Not an inch.

3 MS. PARGEON: Not an inch.

4 FROM THE FLOOR: Do it before the
5 (unintelligible).

6 MS. NESSLER: And it wouldn't matter the
7 height? So say I have a 6-foot fence now and I want
8 to do an 8-foot.

9 CHAIRPERSON TIMMERMAN: That wouldn't be
10 increasing the --

11 MS. LAND: Is she allowed to have an 8-foot
12 fence?

13 SECRETARY STACY: We allowed the 8-foot.

14 CHAIRPERSON TIMMERMAN: She's in
15 Agricultural --

16 MS. NESSLER: Right.

17 CHAIRPERSON TIMMERMAN: -- so there's no --
18 there's no limit.

19 MS. LAND: There's no limit on it?

20 CHAIRPERSON TIMMERMAN: Huh-uh.

21 MS. PARGEON: Yeah. There's no limit on it.
22 So, yeah, she --

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. PARGEON -- can put up --

25 MS. NESSLER: Only where the existing fence

1 is?

2 MS. PARGEON: Yes.

3 MS. NESSLER: Not where the bushes are?

4 MS. PARGEON: Right.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. NESSLER: Now, what if I start the fence
7 process? If I put the posts in and I don't get the
8 fence done before zoning is done, is that considered
9 it's --

10 CHAIRPERSON TIMMERMAN: Grandfathered in?

11 MS. NESSLER: Yeah.

12 MS. LAND: If it's continuous --

13 SECRETARY STACY: It's continuous.

14 MS. PARGEON: Yes.

15 CHAIRPERSON TIMMERMAN: As long as you're
16 working on the project, yes.

17 MS. NESSLER: Okay. That's all my
18 questions.

19 Thank you.

20 CHAIRPERSON TIMMERMAN: Harold Epinger.
21 Epinger.

22 FROM THE FLOOR: Edinger.

23 CHAIRPERSON TIMMERMAN: Edinger. Okay.

24 - - -

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HAROLD EDINGER,

being first duly sworn, as prescribed by law,
testified as follows:

MR. EDINGER: H-A-R-O-L-D, E-D-I-N-G-E-R.

I've been a resident of this township since
1979. No zoning; love it. Love the area. Love the
community. Don't care for the tracks and the crappy
drainage. But other than that, why? Everything's
been working fine.

Yes, you have a few problems. But for the
most part, no. Yeah. Who -- they who govern least
govern best. And I don't think we need more people
looking up our hineys and telling us what we can and
cannot do with what we bought, what we paid for, what
we pay property taxes for year after year.

So I don't really have a question except why
waste your time doing all this crap?

(Applause.)

CHAIRPERSON TIMMERMAN: Zoie Zirger.

- - -

ZOIE ZIRGER,

being first duly sworn, as prescribed by law,
testified as follows:

MS. ZIRGER: All right. I'm Zoie Zirger.

Z-I-R-G-E-R.

1 I don't really have a question, but I do
2 have a statement.

3 I am not currently a resident. I would like
4 to be. I would like to build a house one day. But
5 I will not if I see more wind turbines going up,
6 600-foot tall, less than 1,000 feet from my house.

7 I work in the heavy industrial industry.
8 Heavy industrial machines are not safe. I work in oil
9 refineries. They blow up. They go in your yard.
10 Wind turbines lose their blades less than a thousand
11 feet from a house.

12 I just don't want to see more heavy
13 industrial go in people's backyards. I don't want
14 anything blowing up and damaging or killing somebody.

15 The oil -- BP oil refinery just lost two
16 people not, what, two years ago. I don't know if you
17 guys want that in your backyards. I mean, it does --
18 it will happen if you let it.

19 Zoning puts boundaries on those big
20 industrial companies. It's not to limit the
21 residents; it's to protect the residents from the
22 heavy industrial. The big money coming in.

23 Findlay is annexing left and right. If we
24 make everything close to Findlay, they're just going
25 to take our money. They're going to take our taxes.

1 And, then, we're just going to dwindle to nothing,
2 and, then, then we're not going to have anything.

3 You're going to lose what you guys love so
4 much. You're going to lose all of your agricultural
5 land eventually. Not saying right now. Not saying
6 they're going to buy you out. But if you have
7 somebody taking over that property, kids, their kids,
8 grandkids, somebody's going to sell it eventually.
9 Alls they've got to do is have the bigger -- the
10 bigger dollar. It's about the dollar.

11 I'll be honest. If somebody asked me, Hey,
12 would you work for this much more? Oh, I'd be -- Yes,
13 I'll take that job. If I'm going to make more money,
14 it's just about the bottom dollar right now, and a lot
15 of people are in that situation.

16 So alls I'm saying is vote yes to protect
17 yourselves. Put boundaries. People need boundaries.

18 Thank you.

19 FROM THE FLOOR: When you build that house
20 (unintelligible).

21 (Applause.)

22 CHAIRPERSON TIMMERMAN: Diane Hildebrand.

23 - - -

24

25

1 DIANE HILDEBRAND,
2 being first duly sworn, as prescribed by law,
3 testified as follows:

4 MS. HILDEBRAND: My name's Diane Hildebrand,
5 D-I-A-N-E, H-I-L-D-E-B-R-A-N-D.

6 I have a very basic question. We own
7 acreage on County Road 99 and it is currently up for
8 sale, and I understand the grandfather clause.

9 Currently, it's going to go to Industrial,
10 if the zoning passes. We have farming that's done.
11 We also have two houses that are being rented out, and
12 I understand the grandfather part.

13 What happens to our property taxes until it
14 sells?

15 CHAIRPERSON TIMMERMAN: This does not affect
16 property taxes.

17 MS. HILDEBRAND: Not at all? They will stay
18 the same.

19 CHAIRPERSON TIMMERMAN: Stay the same.

20 MS. HILDEBRAND: It's not -- that was my big
21 question.

22 MS. LAND: It's based on use.

23 SECRETARY STACY: It's based on use.

24 MS. HILDEBRAND: Okay. That's the only
25 question I have.

1 SECRETARY STACY: Thank you.

2 MS. HILDEBRAND: Thank you.

3 CHAIRPERSON TIMMERMAN: Thank you.

4 Karla Dennis.

5 - - -

6 KARLA DENNIS,

7 being first duly sworn, as prescribed by law,

8 testified as follows:

9 MS. DENNIS: Hi. My name is Karla Dennis.
10 Last name, D-E-N-N-I-S.

11 My main question was about we're in the
12 Agricultural District, actually up there by -- close
13 to where the industrial part the Fenster -- that
14 Mark Fenstermaker was talking about, which I have
15 issues with that too because of traffic. I exercise
16 out there. It -- the traffic is already heavy and
17 it's dangerous, and it will become more dangerous if
18 people put industrial stuff -- things out there.
19 That's State land. I mean, it's pretty. People want
20 to drive through there. So that's a whole other
21 aspect to that.

22 But my -- when I was reading the booklet
23 that we were all mailed, which I understand was not
24 yours, the main thing that came to me was the
25 restrictions on home-owned businesses. Like, we -- if

1 you have a home-owned business, which many people in
2 the Agricultural District do; farmers, you know, a lot
3 of them run their businesses from their home -- to
4 seek approval from you guys when there's also already
5 State restrictions. There's already regulations from
6 the State that we have to go through. There's already
7 tax laws that we have to abide by. You know, why do
8 we have to go to a committee locally to be approved
9 for a business?

10 CHAIRPERSON TIMMERMAN: Farming is not
11 considered a home business and that would not have to
12 come through us.

13 MS. DENNIS: Well, okay. Okay.

14 FROM THE FLOOR: She's in the Ag District.

15 MS. DENNIS: Right.

16 FROM THE FLOOR: So does that -- does that
17 even apply?

18 CHAIRPERSON TIMMERMAN: I think there is
19 something for home businesses as Conditional Uses,
20 yes, if I remember right.

