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THE VILLAGE OF HEBRON
BOARD OF PLANNING AND ZONING

PUBLIC HEARING

- - -

Tuesday Evening Session
September 6, 2022, 6:30 p.m.

Municipal Complex
934 Main Street
Hebron, Ohio 43025

- - -

Board of Planning and Zoning:

Rick Stoner, Chairman
Mike McFarland, Vice-Chairman
Scott Jacobs, Secretary
Jim Layton, Mayor
Annelle Porter, Council Member

Linda Nicodemus, Community Development Coordinator
David Moser, Esq.

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COURT REPORTER
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- - -

Tuesday Evening Session

September 6, 2022

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4 MR. STONER: I'm going to call the
5 meeting to order. It's 6:30. We're going to do
6 the roll call. Well, actually, we're going to do
7 the pledge first, sorry. Please stand and join me
8 in the pledge.

9 (PLEDGE OF ALLEGIANCE.)

10 MR. STONER: We have a change to the
11 agenda. We have a new member to swear in tonight.

12 So, Mayor, would you do the honors?

13 (MAYOR LAYTON SWEARS IN COUNCIL MEMBER MCFARLAND.)

14 MAYOR LAYTON: Welcome aboard.

15 MR. MCFARLAND: Thank you.

16 MR. STONER: For those of you in the
17 audience that don't know, Mike has served on this
18 Board before so he's not a rookie even though it
19 seems like it.

20 MR. MCFARLAND: I've had a few other
21 jobs, too.

22 MR. STONER: All right. We're going to
23 call the roll.

24 Ms. Porter?

25 MS. PORTER: Yes.

1 MR. STONER: Mr. McFarland?

2 MR. MCFARLAND: Present.

3 MR. STONER: Mr. Jacobs?

4 MR. JACOBS: Yes.

5 MR. STONER: Mr. Layton?

6 MAYOR LAYTON: Yes.

7 MR. STONER: Mr. Stoner is a yes. The
8 Board acknowledges that the meeting minutes are
9 recorded and transcribed. Do I have a motion to
10 approve the August 1, meeting minutes?

11 MR. JACOBS: So moved.

12 MS. PORTER: Second.

13 MR. STONER: All right. I'm going to
14 call the roll.

15 Ms. Porter?

16 MS. PORTER: Yes.

17 MR. STONER: Mr. McFarland?

18 MR. MCFARLAND: Abstain.

19 MR. STONER: Mr. Jacobs?

20 MR. JACOBS: Yes.

21 MR. STONER: Mr. Layton?

22 MAYOR LAYTON: Yes.

23 MR. STONER: Mr. Stoner is a yes.

24 (MOTION APPROVED.)

25 MR. STONER: We are now going into the

1 public hearing session of the meeting. No decision
2 will be made at this public hearing. It will be
3 made at either during the regular meeting or within
4 35 days from the date of the public hearing.

5 If there are any witnesses that wish to
6 testify during this hearing, please stand now and I
7 will issue the oath. So anyone who wishes to speak
8 during this hearing please stand up. And you say,
9 I do, at the end of this.

10 (WITNESSES SWORN IN BY MR. STONER.)

11 MR. STONER: Who was it online that
12 said I do?

13 MS. NICODEMUS: Both of them.

14 MR. STONER: Okay. Great.

15 MS. NICODEMUS: Jim Martin is with
16 Lexington, LLC. The other gentleman, I don't know.

17 MR. STONER: Okay. We have four
18 different items to cover in the public hearing.
19 The first item is the National Road Investment,
20 LLC, has applied for a major subdivision and
21 submitted a revised plat for the 13.58 acre parcel
22 located on the north side of East Main Street
23 across from Krogers in compliance with the Zoning
24 Ordinance 1175, major subdivision.

25 A major subdivision is the creation of

1 more than three lots including the remainder from
2 the original parcel and/or the creation or the
3 extension of a Village street easement for access
4 for public utilities.

5 Anyone wishing to speak on this item,
6 please step forward and state your name and your
7 address for the record.

8 Hello.

9 MS. CALEWARTS: Carole Calewarts, 3471
10 National Road. I just have a couple of questions.
11 First question, is the traffic pattern down there
12 when they put all of this in, what are they going
13 to do with that? What are they going to do with
14 all of the traffic?

15 MS. NICODEMUS: So the approval process
16 for a major subdivision, they had to go to ODOT,
17 because it's US 40, and ask what access they were
18 allowed on and off of the road. So ODOT has
19 approved the light -- the second traffic light, to
20 be the major in and out because it's a traffic
21 light.

22 MS. CALEWARTS: Where the caution light
23 is blinking now?

24 MS. NICODEMUS: The one that's on
25 caution, will then be a regular light that will

1 work.

2 MS. CALEWARTS: That's what I was
3 wondering.

4 MS. NICODEMUS: And then just like over
5 by the Burger King, they will have an in and out
6 where they can only make a left turn in or left
7 turn out.

8 MS. CALEWARTS: Because I can't hardly
9 get in and out of my driveway now at times. And
10 what about the trash?

11 MS. NICODEMUS: They should all have
12 trash receptacles and it won't be farmland, it will
13 actually be developed so they will have screened
14 trash. They'll be required to screen it and keep
15 it taken care of.

16 MS. CALEWARTS: Okay. I think that's
17 all I've got. Thank you.

18 MR. STONER: Thank you. Anyone else
19 wishing to speak?

20 MR. BRENNEMAN: Mike Brenneman, 118
21 Evan Court in Heath. The two items that Carole
22 addressed, I did go through ODOT on both of those
23 and got an approval on that. Of course, you know,
24 as we submit more plans, it will go in front of
25 Council again and again to make sure everything is

1 clear. And the main thing is a right in and a
2 right out going out of that second one, plus,
3 another passage that actually goes back to the
4 water tower that's an easement. So that should
5 take care of the trash -- or that part.

6 As far as the trash goes, I started
7 mowing that last September. I probably cleaned up
8 two or three dumpster loads already from homeless
9 people, from people just throwing things out and
10 being normal, I guess. So every week we go through
11 that property, mow it, clean it, and do everything.
12 It's a major improvement from what it looked like
13 before. And that's really all I got. Any
14 questions?

15 MS. PORTER: Do you have any idea what
16 kind of commercial properties might be at this
17 time? I'm not asking for a name but --

18 MR. BRENNEMAN: Sure. Our business, we
19 plan on occupying the 3-1/2 acre parcel that's
20 closest to the cemetery.

21 MS. PORTER: That's your new business?

22 MR. BRENNEMAN: Yes.

23 MS. PORTER: Or the relocation of it?

24 MR. BRENNEMAN: Yeah. We are going to
25 relocate that to the Village. That will be a

1 30,000 square foot building and retail and storage.
2 The other two, I'm really not at liberty to say.
3 But they both will be -- one will be a very low
4 traffic business and good for the community, and
5 same with the other.

6 The middle parcel is still open. We
7 hope to get a retail restaurant in there in that
8 spot. The rear, right now as it stands with my
9 partners, what we laid out as residential, and it
10 will be housing back there.

11 MS. NICODEMUS: But you have to come
12 before planning and zoning for a zoning amendment.

13 MR. BRENNEMAN: I am aware of that. As
14 Linda has made me aware of that every time I tell
15 her.

16 MR. STONER: So the question about the
17 three parcels, so without naming names and all of
18 that, the goal is to have three businesses, period?

19 MR. BRENNEMAN: Yes.

20 MR. STONER: It's not a shopping
21 center -- or is it going to be one building that
22 three businesses can house or three separate
23 buildings?

24 MR. BRENNEMAN: It will be three
25 separate parcels with their own access from the

1 rear also that will come around and connect to each
2 other.

3 MR. STONER: Okay. And then the road
4 between your business and the three parcels will be
5 the left in and right out only? The traffic light
6 will be on the other side of the three parcels?

7 MR. BRENNEMAN: Yes, but we're also
8 hoping with the conceptual plan drawing that right
9 in will actually alleviate some of Carole's traffic
10 by extending that road to the back lot for
11 residential.

12 MR. STONER: Okay. Good. Anybody have
13 any other questions?

14 MR. MCFARLAND: I have a couple of
15 questions for Linda as I was reading through this,
16 refreshing my memory on the zoning here. What is
17 the zoning for this right now? I know that's
18 probably a pedestrian question.

19 MS. NICODEMUS: The front 13.5 acres is
20 zoned general commercial, so this fits the zoning.
21 The rear 50 some acres because there is acreage
22 that goes back by Capital Drive, is zoned
23 manufacturing one.

24 MR. MCFARLAND: So everything that this
25 group wants to do fits in the zoning that is

1 currently there? They don't have to apply for any
2 different zoning?

3 MS. NICODEMUS: Correct.

4 MR. MCFARLAND: Okay. Good. I
5 noticed -- and I will just ask you a general
6 question. As I read through this, I see there are
7 a number of steps that are to be followed, letters
8 to be written or reviewed by the community
9 development coordinator and the engineer. All of
10 those steps that are lined out here, I trust that
11 because this is before us at this point, all of
12 those steps have been done?

13 MS. NICODEMUS: Correct.

14 MR. MCFARLAND: Okay. Thank you. And
15 approval tonight -- or should we approve this
16 tonight, the next step is?

17 MS. NICODEMUS: So all we are going to
18 do is make a recommendation to Council. So at this
19 point, when -- if you decide -- we do have it as an
20 action item later in the agenda, if you decide to
21 make a recommendation that it's either to approve,
22 approve with conditions or deny. That
23 recommendation, no matter which of those three, go
24 to Council, and then Council has to set a public
25 hearing and everyone contiguous of that property

1 within 200 feet is notified within 10 days. It's
2 not as stringent as the zoning amendment, which is
3 30 days. It's 10 days.

4 So you can have -- if I present this --
5 if you do a recommendation, then I will take it to
6 the September 14 meeting, Bonnie and I, and will
7 present it and they can set a public hearing for
8 before their next Council meeting on the 28th. And
9 they have a public hearing of their own. All of
10 the residents will be notified and they can make
11 their judgment.

12 MR. MCFARLAND: They can make their
13 decision.

14 MS. NICODEMUS: Yes, that's the word I
15 was looking for.

16 MR. MCFARLAND: Okay. Thanks. That's
17 all I have.

18 MR. STONER: So in the end, they have
19 to approve everything even after we approve?

20 MS. NICODEMUS: Correct. It just takes
21 a majority of them to vote down your
22 recommendation.

23 MAYOR LAYTON: So you're looking from
24 us tonight a recommendation to send it to Council
25 for approval or for denial or --

1 MS. NICODEMUS: That will be up to this
2 Board based on what you find in this --

3 MAYOR LAYTON: That's what I'm
4 asking --

5 MS. NICODEMUS: Yes.

6 MAYOR LAYTON: -- if that's what we
7 need to do.

8 MR. MCFARLAND: And that takes place
9 after this public hearing?

10 MS. NICODEMUS: Correct. During our
11 regular meeting.

12 MR. STONER: All right. Any other
13 questions on the National Road Investments, LLC,
14 application for a major subdivision only?

15 MS. CALEWARTS: Yes, I got one.

16 MR. STONER: Can you, please, come back
17 up again.

18 MS. CALEWARTS: I would just like to
19 know if there could be a privacy fence put up?

20 MS. NICODEMUS: So according to our
21 zoning regulations, between general commercial and
22 a residential property, there will be required
23 screening, whether it be a fence type or it's
24 plantings of like evergreens, something that is
25 green all of the time, as long as they meet that

1 criteria. That will be during the site development
2 plans, but that is a requirement that we have in
3 our zoning.

4 MS. CALEWARTS: Thank you.

5 MS. NICODEMUS: You're welcome.

6 MR. STONER: All right. If there are
7 no other questions regarding this hearing, we are
8 going to go onto the next item in the hearing,
9 which is Lexington OC, LLC, has applied for a
10 variance in compliance with the Village of Hebron
11 Zoning Ordinance for the property situated at 191
12 Arrowhead Boulevard, Hebron, Ohio, 43025.

13 The variance is to allow a 250 foot
14 sign for their exterior wall facing the street.
15 The Zoning Code is 1153.05, which states that the
16 maximum area height and location wall signs -- or
17 sorry -- the total area shall not exceed one square
18 foot per one lineal foot of the length of the wall
19 on which the sign is to be attached, up to the
20 maximum of 36 square feet.

21 MS. NICODEMUS: So Chris Middleton is
22 on the Zoom for the sign company that applied for
23 this for Lexington, LLC, and so is Jim Martin that
24 represents Lexington, LLC. If you want to ask them
25 any questions, you can.

1 MR. STONER: So when I first read your
2 application for this, I was concerned about the
3 sign size, until I found out that it's going to be
4 on the building. If it's on the building, I have a
5 lot less heartburn about it than if it's not on the
6 building because we have a precedent already set
7 with other buildings in the Village that have
8 larger signs. So I don't have an issue with it.
9 If anyone in the audience wants to speak up about
10 it, please step forward now or if anyone has any
11 questions about it.

12 MR. MCFARLAND: I would offer a
13 comment. I drove by the building today and looked
14 at what the size would be on the wall. I guess,
15 it's appropriate for me as a Board member to say, I
16 agree with you. I don't have any concern at all.
17 I think, if they stayed with the 36 square feet,
18 you would need to stand out there with binoculars
19 on it to see it. So I think with an investment in
20 the Village like this, I think that the size of the
21 sign they are asking for is more than appropriate.

22 MR. STONER: I agree. Anyone from the
23 audience have any questions or thoughts?

24 Do you gentlemen want to comment any
25 further on Zoom?

1 MR. MIDDLETON: I have nothing. I just
2 wanted to be available for any questions.

3 MR. STONER: All right. Thank you for
4 that. All right. If we don't have any further
5 questions from the Board or the audience, then
6 we'll move on to the next item.

7 The next item in the public hearing is
8 Karen Bailey has applied for a conditional use, in
9 compliance with the Village of Hebron Zoning
10 Ordinance for the property situated at 705 Deacon
11 Street Hebron, Ohio, 43025. The conditional use
12 request is for a home occupation to allow her to
13 operate an art studio on Deacon Street. The
14 property is zoned R-2.

15 Section 1151, home occupations,
16 specifically 1151.02, procedure and standards
17 states that an application must be submitted.
18 Written applications for home occupation shall be
19 submitted to the community development coordinator
20 and subject to review and approval by the Planning
21 and Zoning Board.

22 If granted, a home occupation permit
23 will be issued by the community development
24 director for a 4-year period. It is the
25 responsibility of the applicant to obtain a permit

1 every 4 years. Any changes in ownership or type of
2 business shall also result in a need for a new
3 permit. Does anyone have any questions about this
4 specific item in the hearing? Is Ms. Bailey here?

5 MS. BAILEY: I'm Karen Bailey, 705
6 Deacon Street. I just wanted to introduce myself
7 to you all. I'm very happy to be here in Hebron.
8 I landed here because my grandchildren are here and
9 I take care of them about 30 hours a week. I've
10 been an artist my whole life. I was also a
11 kindergarten teacher and a school administrator,
12 but I am, I guess, retired. But I also spend 30
13 hours a week on this historic house, which I love.
14 I moved in on Halloween of last year, but it's way
15 bigger than I need as a single person. I'm widowed
16 and have a playroom for my grandchildren, and
17 that's about all I need.

18 So I'm an artist but, basically,
19 everything got packed up 3 years ago and I have not
20 set up an art studio. I have two sisters that are
21 artists and we'd like to show some of their work.
22 And I'm not quite sure how this is going to unfold
23 but I'm picturing the very front first floor room
24 as being the art studio. Invitation only, no
25 public open hours, just, you know, being an artist.

1 Any questions?

2 MR. STONER: So I know we're only
3 talking about the first part here because you have
4 two different things on the agenda tonight, but
5 they kind of coincide.

6 MS. BAILEY: Yes, that's fine.

7 MR. STONER: So I'm going to ask a
8 question.

9 MS. BAILEY: Sure.

10 MR. STONER: So the art studio is going
11 to be separated from the other part of the house
12 that you're wanting to make things?

13 MS. BAILEY: Yes, yes. I'm lucky to
14 have four different entrances, a backdoor, a front
15 door, and two porch doors on the side. So the way
16 I'm separating this out, the bed and breakfast --
17 or what, I think, more of an Airbnb because I'm not
18 going to be serving breakfast and having that kind
19 of environment -- would be the front door to go
20 upstairs, and it would be the whole upstairs. It
21 would be a very private rental space for families
22 coming to Buckeye Lake for vacation, families
23 coming to visit Denison. And hopefully as they
24 break ground on Intel here in our county, there
25 will be some contractors and other folks who need

1 to have a place to stay, and I would like to lure
2 them down to Hebron to stay with me upstairs. So
3 that's 1,200 square feet upstairs, which would be
4 the Airbnb. The downstairs front room is about 500
5 square feet and that leaves me with about 700
6 square feet to live in, which is just fine.

7 MR. STONER: So the downstairs is
8 solely you?

9 MS. BAILEY: Solely me with my art
10 studio up front. But, yeah, I live downstairs.
11 They are upstairs. There will be a lock box on the
12 door so we don't have to necessarily cross paths.

13 MS. PORTER: So there is no cooking or
14 food preparation involved?

15 MS. BAILEY: Exactly.

16 MS. PORTER: Not only as far as the B
17 and B goes, but also for the guest who stay
18 overnight?

19 MS. BAILEY: That's correct.

20 MS. PORTER: So anything that they
21 desire to eat --

22 MS. BAILEY: They need to go to Clay's
23 Cafe.

24 MS. PORTER: Or go somewhere else.

25 MS. BAILEY: I think, a coffee maker.

1 I don't know, maybe a small refrigerator.

2 MS. PORTER: So really minimal things?

3 MS. BAILEY: Yeah, you know.

4 MS. PORTER: But they're not going to
5 be scrambling eggs?

6 MS. BAILEY: No cooking, no, no. And
7 they can't use my kitchen.

8 MS. PORTER: I just wanted to get a
9 feel for what you were anticipating because there
10 is no end to the creativity of overnight guests.

11 MS. BAILEY: I agree. And I'm really
12 happy that Airbnb has now outlawed all party
13 houses. There is no party at any Airbnb house, and
14 that's where I'll be advertising or working through
15 them. So no parties, nothing loud.

16 MS. PORTER: Just folks.

17 MS. BAILEY: Just regular folks.

18 MS. PORTER: And did I understand you
19 correctly to say that there is no retail? Like,
20 you're not going to have regular established hours
21 where people can come wandering in?

22 MS. BAILEY: Exactly.

23 MS. PORTER: So anything that you do is
24 probably on a contractual basis?

25 MS. BAILEY: Yes.

1 MS. PORTER: Or to order or that kind
2 of thing. And did I hear you say that you would
3 not have an open house? So anybody that would come
4 desiring to purchase something that you have
5 made --

6 MS. BAILEY: By appointment only. No,
7 I would like to have an open house this Halloween
8 to the whole community because I think there is
9 curiosity about the house and I've really been
10 working hard on it. So I'm just thinking Halloween
11 have one big open house, not for my art studio but
12 just so people can wander in and out and see it.
13 But no, no regular monthly art night or anything
14 like that.

15 MS. PORTER: So you don't anticipate
16 meetings or anything of that nature?

17 MS. BAILEY: No meetings.

18 MS. PORTER: So it's really your
19 personal residence and overnight guests upstairs in
20 that 1,200 square feet, I think, you said?

21 MS. BAILEY: Yes, yes.

22 MS. PORTER: Thank you.

23 MR. MCFARLAND: I would like to get
24 clear on something. You're saying it's going to be
25 an Airbnb.

1 MS. BAILEY: Right.

2 MR. MCFARLAND: My understanding is
3 that Airbnb is actually a brand, and it's actually
4 an app that is used to schedule people for rooms.

5 MS. BAILEY: That's right.

6 MR. MCFARLAND: All over the world.

7 MS. BAILEY: Yes.

8 MR. MCFARLAND: So it is just an app
9 that you intend to use to market the rooms that you
10 have for rent?

11 MS. BAILEY: Yes.

12 MR. MCFARLAND: So what you're really
13 doing is not a B and B. What you're doing is
14 you're renting out rooms.

15 MS. BAILEY: It's just a B, yes.

16 MR. MCFARLAND: Airbnb is the brand and
17 that happens to be the name that the app uses. If
18 you wanted to stay at one of her rooms, you could
19 find them on Airbnb, which is an app that you would
20 go to. In fact, it's not a bed and breakfast and I
21 would imagine where it appears on the Airbnb
22 offerings on the computer, you would clearly state,
23 I'm just renting rooms.

24 MS. BAILEY: Yes.

25 MR. MCFARLAND: There is no breakfast.

1 Do you envision -- you mentioned contractors or
2 something, do you imagine maybe one, two people to
3 a room?

4 MS. BAILEY: So I want to rent the
5 whole upstairs because -- there is no hallway. You
6 can't get to any of the three rooms without going
7 through another room. So there is a stairwell in
8 the back of the house and a stairwell in front.
9 But they are all connected. So it's not set up to
10 rent a room to one person and rent a room to
11 another person. It would have to be a family or a
12 group of people that decide to rent the whole
13 upstairs together.

14 MR. MCFARLAND: What you think -- a lot
15 of time they indicate, you know, when you do this,
16 the maximum occupancy.

17 MS. BAILEY: Yes. I'm planning on six
18 beds. Two of those would be doubles. So maximum
19 would be eight. I'm picturing grandparents, some
20 kids, the grandkids. That would sort of be the
21 maximum to me.

22 MR. MCFARLAND: So you're looking at,
23 maybe, six people.

24 MS. BAILEY: Six would be ideal because
25 there are six beds and two bedrooms and there is

1 only one bathroom, which is getting upgraded
2 upstairs right now. So, yeah, six is maximum.

3 MR. MCFARLAND: Okay. Another
4 question, have you looked into any of the fire
5 requirements?

6 MS. BAILEY: That will come. Occupancy
7 permit, after I get all of my other approvals and I
8 am familiar with that. I was on the planning
9 commission up in Granville and I have an
10 architecture degree, and so yes, I know about
11 access and fire, and I ran a preschool in my home.
12 So I did have to go through all of those approvals.

13 MR. MCFARLAND: I'm glad you know about
14 all of that.

15 MS. BAILEY: I think I'll be fine. But
16 I'm ready to make any adjustments I need to. I've
17 got a little bit of a budget to do the upgrades.
18 So there are some things I need to do. I even
19 thought about putting that downstairs and me living
20 upstairs, but that just doesn't work with the
21 kitchen because the kitchen is downstairs.

22 MR. MCFARLAND: So if I understand you
23 correctly, you're saying that you would anticipate
24 that there would be one occupant payer for perhaps
25 six people up there?

1 MS. BAILEY: Exactly.

2 MR. MCFARLAND: Okay. That's helpful
3 to know. Thank you. The other question I have is
4 define studio for me. Sometimes when I think of an
5 art studio, I think of people coming in for art
6 classes and things like that. Do you anticipate
7 doing any classes?

8 MS. BAILEY: You know, I have done
9 individual private classes before. I haven't done
10 them in a while and I'm not needing to do that. So
11 that's not, right now, forefront in my mind.

12 MR. MCFARLAND: But pretty much if you
13 do --

14 MS. BAILEY: I guess, I'm open to it
15 but, you know, it's not like I'm going to go out
16 and advertise for students. My grandchildren are
17 taking up enough of that. But yeah, doing art
18 myself, having it on display, both my art and my
19 sisters', yeah. Just having a beautiful space and
20 a good excuse to get myself to work.

21 MR. MCFARLAND: As it is a residential
22 area, my questions as I'm sure you figured out
23 already, were driving towards, you know, the amount
24 of traffic in the neighborhood and the parking.

25 MS. BAILEY: Yes.

1 MR. MCFARLAND: Do you have parking
2 available? I drove by today and I saw a couple of
3 gravel tracks that go up the side.

4 MS. BAILEY: My driveway.

5 MR. MCFARLAND: Yeah. And I saw a car
6 sitting there, but I couldn't see the back. Where
7 do you intend to park for the people who are going
8 to come and use your facility? Where do you intend
9 for them to park?

10 MS. BAILEY: Yeah, I'll have to stop
11 parking there by my side door. That's how I get my
12 grandchildren in and out very quickly because they
13 are very little. But I'll have to stop doing that
14 and not block the driveway.

15 I don't know if you know, but that is
16 on an Indian mound, and so the grading of that
17 driveway is really poor, especially in the winter.
18 But I do have a four-car garage in the back and
19 then two outdoor parking places in the back. So
20 once I quit parking there, I'll have a lot of
21 parking available at the back.

22 My concern is the wintertime. Last
23 winter, I parked on the street. Because, you know,
24 it's flat except to go up the driveway and down the
25 drive that's slanted and not graded well. I

1 couldn't get out of my driveway once I got to the
2 back. So I haven't quite figured that out yet,
3 except to ask for one place on the street to have
4 people park.

5 MR. MCFARLAND: Is it fair to say that
6 it is your intention the majority of the time, the
7 parking for the rooms and for the studio will be at
8 the rear of the property?

9 MS. BAILEY: That's correct.

10 MR. MCFARLAND: Okay.

11 MR. STONER: Before we ask anymore
12 questions, I feel obligated to read the second part
13 of this hearing, since that's all we are talking
14 about now.

15 MR. MCFARLAND: I'm done. Thank you.

16 MR. STONER: So Karen Bailey has also
17 applied for an additional conditional use in
18 compliance with Hebron Village Zoning Ordinance for
19 the property situated at 705 Deacon Street Hebron,
20 Ohio, 43025. And the conditional use request is to
21 allow her to operate a bed and breakfast from
22 within her home.

23 The definition of a bed and breakfast
24 by our zoning book is 1161.03, application of
25 regulations of this chapter to applied to bed and

1 breakfast inns in any zoning district where
2 residential use is permitted or contiguously
3 permitted. All bed and breakfast inns require a
4 conditional use permit approved and issued in
5 accordance with Chapter 1113, conditional use.

6 So I just wanted to put that on the
7 record since we've been talking about it a lot for
8 the last few minutes.

9 MS. BAILEY: And when Linda and I
10 talked, it just seemed like that was the only way
11 we could get this approval is as a bed and
12 breakfast. Things have moved on since then.

13 MR. STONER: So when you're renting the
14 room, is your intention to rent it for a week at a
15 time? Single days?

16 MS. BAILEY: A lot of people have a
17 minimum, but the advice I have gotten is when you
18 start one of these is to price it a little bit
19 lower than the competition. So I've looked at
20 Buckeye Lake and Granville. There is really
21 nothing right here in Hebron that's on the Airbnb
22 website.

23 But for those two, you know, \$150 to
24 \$200 a night and they don't do minimums. What they
25 do is a cleaning fee and a service fee. So it

1 doesn't make sense to do one night. Let's say it's
2 \$150, and then pay \$100 cleaning fee if you're only
3 there for one night, where if you were there for a
4 week, that make sense, you just sort of add that on
5 as a little extra.

6 So I'm not going to put too many
7 restrictions on it to begin with in terms of three
8 day minimum. I want to see how things go and then
9 I can make the changes afterwards.

10 MR. STONER: The other question I have
11 is, have you heard any feedback from your
12 neighbors?

13 MS. BAILEY: I did talk to my neighbors
14 and one question, was who do I anticipate would be
15 there. So that's why I had that answer in my mind.
16 It's sort of my target market.

17 And I did offer my next-door neighbor a
18 privacy fence because my side porch overlooks their
19 swimming pool and I said, if we need to, I'll put
20 up a privacy fence. And she said, well, that's up
21 to you. Well, let me know if you have any
22 questions about it. So I haven't heard anything
23 from the neighbors. But I'm new here in town so
24 they might be hesitant to approach me personally.

25 MR. STONER: None of the neighbors are

1 here tonight?

2 MS. NICODEMUS: We have some.

3 MS. BAILEY: There are my neighbors.
4 So they might have some questions. So I should
5 probably turn it over to them.

6 MR. STONER: Do you guys have any more
7 questions for Ms. Bailey?

8 MR. MCFARLAND: I'm fine.

9 MS. BAILEY: Thank you.

10 MR. STONER: Anyone in the audience
11 have any questions for Ms. Bailey?

12 Please state your name and address when
13 you come up, sir.

14 MR. MASON: Don Mason, 611 Deacon
15 Street, two doors down. My concern is we got the
16 school right there. And I don't care how they
17 screen the people, you're still going to get
18 undesirables in there. I've got two grandkids.
19 You see all of these Airbnbs, they say they don't
20 allow parties, but they still have parties. It's a
21 quiet neighborhood. I don't think we need anymore
22 rental properties around here for one thing. And
23 like I say, with not knowing who you're going to
24 have in there, with the kids going to school, and
25 my grandkids, neighbors' grandkids, I just am

1 totally opposed to it.