21 MS. DENNIS: Okay. So what constitutes
22 farming? What constitutes a farm-based business?
23 Or, you know -- where's that line? Who decides that?

24 MS. LAND: Definition in the Ohio Revised
25 Code.

1 CHAIRPERSON TIMMERMAN: There's a definition
2 in the Ohio Revised Code that defines what farming is.

3 MS. DENNIS: Okay.

4 CHAIRPERSON TIMMERMAN: And so higher
5 legislation than us.

6 MS. DENNIS: Okay. So higher legislation --

7 MS. LAND: It's by law.

8 MS. DENNIS: -- than you guys for a
9 home-based business?

10 MS. LAND: Home-based business is not Ag --
11 it's not --

12 MS. DENNIS: Right. Right. But I'm just
13 saying --

14 FROM THE FLOOR: In your zoning, you're
15 going --

16 MS. DENNIS: Right.

17 FROM THE FLOOR: -- to put restrictions on
18 her.

19 MS. DENNIS: In your zoning, you're going to
20 put restrictions on us. You're going to say that we
21 have to be approved by you guys to have a home-based
22 business.

23 FROM THE FLOOR: Right.

24 MS. DENNIS: Okay.

25 CHAIRPERSON TIMMERMAN: It's -- yeah.

1 MS. DENNIS: My cottage food farm -- food
2 business, what does that fall under?

3 CHAIRPERSON TIMMERMAN: A food business out
4 of your -- is it inside your house or is it outside?

5 MS. DENNIS: Uh-huh.

6 CHAIRPERSON TIMMERMAN: It's inside your
7 house?

8 MS. DENNIS: It's -- uh-huh.

9 CHAIRPERSON TIMMERMAN: So it's a home
10 occupation and -- and that's permitted in A-1.

11 MS. DENNIS: Okay. But why do I have to be
12 approved for that when I already have to --

13 CHAIRPERSON TIMMERMAN: You don't have --

14 MS. DENNIS: -- follow that State --

15 CHAIRPERSON TIMMERMAN: -- to be --

16 MS. DENNIS: Right.

17 CHAIRPERSON TIMMERMAN: It's permitted.

18 MS. DENNIS: But according to that book --

19 CHAIRPERSON TIMMERMAN: No.

20 MS. DENNIS: -- it has to be approved.

21 SECRETARY STACY: No.

22 MS. LAND: That book is full of lies.

23 CHAIRPERSON TIMMERMAN: No.

24 MS. PARGEON: That's the wrong book.

25 FROM THE FLOOR: So when --

1 SECRETARY STACY: That's the wrong book.

2 MS. DENNIS: So when somebody wants -- when
3 somebody decides in the Agricultural District that
4 they want to start a home-based business, they don't
5 have to contact you guys?

6 CHAIRPERSON TIMMERMAN: A home occupation is
7 inside your house.

8 MS. DENNIS: Uh-huh.

9 CHAIRPERSON TIMMERMAN: A home business is
10 outside of your house on your premises.

11 So inside your house is what you're doing
12 inside of your house. Outside of your house is how is
13 it affecting the neighbors around you basically --

14 MS. DENNIS: Okay.

15 CHAIRPERSON TIMMERMAN: -- is the reason
16 that it's Conditional Use.

17 MS. DENNIS: So in part of what I do,
18 I also grow and sell. I have eggs that I sell.
19 I have herbs that I sell. That's outside of my --

20 FROM THE FLOOR: Can I say something real
21 quickly?

22 CHAIRPERSON TIMMERMAN: It's -- it's not
23 your turn. Sorry.

24 MS. DENNIS: So, I mean --

25 FROM THE FLOOR: It's her right. Say what

1 you want to say.

2 MS. LAND: No. No, it's not. Just be quiet
3 or you'll have to leave.

4 CHAIRPERSON TIMMERMAN: Yeah.

5 MS. LAND: The -- in agricultural business,
6 it depends on, you know, even if she's growing them
7 there and the business is in Agricultural, that's
8 still permitted. I mean, she's --

9 MS. DENNIS: Yeah, in the Ohio -- yes, in
10 the Ohio Revised Code, it's permitted.

11 MS. LAND: Here, too.

12 MS. DENNIS: Okay. But I'm just saying, if
13 I have to follow those rules, why do I also have to
14 contact you guys to say I want to follow these rules?

15 MS. LAND: But you --

16 CHAIRPERSON TIMMERMAN: I don't -- I don't
17 think you have to.

18 MS. DENNIS: Okay.

19 MS. LAND: In Ag.

20 FROM THE FLOOR: You're reading the wrong
21 book.

22 CHAIRPERSON TIMMERMAN: In the Ag -- in the
23 Ag section. So...

24 MS. DENNIS: Okay.

25 MS. LAND: And don't go to what's in that

1 other book because they were trying to scare people
2 with things --

3 MS. DENNIS: Yeah.

4 MS. LAND: -- that weren't true.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 MS. DENNIS: So -- so somebody that wants to
7 run a home-based business in the Agricultural section
8 does not have to --

9 MS. LAND: Business versus occupation.

10 CHAIRPERSON TIMMERMAN: Again, business
11 versus occupation. If you're running it out of your
12 house, it's -- it's permitted. If it's a business
13 that's, say, in an out -- outbuilding, you're doing
14 construction or whatever, how does that influence the
15 neighborhood. And that's what would be looked at, and
16 that's why it's considered: How is it affecting the
17 neighbors around you.

18 MS. DENNIS: Okay. So my chickens don't
19 live in my house. I guess that's what I'm saying,
20 like --

21 MS. PARGEON: That's okay.

22 CHAIRPERSON TIMMERMAN: But is it Ag -- it's
23 Ag -- if it's falling under Agricultural at that time,
24 and -- we're not -- we don't limit Agricultural.

25 MS. DENNIS: Okay. Okay. So that was -- I

1 mean --

2 MS. PARGEON: You're safe.

3 MS. DENNIS: I'm still not very clear on
4 that. But it's not -- it's -- it's not just me. It's
5 my neighbors, too.

6 CHAIRPERSON TIMMERMAN: I get it.

7 MS. DENNIS: You know, and whatever type of
8 business they're wanting to run, that, you know, it
9 doesn't affect me.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 MS. DENNIS: You know, and if it's legal,
12 they should be allowed to -- yeah. Sorry. Okay.

13 So the other concern I had was what I heard
14 here when you guys were talking about the changes
15 being made with the appearance of home -- of the
16 house -- of the properties and the vehicles and that
17 there are already health department rules for that
18 that people can call if there's a problem.

19 I feel like having those types of rules on
20 people can cause a problem for very long-term
21 residents of this community. They are very loved in
22 the community, and I think that's unfair to them.

23 CHAIRPERSON TIMMERMAN: That was --

24 MS. DENNIS: And that's --

25 CHAIRPERSON TIMMERMAN: I -- I know --

1 MS. DENNIS: -- that's -- I mean, whether
2 you like to look at it or not, they were here before
3 you.

4 CHAIRPERSON TIMMERMAN: Okay.

5 (Applause.)

6 CHAIRPERSON TIMMERMAN: Joseph Brooks.

7 - - -

8 JOSEPH BROOKS,
9 being first duly sworn, as prescribed by law,
10 testified as follows:

11 MR. BROOKS: My name is Joseph Brooks,
12 B-R-O-O-K-S, last name. I live on Township 109,
13 Agricultural District right now.

14 To me, this is about control. Do you want
15 to control industrial coming in? Are you a NIMBY:
16 Not In My Backyard?

17 I worked at heavy industry. I work heavy
18 industry now. I've worked in foundries. Industry
19 decimated by outsourcing to other countries. But
20 people don't want foundries, heavy industry. They
21 want to control.

22 Where I live at, I -- as I tell my
23 coworkers, I used to live in a big city in a
24 homeowners association. I had to cut grass every
25 week. Now I cut grass when I'm tired of looking at it

1 growing.