2 The studio, you're not going to have
3 the traffic that you don't know who is coming in.
4 But as far as the Airbnb, the bed and breakfast or
5 whatever they call it, I'm totally opposed to it.

6 MR. STONER: Can I ask you to come back
7 up? So I know some bed and breakfasts operate
8 where the owner is on-site and some don't. To me
9 that makes a little bit of a difference.

10 MS. BAILEY: It does make a difference
11 and I have thought about his concerns, since I have
12 two grandchildren who will be coming to my house.
13 They come five days a week. I go pick them up and
14 take them home. So, yeah, that thought has crossed
15 my mind. I have a very tall son-in-law who is 10
16 minutes away from me. And if there was any
17 problems -- well, I could call the police too, but
18 if there was any problems, I would call him down.

19 And I will not allow anything to go on.
20 I'll be there every night. I mean, I live here.
21 This is my home. It's primarily my home. So if
22 there is anything going on upstairs that I don't
23 like, it will stop. And if I ever get to the point
24 where it's just not comfortable as a single older
25 person, to be renting out space, I'll just stop

1 doing it. I will not let this hurt the
2 neighborhood.

3 MR. STONER: That was the point of my
4 question that you are going to be on-site.

5 MS. BAILEY: Oh, yes. I will be there.
6 Right downstairs listening to everything going on.
7 And as a kindergarten teacher, I can be pretty
8 stern. I'm not afraid to say, these are the rules.
9 And usually, you do have the rules of the house and
10 you have quiet hours. And, you know, yeah, I will
11 make absolutely sure because I have the same
12 concern that he has.

13 MR. STONER: Some rental properties,
14 you know, when you go out of state on vacation, you
15 run into situations where you're just picking up a
16 key and the cleaning people are cleaning the house,
17 but the landlord is not there.

18 MS. BAILEY: Yes.

19 MR. STONER: In this case that's not
20 the case.

21 MS. BAILEY: And my understanding is in
22 a bed and breakfast, the host is very much involved
23 with the guests. You know, you are serving them
24 food and you are very talkative and you have to be
25 there to serve the food. Airbnb sometimes people

1 don't like to see the owner, but that's just not
2 going to my -- that's not my personality. I'm
3 there. I'm not going to be intrusive, but I'm
4 going to be very clear about the rules of the house
5 and make sure they're enforced and have no problems
6 at stopping anything that's going on.

7 And I would hope my neighbors would let
8 me know if there is something that is bothering
9 them that I didn't see because I have missed some
10 things, like mowing my backyard the month of May.
11 But I'm very open to feedback. So when my
12 neighbors tell me the trees need to be cut, you
13 know, this person is parking in my place, I will
14 deal with it.

15 MR. STONER: Anymore questions for
16 Ms. Bailey? Anyone else that would like to speak.

17 MS. ANNETT: I'm Sarah Annett. I live
18 at 703 Deacon Street. And would it be okay if I
19 give you guys a couple of things to look at?

20 MR. MCFARLAND: Please be comfortable
21 there. You can't do anything wrong.

22 MS. ANNETT: I appreciate that. I do.
23 If I could, if we all open to page 2, I would like
24 to read a little letter if I could, please.

25 Dear Council, I am writing to express

1 my strong opposition to the proposed request for
2 the conditional use of a home occupation and bed
3 and breakfast inn for the property situated at 705
4 Deacon Street.

5 Hebron has been my home for over 35
6 years. My great grandfather, Arthur Berry bought a
7 parcel of land on Deacon Street in the early 1920's
8 to build a house for his family. That house was
9 then passed down to his daughter, my grandmother,
10 Imogene Gilbert, who then gifted the home to her
11 daughter, my mother Christina Annett. In rich
12 tradition my mother has recently passed down our
13 family home to me, and I proudly become the fourth
14 generation to carry on my family's legacy at 703
15 Deacon Street.

16 To me, the Deacon Street neighborhood
17 can be summed up in one word, home. It's a quite
18 neighborhood where I feel safe and protected.
19 Neighbors care and look after one another. Many
20 residents on Deacon Street have lived in the
21 neighborhood for well over 30 years. And everyone
22 knows they can count on each other in times of
23 need.

24 As my neighborhood has cared for and
25 watched over me throughout the years, I feel it's

1 my duty to return the favor. With a proposed
2 request for an art studio and Airbnb to be situated
3 on Deacon Street, I worry my sense of security, as
4 well as any fellow neighbors, will greatly be
5 jeopardized.

6 The inability to know who is living
7 with them or visiting our neighborhood is a
8 startling notion. The request to allow transient
9 individuals to invade our tightly-knit neighborhood
10 offers the opportunity for mischief.

11 Research supports a link between a
12 number of Airbnbs in a neighborhood and spikes in
13 violent crime. Allowing this property to host a
14 home occupation and bed and breakfast, opens the
15 door for others in the neighborhood within Hebron
16 to then follow suit.

17 Additionally, the property at 705
18 Deacon Street borders the Hebron Elementary. As
19 an educator, it's quite concerning to ponder the
20 notion of harsh criminals or even sexual offenders
21 frolicking near our youngest students.

22 As stewards of our Village, I urge you
23 to take our neighborhood and residents into great
24 consideration and remember your role as protectors
25 of our community. Many individuals call Hebron

1 home and it is important to continue making our
2 community a place every one can be honored and
3 proud to reside.

4 Following this letter, I have a few
5 things I would like to present to you in regards to
6 the bed and breakfast and art studio. Is that okay
7 with everyone? Okay. So if you follow to page 2,
8 sorry -- page 3, I did look at the codified
9 ordinance for Hebron's bed and breakfast inns.
10 Now, I do have the definition and as Ms. Bailey
11 suggested, there is no breakfast going to be
12 served.

13 So if I read, for purposes of this
14 planning and zoning code, a bed and breakfast inn
15 shall be defined as a private residence where
16 lodging and breakfast is provided by a resident
17 family for compensation. So that's just my first
18 thought. Maybe you wondered that same thing. If
19 there is no breakfast, does this really meet the
20 requirements of Ms. Bailey's bed and breakfast that
21 she's proposing?

22 Moving along to page 4, I asked the
23 Hebron police to give me records of the police
24 activity from Deacon Street and another spot down
25 the road, the Best Western Lakewood Inn, and I have

1 from the last year some activities that the police
2 have been called to. So the first page there at
3 number four, I just have a little pie chart there
4 that just shows the different types of crimes or
5 police -- that needed police dispatched to Deacon
6 Street. We have hang-up calls, a couple of civil
7 matters, and then down the list.

8 Now, on the next page, if you want to
9 know what those were, I do have on page 5 a brief
10 description, so you are more than welcomed to look
11 through any of that. Now, remember, we are living
12 by the Hebron Elementary, so quite a few of these
13 are related to the elementary. A couple of
14 suspicious vehicles have been on the elementary
15 parking lot. There is a few things with custody,
16 left children being picked up, a 9-1-1 hang up
17 call. But one thing to keep in mind. There is
18 nothing here that's bad. There is nothing here
19 that's concerning.

20 Now, if you flip the switch and move to
21 page -- please tell me if I'm going too fast. I
22 can slow down. On page 6, we have another pie
23 chart that describes the activity at the Best
24 Western hotel down by Krogers. Now, again, the
25 type of people that are going to be coming to the

1 bed and breakfast, aren't going to be from around
2 here. So this is the best representation of what,
3 I feel, the type of people who would be coming to
4 this bed and breakfast and could potentially cause
5 a lot of trouble.

6 So we've got a variety of things
7 including theft, physical and domestic disputes,
8 medicines, drugs, and drug paraphernalia, criminal
9 damaging. There is quite a few things.

10 And, again, if you turn to the next
11 page on page 7, there are all of the call natures
12 and a brief description of what the police were
13 called to at those different locations and that
14 runs pages 7, 8, 9, and 10. So I just want to draw
15 your attention to some of those different things
16 that the police have been called to the Best
17 Western Inn in the past year.

18 I don't mean to go too fast but like
19 the last little section here on page 11 -- if you
20 want to go to page 11 in your booklet, this is
21 straight from the Airbnb help center. It has kind
22 of the requirements of the background checks. So
23 one thing to keep in mind is Airbnb itself does not
24 rely on -- they don't feel that the background
25 checks are reliable because they need to have an

1 accurate first and last name and a date of birth.
2 If they don't have that, then they can't judge
3 who's going to be there. Another guest could be
4 registering their name and bringing someone who is
5 not a good person.

6 Now, it does say that background
7 checks, as we know, have limitations because not
8 all public records are going to be made available
9 at the time. So that's just something that's
10 straight from the Airbnb website if you want to
11 read how they are getting background checks on
12 those individuals staying.

13 And on page 12, it does talk about
14 sexual predators being next to the Hebron
15 Elementary. So sexual predators cannot be within
16 1,000 feet of a school. And if we follow -- and I
17 know I'm probably going way too fast, I do
18 apologize. On page 13, I do have an outlined map
19 of Ms. Bailey's property. And if you look along
20 the west side, which is on the left of your paper,
21 it completely borders the Hebron Elementary's
22 playground. I did contact the Lakewood
23 superintendent and as of August 29 at 3:30, he was
24 not aware of this Airbnb being set up at 705 Deacon
25 Street.

1 MS. NICODEMUS: We sent a letter to the
2 Board of Education. Whether we got a certified
3 signature back -- I know we sent it to the Board of
4 Education, everyone within 200 feet.

5 MS. ANNETT: I'm sorry. I just went
6 down and asked, and that's what he told me, so I'm
7 sorry.

8 MS. NICODEMUS: It might not have went
9 to him. Whoever signed for it may have --

10 MS. ANNETT: And at the end, I do have
11 an appendix, it does have, of course, your bed and
12 breakfast inn code all laid out. And then
13 following that are all of the police reports and
14 then I do have an article if any of you are
15 interested in reading. It does suggest that as
16 more and more Airbnb's come into a town, crime is
17 reported to increase because what's happening is
18 people are not feeling a sense of community and
19 pride and they're not checking -- they're not
20 staying in check with how they are behaving. So
21 there is a nice article at the end if you would
22 like to read that.

23 So I would just like to close with what
24 I said before. As stewards of our Village, I urge
25 you to take our neighborhood and residents into

1 great consideration and remember your role to
2 protect our community. Thank you.

3 MR. STONER: Thank you for your time.

4 Anymore questions from anyone in the
5 audience or comments regarding either of these
6 items talking about?

7 MR. MASON: Just to say that she has
8 trouble getting up the driveway and parks on the
9 road -- if you get two or three cars coming up
10 there, you're going to have three or four more cars
11 parked on the road. If she can't get up there,
12 then unless they got four-wheel drive or a tractor,
13 they're not going to get up there either. So
14 that's more parking on the street.

15 MR. STONER: I have a quick question
16 for you, sir. The other lady had a comment that
17 she made about not being in favor of both bed and
18 breakfast and the art studio. Do you have an issue
19 with the art studio?

20 MR. MASON: I'm not crazy about it
21 because there again, it's a residential area. What
22 concerns me is weirdos coming in and spending the
23 night, you know.

24 MR. STONER: I'm just saying --

25 MR. MASON: I'm not crazy about the

1 museum or whatever she's touting it as.

2 MR. STONER: We have two different
3 things to vote on. I'm just trying to get --

4 MR. MASON: I'm not crazy about it, no.
5 But not as concerned as I am about the bed and
6 breakfast, Airbnb or whatever. I don't think any
7 place in the neighborhood needs it.

8 MR. STONER: Anyone else like to speak
9 on either of these topics? Going once. Going
10 twice. All right. We have entered --

11 MS. NICODEMUS: Motion to adjourn?

12 MR. STONER: Do I have a motion to
13 adjourn from the public hearing?

14 MAYOR LAYTON: So moved.

15 MR. STONER: Second?

16 MS. PORTER: Second.

17 MR. STONER: All right. Roll call.

18 Ms. Porter?

19 MS. PORTER: Yes.

20 MR. STONER: Mr. McFarland?

21 MR. MCFARLAND: Yes.

22 MR. STONER: Mr. Jacobs?

23 MR. JACOBS: Yes.

24 MR. STONER: Mr. Layton?

25 MAYOR LAYTON: Yes.

1 MR. STONER: Mr. Stoner, yes.

2 (MOTION APPROVED.)

3 MR. STONER: All right. Now, we are
4 moving onto the required action items. The first
5 action item is the National Road Investments, LLC,
6 has applied for a major subdivision and submitted a
7 revised plat for a 13.58 acre parcel located on the
8 north side of East Main street across from Krogers
9 in compliance with the Zoning Ordinance 1175.

10 Any questions or comments from Council?

11 And if not, do I have motion?

12 MR. MCFARLAND: So moved.

13 MR. STONER: What is so moved? Are you
14 approving?

15 MR. MCFARLAND: A motion to approve.

16 MAYOR LAYTON: What we have to do is
17 send it to Council.

18 MR. MCFARLAND: Yeah.

19 MAYOR LAYTON: A motion to approve --

20 MR. MCFARLAND: Motion to approve that
21 we send it to Council.

22 MR. JACOBS: I'll second.

23 MR. STONER: All right. I'm going to
24 call the roll.

25 Ms. Porter?

1 MS. PORTER: Yes.

2 MR. STONER: Mr. McFarland?

3 MR. MCFARLAND: Yes.

4 MR. STONER: Mr. Jacobs?

5 MR. JACOBS: Yes.

6 MR. STONER: Mr. Layton?

7 MAYOR LAYTON: Yes.

8 MR. STONER: Mr. Stoner, yes.

9 (MOTION APPROVED.)

10 MR. STONER: I forgot to put you a time
11 down.

12 MS. NICODEMUS: I got it, 7:21.

13 MR. STONER: 7:21 is when we exited the
14 public hearing. My apologies. I'm trying to play
15 catch up. All right.

16 The next action item is the Lexington
17 OC, LLC, has applied for a variance in compliance
18 with the Village -- Hebron Village Zoning Ordinance
19 for the property situated at 191 Arrowhead
20 Boulevard, Hebron, Ohio, 43025.

21 The variance request is to allow a 250
22 square foot sign for their exterior wall facing the
23 street from Zoning Code 1153.05, which limits a
24 wall sign to a maximum of 36 square feet. Do I
25 have a motion?

1 MS. PORTER: Yes, I so move.

2 MR. STONER: Motion to approve made by
3 Ms. Porter. Second?

4 MR. JACOBS: I'll second.

5 MR. STONER: Mr. Jacobs. I'm going to
6 call the roll.

7 Ms. Porter?

8 MS. PORTER: Yes.

9 MR. STONER: Mr. McFarland?

10 MR. MCFARLAND: Yes.

11 MR. STONER: Mr. Jacobs?

12 MR. JACOBS: Yes.

13 MR. STONER: Mr. Layton?

14 MAYOR LAYTON: Yes.

15 MR. STONER: Mr. Stoner, yes.

16 (MOTION APPROVED.)

17 MR. STONER: Okay. Now we have two
18 action items, both for Ms. Bailey. One is the
19 conditional use in compliance with the Village of
20 Hebron Ordinance for the property situated at 705
21 Deacon Street, Hebron, Ohio, 43025, and the
22 conditional use request is for a home occupation to
23 allow her to operate an art studio at Deacon
24 Street. Do I have any conversation or motion on
25 this item?

1 MR. MCFARLAND: I have a question.
2 David, Mr. Moser, perhaps you can help.

3 MR. MOSER: Sure.

4 MR. MCFARLAND: Are we required to make
5 a decision on this tonight or do we have 35 days?

6 MR. MOSER: You have 30 days.

7 MR. MCFARLAND: We have 30 days?

8 MR. MOSER: From tonight. You are not
9 required to do so tonight. It's on the agenda but
10 if you would rather consider that within the 30-day
11 window, you can.

12 MR. STONER: It says 35 days on the --

13 MR. MOSER: I know. We need to change
14 that. It's been driving me nuts.

15 MR. STONER: We're going to make a note
16 right now.

17 MR. MCFARLAND: So it's 30 days?

18 MR. MOSER: Yes.

19 MR. MCFARLAND: The suggestion I would
20 make is that we use the 30 days to gain some more
21 information. And given what we've heard tonight,
22 as a Board member, I would like to learn some more
23 about some of the concerns that people have and
24 some of the law associated with this so I would
25 feel more comfortable, rather than making a

1 decision tonight.

2 MAYOR LAYTON: Is our next meeting
3 going to be within the 30-day period?

4 MR. STONER: It is. October 3 is our
5 next meeting.

6 MS. PORTER: Is that the first Monday?

7 MR. STONER: Yep.

8 MS. PORTER: Okay.

9 MR. MCFARLAND: If other members feel
10 differently, I certainly understand that.

11 MAYOR LAYTON: Is that a motion, Mike,
12 to table it until then?

13 MR. MCFARLAND: I would like -- that is
14 a motion to table these two items for Ms. Bailey so
15 that we might have some additional time to review
16 the request. However, understanding we do have to
17 make a decision on this within 30 days.

18 MR. MOSER: That's correct.

19 MAYOR LAYTON: I'll second.

20 MR. STONER: Seconded by Mr. Layton.
21 On both items correct?

22 MR. MCFARLAND: Please.

23 MAYOR LAYTON: This is on the art
24 studio.

25 MR. MCFARLAND: This is on the art

1 studio and the Airbnb.

2 MR. MOSER: Both.

3 MAYOR LAYTON: Okay.

4 MR. MOSER: You can do that.

5 MS. PORTER: So that requires a
6 separate motion -- so the same person can do that?

7 MR. MOSER: For purposes of his motion,
8 Annelle, I think he made it clear on the record.

9 MS. PORTER: So one motion is going to
10 fit both?

11 MR. MOSER: Yeah, I think that's fine
12 the way he phrased it.

13 MR. STONER: Is Jim seconding both
14 motions then?

15 MR. MOSER: It's just one motion for
16 both action items.

17 MR. STONER: Okay.

18 MR. MOSER: And correct, I think there
19 was a second.

20 MR. STONER: Yeah, Jim seconded. So we
21 are going to call roll to table the action item
22 until the next meeting.

23 MR. MOSER: Yes.

24 MR. STONER: So we're not voting on the
25 item. We're tabling it.

1 MR. MOSER: Yes.

2 MR. STONER: Okay. Roll call.

3 Ms. Porter?

4 MS. PORTER: Yes.

5 MR. STONER: Mr. McFarland?

6 MR. MCFARLAND: Yes.

7 MR. STONER: Mr. Jacobs?

8 MR. JACOBS: Yes.

9 MR. STONER: Mr. Layton?

10 MAYOR LAYTON: Yes.

11 MR. STONER: Mr. Stoner, yes.

12 (MOTION APPROVED.)

13 MAYOR LAYTON: What did Mr. Stoner
14 vote? I didn't hear.

15 MR. STONER: Yes. All right. Next
16 action item that was brought before us Glenn Henry
17 is wanting to construct a new home and is seeking
18 approval to build on a nonconforming lot located at
19 118 Fourth Street, Hebron, 43025.

20 Section 1117, nonconforming lots, uses
21 and structures, 1117.02 a principal and/or
22 accessory structure may be permitted on any
23 nonconforming lot of record not withstanding
24 limitations imposed by other requirements of that
25 zoning district. This provision shall apply even

1 though such lots fail to meet the requirements for
2 area and/or width for the zoning district in which
3 such lot is located. Such nonconforming lots must
4 be in separate ownership and not of continuous
5 frontage with other land in the same ownership.

6 MS. NICODEMUS: So Mr. Henry is here
7 today, and he would like to come forward.

8 MR. STONER: All right. Mr. Henry,
9 would you like to come forward? State your name
10 and address for the record, please.

11 MR. HENRY: My name is Glenn Henry.
12 Address is 5505 Forest Highland Court in
13 Westerville, Ohio. I'm here with my business
14 partner John Belles (phonetic). He's 115 East
15 Longview in Columbus, Ohio. All right.

16 MR. STONER: So my understanding is the
17 property is owned by Kevin Ours and you're
18 attempting to build a house on the property?

19 MR. HENRY: Yeah. To purchase the land
20 if things work.

21 MR. STONER: Okay. Is the -- I'm
22 probably stealing Annelle's thunder, but is the
23 house a spec house or is it --

24 MR. HENRY: Yes. It's a custom build
25 home.

1 MR. STONER: Custom build, okay.

2 Anyone else have questions?

3 MR. MCFARLAND: Is it going to be your
4 residence?

5 MR. HENRY: No, it is not.

6 MR. MCFARLAND: Okay. So you're
7 building it to sell it?

8 MR. HENRY: Yes. I am a real estate
9 agent.

10 MAYOR LAYTON: Linda, down North Street
11 we did conform side set backs, what was the numbers
12 on that?

13 MS. NICODEMUS: So the house on North
14 Street, the nonconforming lot, was only 5 foot side
15 setbacks on each side because it wasn't wide enough
16 to fit. The house met all of the other criteria.

17 The house that was approved on a
18 nonconforming lot for Fink, right by Hair Worx is a
19 nonconforming structure on a nonconforming lot.
20 They didn't have a rear setback. They didn't have
21 the front setback and they didn't have a two-car
22 attached garage. There is another one I can't
23 think of right now.

24 MAYOR LAYTON: That's one of the
25 issues --

1 MS. NICODEMUS: 602 West North Street
2 we approved because the lot was only 50 foot wide
3 and they wouldn't be able to meet the side
4 setbacks. But it's 165 foot long, so they meet the
5 front and the rear setbacks.

6 MR. MCFARLAND: May I ask Linda a
7 question, Mr. Chairman?

8 MR. STONER: (Nods head.)

9 MR. MCFARLAND: We didn't have a
10 hearing for this. Is a hearing required under
11 Hebron Zoning for approving or not approving a
12 nonconforming lot?

13 MS. NICODEMUS: No.

14 MR. MCFARLAND: On the one on North
15 Street, did you or anyone else solicit any
16 information from the neighbors as to any concerns?

17 MS. NICODEMUS: On the one on North
18 Street?

19 MR. MCFARLAND: Yeah.

20 MS. NICODEMUS: Jenny Coulter
21 (phonetic) state she was fine with it. She was
22 worried at first about if it would go to the front
23 like their houses. And I stated, no, but it was
24 also in the floodplain so their concerns were flood
25 related. And they had to build the house 2 feet

1 above base flood elevation and flood proof the
2 house and not allow any of their floodwaters onto
3 those properties. Most of the neighbors there,
4 their main concern was water and flooding.

5 MR. MCFARLAND: I was there today at
6 this lot. And well, most of us make it a practice
7 for anything that comes before the Board, we
8 physically go look at it. And this one appears to
9 be kind of on a hill. Actually, a little bit of a
10 slope to it and but I don't think flooding is any
11 problem there.

12 MS. NICODEMUS: No.

13 MR. MCFARLAND: Okay. And so there is
14 no need to ask neighbors for their input?

15 MS. NICODEMUS: It's not required in
16 nonconforming lots or structures as long as they
17 are doing what the zoning requires, which is what
18 they are doing here.

19 And it's been mine -- it may not be
20 later, but I always feel that these things must be
21 brought to Planning and Zoning Board. I don't feel
22 comfortable approving them on my own. I feel like
23 it needs to be in a public setting.

24 MR. MCFARLAND: Okay. I have nothing
25 further. Thank you.

1 MS. PORTER: I have a question. That
2 lot seems to have a depression in it, by that I
3 mean it's high at the road and then goes down. Is
4 that a natural geologic phenomenon or is it just
5 something was a hole at one time and they filled it
6 in with something and now it's sunk? What's caused
7 that. That's a peculiar look.

8 MR. HENRY: Well, if you follow it, the
9 grade of the street also flows down that way also.

10 MS. PORTER: Actually, it flows to the
11 south. The road is a north-south road, but the lot
12 and the --

13 MR. HENRY: Which street is it --

14 MS. NICODEMUS: Are you talking about
15 Fourth is north and south?

16 MS. PORTER: Yes.

17 MS. NICODEMUS: You're talking about
18 Mound. She's talking Fourth.

19 MR. HENRY: Okay. I was talking about
20 Mound. I apologize.

21 MS. PORTER: Nevertheless, the lot has
22 that problem.

23 MR. HENRY: And in talking with the
24 general contractor, we already talked about how --
25 what could be built out for the crawl space with

1 the excavation, that would level out anything
2 that's necessary for the house itself.

3 MS. PORTER: But we still don't know
4 what that means -- what caused that. Because it's
5 just a peculiar look. It comes down like this, the
6 profile, the silhouette would bring it -- here is
7 the Street and come down like this and then it goes
8 out. It's not a flat lot.

9 MR. HENRY: Really?

10 MS. PORTER: Yeah. Have you been
11 there?

12 MR. HENRY: Yes. Several times.

13 MS. PORTER: In the daylight?

14 MR. HENRY: Yes. Several times.

15 MS. PORTER: Good. I don't -- I'm not
16 sure what the slope that you are speaking of.

17 MAYOR LAYTON: Well, whatever, when
18 they go in and does the groundwork for the house,
19 they are going to have to make it work.

20 MS. PORTER: I understand that. I'm
21 just asking the question. I'm not looking for an
22 argument over it. I just don't know what it is.
23 And it just looks odd to me.

24 MS. NICODEMUS: We had talked, Annelle,
25 about the County auditor has addressed that

1 property as 211 Mound Street, which the lot is a
2 Fourth Street lot. So my assumption is maybe there
3 was a house on it years ago because they gave it an
4 address. So that divot could be a slope from a
5 house that was -- I haven't been here that long to
6 know there was a house on there.

7 MS. PORTER: It just looks like the
8 rest of the house was dumped in there.

9 MR. HENRY: In the hole, you're saying?

10 MS. PORTER: Yeah.

11 MR. HENRY: The cellar that may have
12 been there.

13 MS. PORTER: I might be doing you all a
14 favor by bringing that up, but nevertheless, it
15 looked odd and I don't know if there is some
16 implications with water there or not because of the
17 way that it lays.

18 MR. HENRY: And I'm no professional, so
19 that's why I would walk that lot with my general
20 contractor, who is the professional, to make sure
21 that if he sees a red flag then we would not do
22 anything on that lot.

23 But, as we see it and as I see it, and
24 that's why we have -- I'm waiting for this to see
25 if this is approved. I've walked it with the

1 general contractor. I know I didn't answer your
2 question.

3 MAYOR LAYTON: 23 feet in the front.
4 7 feet on one side and 3 feet on the other.

5 MR. HENRY: Uh-huh.

6 MAYOR LAYTON: And, of course, the 3
7 foot side is the Mound Street.

8 MR. HENRY: Correct.

9 MR. STONER: And we discussed this a
10 little bit prior because we had some questions for
11 Linda because the fact that the front of the house,
12 she confirmed that it is facing Fourth Street.

13 MR. HENRY: Yes.

14 MR. STONER: That helps smooth a lot of
15 our issues because the side setback is not as a big
16 concern because there is land between -- it's a
17 right-of-way but it's still land between that side
18 of that house that you're building and Mound
19 Street.

20 So if you were saying you wanted to
21 build within 3 feet of your neighbor, I would
22 probably have a lot more problem with it. But
23 because you don't have a neighbor, you have a road
24 and frontage -- or side-age, I guess, you should
25 say -- my personal opinion is I don't have an issue

1 with it. I can't speak for everyone else. Any
2 other questions?

3 MS. PORTER: The same is true with the
4 7 foot setback.

5 MR. STONER: Yeah. On the other side.

6 MAYOR LAYTON: That is going to be an
7 issue forever because of the 50 foot lots.

8 MR. STONER: We have that problem.
9 Anyone else have any questions for this gentleman
10 Mr. Henry?

11 MR. MCFARLAND: I do not. Thank you,
12 sir.

13 MR. STONER: Anyone in the audience
14 have any questions or comments they want to ask
15 about this particular item? Okay.

16 MR. HENRY: Thank you.

17 MR. STONER: Thank you, sir.

18 So do I have a motion to approve,
19 approve with conditions or deny constructing of the
20 new home on a nonconforming lot?

21 MR. MCFARLAND: Mr. Chairman, I would
22 make a motion to approve.

23 MR. JACOBS: I'll second.

24 MR. STONER: All right. I'll call the
25 roll.

1 Ms. Porter?

2 MS. PORTER: Yes.

3 MR. STONER: Mr. McFarland?

4 MR. MCFARLAND: Yes.

5 MR. STONER: Mr. Jacobs?

6 MR. JACOBS: Yes.

7 MR. STONER: Mr. Layton?

8 MAYOR LAYTON: Yes.

9 MR. STONER: Mr. Stoner is a yes.

10 (MOTION APPROVED.)