2 I'm from Appalachia. I'm sorry. If you
3 have cars on blocks in your front yard, God bless ya.
4 They had to go somewhere. One day they might restore
5 them. One day they might not. But, currently, I
6 moved into this township almost six years ago because
7 it was unzoned.

8 FROM THE FLOOR: Yep.

9 MR. BROOKS: I didn't want somebody telling
10 me what to do with my own property. I -- we live next
11 to a farm field and big patch of woods. If I want to
12 set up a machine shop in my outbuilding, I think
13 I should be able to do it without being anybody tell
14 me not -- I can't.

15 But, hey, that's why we have this hearing.
16 It's our choice. Do you want to give up your property
17 rights so somebody can control growth? Growth is
18 going to happen whether we choose to control it
19 through zoning or not zoning. Both of those are
20 different types of control.

21 My only concern is we're -- we're giving
22 away our rights because of wind turbines. In
23 50 years, that technology might be obsolete and those
24 turbines taken down. But if we vote in zoning, it's a
25 hell of a lot harder taking down a -- becoming unzoned

1 than it is to take down wind turbines. Just think
2 about that.

3 Thank you for your time.

4 (Applause.)

5 CHAIRPERSON TIMMERMAN: Bridget Tuccillo.

6 - - -

7 BRIDGET TUCCILLO,
8 being first duly sworn, as prescribed by law,
9 testified as follows:

10 MS. TUCCILLO: Hi. My name's Bridget
11 Tuccillo. B-R-I-D-G-E-T. Last name is
12 T-U-C-C-I-L-L-O.

13 Also, I don't have really a question, but
14 I just wanted to make my voice heard, which I
15 appreciate that we all will have a chance to do that
16 come November as well, whatever side you're on.

17 But I wanted to thank you guys. I know that
18 we have a lot to protect here in Allen Township.
19 There's great people. Beautiful land. But like it or
20 not, our world is changing and it's changing fast.

21 So I think -- I think many people really
22 want so badly for this land and our community to stay
23 the way it's been, the way we've loved for so long,
24 but it's going to change one way or the other, and
25 I, for one, want a say in how it's changing.

1 Something Jeff Hunker said earlier really
2 resonated with me. Thank you for speaking. He said
3 that, without zoning, we're allowing higher ups to
4 make decisions and design our landscape that lays
5 around our home.

6 I know that zoning will mean that I may have
7 to think about some things and I have to get used to
8 certain things. I'll have to live with some minor
9 inconveniences about permits and maybe think ahead
10 about my plans and make considerations for my
11 neighbors. But I think our community deserves this
12 right to decide together how we would like to live
13 amongst one another and considerations that we could
14 all abide by.

15 I know that you all have worked tirelessly,
16 meeting often and long. And I know that many people
17 here have attended many meetings to try to have their
18 voices heard and their preferences known. And so
19 I think it's amazing to go see our whole community
20 come together and talk about how we want to live among
21 each other.

22 I'm afraid that if we don't decide together,
23 then someone with deeper pockets or more power is
24 going to decide for us.

25 So thank you.

1 (Applause.)

2 CHAIRPERSON TIMMERMAN: Chris Goodwin.

3 - - -

4 CHRIS GOODWIN,

5 being first duly sworn, as prescribed by law, as

6 prescribed by law testified as follows:

7 MR. GOODWIN: Chris Goodwin. I live on
8 4819 Township Road 230. That's spelled G-O-O-D-W-I-N.

9 So I am a newer resident here; moved in
10 about three years ago. And this is -- I -- I've heard
11 a lot of people talk tonight about, you know, the
12 concern about wind turbines. But there's a lot more
13 than just that here that -- that -- that we've heard
14 about. We -- we all know about the three new turbines
15 coming in 600-foot apiece. We all know about the
16 30 feet -- or not 30-foot -- 30-acre solar field
17 coming in.

18 But there have been talks about hydrogen
19 production, anode and cathode manufacturing, indoor
20 farming. And -- and this is just a few of the
21 projects that have been proposed for us coming, all
22 through what I believe to be known as the Black Swamp
23 Combinator, which the -- the City of Findlay, and
24 we've heard the mayor kind of talk about this.

25 So this is really -- change -- change is

1 coming, and so we need to make a decision as to
2 community: Do we want to be able to have a controlled
3 growth in our community and help decide, you know,
4 Hey, these are -- these are going to be the
5 requirements. If you're going to try to make, you
6 know, money off of our -- off of our township, that
7 this is the proper way to do it without interfering
8 with other people, or just kind of what you're going
9 to want to do there. So that's all I've really got.

10 One sidenote, too, in reference to the
11 eAllen's thing that's been sent out a lot recently,
12 there is a fact check that I have on that. If anybody
13 needs that, I can send out an email or a text or
14 something. So that's all I've got.

15 CHAIRPERSON TIMMERMAN: Thank you.

16 (Applause.)

17 CHAIRPERSON TIMMERMAN: That is all the --
18 the signed-in people asking questions that we have.
19 Was there any more that signed in afterwards?

20 Is there anybody that hasn't spoke that
21 would like an opportunity to speak?

22 All right. We'll swear those people in.

23 SECRETARY STACY: There's two.

24 CHAIRPERSON TIMMERMAN: Just -- we've got
25 three. Please raise your right hand.

1 And, thereupon, the speakers were sworn.

2 - - -

3 CHAIRPERSON TIMMERMAN: Okay.

4 MS. LAND: There's one in there, too.

5 CHAIRPERSON TIMMERMAN: What's that?

6 MS. LAND: There's one in there, too.

7 CHAIRPERSON TIMMERMAN: Did they raise their
8 hand?

9 MS. LAND: Yeah.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: They're raising their hand big,
12 too.

13 SECRETARY STACY: Okay.

14 CHAIRPERSON TIMMERMAN: Sure.

15 SECRETARY STACY: Get the name. It'll be on
16 the tape, too.

17 - - -

18 DEBRA SUMMERS,
19 being first duly sworn, as prescribed by law,
20 testified as follows:

21 MS. SUMMERS: Good evening, everyone.

22 CHAIRPERSON TIMMERMAN: Can we get your name
23 and spell it.

24 MS. SUMMERS: Debra Summers. D-E-B-R-A,
25 S-U-M-M-E-R-S.

1 I've been in our township for 30 years now.
2 I feel very blessed to be a part of the country life
3 that I get to enjoy very much. I live on Township
4 Road 230, and I'm the one with all the beautiful
5 flowers out front.

6 I moved to the county because I was raised
7 in the country. When I was a little girl I lived in
8 Williamstown. I'm an original "Bill Town Brat," if
9 anybody knows what that means.

10 When I decided to raise my son, I wanted to
11 go into the country and be in the country. Over the
12 last 30 years, I have watched that gray area and the
13 purple area move on up closer and closer and closer to
14 me. I would like to stay in the country.

15 My dad always told me I should go to the top
16 of a hill in Kentucky and find a husband because I
17 could make him be the way I wanted him to be. That
18 has nothing to do with this.

19 But maybe if we can take these husbands that
20 are trying to move in and take all our land away and
21 put up wind turbines that will be flashing in my
22 living room window every time I sit down to try to
23 watch TV -- and I'm 65 now, and I don't want to be
24 interrupted watching my TV. So I'm voting Yes. And
25 I hope that you all consider the good neighbors in

1 this whole building. We're all neighbors, and we want
2 to stay neighbors.

3 That's all I've got to say.

4 (Applause.)

5 CHAIRPERSON TIMMERMAN: There was -- sure.

6 Again, your name and spelling, please.

7 - - -

8 DEB ROLLINS,

9 being first duly sworn, as prescribed by law,
10 testified as follows:

11 MS. ROLLINS: Deb, D-E-B, Rollins,
12 R-O-L-L-I-N-S. I live on Turnberry.

13 I'm just confused about the B-1. You have a
14 little tiny spot of B-1. Why?

15 CHAIRPERSON TIMMERMAN: There's already a
16 small business there, this -- the watch repair. And
17 it was -- we put it there to help protect that
18 business, give them the opportunity for growth.