11 MR. STONER: Thank you, Mr. Henry, for
12 doing business in Hebron.

13 All right. Now, we get to the fun part
14 of the night, election of officers. Linda this is
15 the first time --

16 MS. NICODEMUS: So because Brandon was
17 our chair and resigned, and now we have a new
18 member, Mike, we need to do the process of electing
19 officers, chair, vice chair, secretary. The only
20 reason we put the other two things on there is
21 because Scott is the secretary and you are the
22 vice-chair. So only if you're chosen to -- say
23 someone nominated you to be chair, then your
24 position would be open. See what I'm saying? So
25 we put all three just in case.

1 MR. STONER: And remind me, Linda, is
2 this a yearly thing?

3 MS. NICODEMUS: It's a yearly thing
4 that we usually only do in February.

5 MR. STONER: And my second question is,
6 is Annelle able to be one of these members also?

7 MS. NICODEMUS: No, Mayor and Council
8 cannot.

9 MR. MOSER: Yeah, they actually can.
10 Any of your membership can be officers. It doesn't
11 specify in your vote.

12 MS. PORTER: Only if they accept.

13 MS. NICODEMUS: Only if they accept.

14 MR. STONER: I'm just asking the
15 question.

16 MS. NICODEMUS: They already have a lot
17 on their table.

18 MR. STONER: I know you have a lot on
19 your plate.

20 MAYOR LAYTON: I make a motion that we
21 elect Mr. Stoner as the chairman, Mr. McFarland the
22 vice-chairman, and Mr. Jacobs the secretary. Can I
23 do it all at once?

24 MR. MOSER: You can do it slate if you
25 would like to.

1 MAYOR LAYTON: No, we better do it --

2 MR. MOSER: But it's cleaner for our
3 record if you do it one position at a time.

4 MAYOR LAYTON: I motion Mr. Stoner be
5 the chairman.

6 MR. MCFARLAND: I second that.

7 MS. NICODEMUS: Motion to nominate Rick
8 Stoner.

9 MR. STONER: Any other motions for
10 chairperson -- sorry, nominations?

11 MS. NICODEMUS: Jim has moved to close
12 nominations.

13 MR. MCFARLAND: Second.

14 MS. NICODEMUS: And Mike seconded it.

15 MR. STONER: All right. I guess, we
16 have a motion to elect me the chairperson.

17 Ms. Porter?

18 MS. PORTER: Yes.

19 MR. STONER: Mr. McFarland?

20 MR. MCFARLAND: Yes.

21 MR. STONER: Mr. Jacobs?

22 MR. JACOBS: Yes.

23 MR. STONER: Mr. Layton?

24 MAYOR LAYTON: Yes.

25 MR. STONER: Mr. Stoner, abstains.

1 (MOTION APPROVED.)

2 MR. STONER: All right. Do we have a
3 motion to nominate a vice-chairperson?

4 MR. JACOBS: I nominate Mr. McFarland.

5 MAYOR LAYTON: I'll second. I move
6 that the nominations be closed.

7 MR. JACOBS: I'll second.

8 MR. STONER: All right. We have a
9 motion to nominate Mike McFarland as the
10 vice-chairperson. Roll call.

11 Ms. Porter?

12 MS. PORTER: Yes.

13 MR. STONER: Mr. McFarland?

14 MR. MCFARLAND: Yes.

15 MR. STONER: Mr. Jacobs?

16 MR. JACOBS: Yes.

17 MR. STONER: Mr. Layton?

18 MAYOR LAYTON: Yes.

19 MR. STONER: Mr. Stoner is a yes.

20 (MOTION APPROVED.)

21 MR. STONER: Do I have --

22 MS. NICODEMUS: You don't have to do
23 anything for secretary because Scott is the
24 secretary already.

25 MR. MOSER: Unless he is resigning from

1 the secretary job.

2 MR. MCFARLAND: I would like to go on
3 the record that I would have been happy to nominate
4 the gentleman to my right for vice-chairman, but he
5 indicated to me that he's quite happy where he is.
6 I think he would have done a great job though.

7 MR. STONER: All right. So we don't
8 have to do anything on the record for the
9 secretary.

10 MS. NICODEMUS: Nope.

11 MR. STONER: Okay. We are moving on to
12 the community development monthly report. This
13 will be Linda's last community development report
14 I'm sad to say. She has taken on a position
15 outside of the Village, and we're going to greatly
16 miss her. She's been a huge help to me since I
17 have been in this position and the position I was
18 in before this on the Board. I just want to say
19 thank you.

20 MS. NICODEMUS: You're welcome. I
21 appreciate that.

22 MR. MCFARLAND: May I also make a
23 comment, Mr. Chair?

24 MR. STONER: Sure.

25 MR. MCFARLAND: I want to wish Linda

1 the very best as she moves onward and upward. How
2 many years ago, Linda, when I was administrator
3 here, I ask you to come to be my administrative
4 assistant?

5 MS. NICODEMUS: I have been here 21-1/2
6 years.

7 MR. MCFARLAND: So it must have been 20
8 years ago. She was working -- she had just started
9 working for about a year in the water billing
10 department. And I felt that I saw something in
11 Linda that was pretty special and she had the
12 ability to listen, to use the resources around her
13 to get answers to questions.

14 She was comfortable with what I always
15 said was the one word that worked best for me in
16 management and that was, oops. She knew how to
17 take ownership of things and she was very well
18 equipped to make things happen. She's a very
19 thoughtful person and you would not find a more
20 caring person.

21 Licking County is indeed getting a star
22 and I cannot say anything more about how much I
23 think of Linda and how much she has contributed to
24 the Village of Hebron. And I can only wish you the
25 very best.

1 MS. NICODEMUS: Thank you very much.

2 MR. MCFARLAND: Thank you, Mr. Chair.

3 MR. STONER: You're welcome. All
4 right, Linda, last community development report. I
5 promise I won't ask you anything about flooding
6 tonight.

7 MS. NICODEMUS: Okay. I'll hold you to
8 that one. So as you can tell before Planning and
9 Zoning next Wednesday, they're having a public
10 hearing on your recommendation from our last
11 meeting to amend and actually zone the 72 acres on
12 the east side of town into the Village of Hebron as
13 manufacturing. So that will be my last Council
14 meeting to follow through with your recommendations
15 and to bring the new one there and then Bonnie will
16 follow through with that recommendation from
17 tonight.

18 MR. MCFARLAND: Linda, may I ask you a
19 question about that?

20 MS. NICODEMUS: Yes, sir.

21 MR. MCFARLAND: When the Council
22 addresses that, they are just going to set a public
23 hearing? Is that the one you are talking about?

24 MS. NICODEMUS: So we did a
25 recommendation at our last meeting -- the Board

1 did -- to amend the zoning to zone that property.
2 So they are holding a public hearing and then they
3 will have -- during their action items, they will
4 make a motion to accept the recommendation or deny
5 the recommendation. Either way, they have to have
6 legislation drafted to accept the --

7 MR. MCFARLAND: That's what I was going
8 to ask.

9 MAYOR LAYTON: Three readings then.

10 MR. MCFARLAND: Okay. So then it turns
11 into an ordinance, not a resolution but an
12 ordinance?

13 MR. MOSER: An ordinance.

14 MS. NICODEMUS: Because it's a zoning
15 amendment. This here --

16 MR. MCFARLAND: Thank you. I needed to
17 be refreshed. I won't go down that road again.

18 MS. NICODEMUS: The one that we just
19 did tonight is different because it's a replat --
20 or it's a major subdivision plat. So when I bring
21 that to them, then they have to set a public
22 hearing and it can just give us ten days and then
23 that's just a motion to accept the recommendation
24 because it's a plat. It's not the final hearing.
25 It's not anything that's needed an ordinance for.

1 MR. MCFARLAND: Thank you.

2 MS. NICODEMUS: So they did pass the
3 legislation for the 10 acre annexation of the
4 Nadolson property. That's now in. It's been
5 recorded and the lot split that you approved has
6 been recorded. The sale has been made. Lexington
7 LLC, now owns the 8 acres, which is -- so you will
8 be getting a site development for the outside
9 storage for US Lumber on that 8 acres. That has to
10 come back to you for you to see the site
11 development plan.

12 That's really the main things that I
13 have. Greenbriar did get approved for their
14 floodplain permit, finally, with Licking County.
15 So when they replace that lift station that's in
16 the floodplain, floodway area, it has to be
17 elevated 2 foot above base flood elevation and it
18 has to be watertight. The controls have to be
19 above the 2 foot also.

20 I already told you that 602 West North
21 Street had their comments come back from ODNR, and
22 I see them getting their floodplain permit and that
23 construction will start soon after. You already
24 approved the structure to be built on the
25 nonconforming lot. They were just waiting for the

1 floodplain permit.

2 I See Vance's Outdoor expansion is
3 beginning. I don't know if you have been over
4 there to see if you see any digging. I went by the
5 US Lumber building today. They're supposed to be
6 starting. They did their OUPS ticket. They are
7 going to do their sewer connection first.

8 MR. MCFARLAND: Linda, can you move up
9 to your microphone so everybody can hear?

10 MS. NICODEMUS: Can you hear me? Okay.
11 So CJ has finished the work on the drainage on
12 South Fifth Street, repairing all of the drains
13 there. They are working now on Warden Street and
14 Hamilton Avenue. We had to walk the site because
15 from Mike's driveway, back toward Warden, the water
16 wasn't flowing right. It wasn't flowing toward
17 Pence and the ditch. It was flowing back.

18 So we went and walked back into the
19 Ours property to see if we could find an out fall.
20 We didn't find one. So there is an old catch basin
21 at the end of Genther's old property by the
22 railway. We went back there and it's all silted in
23 with mud. You can't even see the cover and that's
24 actually in Union Township.

25 So CJ and I suggested to Steven with

1 V3, our Village engineer, that we possibly change
2 the direction of that pipe. What's probably
3 happened is, for one, roots have probably filled in
4 the drainpipe, take it on the north side of Warden
5 to the Erlandson property, which is the old Genther
6 property and run it up, which it would be up,
7 towards the ditch, along the property line. I
8 spoke to the Erlandsons and Mr. Cumbow who bought
9 the 4 acres that was split off and they are all in
10 agreement that they will allow that drainage
11 easement to repair that problem?

12 MR. STONER: So where will it go
13 exactly? When you say along the property line, on
14 the south side of the property line?

15 MS. NICODEMUS: So if you're on Warden
16 Street, the north side of Warden Street, it will go
17 in the right-of-way, all the way to the Erlandsons'
18 and then once it's on the Erlandson's property, it
19 will run along Banjoff in that area, going down to
20 the storm ditch.

21 MAYOR LAYTON: On the east side?

22 MS. NICODEMUS: Yes.

23 MAYOR LAYTON: So back towards the
24 woods.

25 MS. NICODEMUS: No, it's not going to

1 go towards the woods because we can't get
2 permission to go onto that property. Mr. Ours
3 lives in Arizona and it's in the Township.

4 So then we would be, again, putting
5 drainage issues somewhere we couldn't fix it.
6 Which that's the whole problem we want to fix it if
7 there is a problem.

8 MR. STONER: Where it runs across the
9 Erlandson's property.

10 MS. NICODEMUS: Correct. With an
11 easement so we can get in there and repair it and
12 make sure that it runs properly on a regular basis.
13 So although you didn't ask me about flooding
14 things, I talked about flooding things.

15 MR. STONER: You started it. I just
16 asked.

17 MS. NICODEMUS: Do you guys have any
18 questions for us on any of the rest of this
19 three-page document?

20 MAYOR LAYTON: I have one thing I need
21 to bring to the table. We're getting ready to redo
22 our comprehensive plan. I need somebody from this
23 Board to be a part of that. We have a
24 comprehensive plan. We're just going to update it.
25 Jim Leonard is going to work with us. I just need

1 one of you guys to say that you would be interested
2 in working with him. Mr. McFarland?

3 MR. MCFARLAND: I'm familiar with Jim.
4 I worked with him at Licking County when he was a
5 planner there. I also worked with him in my
6 previous assignments when he was a manager for
7 Johnstown. Jim is an outstanding guy, and is very
8 easy to work with. I would be happy to fill that
9 role if you would like.

10 MAYOR LAYTON: I'm going to pick a
11 Council member Wednesday night. The Village
12 Administrator, community development staff, which
13 will be whoever it is, Jim Leonard, is probably the
14 biggest part of that and then I need three
15 residents. So if you have anybody that might be
16 interested in doing it, let me know. We need to
17 come up with at least three residents.

18 MR. MCFARLAND: That would be to work
19 with Jim on the comprehensive plan.

20 MAYOR LAYTON: Yes. And, obviously,
21 we've got a comprehensive plan in place, but it's
22 an old one and with the Intel influx and things
23 that are going on and how much business we have
24 going on right now, we need to get it updated.

25 MR. MCFARLAND: Agreed.

1 MR. STONER: Linda, I do have a
2 question for you about 300 South High Street. I
3 see that the contractor has started the demolition
4 process finally.

5 MS. NICODEMUS: Correct. So he hired a
6 contractor within that three months you gave him
7 the extension on. And now he's in the other three
8 months to get it done. He has OUPS tickets out and
9 had been waiting on Columbia Gas to give him
10 permission and come in and they'll disconnect one
11 and connect the other house. So once that's done
12 then the contractor will be able to demo.

13 MR. STONER: And how long do they have
14 after the demolition starts for them to clean it
15 up?

16 MS. NICODEMUS: They should be cleaning
17 up as it goes because we don't allow but one
18 dumpster.

19 MR. MCFARLAND: Linda, I also have a
20 question -- if you're done, sir.

21 MR. STONER: Yes.

22 MR. MCFARLAND: Under the development,
23 125 Dennison Street, new home construction halted.
24 Can you give us any insight into that? What
25 happened there?

1 MS. NICODEMUS: That was the house that
2 was being constructed at the end of Dennison
3 Street.

4 MR. MCFARLAND: Okay.

5 MS. NICODEMUS: He had started. He had
6 built a pad and I believe he connected to water.
7 But he called in and said that his contractor
8 wouldn't start until spring, and I have asked and I
9 haven't gotten any response but his permit is --
10 will be expired, 18 months from that -- I think,
11 it's like February or something like that.

12 MR. MCFARLAND: Well, it's close to
13 expiration. The other one is 610 West North. It
14 says the remaining item is a sidewalk replacement.

15 MS. NICODEMUS: That one should have
16 been removed because it is done.

17 MR. MCFARLAND: That's done. Okay.
18 Thank you.

19 MS. NICODEMUS: Sorry about that.

20 MS. PORTER: On that same property, I
21 thought there was going to be an entrance on the
22 back of that property. I don't see that. It's
23 possible that I'm not looking in the right place,
24 but I thought there was going to be an entrance
25 from an alley.