19 MS. LAND: The pyramid.

20 MS. ROLLINS: Watch repair. Think about for
21 a moment. Growth of watches?

22 CHAIRPERSON TIMMERMAN: He -- he was
23 actually at our meeting the other day. He said his
24 business is booming.

25 MS. ROLLINS: Well, I believe that. I mean,

1 but I -- so for one business, you made a whole zoning
2 area?

3 CHAIRPERSON TIMMERMAN: No. It's -- it's --

4 MS. ROLLINS: I'm just trying to understand.

5 CHAIRPERSON TIMMERMAN: It's future
6 businesses, too. You know, they don't -- they
7 don't --

8 MS. ROLLINS: But they are very tiny. I
9 mean, they're the size of a house, right?

10 CHAIRPERSON TIMMERMAN: B-1 businesses --

11 MS. ROLLINS: Am I right? Am I
12 understanding that correct?

13 CHAIRPERSON TIMMERMAN: That's -- that --
14 it's not -- it's more than a house. But --

15 MS. ROLLINS: But -- but approximate size.

16 CHAIRPERSON TIMMERMAN: -- I get your point.
17 It's smaller, yes, for sure.

18 MS. ROLLINS: Yeah.

19 CHAIRPERSON TIMMERMAN: That's the only
20 place we decided that we really -- that it made sense
21 to have B-1 at this moment. B-1 businesses, small
22 businesses can go in the B-2 District, the B-3
23 District. They can go into other districts. It's
24 pyramid zoning or -- I forget the exact term. But you
25 can --

1 MS. ROLLINS: You can always go up, but you
2 can't go down.

3 CHAIRPERSON TIMMERMAN: Right. Exactly.

4 MS. ROLLINS: I get it.

5 CHAIRPERSON TIMMERMAN: And -- and you had
6 to -- you had to define the different style, the
7 different kinds of business districts. And so,
8 I mean, we could -- if somebody wanted to put a
9 B-1 District somewhere else, they could propose for a
10 district change, I guess, on a -- on a property. But
11 we had to define it. It's already a B-1 business. It
12 made sense for those -- for that business to make it
13 B-1 right there.

14 MS. ROLLINS: Did you --

15 SECRETARY STACY: And it -- it made more --

16 MS. ROLLINS: Did you -- was it -- was it
17 required to have a B-1 somewhere in order to meet the
18 needs --

19 CHAIRPERSON TIMMERMAN: No.

20 MS. ROLLINS: -- of your State requirements?

21 CHAIRPERSON TIMMERMAN: I don't think the --
22 no. I mean --

23 MS. ROLLINS: Because if a B-1 can move --
24 I mean, if a B-1 can move up to a B-2, then -- I --
25 never mind. Go ahead. Answer your question.

1 CHAIRPERSON TIMMERMAN: We weren't required
2 to have a B-1 District, per se, because they could
3 have went into a B-2 or B-3. It was already a
4 B-1-sized business was kind of the thought process.

5 MS. ROLLINS: And there's no current plan
6 for that area to be stores going in there or anything
7 like that that you know of?

8 CHAIRPERSON TIMMERMAN: I don't know of any
9 plan.

10 SECRETARY STACY: We -- we thought being
11 closer to a subdivision, it made more sense to have a
12 smaller business size there versus like a Kroger's
13 right by a subdivision to kind of transition kind of
14 the density, you know, because you're start -- you're
15 talking about residential.

16 MS. ROLLINS: Right.

17 SECRETARY STACY: It made more sense to kind
18 of start at the lower end in size of the businesses
19 and start transitioning up as you got closer to the
20 Interstate. So that was the thought process behind
21 that.

22 MS. ROLLINS: Okay. And variances that are
23 already in place, they stay in -- if you do what --
24 the county recorder did a variance for something, or
25 there's no variances needed in Allen? I'm just trying

1 to understand.

2 At some point in time in my life, I've had a
3 variance for my property to -- and my neighbor's
4 property, and so it was then put into the county
5 recorder to record that you were --

6 MS. LAND: That's an easement probably, not
7 a variance.

8 MS. ROLLINS: And so that is not in
9 existence in Allen County (sic) now because it's not
10 zoned; is that correct? Variances aren't necessary?

11 MS. LAND: I don't understand your question.

12 MS. ROLLINS: Okay. So setbacks and things
13 don't exist in Allen County, correct?

14 MS. LAND: Allen Township.

15 MS. ROLLINS: Township. I'm sorry. Allen
16 Township.

17 MS. LAND: Yeah. Now --

18 SECRETARY STACY: No. No.

19 CHAIRPERSON TIMMERMAN: At this moment, no.

20 SECRETARY STACY: No, they don't exist.

21 MS. ROLLINS: Okay. That's all I was
22 asking.

23 CHAIRPERSON TIMMERMAN: Thank you.

24 Okay. Thank you.

25 - - -

1 GINA CAMPBELL,
2 being first duly sworn, as prescribed by law,
3 testified as follows:

4 MS. CAMPBELL: My name is Gina Campbell.
5 That's G-I-N-A, Campbell, C-A-M-P-B-E-L-L. And I live
6 on County Road 216. I've been there -- my maiden name
7 is Pickens, so I've been there since 1969.

8 I've normally actually always voted not to
9 zone. This is different. This is heartbreaking what
10 these businesses are trying to do to our small Allen
11 Township.

12 We are on a list for the state of Ohio of
13 unzoned areas that are going to be fully taken
14 advantage of by industrial corporations.

15 It's not just a wind turbine. It's a wind
16 turbine that's over 600 foot; the size of the
17 Seattle Space Needle, that, when it falls, it's going
18 to go over the tracks onto 108.

19 And when it's working, the sound and the
20 buzz, and the noise of it is going to affect people's
21 health.

22 That's not all that's planned for County
23 Road 215 and further. You are for prime picking. We
24 just missed a toxic waste dump. Thank God Fostoria
25 took it.

1 Our current Hancock County landfill cannot
2 withstand the decommissioning of one of the current
3 wind turbines. Nobody has shown us or told us what
4 their decommissioning plan is and who's going to pay
5 for the decommissioning and taking down of these wind
6 turbines that, less than eight years, a wing fell off
7 of one and almost hit a house.

8 If you think these businesses and the mayor
9 of Findlay care about us residents in Allen Township,
10 they don't. All they see are dollar signs. These are
11 federal dollar signs; tax funding for these
12 combinatorators.

13 This is far bigger money than your eggs,
14 than your farmland, and there won't be anything left.
15 Your home means nothing.

16 So these -- God bless you people for coming
17 together. And where y'all have been, I don't know.
18 There's been town halls and there's been meetings that
19 you all could have shown up at and been a part of
20 this.

21 FROM THE FLOOR: Amen to that.

22 MS. CAMPBELL: You want to come in at the
23 last minute and bitch. Where have you been?

24 Thank you for doing this and coming
25 together. This is probably the most caring zoning map

1 with least restrictions. We followed -- and most of
2 these restrictions are going to be in the residential
3 areas that are already there. We just put them inside
4 of the zoning so that they can be official and
5 protect.

6 This is not to take away my -- my property
7 rights. This is not to take care -- away your
8 property rights. This is to save your heritage and
9 the land you want to pass down to your children and
10 grandchildren. And if you don't step up and vote yes
11 for this, then you might as well just go ahead and
12 give your -- your signed deed over there to that man
13 in the corner.

14 And that's all I've got to say.

15 Oh, and the book that you were sent was not
16 the official book from the zoning committee, so you
17 need to fact check that. That was not sent. That was
18 sent to scare you and to get you all riled up to bring
19 you in here. But I'm glad you came because now I'm
20 going to tell you, vote yes for zoning and protect
21 your home.