1 MS. NICODEMUS: There is. Their garage
2 is on the alley.

3 MS. PORTER: But is that alley open?

4 MS. NICODEMUS: Yes. It's not a very
5 nice alley and it needs fixed, but it's an alley.
6 Everybody uses that alley, the trash trucks,
7 everybody. So that's Elm Street Alley and it is
8 not in good condition.

9 MS. PORTER: I'll have the check that
10 out a little further because it doesn't even look
11 like it's open.

12 MS. NICODEMUS: Exactly. It's in
13 really bad shape. It needs repaired, but that's
14 their access to their garage.

15 MS. PORTER: I'll have to check that
16 out.

17 MR. STONER: Different topic, and I
18 don't even know if it's on your list or not. The
19 homeowner that is still due to build a driveway on
20 the four houses that we had the sidewalk issue
21 with, have they been told or given a deadline of
22 how long they have to build the driveway?

23 MS. NICODEMUS: They were told that
24 they had to build the driveway. And that's what
25 started the variance process was that they had

1 expired their time in that they needed to do it.

2 MR. STONER: What street is that?

3 MS. NICODEMUS: East Cumberland Street
4 and that would be the Brown residence, so it would
5 be a follow up. We did not give them a year to
6 hard surface their driveway. We only gave them a
7 year to put the sidewalk in, correct?

8 MS. PORTER: I believe so. So at that
9 point, that person would need to have the hard
10 surface done.

11 MR. STONER: But you have communicated
12 since our last meeting with them that they needed
13 to build the driveway?

14 MS. NICODEMUS: Yes, like a month ago.

15 MR. STONER: Okay. And any indication
16 of planning from them?

17 MS. NICODEMUS: (Shakes head.)

18 MR. STONER: Okay. Any other questions
19 about the community development report? Thank you,
20 Bonnie, and thank you, Linda, for all of the time
21 you put in on this report every month. It's a lot
22 of hard work, I know.

23 MAYOR LAYTON: We got a lot of people
24 out there. Any other comments?

25 MR. STONER: About the report?

1 MAYOR LAYTON: About anything?

2 MR. STONER: I haven't got to
3 adjourning yet. Anyone else have any comments in
4 the audience about anything before we adjourn the
5 meeting? Anything at all?

6 Okay. Our next regularly scheduled
7 meeting is on October 3rd at 6:30. Do I have a
8 motion to adjourn?

9 MS. PORTER: Yes.

10 MR. STONER: And a second?

11 MR. JACOBS: I'll second.

12 MR. STONER: I'll call the roll.

13 Ms. Porter?

14 MS. PORTER: Yes.

15 MR. STONER: Mr. McFarland?

16 MR. MCFARLAND: Yes.

17 MR. STONER: Mr. Jacobs?

18 MR. JACOBS: Yes.

19 MR. STONER: Mr. Layton?

20 MAYOR LAYTON: Yes.

21 MR. STONER: Mr. Stoner is a yes.

22 (MOTION APPROVED.)

23 MR. STONER: Good night and thank you
24 all.

25 (Thereupon, the proceedings adjourned at 7:59 p.m.)

CERTIFICATE

- - -

I do hereby certify that the foregoing is a true and correct transcript of the proceedings taken by me in this matter on Tuesday, September 6, 2022, and carefully compared with my original stenographic notes.

Date this Transcript certified

Rebecca A. Gause,
Notary Public in and
for the State of Ohio.

My Commission expires May 21, 2024.

\$	6	administrative [1] 63/3 administrator [3] 16/11 63/2 70/12 advertise [1] 24/16 advertising [1] 19/14 advice [1] 27/17 afraid [1] 31/8 after [6] 11/19 12/9 23/7 33/19 66/23 71/14 afterwards [1] 28/9 again [8] 6/25 6/25 12/17 36/24 37/10 40/21 65/17 69/4 age [1] 56/24 agenda [4] 2/11 10/20 17/4 45/9 agent [1] 50/9 ago [5] 16/19 55/3 63/2 63/8 74/14 agree [3] 14/16 14/22 19/11 Agreed [1] 70/25 agreement [1] 68/10 Airbnb [19] 17/17 18/4 19/12 19/13 20/25 21/3 21/16 21/19 21/21 27/21 30/4 31/25 34/2 37/21 37/23 38/10 38/24 41/6 47/1 Airbnb's [1] 39/16 Airbnbs [2] 29/19 34/12 all [61] 2/22 3/13 5/12 5/14 6/11 6/17 7/13 8/17 10/9 10/11 10/17 11/9 11/17 12/12 12/25 13/6 14/16 15/3 15/4 16/7 16/17 19/12 21/6 22/9 23/7 23/12 23/14 26/13 27/3 29/19 32/23 37/11 38/8 39/12 39/13 41/10 41/17 42/3 42/23 43/15 48/15 49/8 49/15 50/16 55/13 57/24 58/13 58/25 59/23 60/15 61/2 61/8 62/7 64/3 67/12 67/22 68/9 68/17 74/20 75/5 75/24 ALLEGIANCE [1] 2/9 alleviate [1] 9/9 alley [7] 72/25 73/2 73/3 73/5 73/5 73/6 73/7 allow [11] 13/13 15/12 26/21 29/20 30/19 34/8 43/21 44/23 52/2 68/10 71/17 allowed [1] 5/18 Allowing [1] 34/13 along [5] 35/22 38/19 68/7 68/13 68/19 already [8] 7/8 14/6 24/23 53/24 59/16 61/24 66/20 66/23 also [15] 9/1 9/7 16/2 16/10 16/12 18/17 26/16 51/24 53/9 53/9 59/6 62/22 66/19 70/5 71/19 although [1] 69/13 always [2] 52/20 63/14 am [7] 8/13 16/12 23/8 29/25 32/25 41/5 50/8 amend [2] 64/11 65/1 amendment [3] 8/12 11/2 65/15 amount [1] 24/23 and/or [3] 5/2 48/21 49/2 Annelle [4] 1/15 47/8 54/24 59/6 Annelle's [1] 49/22 Annett [2] 32/17 33/11 annexation [1] 66/3 another [9] 7/3 22/7 22/11 23/3 33/19 35/24 36/22 38/3
\$100 [1] 28/2 \$150 [2] 27/23 28/2 \$200 [1] 27/24	602 [2] 51/1 66/20 610 [1] 72/13 611 [1] 29/14 6:30 [3] 1/6 2/5 75/7	
1	7	
1,000 feet [1] 38/16 1,200 [1] 18/3 1,200 square [1] 20/20 10 [5] 11/1 11/3 30/15 37/14 66/3 11 [2] 37/19 37/20 1113 [1] 27/5 1117 [1] 48/20 1117.02 [1] 48/21 115 [1] 49/14 1151 [1] 15/15 1151.02 [1] 15/16 1153.05 [2] 13/15 43/23 1161.03 [1] 26/24 1175 [2] 4/24 42/9 118 [2] 6/20 48/19 12 [1] 38/13 125 [1] 71/23 13 [1] 38/18 13.5 [1] 9/19 13.58 [2] 4/21 42/7 14 [1] 11/6 165 [1] 51/4 18 [1] 72/10 191 [2] 13/11 43/19 1920's [1] 33/7	7 feet [1] 56/4 700 [1] 18/5 703 [2] 32/18 33/14 705 [7] 15/10 16/5 26/19 33/3 34/17 38/24 44/20 72 acres [1] 64/11 740 [1] 1/24 7:21 [2] 43/12 43/13 7:59 [1] 75/25	
2	9	
2 feet [1] 51/25 20 [1] 63/7 200 feet [2] 11/1 39/4 2022 [3] 1/6 2/2 76/6 2024 [1] 76/14 21 [1] 76/14 21-1/2 [1] 63/5 211 [1] 55/1 23 [1] 56/3 250 [2] 13/13 43/21 28th [1] 11/8 29 [1] 38/23	9-1-1 [1] 36/16 934 [1] 1/8	
3	A	
3-1/2 [1] 7/19 30 [9] 11/3 16/9 16/12 33/21 45/6 45/7 45/17 45/20 46/17 30,000 [1] 8/1 30-day [2] 45/10 46/3 300 [1] 71/2 3471 [1] 5/9 35 [4] 4/4 33/5 45/5 45/12 36 [3] 13/20 14/17 43/24 3959 [1] 1/24 3:30 [1] 38/23 3rd [1] 75/7	ability [1] 63/12 able [3] 51/3 59/6 71/12 aboard [1] 2/14 about [49] 6/10 8/16 14/2 14/5 14/9 14/11 16/3 16/9 16/17 17/3 18/4 18/5 20/9 23/10 23/13 23/19 26/14 27/7 28/22 30/11 32/4 38/13 40/6 40/17 40/20 40/25 41/4 41/5 45/23 51/22 53/14 53/17 53/19 53/24 54/25 57/15 63/9 63/22 64/5 64/19 64/23 69/13 69/14 71/2 72/19 74/19 74/25 75/1 75/4 above [3] 52/1 66/17 66/19 absolutely [1] 31/11 Abstain [1] 3/18 abstains [1] 60/25 accept [5] 59/12 59/13 65/4 65/6 65/23 access [5] 5/3 5/17 8/25 23/11 73/14 accessory [1] 48/22 accordance [1] 27/5 according [1] 12/20 accurate [1] 38/1 acknowledges [1] 3/8 acre [4] 4/21 7/19 42/7 66/3 acreage [1] 9/21 acres [6] 9/19 9/21 64/11 66/7 66/9 68/9 across [3] 4/23 42/8 69/8 action [9] 10/20 42/4 42/5 43/16 44/18 47/16 47/21 48/16 65/3 activities [1] 36/1 activity [2] 35/24 36/23 actually [11] 2/6 6/13 7/3 9/9 21/3 21/3 52/9 53/10 59/9 64/11 67/24 add [1] 28/4 additional [2] 26/17 46/15 Additionally [1] 34/17 address [5] 5/7 29/12 49/10 49/12 55/4 addressed [2] 6/22 54/25 addresses [1] 64/22 adjourn [4] 41/11 41/13 75/4 75/8 adjourned [1] 75/25 adjourning [1] 75/3 adjustments [1] 23/16	
4		
4-year [1] 15/24 40 [1] 5/17 403-3959 [1] 1/24 43025 [7] 1/9 13/12 15/11 26/20 43/20 44/21 48/19		
5		
50 [3] 9/21 51/2 57/7 500 [1] 18/4 5505 [1] 49/12		

A	<p>area [7] 13/16 13/17 24/22 40/21 49/2 66/16 68/19 aren't [1] 37/1 argument [1] 54/22 Arizona [1] 69/3 around [4] 9/1 29/22 37/1 63/12 Arrowhead [2] 13/12 43/19 art [18] 15/13 16/20 16/24 17/10 18/9 20/11 20/13 24/5 24/5 24/17 24/18 34/2 35/6 40/18 40/19 44/23 46/23 46/25 Arthur [1] 33/6 article [2] 39/14 39/21 artist [3] 16/10 16/18 16/25 artists [1] 16/21 as [56] 6/24 7/6 7/6 8/8 8/9 8/13 9/15 10/6 10/19 11/2 11/2 12/25 12/25 14/15 16/15 16/24 17/23 18/16 18/16 24/21 24/22 27/11 28/5 30/4 30/4 30/24 31/7 33/24 34/3 34/4 34/18 34/22 34/24 35/10 35/15 38/7 38/23 39/15 39/24 41/1 41/5 41/5 45/22 51/16 52/16 52/16 55/1 55/23 55/23 56/15 59/21 61/9 63/1 64/8 64/12 71/17 ask [15] 5/17 10/5 13/24 17/7 26/3 26/11 30/6 51/6 52/14 57/14 63/3 64/5 64/18 65/8 69/13 asked [4] 35/22 39/6 69/16 72/8 asking [5] 7/17 12/4 14/21 54/21 59/14 assignments [1] 70/6 assistant [1] 63/4 associated [1] 45/24 assumption [1] 55/2 attached [2] 13/19 50/22 attempting [1] 49/18 attention [1] 37/15 audience [8] 2/17 14/9 14/23 15/5 29/10 40/5 57/13 75/4 auditor [1] 54/25 August [2] 3/10 38/23 August 1 [1] 3/10 August 29 [1] 38/23 available [4] 15/2 25/2 25/21 38/8 Avenue [1] 67/14 aware [3] 8/13 8/14 38/24 away [1] 30/16</p>	<p>basin [1] 67/20 basis [2] 19/24 69/12 bathroom [1] 23/1 be [123] beautiful [1] 24/19 because [45] 5/17 5/20 6/8 9/21 10/11 14/6 16/8 17/3 17/17 19/9 20/8 22/5 22/24 23/21 25/12 25/23 28/18 31/11 32/9 37/25 38/7 39/17 40/21 50/15 51/2 54/4 55/3 55/16 56/10 56/11 56/15 56/16 56/23 57/7 58/16 58/21 61/23 65/14 65/19 65/24 67/14 69/1 71/17 72/16 73/10 become [1] 33/13 bed [21] 17/16 21/20 26/21 26/23 26/25 27/3 27/11 30/4 30/7 31/22 33/2 34/14 35/6 35/9 35/14 35/20 37/1 37/4 39/11 40/17 41/5 bedrooms [1] 22/25 beds [2] 22/18 22/25 been [25] 10/12 16/10 20/9 27/7 33/5 36/2 36/14 37/16 45/14 52/19 54/10 55/5 55/12 62/3 62/16 62/17 63/5 63/7 66/4 66/6 66/6 67/3 71/9 72/16 73/21 before [13] 2/18 7/13 8/12 10/11 11/8 24/9 26/11 39/24 48/16 52/7 62/18 64/8 75/4 begin [1] 28/7 beginning [1] 67/3 behaving [1] 39/20 being [8] 7/10 16/24 16/25 36/16 38/14 38/24 40/17 72/2 believe [2] 72/6 74/8 Belles [1] 49/14 Berry [1] 33/6 best [7] 35/25 36/23 37/2 37/16 63/1 63/15 63/25 better [1] 60/1 between [5] 9/4 12/21 34/11 56/16 56/17 big [2] 20/11 56/15 bigger [1] 16/15 biggest [1] 70/14 billing [1] 63/9 binoculars [1] 14/18 birth [1] 38/1 bit [5] 23/17 27/18 30/9 52/9 56/10 blinking [1] 5/23 block [1] 25/14 BOARD [16] 1/2 1/12 2/18 3/8 12/2 14/15 15/5 15/21 39/2 39/3 45/22 52/7 52/21 62/18 64/25 69/23 boarders [2] 34/18 38/21 Bonnie [3] 11/6 64/15 74/20 book [1] 26/24 booklet [1] 37/20 both [11] 4/13 6/22 8/3 24/18 40/17 44/18 46/21 47/2 47/10 47/13 47/16 bothering [1] 32/8 bought [2] 33/6 68/8 Boulevard [2] 13/12 43/20 box [1] 18/11 brand [2] 21/3 21/16 Brandon [1] 58/16</p>
	<p>another... [1] 50/22 answer [2] 28/15 56/1 answers [1] 63/13 anticipate [4] 20/15 23/23 24/6 28/14 anticipating [1] 19/9 any [53] 4/5 7/13 7/15 9/13 10/1 12/12 13/25 14/10 14/16 14/23 14/24 15/2 15/4 16/1 16/3 17/1 19/13 22/6 23/4 23/16 24/7 27/1 28/11 28/21 29/6 29/11 30/16 30/18 34/4 36/11 39/14 41/6 42/10 44/24 48/22 51/15 51/16 52/2 52/10 57/1 57/9 57/14 59/10 60/9 67/4 69/17 69/18 71/24 72/9 74/15 74/18 74/24 75/3 anybody [3] 9/12 20/3 70/15 anymore [4] 26/11 29/21 32/15 40/4 anyone [16] 4/7 5/5 6/18 14/9 14/10 14/22 16/3 29/10 32/16 40/4 41/8 50/2 51/15 57/9 57/13 75/3 anything [20] 18/20 19/23 20/13 20/16 28/22 30/19 30/22 32/6 32/21 52/7 54/1 55/22 61/23 62/8 63/22 64/5 65/25 75/1 75/4 75/5 apologies [1] 43/14 apologize [2] 38/18 53/20 app [4] 21/4 21/8 21/17 21/19 appears [2] 21/21 52/8 appendix [1] 39/11 applicant [1] 15/25 application [4] 12/14 14/2 15/17 26/24 applications [1] 15/18 applied [8] 4/20 13/9 13/22 15/8 26/17 26/25 42/6 43/17 apply [2] 10/1 48/25 appointment [1] 20/6 appreciate [2] 32/22 62/21 approach [1] 28/24 appropriate [2] 14/15 14/21 approval [7] 5/15 6/23 10/15 11/25 15/20 27/11 48/18 approvals [2] 23/7 23/12 approve [13] 3/10 10/15 10/21 10/22 11/19 11/19 42/15 42/19 42/20 44/2 57/18 57/19 57/22 approved [17] 3/24 5/19 27/4 42/2 43/9 44/16 48/12 50/17 51/2 55/25 58/10 61/1 61/20 66/5 66/13 66/24 75/22 approving [4] 42/14 51/11 51/11 52/22 architecture [1] 23/10 are [61] 3/8 3/25 4/5 5/12 5/13 7/24 10/6 10/7 10/10 10/17 13/6 13/7 14/21 16/8 16/20 18/11 22/9 22/25 23/18 24/16 25/7 25/13 26/13 28/25 29/3 31/4 31/8 31/16 31/23 31/24 36/10 36/11 36/13 36/25 37/11 37/25 38/8 38/11 39/13 39/14 39/18 39/20 42/3 42/13 45/4 45/8 47/21 52/17 52/18 53/14 54/16 54/19 58/21 62/11 64/22 64/23 65/2 67/6 67/13 68/9 70/23</p>	<p>B back [21] 7/3 8/10 9/10 9/22 12/16 22/8 25/6 25/18 25/19 25/21 26/2 30/6 39/3 66/10 66/21 67/15 67/17 67/18 67/22 68/23 72/22 backdoor [1] 17/14 background [4] 37/22 37/24 38/6 38/11 backs [1] 50/11 backyard [1] 32/10 bad [2] 36/18 73/13 Bailey [10] 15/8 16/4 16/5 26/16 29/7 29/11 32/16 35/10 44/18 46/14 Bailey's [2] 35/20 38/19 Banjoff [1] 68/19 base [2] 52/1 66/17 based [1] 12/2</p>