22 (Applause.)

23 - - -

24

25

1 DENISE TIMMERMAN,
2 being first duly sworn, as prescribed by law,
3 testified as follows:

4 MS. TIMMERMAN: All right. My name is
5 Denise Timmerman, T-I-M-M-E-R-M-A-N.

6 I just, first off, want to say there were
7 countless hours put into this. And the guy that said,
8 Why waste your time? Well, I'm wasting my time
9 because of your property, too.

10 So I just want to say thank you for putting
11 the hours into what this has.

12 So Allen Township has developed in a
13 polka dot pattern. So, really, there's going to be
14 someone that's affected by this. It cannot be a
15 perfect zoning book. So I applaud you for trying your
16 best to put it together.

17 In that process, when they were able to be
18 lenient in a residential scenario, I always found that
19 they were lenient in the residential scenario.

20 The more stringent towards the industry was
21 seen. So I think that they are trying for the best of
22 the people, not necessarily industry, trying to make
23 sure that the people were taken care of more than
24 anything.

25 There are regulations at, like, State levels

1 that are impeding what is being developed through
2 zoning. So if you think that there's not something
3 over top of your property right now, I think you're
4 kidding yourself. There are still regulations and
5 legalities that are still involved that are already in
6 place.

7 For me, to pull a permit for 20 bucks, or
8 whatever, I'm game for it. Like, let's just do this
9 at this point.

10 I feel like that -- the man that says, Why
11 One Energy? Why -- why do they have a huge vested
12 interest? They have a very vested interest in that
13 they've taken a lot of my time and my family's time.
14 And that smug guy back there with the sunglasses on
15 his head just keeps looking and excited that we would
16 potentially say no to this, allowing -- sorry. Not
17 that one. This one (indicating). I just think he's a
18 smug-ass jackass. So, anyhow -- I'm sure he's not
19 ever heard that before.

20 So -- but I just think that he's taken a lot
21 of our time of Allen Township. Our time, finances,
22 and money have gone to what his vested interest is in
23 our Allen Township because we're unzoned. He's
24 basically said we're unzoned so he can do whatever he
25 wants with our -- with our area that we live in.

1 So I think that we really need to look at
2 who has the vested interest in not -- remaining
3 unzoned. Who stands to make the most profit if we
4 remained unzoned?

5 As we look at this Zoning Resolution, it is
6 a living document. I've been told multiple times that
7 it's a living document. So if we do vote yes -- and
8 I am voting yes. If I get more votes, I'll vote more
9 yeses. But I'm just saying I'm voting yes for it.

10 It's a living document. We, the people, can
11 come together and say, Hey, this is not working for
12 us. I really want to be able to put a car up in my
13 front yard on jacks, so can we please look at that?

14 There's going to be a committee of our peers
15 that is going to allow for us to come towards them and
16 say, Hey, can we look at that and change that because
17 it's really not working for us?

18 It's a living document. So even as though
19 we say yes or no to it, when you say yes, we can come
20 back to it and say, Hey, I really would like a 10-foot
21 fence. Is that okay? And we can have someone that
22 our peers can say whether or not we want to do that.

23 So I ask you to really evaluate who do you
24 want to have a say in how your property is devalued or
25 revalued. So look at that process. Look at who

1 stands to make the most money if we remain unzoned
2 because it's the smug ass back there.

3 So thanks.

4 (Applause.)

5 CHAIRPERSON TIMMERMAN: Sure.

6 FROM THE FLOOR: Go ahead.

7 CHAIRPERSON TIMMERMAN: Yeah. Anybody else
8 that wants to make a comment?

9 We've got to swear you in.

10 FROM THE FLOOR: I just have a question.

11 MS. LAND: No, you have to get sworn in.

12 CHAIRPERSON TIMMERMAN: You've got to get
13 swore in.

14 FROM THE FLOOR: Go ahead, dear.

15 CHAIRPERSON TIMMERMAN: So you and you?

16 So raise your right hand.

17 - - -

18 And, thereupon, the speakers were sworn in.

19 - - -

20 CHAIRPERSON TIMMERMAN: Thank you.

21 Go ahead.

22 CINDY EDINGER,

23 being first duly sworn, as prescribed by law,

24 testified as follows:

25 MS. EDINGER: Cindy Edinger, E-D-I-N-G-E-R.

1 I keep hearing the pros and the cons. But
2 I'm still not sure what is -- what -- if we don't vote
3 and we keep our rights. If we do vote yes, then is
4 there a guarantee that we're not going to be having
5 the turbines and all of that in our backyard if we say
6 yes?

7 CHAIRPERSON TIMMERMAN: If you vote yes, we
8 have put together some pretty strict rules as far as
9 what can be put up.

10 MS. EDINGER: But is money going to talk?
11 Even though we're yes, they're still going to let --
12 let them in and then we're screwed for saying yes. If
13 you understand that.

14 CHAIRPERSON TIMMERMAN: I -- I don't --
15 is -- we've had legal representation through all of
16 this helping us write the -- write this book.

17 MS. EDINGER: Uh-huh. And --

18 CHAIRPERSON TIMMERMAN: So -- so I --

19 MS. EDINGER: We didn't get the right book,
20 so --

21 CHAIRPERSON TIMMERMAN: Right.

22 MS. EDINGER: -- I'm just going from what I
23 know we got in the mail.

24 CHAIRPERSON TIMMERMAN: Yeah. And there
25 might be some books still laying around here yet

1 today, and -- and it's on the Allen Township website.

2 MS. EDINGER: Uh-huh.

3 CHAIRPERSON TIMMERMAN: So yeah. We had
4 legal representation so I feel that what we have is
5 pretty --

6 MS. LAND: I think the question is, if the
7 zoning goes in, will he still be able to put up those
8 turbines?

9 CHAIRPERSON TIMMERMAN: I -- I think --
10 I guess my point is is I'm sure there will be a
11 lawsuit. I'm sure some suing --

12 MS. LAND: Well, I'm sure there will be
13 another lawsuit, but there's no mechanism in the book
14 currently that would allow it.

15 CHAIRPERSON TIMMERMAN: Right.

16 MS. EDINGER: Right.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. EDINGER: All right.

19 CHAIRPERSON TIMMERMAN: In the book,
20 there's -- there's no mechanism that would allow them
21 to put up what they currently have up in Agricultural,
22 Industrial.

23 MS. EDINGER: So -- so if -- say not even a
24 turbine. Just say the industrial landfill wants to
25 come out this way, or whatever, and they're zoned --

1 we're zoned. We are zoned, yes. They cannot come,
2 even though somebody's going to pay the higher money
3 to let them come in. If you understand -- you know
4 what I'm saying?