B	<p>break [1] 17/24</p> <p>breakfast [25] 17/16 17/18 21/20 21/25 26/21 26/23 27/1 27/3 27/12 30/4 31/22 33/3 34/14 35/6 35/9 35/11 35/14 35/16 35/19 35/20 37/1 37/4 39/12 40/18 41/6</p> <p>breakfasts [1] 30/7</p> <p>Brenneman [1] 6/20</p> <p>brief [2] 36/9 37/12</p> <p>bring [4] 54/6 64/15 65/20 69/21</p> <p>bringing [2] 38/4 55/14</p> <p>brought [2] 48/16 52/21</p> <p>Brown [1] 74/4</p> <p>Buckeye [2] 17/22 27/20</p> <p>budget [1] 23/17</p> <p>build [11] 33/8 48/18 49/18 49/24 50/1 51/25 56/21 73/19 73/22 73/24 74/13</p> <p>building [9] 8/1 8/21 14/4 14/4 14/6 14/13 50/7 56/18 67/5</p> <p>buildings [2] 8/23 14/7</p> <p>built [3] 53/25 66/24 72/6</p> <p>Burger [1] 6/5</p> <p>business [8] 7/18 7/21 8/4 9/4 16/2 49/13 58/12 70/23</p> <p>businesses [2] 8/18 8/22</p>	<p>CERTIFICATE [1] 76/1</p> <p>certified [2] 39/2 76/11</p> <p>certify [1] 76/3</p> <p>chair [7] 58/17 58/19 58/19 58/22 58/23 62/23 64/2</p> <p>chairman [8] 1/13 1/14 51/7 57/21 59/21 59/22 60/5 62/4</p> <p>chairperson [4] 60/10 60/16 61/3 61/10</p> <p>change [3] 2/10 45/13 68/1</p> <p>changes [2] 16/1 28/9</p> <p>chapter [2] 26/25 27/5</p> <p>chart [2] 36/3 36/23</p> <p>check [3] 39/20 73/9 73/15</p> <p>checking [1] 39/19</p> <p>checks [4] 37/22 37/25 38/7 38/11</p> <p>children [1] 36/16</p> <p>chosen [1] 58/22</p> <p>Chris [1] 13/21</p> <p>Christina [1] 33/11</p> <p>civil [1] 36/6</p> <p>CJ [2] 67/11 67/25</p> <p>classes [3] 24/6 24/7 24/9</p> <p>Clay's [1] 18/22</p> <p>clean [2] 7/11 71/14</p> <p>cleaned [1] 7/7</p> <p>cleaner [1] 60/2</p> <p>cleaning [5] 27/25 28/2 31/16 31/16 71/16</p> <p>clear [4] 7/1 20/24 32/4 47/8</p> <p>clearly [1] 21/22</p> <p>close [3] 39/23 60/11 72/12</p> <p>closed [1] 61/6</p> <p>closest [1] 7/20</p> <p>code [4] 13/15 35/14 39/12 43/23</p> <p>codified [1] 35/8</p> <p>coffee [1] 18/25</p> <p>coincide [1] 17/5</p> <p>Columbia [1] 71/9</p> <p>Columbus [1] 49/15</p> <p>come [19] 8/11 9/1 12/16 19/21 20/3 23/6 25/8 29/13 30/6 30/13 39/16 49/7 49/9 54/7 63/3 66/10 66/21 70/17 71/10</p> <p>comes [2] 52/7 54/5</p> <p>comfortable [5] 30/24 32/20 45/25 52/22 63/14</p> <p>coming [9] 17/22 17/23 24/5 30/3 30/12 36/25 37/3 40/9 40/22</p> <p>comment [4] 14/13 14/24 40/16 62/23</p> <p>comments [6] 40/5 42/10 57/14 66/21 74/24 75/3</p> <p>commercial [3] 7/16 9/20 12/21</p> <p>commission [2] 23/9 76/14</p> <p>communicated [1] 74/11</p> <p>community [15] 1/17 8/4 10/8 15/19 15/23 20/8 34/25 35/2 39/18 40/2 62/12 62/13 64/4 70/12 74/19</p> <p>company [1] 13/22</p> <p>compared [1] 76/6</p> <p>compensation [1] 35/17</p> <p>competition [1] 27/19</p> <p>completely [1] 38/21</p> <p>Complex [1] 1/7</p> <p>compliance [7] 4/23 13/10 15/9 26/18 42/9 43/17 44/19</p> <p>comprehensive [4] 69/22 69/24 70/19 70/21</p>	<p>computer [1] 21/22</p> <p>conceptual [1] 9/8</p> <p>concern [6] 14/16 25/22 29/15 31/12 52/4 56/16</p> <p>concerned [2] 14/2 41/5</p> <p>concerning [2] 34/19 36/19</p> <p>concerns [5] 30/11 40/22 45/23 51/16 51/24</p> <p>condition [1] 73/8</p> <p>conditional [9] 15/8 15/11 26/17 26/20 27/4 27/5 33/2 44/19 44/22</p> <p>conditions [2] 10/22 57/19</p> <p>confirmed [1] 56/12</p> <p>conform [1] 50/11</p> <p>connect [2] 9/1 71/11</p> <p>connected [2] 22/9 72/6</p> <p>connection [1] 67/7</p> <p>consider [1] 45/10</p> <p>consideration [2] 34/24 40/1</p> <p>construct [1] 48/17</p> <p>constructed [1] 72/2</p> <p>constructing [1] 57/19</p> <p>construction [2] 66/23 71/23</p> <p>contact [1] 38/22</p> <p>contiguous [1] 10/25</p> <p>contiguously [1] 27/2</p> <p>continue [1] 35/1</p> <p>continuous [1] 49/4</p> <p>contractor [7] 53/24 55/20 56/1 71/3 71/6 71/12 72/7</p> <p>contractors [2] 17/25 22/1</p> <p>contractual [1] 19/24</p> <p>contributed [1] 63/23</p> <p>controls [1] 66/18</p> <p>conversation [1] 44/24</p> <p>cooking [2] 18/13 19/6</p> <p>coordinator [3] 1/17 10/9 15/19</p> <p>correct [14] 10/3 10/13 11/20 12/10 18/19 26/9 46/18 46/21 47/18 56/8 69/10 71/5 74/7 76/4</p> <p>correctly [2] 19/19 23/23</p> <p>could [11] 12/19 21/18 27/11 30/17 32/23 32/24 37/4 38/3 53/25 55/4 67/19</p> <p>couldn't [3] 25/6 26/1 69/5</p> <p>Coulter [1] 51/20</p> <p>Council [16] 1/15 2/13 6/25 10/18 10/24 10/24 11/8 11/24 32/25 42/10 42/17 42/21 59/7 64/13 64/21 70/11</p> <p>count [1] 33/22</p> <p>county [5] 17/24 54/25 63/21 66/14 70/4</p> <p>couple [6] 5/10 9/14 25/2 32/19 36/6 36/13</p> <p>course [3] 6/23 39/11 56/6</p> <p>COURT [3] 1/23 6/21 49/12</p> <p>cover [2] 4/18 67/23</p> <p>crawl [1] 53/25</p> <p>crazy [3] 40/20 40/25 41/4</p> <p>creation [2] 4/25 5/2</p> <p>creativity [1] 19/10</p> <p>crime [2] 34/13 39/16</p> <p>crimes [1] 36/4</p> <p>criminal [1] 37/8</p> <p>criminals [1] 34/20</p> <p>criteria [2] 13/1 50/16</p> <p>cross [1] 18/12</p> <p>crossed [1] 30/14</p> <p>Cumberland [1] 74/3</p>
C	<p>Cafe [1] 18/23</p> <p>Calewarts [1] 5/9</p> <p>call [18] 2/4 2/6 2/23 3/14 30/5 30/17 30/18 34/25 36/17 37/11 41/17 42/24 44/6 47/21 48/2 57/24 61/10 75/12</p> <p>called [4] 36/2 37/13 37/16 72/7</p> <p>calls [1] 36/6</p> <p>can [33] 6/6 8/22 11/4 11/7 11/10 11/12 12/16 13/25 19/21 20/12 28/9 30/6 31/7 33/17 33/22 35/2 36/22 45/2 45/11 47/4 47/6 59/9 59/10 59/22 59/24 63/24 64/8 65/22 67/8 67/9 67/10 69/11 71/24</p> <p>can't [10] 6/8 19/7 22/6 32/21 38/2 40/11 50/22 57/1 67/23 69/1</p> <p>cannot [3] 38/15 59/8 63/22</p> <p>Capital [1] 9/22</p> <p>car [3] 25/5 25/18 50/21</p> <p>care [5] 6/15 7/5 16/9 29/16 33/19</p> <p>cared [1] 33/24</p> <p>carefully [1] 76/6</p> <p>caring [1] 63/20</p> <p>Carole [2] 5/9 6/21</p> <p>Carole's [1] 9/9</p> <p>carry [1] 33/14</p> <p>cars [2] 40/9 40/10</p> <p>case [3] 31/19 31/20 58/25</p> <p>catch [2] 43/15 67/20</p> <p>cause [1] 37/4</p> <p>caused [2] 53/6 54/4</p> <p>caution [2] 5/22 5/25</p> <p>cellar [1] 55/11</p> <p>cemetery [1] 7/20</p> <p>center [2] 8/21 37/21</p> <p>certainly [1] 46/10</p>	<p>certified [1] 76/1</p> <p>certified [2] 39/2 76/11</p> <p>certify [1] 76/3</p> <p>chair [7] 58/17 58/19 58/19 58/22 58/23 62/23 64/2</p> <p>chairman [8] 1/13 1/14 51/7 57/21 59/21 59/22 60/5 62/4</p> <p>chairperson [4] 60/10 60/16 61/3 61/10</p> <p>change [3] 2/10 45/13 68/1</p> <p>changes [2] 16/1 28/9</p> <p>chapter [2] 26/25 27/5</p> <p>chart [2] 36/3 36/23</p> <p>check [3] 39/20 73/9 73/15</p> <p>checking [1] 39/19</p> <p>checks [4] 37/22 37/25 38/7 38/11</p> <p>children [1] 36/16</p> <p>chosen [1] 58/22</p> <p>Chris [1] 13/21</p> <p>Christina [1] 33/11</p> <p>civil [1] 36/6</p> <p>CJ [2] 67/11 67/25</p> <p>classes [3] 24/6 24/7 24/9</p> <p>Clay's [1] 18/22</p> <p>clean [2] 7/11 71/14</p> <p>cleaned [1] 7/7</p> <p>cleaner [1] 60/2</p> <p>cleaning [5] 27/25 28/2 31/16 31/16 71/16</p> <p>clear [4] 7/1 20/24 32/4 47/8</p> <p>clearly [1] 21/22</p> <p>close [3] 39/23 60/11 72/12</p> <p>closed [1] 61/6</p> <p>closest [1] 7/20</p> <p>code [4] 13/15 35/14 39/12 43/23</p> <p>codified [1] 35/8</p> <p>coffee [1] 18/25</p> <p>coincide [1] 17/5</p> <p>Columbia [1] 71/9</p> <p>Columbus [1] 49/15</p> <p>come [19] 8/11 9/1 12/16 19/21 20/3 23/6 25/8 29/13 30/6 30/13 39/16 49/7 49/9 54/7 63/3 66/10 66/21 70/17 71/10</p> <p>comes [2] 52/7 54/5</p> <p>comfortable [5] 30/24 32/20 45/25 52/22 63/14</p> <p>coming [9] 17/22 17/23 24/5 30/3 30/12 36/25 37/3 40/9 40/22</p> <p>comment [4] 14/13 14/24 40/16 62/23</p> <p>comments [6] 40/5 42/10 57/14 66/21 74/24 75/3</p> <p>commercial [3] 7/16 9/20 12/21</p> <p>commission [2] 23/9 76/14</p> <p>communicated [1] 74/11</p> <p>community [15] 1/17 8/4 10/8 15/19 15/23 20/8 34/25 35/2 39/18 40/2 62/12 62/13 64/4 70/12 74/19</p> <p>company [1] 13/22</p> <p>compared [1] 76/6</p> <p>compensation [1] 35/17</p> <p>competition [1] 27/19</p> <p>completely [1] 38/21</p> <p>Complex [1] 1/7</p> <p>compliance [7] 4/23 13/10 15/9 26/18 42/9 43/17 44/19</p> <p>comprehensive [4] 69/22 69/24 70/19 70/21</p>	<p>computer [1] 21/22</p> <p>conceptual [1] 9/8</p> <p>concern [6] 14/16 25/22 29/15 31/12 52/4 56/16</p> <p>concerned [2] 14/2 41/5</p> <p>concerning [2] 34/19 36/19</p> <p>concerns [5] 30/11 40/22 45/23 51/16 51/24</p> <p>condition [1] 73/8</p> <p>conditional [9] 15/8 15/11 26/17 26/20 27/4 27/5 33/2 44/19 44/22</p> <p>conditions [2] 10/22 57/19</p> <p>confirmed [1] 56/12</p> <p>conform [1] 50/11</p> <p>connect [2] 9/1 71/11</p> <p>connected [2] 22/9 72/6</p> <p>connection [1] 67/7</p> <p>consider [1] 45/10</p> <p>consideration [2] 34/24 40/1</p> <p>construct [1] 48/17</p> <p>constructed [1] 72/2</p> <p>constructing [1] 57/19</p> <p>construction [2] 66/23 71/23</p> <p>contact [1] 38/22</p> <p>contiguous [1] 10/25</p> <p>contiguously [1] 27/2</p> <p>continue [1] 35/1</p> <p>continuous [1] 49/4</p> <p>contractor [7] 53/24 55/20 56/1 71/3 71/6 71/12 72/7</p> <p>contractors [2] 17/25 22/1</p> <p>contractual [1] 19/24</p> <p>contributed [1] 63/23</p> <p>controls [1] 66/18</p> <p>conversation [1] 44/24</p> <p>cooking [2] 18/13 19/6</p> <p>coordinator [3] 1/17 10/9 15/19</p> <p>correct [14] 10/3 10/13 11/20 12/10 18/19 26/9 46/18 46/21 47/18 56/8 69/10 71/5 74/7 76/4</p> <p>correctly [2] 19/19 23/23</p> <p>could [11] 12/19 21/18 27/11 30/17 32/23 32/24 37/4 38/3 53/25 55/4 67/19</p> <p>couldn't [3] 25/6 26/1 69/5</p> <p>Coulter [1] 51/20</p> <p>Council [16] 1/15 2/13 6/25 10/18 10/24 10/24 11/8 11/24 32/25 42/10 42/17 42/21 59/7 64/13 64/21 70/11</p> <p>count [1] 33/22</p> <p>county [5] 17/24 54/25 63/21 66/14 70/4</p> <p>couple [6] 5/10 9/14 25/2 32/19 36/6 36/13</p> <p>course [3] 6/23 39/11 56/6</p> <p>COURT [3] 1/23 6/21 49/12</p> <p>cover [2] 4/18 67/23</p> <p>crawl [1] 53/25</p> <p>crazy [3] 40/20 40/25 41/4</p> <p>creation [2] 4/25 5/2</p> <p>creativity [1] 19/10</p> <p>crime [2] 34/13 39/16</p> <p>crimes [1] 36/4</p> <p>criminal [1] 37/8</p> <p>criminals [1] 34/20</p> <p>criteria [2] 13/1 50/16</p> <p>cross [1] 18/12</p> <p>crossed [1] 30/14</p> <p>Cumberland [1] 74/3</p>