5 CHAIRPERSON TIMMERMAN: Yeah. I -- I -- I
6 see what you're saying.

7 MS. EDINGER: What's the barrier that's
8 going to protect us?

9 CHAIRPERSON TIMMERMAN: That's the county
10 landfill, right?

11 MS. LAND: They've got a county --

12 CHAIRPERSON TIMMERMAN: Do they have -- do
13 they have -- are they allowed to do whatever they want
14 to do?

15 MS. LAND: Yeah. A landfill is a little bit
16 of a different deal. But --

17 CHAIRPERSON TIMMERMAN: But -- but that's
18 the County landfill. We did put in the book no
19 private landfills. So the big one in Fostoria --

20 MS. EDINGER: Right.

21 CHAIRPERSON TIMMERMAN: -- which is a
22 private one, to the best of my knowledge, that will
23 not happen here.

24 MS. EDINGER: I also had another question.

25 I'm by the elevator in Mortimer.

1 SECRETARY STACY: Yeah. Yeah.

2 MS. EDINGER: And you're telling the lady
3 she could have a business without regulations if we're
4 not zoned, or if we are zoned also. Which --

5 CHAIRPERSON TIMMERMAN: I didn't quite
6 follow that. Did you?

7 Say that again.

8 MS. EDINGER: Okay. I'm by the elevator, so
9 that's --

10 SECRETARY STACY: Right.

11 MS. EDINGER: Is that industrial? I don't
12 remember.

13 CHAIRPERSON TIMMERMAN: It's Agricultural.

14 FROM THE FLOOR: What zoning is -- is 220
15 over by the elevator?

16 MS. LAND: The elevator is Agricultural.

17 CHAIRPERSON TIMMERMAN: It's Agricultural
18 right there.

19 MS. EDINGER: Okay. So I can have a
20 home-based --

21 MS. LAND: Occupation.

22 MS. EDINGER: -- business if I have -- we
23 vote yes or if we vote no?

24 MS. LAND: Business or occupation?

25 SECRETARY STACY: Is it business or --

1 MS. EDINGER: Either one, we still get the
2 right to have your business at your own home?

3 CHAIRPERSON TIMMERMAN: There's a difference
4 between business and occupation. An occupation is
5 inside your house.

6 MS. EDINGER: Yeah. Well, it'd be run
7 outside of -- from inside the house.

8 CHAIRPERSON TIMMERMAN: From inside the
9 house, that would -- that would be a Permitted Use.
10 Yes.

11 MS. EDINGER: And -- and if you voted no,
12 I would still be able to do it? If you voted yes, I'd
13 still be able to do it?

14 CHAIRPERSON TIMMERMAN: Correct. Yeah.

15 FROM THE FLOOR: Without committee approval?
16 That was the --

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: For occupation, yes.

19 CHAIRPERSON TIMMERMAN: It's a home
20 occupation, yes, without approval.

21 MS. EDINGER: Okay. All right. Thank you.

22 CHAIRPERSON TIMMERMAN: Thank you.

23 - - -

24

25

1 DAN PRITT,
2 being first duly sworn, as prescribed by law, testified
3 as follows:

4 MR. PRITT: My name is Dan Pritt, P-R-I-T-T.
5 34 years here in Allen Township. Got a little
6 statement to read.

7 Voting for zoning will protect your say and
8 your choice. Without zoning, it will allow someone
9 else to choose for you, and they don't have your best
10 interest at hand, nor do they have an intent on truth.

11 This is truth (indicating).

12 This is propaganda (indicating).

13 (Applause.)

14 CHAIRPERSON TIMMERMAN: Any other people?

15 Okay.

16 MR. YODER: Are you permitting again --
17 again or no?

18 I'd like to clarify or get some
19 clarification on the home occupation thing because
20 you've addressed Agricultural, not R-1, and it's
21 entirely different for R-1 than for Agricultural.

22 MS. LAND: You can't answer individual
23 questions.

24 CHAIRPERSON TIMMERMAN: Yeah. We're --

25 MS. LAND: But you can run through what the

1 rules are, if you want.

2 SECRETARY STACY: Right.

3 MS. LAND: But you've got to be careful
4 (unintelligible)

5 CHAIRPERSON TIMMERMAN: I don't even know
6 what -- sure. Say it again then.

7 Can you state -- can you --

8 MR. YODER: Do you want me to -- okay.

9 No, I just -- I just want to clar -- clarify
10 around the home --

11 THE REPORTER: Excuse me. Could you state
12 your name again.

13 CHAIRPERSON TIMMERMAN: Your name again.

14 - - -

15 BRAD YODER,
16 being first duly sworn, as prescribed by law,
17 testified as follows:

18 MR. YODER: Brad Yoder. B-R-A-D, Y-O-D-E-R.

19 So this -- because there was some things
20 about Agriculture and the home occupation, home
21 business. It's defined, if you go to Page 6 of the
22 book. If I go on -- and I'm looking at the one from
23 the Allen Township website, just for the record.

24 If I go into on -- which is where I am, R-1,
25 we live in the Hillcrest neighborhood, it -- it's --

1 oh, where is it? Sorry. I had Page 15. Oh, I lost
2 it. What page is R-1 on, do you know?

3 MR. EVANS: 14.

4 MR. YODER: Is it -- it's 14. Okay. So
5 it's starting -- that's A-1.

6 MS. LAND: 13 is R-1.

7 MR. YODER: Oh, there we go. Okay. Sorry.
8 R -- Oh, I -- I -- okay.

9 So R-1, One-Family District, what it says is
10 that Conditional Uses, it lists home occupations as a
11 Conditional Use.

12 If you go to the Agriculture District, it
13 says that home occupations are a Permitted Use. A
14 Conditional Use is a home business. So there's a
15 difference there.

16 And if you go up to Page 6, it defines what
17 those are. And it says, you know, home -- home
18 business, basically, essentially, as I read it as
19 something that's a business entirely done on the
20 premises. So if it's basically outside of your
21 business, like an auto repair shop, it would be a
22 Conditional Use in the A -- in the Agricultural one.

23 Home occupation, which is a Conditional Use
24 in R-1, it says, "Any occupation activity carried on
25 exclusively by an immediate family member residing in

1 the dwelling and conducted entirely within the
2 dwelling."

3 And then it says, "No commodity shall be
4 sold on the premises, nor mechanical equipment used,
5 the external effects of which may be -- adversely
6 affect adjacent property. Home occupations shall be
7 clearly incidental and secondary to the use and
8 dwelling purpose. It shall not change the structural
9 character."

10 But it says in there about home occupation,
11 it says conducted within there, you know, within
12 there. So I don't -- I still -- I'll go back to where
13 it seems like there's confusion.

14 A-1 that that's permitted, but R-1, it's
15 not, unless you get permission. And, in A-1, you
16 can -- you have to get permission for the home
17 business that you would know from the outside, unless
18 it's agriculture. So...

19 CHAIRPERSON TIMMERMAN: So the home
20 occupation in an -- in an R-1, you're dealing with
21 houses closer together, depending upon how much
22 traffic.

23 MR. YODER: So -- so here's my -- so -- so
24 I'm an accountant by profession. I work for a company
25 in Toledo. So that's clearly not there. I do work

1 from home two days a week, but it's not a home-based
2 business. But if I decide that I want to do taxes on
3 my own as a CPA, and I want to do taxes on my own, how
4 is this not requiring zone -- zoning approval for me
5 to do that inside my own home? Maybe I occasionally
6 have somebody drop off a tax return. Maybe I --

7 MS. LAND: In an R-1 District, you would.

8 CHAIRPERSON TIMMERMAN: In an R-1, it will.

9 MR. YODER: So I would have to get
10 permission to do taxes for people during tax season?

11 CHAIRPERSON TIMMERMAN: Right.

12 MR. YODER: Okay.

13 CHAIRPERSON TIMMERMAN: But that's a
14 specific --

15 MS. LAND: A home occupation in a
16 Residential District.

17 CHAIRPERSON TIMMERMAN: Yeah, for a home
18 occupation.

19 MR. YODER: But there's a lot of people that
20 that would affect. So...

21 MS. LAND: That's right.

22 CHAIRPERSON TIMMERMAN: It doesn't say that
23 you're not allowed to do it. It's just the --

24 MR. YODER: You have to get permission.

25 CHAIRPERSON TIMMERMAN: It's just the

1 figuring out what you're doing.

2 FROM THE FLOOR: You got to ask Dad first.

3 MR. YODER: Yes. All right. Thanks.

4 CHAIRPERSON TIMMERMAN: All right. I guess
5 that's it for questions. Okay.

6 Going down the list, I guess at this point
7 it's deciding how we want to move forward as a zoning
8 board.

9 Has everybody read the book and reviewed the
10 book and map?

11 MS. PARGEON: Yes.

12 MR. EVANS: Yes.

13 SECRETARY STACY: Yes.

14 CHAIRPERSON TIMMERMAN: Yes.

15 And then it's a consideration and acting
16 upon a Resolution. So we have three options.

17 MS. LAND: Right. You have three options.
18 You can either pass the Resolution recommending to the
19 township trustees that they deny going forward and
20 putting it on the ballot and just not have zoning.
21 That's one.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MS. LAND: The other option is recommend
24 that the red book without any of the things that you
25 had discussed early -- earlier in the meeting, the

1 modifications, without any of them, you would
2 recommend that the township trustees go through and
3 just recommend they approve it without any
4 modifications.

5 And the third option is to have -- recommend
6 that the township trustee approve zoning, go forward
7 with the modifications that you talked about earlier.

8 Those are your options. If you want to go
9 about it -- no matter which one you use, the book will
10 be attached. I have a copy of the book. It's marked
11 as Exhibit A. It would go on the Resolution.

12 If you decide to go with the one that is
13 requesting -- if you're deciding to go on the one
14 where there are modifications, it will also include an
15 Exhibit B, which is a list of those notifications --
16 or modifications that you read earlier. And, then,
17 those two things would go with the Resolution to the
18 trustees for them to consider at their hearing.

19 I have a copy of each one of these for each
20 of you to look over and decide which one you want to
21 go.

22 This is the with modifications version.
23 I'll keep the original so we don't accidentally get
24 them mixed up later.

25 SECRETARY STACY: Oh, yeah. Yeah.

1 MS. LAND: We don't want to accidentally do
2 the wrong one.

3 MR. EVANS: I've got two here.

4 CHAIRPERSON TIMMERMAN: This is with
5 modifications.

6 MS. LAND: With modifications.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. LAND: This is approved without
9 modifications version.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: I really didn't know for sure
12 which way you were going to go. I just did them all.

13 CHAIRPERSON TIMMERMAN: Yeah.

14 MS. LAND: I'm kind of wishing I didn't have
15 to do the one with denial because it's a lot of work
16 put in, but I did it anyways just in case. So -- and
17 this is the one that would request that they deny it.

18 CHAIRPERSON TIMMERMAN: Well, for me,
19 I would -- I would recommend we move forward with the
20 modifications. That's where I would start.

21 Is there -- is there anything that anybody
22 said tonight that would make you feel any different
23 about the modifications and how we want to move
24 forward?

25 MS. PARGEON: Go with the modifications --

1 SECRETARY STACY: Yeah.

2 MS. PARGEON: -- for that.

3 CHAIRPERSON TIMMERMAN: Keep the
4 modifications?

5 SECRETARY STACY: Uh-huh.

6 MS. PARGEON: Yes.

7 CHAIRPERSON TIMMERMAN: You -- keep
8 modification as they are?

9 MR. EVANS: Modifications as they are.

10 CHAIRPERSON TIMMERMAN: And I'm -- I'm on
11 the same boat to keep the modifications as they are.

12 MS. LAND: Okay.

13 SECRETARY STACY: Top one.

14 MS. PARGEON: A piece of paper just went
15 out.

16 CHAIRPERSON TIMMERMAN: That was the first
17 one.

18 MS. LAND: Don't sign any of those.

19 MS. PARGEON: Okay, I'm not.

20 MS. LAND: Those are use copies.

21 MS. PARGEON: Okay.

22 MS. LAND: We don't want any --

23 MS. PARGEON: Yeah.

24 MS. LAND: -- any floating around.

25 So if you decide to go with the one with

1 modifications, it will require an Attachment B and an
2 Attachment A.

3 CHAIRPERSON TIMMERMAN: Correct.

4 MS. LAND: And when we were reading through
5 earlier, when you were reading through the Attachment
6 B, we found that one typographical error where there
7 was an --

8 SECRETARY STACY: Right.

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: -- extra word "No," I would need
11 to have each of you initial there beside where that's
12 marked off and, then, sign this that this is the
13 book --

14 SECRETARY STACY: Okay.

15 CHAIRPERSON TIMMERMAN: -- that you would
16 like to add to it.

17 SECRETARY STACY: Okay. Off to the side or
18 initials?

19 MS. LAND: Yeah. Just in the margin is
20 fine.

21 SECRETARY STACY: Do we need to date or --

22 MS. LAND: No, just -- just sign is fine.

23 SECRETARY STACY: Okay.

24 MS. LAND: Or you can -- we decided if you'd
25 like to, yes, but it's not necessary.

1 SECRETARY STACY: Yeah.

2 CHAIRPERSON TIMMERMAN: Okay.

3 SECRETARY STACY: I think so. Just initial
4 in the margin.

5 MS. LAND: I need you to write in on the top
6 line the date of this hearing. Date it right there
7 (indicating).

8 SECRETARY STACY: Right here?

9 MS. LAND: Yeah.

10 SECRETARY STACY: Do you want it, like, July
11 or do you want -- or does it matter? It doesn't --

12 MS. LAND: Any way you want.
13 (Unintelligible).

14 SECRETARY STACY: Okay.

15 MS. LAND: I'll give you the official copy.
16 This now becomes one large document.

17 SECRETARY STACY: Okay.

18 MS. LAND: The Resolution with the attach --
19 two attachments are actually the legislation.

20 CHAIRPERSON TIMMERMAN: Hey, guys. Can we
21 keep it down again.

22 MS. LAND: The Resolution with the two
23 attachments are actually the legislation that you're
24 considering.

25 SECRETARY STACY: Okay.

1 MS. LAND: This is the Resolution. You
2 probably want to read it into the record somebody.
3 Maybe the secretary, if you want to, or whoever you
4 want.

5 SECRETARY STACY: Okay. So I'm just going
6 to read --

7 MS. LAND: Just the first two pages.

8 SECRETARY STACY: First two --

9 MS. LAND: Not the whole 70 after.

10 (Laughter.)

11 MS. LAND: I think she's happy about that,
12 too.

13 SECRETARY STACY: Resolution, July 5th,
14 2024.

15 Regarding recommendation of the Allen
16 Township Zoning Commission regarding the Proposed
17 Allen Township Comprehensive Plan Zoning Plan and Map.

18 The Allen Township Zoning Commission met in
19 Special Session in conjunction with the Allen Township
20 Zoning Commission Public Hearing on the 5th day of
21 July, 2024, with the following members present:

22 Do -- should I go ahead and write that in
23 now?

24 MS. LAND: You can do it later.

25 SECRETARY STACY: Okay.

1 The secretary advised that the commission
2 follow the notice requirements of Section 121.22 of
3 the Revised Code and the implementing rules adopted by
4 the zoning commission pursuant thereto for the
5 meeting.

6 Blank moved for the adoption of the
7 following Resolution:

8 Do we do this as we --

9 MS. LAND: Why don't you read it and then
10 ask for a motion.

11 SECRETARY STACY: Okay.

12 MS. LAND: That will make it the cleanest.

13 SECRETARY STACY: Okay.

14 Whereas, the Allen Township Zoning
15 Commission held a public hearing on the above set
16 forth date to receive public comment -- comment as to
17 the proposed Allen Township Zoning Commission
18 Comprehensive Zoning Plan and Map, and;

19 Whereas, each Allen Zoning Commission member
20 has read and/or reviewed the proposed Allen Township
21 Comprehensive Zoning Plan and Map, and;

22 Whereas, after consideration of the public
23 comments expressed at such hearing, the Allen Zoning
24 Commission finds that the proposed Allen Township
25 Comprehensive Zoning Plan and Map, as modified per the

1 discussions at this hearing, is the proposal which
2 will best serve the residents of Allen Township, and;

3 Whereas, the proposed Allen Township
4 Comprehensive Zoning Plan and Map is attached hereto
5 and marked as Attachment A, and;

6 Whereas, the recommended proposed
7 modifications list is attached hereto and marked as
8 Attachment B, and;

9 Now be it therefore resolved that the Allen
10 Township Zoning Commission hereby recommends the
11 adoption of the proposed Allen Township Comprehensive
12 Zoning Plan as modified and Map as set forth in
13 Attachments A and B attached hereto and incorporated
14 herein;

15 Now be it therefore resolved by the Allen
16 Township Zoning Commission that the secretary of the
17 commission is directed to certify the proposed Allen
18 Township -- hold on -- Comprehensive Zoning Plan and
19 Map as modified, including text and maps to the board
20 of trustees of the township for approval, disapproval,
21 or modification.

22 Blank seconded the Resolution, and the roll
23 being called upon its adoption, the vote resulted as
24 follows:

25 MS. LAND: Now it's time to ask for a

1 motion.

2 SECRETARY STACY: Okay.

3 MS. LAND: Make the motion, somebody second
4 it and, then, we'll talk about the big map, too, being
5 incorporated into this.

6 CHAIRPERSON TIMMERMAN: Well, I move that we
7 accept this Resolution.

8 MS. PARGEON: And I second it.

9 SECRETARY STACY: Okay. Clara seconded the
10 motion.

11 Do I have to do roll call or -- at this
12 point, or is it just --

13 MS. LAND: Well, it's on the table now for
14 discussion by you guys. But I think you need to get
15 this map down, the one that is the zoning map for the
16 actual map.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: And then it needs to be signed by
19 everybody when you sign the Resolution because it
20 needs to go along with the document to the trustees.

21 CHAIRPERSON TIMMERMAN: I kind of cleared a
22 little space.

23 MS. LAND: Is there anything that you want
24 to change on the map, or anything that you want to
25 adjust?

1 CHAIRPERSON TIMMERMAN: I think I'm okay
2 with it as is.

3 MS. PARGEON: Uh-huh.

4 MS. LAND: Okay. You'll need to sign on the
5 map, maybe in the corner right over there by Dave
6 where there's -- it's off your township, but it's
7 still on the map there.

8 SECRETARY STACY: Okay.

9 MS. LAND: Just like you did with the
10 modification list, just -- it's not printed on there
11 because --

12 CHAIRPERSON TIMMERMAN: You want just a
13 signature and a --

14 MS. LAND: Signature.

15 CHAIRPERSON TIMMERMAN: -- yes?

16 MS. LAND: Oh, yeah. That would be great.

17 And, then, Deb, when you sign at the end,
18 put the date on it.

19 You might want to put Allen Township Zoning
20 Commission above all your names.

21 SECRETARY STACY: Above it all?

22 MS. LAND: Yeah. That you guys were the
23 ones signing it.

24 SECRETARY STACY: Okay. Do we do anything
25 else?

1 MS. LAND: No.

2 SECRETARY STACY: Okay.

3 MS. LAND: That's it. Did you date it?

4 SECRETARY STACY: Oh, let me date it.

5 MS. PARGEON: You're a good taper.

6 SECRETARY STACY: Okay. It's dated. And --

7 CHAIRPERSON TIMMERMAN: Do we need to do

8 anything with that one?

9 MS. LAND: No.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: Because that's --

12 SECRETARY STACY: Future.

13 MS. LAND: Yeah, it's future.

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: Now you've got a motion on the
16 table. You can discuss it more. Probably should.

17 And then decide -- somebody call for the vote.

18 CHAIRPERSON TIMMERMAN: Okay. Is there any
19 -- any last things that anybody wants to say before we
20 vote?

21 MS. PARGEON: Looks like it's good to go.

22 CHAIRPERSON TIMMERMAN: Deb, are you good?

23 SECRETARY STACY: I'm good. Yeah.

24 CHAIRPERSON TIMMERMAN: I'm okay with what
25 we have here.

1 MS. LAND: Call the vote.

2 SECRETARY STACY: Okay. Should it be roll
3 call, or just --

4 MS. LAND: Roll call is fine.

5 SECRETARY STACY: Roll call. Okay.

6 All right. We're going to do a roll call
7 vote. Do you want to just read off names and they
8 will give their vote either yes or no, so --

9 MS. LAND: There's a list on the second
10 page.

11 SECRETARY STACY: Yeah. Okay. Let's follow
12 this.

13 CHAIRPERSON TIMMERMAN: John Timmerman, yes.
14 Do I sign it and say yes?

15 MS. LAND: Sign it and record your vote.

16 CHAIRPERSON TIMMERMAN: Darrin Rehus is not
17 here.

18 SECRETARY STACY: Should we put "Absent"?

19 MS. LAND: Yeah.

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: I can write "Absent."
22 Okay.

23 CHAIRPERSON TIMMERMAN: Dave Evans.

24 MR. EVANS: Yes.

25 CHAIRPERSON TIMMERMAN: Clara Pargeon.

1 MS. PARGEON: Yes.

2 CHAIRPERSON TIMMERMAN: And Deb Stacy.

3 SECRETARY STACY: All right. Yes.

4 CHAIRPERSON TIMMERMAN: Do you want to fill
5 these out just so it's all done?

6 SECRETARY STACY: Okay. All right.

7 MS. LAND: I should have typed those in.

8 SECRETARY STACY: That's all right.

9 For Darrin, should I just put --

10 MS. LAND: Just don't even put his name
11 down.

12 SECRETARY STACY: Don't put his name down.
13 Okay. All right.

14 Okay. Since John made the motion, I can go
15 ahead and put that down.

16 MS. LAND: Clara seconded.

17 SECRETARY STACY: And Clara seconded.

18 And should I go ahead and attest it
19 myself --

20 MS. LAND: Yes.

21 SECRETARY STACY: -- at this point? Okay.
22 Do I need the date?

23 MS. LAND: No, that's already on there.

24 SECRETARY STACY: Okay. So we have this.

25 CHAIRPERSON TIMMERMAN: Give that to her.

1 You want this folded?

2 MS. LAND: Whatever doesn't make your heart
3 hurt.

4 MS. PARGEON: He'll roll it.

5 MS. LAND: It's an engineer thing.

6 CHAIRPERSON TIMMERMAN: What else do we need
7 at this moment?

8 MS. LAND: This is it.

9 CHAIRPERSON TIMMERMAN: Okay. Then I move
10 to adjourn our meeting.

11 SECRETARY STACY: Okay. Just a quick
12 question.

13 So by doing the roll call -- did we finish
14 the roll --

15 MS. LAND: Yes.

16 SECRETARY STACY: Okay. I just didn't get
17 everything written down. I'll write it down. You go
18 ahead --

19 CHAIRPERSON TIMMERMAN: What's that?

20 SECRETARY STACY: I need -- I need to write
21 everyone's name down as --

22 MS. LAND: The roll call.

23 SECRETARY STACY: Yeah. As roll call.

24 CHAIRPERSON TIMMERMAN: Oh, okay.

25 SECRETARY STACY: Yeah.

1 MS. PARGEON: There's a question.

2 SECRETARY STACY: There's too many -- many
3 things for me to sign. Okay. All right.

4 CHAIRPERSON TIMMERMAN: Cindy, we have a
5 question. Are we okay to open it up to a question?

6 MS. LAND: Yeah. Yeah.

7 CHAIRPERSON TIMMERMAN: It's kind of too
8 late to change anything.

9 FROM THE FLOOR: Will the modifications that
10 you proposed be on the Allen Township website then?
11 Will that be put on there?

12 MS. LAND: Yeah. And I've got a whole stack
13 of them here, if anybody wants them to look at to take
14 with you.

15 CHAIRPERSON TIMMERMAN: So to answer her
16 question, yes. They will be updated on the Allen
17 Township website for people to see all the -- all the
18 modifications. And we do have some copies up here for
19 anybody that wants a hard copy right away.

20 Are we good again?

21 Well, then I move to adjourn our meeting.

22 MS. PARGEON: And I second it.

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

25 (Vote taken.)

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SECRETARY STACY: Motion passed.

CHAIRPERSON TIMMERMAN: Thank you, everyone.

And, thereupon, the proceedings were
concluded at 8:18 p.m.

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