C	do [74] 2/5 2/6 2/12 3/9 4/9 4/12 5/13 5/13 7/11 7/15 9/25 10/18 10/19 11/5 12/7 14/24 19/23 22/1 22/2 22/15 23/17 23/18 24/6 24/10 24/13 25/1 25/7 25/8 25/18 27/24 27/25 28/1 28/14 29/6 31/9 32/21 32/22 35/10 36/9 38/17 38/18 39/10 39/14 40/18 41/12 42/11 42/16 43/24 44/24 45/5 45/9 46/16 47/4 47/6 55/21 57/11 57/18 58/18 59/4 59/23 59/24 60/1 60/3 61/2 61/21 61/22 62/8 67/7 69/17 71/1 71/13 74/1 75/7 76/3 document [1] 69/19 does [9] 16/3 30/10 35/19 37/23 38/6 38/13 39/11 39/15 54/18 doesn't [4] 23/20 28/1 59/10 73/10 doing [11] 21/13 21/13 24/7 24/17 25/13 31/1 52/17 52/18 55/13 58/12 70/16 domestic [1] 37/7 Don [1] 29/14 don't [36] 2/17 4/16 10/1 14/8 14/16 15/4 18/12 19/1 20/15 25/15 27/24 29/16 29/19 29/21 30/3 30/8 30/22 32/1 37/18 37/24 38/2 41/6 52/10 52/21 54/3 54/15 54/22 55/15 56/23 56/25 61/22 62/7 67/3 71/17 72/22 73/18 done [11] 10/12 24/8 24/9 26/15 62/6 71/8 71/11 71/20 72/16 72/17 74/10 door [6] 17/15 17/19 18/12 25/11 28/17 34/15 doors [2] 17/15 29/15 doubles [1] 22/18 down [21] 5/11 11/21 18/2 25/24 29/15 30/18 33/9 33/12 35/24 36/7 36/22 36/24 39/6 43/11 50/10 53/3 53/9 54/5 54/7 65/17 68/19 downstairs [6] 18/4 18/7 18/10 23/19 23/21 31/6 drafted [1] 65/6 drainage [3] 67/11 68/10 69/5 drainpipe [1] 68/4 drains [1] 67/12 draw [1] 37/14 drawing [1] 9/8 drive [3] 9/22 25/25 40/12 driveway [13] 6/9 25/4 25/14 25/17 25/24 26/1 40/8 67/15 73/19 73/22 73/24 74/6 74/13 driving [2] 24/23 45/14 drove [2] 14/13 25/2 drug [1] 37/8 drugs [1] 37/8 due [1] 73/19 dumped [1] 55/8 dumpster [2] 7/8 71/18 during [6] 4/3 4/6 4/8 12/10 13/1 65/3 duty [1] 34/1	69/11 east [6] 4/22 42/8 49/14 64/12 68/21 74/3 easy [1] 70/8 eat [1] 18/21 Education [2] 39/2 39/4 educator [1] 34/19 eggs [1] 19/5 eight [1] 22/19 either [6] 4/3 10/21 40/5 40/13 41/9 65/5 elect [2] 59/21 60/16 electing [1] 58/18 election [1] 58/14 elementary [5] 34/18 36/12 36/13 36/14 38/15 Elementary's [1] 38/21 elevated [1] 66/17 elevation [2] 52/1 66/17 Elm [1] 73/7 else [9] 6/18 18/24 32/16 41/8 50/2 51/15 57/1 57/9 75/3 end [7] 4/9 11/18 19/10 39/10 39/21 67/21 72/2 enforced [1] 32/5 engineer [2] 10/9 68/1 enough [2] 24/17 50/15 entered [1] 41/10 entrance [2] 72/21 72/24 entrances [1] 17/14 environment [1] 17/19 envision [1] 22/1 equipped [1] 63/18 Erlandson [1] 68/5 Erlandson's [2] 68/18 69/9 Erlandsons [1] 68/8 Erlandsons' [1] 68/17 especially [1] 25/17 Esq [1] 1/18 established [1] 19/20 estate [1] 50/8 Evan [1] 6/21 even [8] 2/18 11/19 23/18 34/20 48/25 67/23 73/10 73/18 Evening [2] 1/5 2/1 ever [1] 30/23 evergreens [1] 12/24 every [6] 7/10 8/14 16/1 30/20 35/2 74/21 everybody [3] 67/9 73/6 73/7 everyone [5] 10/25 33/21 35/7 39/4 57/1 everything [6] 6/25 7/11 9/24 11/19 16/19 31/6 exactly [5] 18/15 19/22 24/1 68/13 73/12 excavation [1] 54/1 exceed [1] 13/17 except [2] 25/24 26/3 excuse [1] 24/20 exited [1] 43/13 expansion [1] 67/2 expiration [1] 72/13 expired [2] 72/10 74/1 expires [1] 76/14 express [1] 32/25 extending [1] 9/10 extension [2] 5/3 71/7 exterior [2] 13/14 43/22 extra [1] 28/5
D	damaging [1] 37/9 date [3] 4/4 38/1 76/10 daughter [2] 33/9 33/11 David [2] 1/18 45/2 day [3] 28/8 45/10 46/3 daylight [1] 54/13 days [14] 4/4 11/1 11/3 11/3 27/15 30/13 45/5 45/6 45/7 45/12 45/17 45/20 46/17 65/22 Deacon [18] 15/10 15/13 16/6 26/19 29/14 32/18 33/4 33/7 33/15 33/16 33/20 34/3 34/18 35/24 36/5 38/24 44/21 44/23 deadline [1] 73/21 deal [1] 32/14 Dear [1] 32/25 decide [3] 10/19 10/20 22/12 decision [5] 4/1 11/13 45/5 46/1 46/17 define [1] 24/4 defined [1] 35/15 definition [2] 26/23 35/10 degree [1] 23/10 demo [1] 71/12 demolition [2] 71/3 71/14 denial [1] 11/25 Denison [1] 17/23 Dennison [2] 71/23 72/2 deny [3] 10/22 57/19 65/4 department [1] 63/10 depression [1] 53/2 describes [1] 36/23 description [2] 36/10 37/12 desire [1] 18/21 desiring [1] 20/4 developed [1] 6/13 development [13] 1/17 10/9 13/1 15/19 15/23 62/12 62/13 64/4 66/8 66/11 70/12 71/22 74/19 did [18] 6/22 19/18 20/2 23/12 28/13 28/17 35/8 38/22 48/13 50/11 51/15 64/24 65/1 65/19 66/2 66/13 67/6 74/5 didn't [9] 32/9 48/14 50/20 50/20 50/21 51/9 56/1 67/20 69/13 difference [2] 30/9 30/10 different [10] 4/18 10/2 17/4 17/14 36/4 37/13 37/15 41/2 65/19 73/17 differently [1] 46/10 digging [1] 67/4 direction [1] 68/2 director [1] 15/24 disconnect [1] 71/10 discussed [1] 56/9 dispatched [1] 36/5 display [1] 24/18 disputes [1] 37/7 district [3] 27/1 48/25 49/2 ditch [3] 67/17 68/7 68/20 divot [1] 55/4	document [1] 69/19 does [9] 16/3 30/10 35/19 37/23 38/6 38/13 39/11 39/15 54/18 doesn't [4] 23/20 28/1 59/10 73/10 doing [11] 21/13 21/13 24/7 24/17 25/13 31/1 52/17 52/18 55/13 58/12 70/16 domestic [1] 37/7 Don [1] 29/14 don't [36] 2/17 4/16 10/1 14/8 14/16 15/4 18/12 19/1 20/15 25/15 27/24 29/16 29/19 29/21 30/3 30/8 30/22 32/1 37/18 37/24 38/2 41/6 52/10 52/21 54/3 54/15 54/22 55/15 56/23 56/25 61/22 62/7 67/3 71/17 72/22 73/18 done [11] 10/12 24/8 24/9 26/15 62/6 71/8 71/11 71/20 72/16 72/17 74/10 door [6] 17/15 17/19 18/12 25/11 28/17 34/15 doors [2] 17/15 29/15 doubles [1] 22/18 down [21] 5/11 11/21 18/2 25/24 29/15 30/18 33/9 33/12 35/24 36/7 36/22 36/24 39/6 43/11 50/10 53/3 53/9 54/5 54/7 65/17 68/19 downstairs [6] 18/4 18/7 18/10 23/19 23/21 31/6 drafted [1] 65/6 drainage [3] 67/11 68/10 69/5 drainpipe [1] 68/4 drains [1] 67/12 draw [1] 37/14 drawing [1] 9/8 drive [3] 9/22 25/25 40/12 driveway [13] 6/9 25/4 25/14 25/17 25/24 26/1 40/8 67/15 73/19 73/22 73/24 74/6 74/13 driving [2] 24/23 45/14 drove [2] 14/13 25/2 drug [1] 37/8 drugs [1] 37/8 due [1] 73/19 dumped [1] 55/8 dumpster [2] 7/8 71/18 during [6] 4/3 4/6 4/8 12/10 13/1 65/3 duty [1] 34/1
E	each [3] 9/1 33/22 50/15 early [1] 33/7 easement [4] 5/3 7/4 68/11	each [3] 9/1 33/22 50/15 early [1] 33/7 easement [4] 5/3 7/4 68/11
F	facility [1] 25/8	facility [1] 25/8

F		
facing [3] 13/14 43/22 56/12	food [3] 18/14 31/24 31/25	38/8 38/17 40/10 40/13 41/9
fact [2] 21/20 56/11	foot [13] 8/1 13/13 13/18	41/9 42/23 44/5 45/15 46/3
fail [1] 49/1	13/18 43/22 50/14 51/2 51/4	47/9 47/21 50/3 54/19 57/6
fair [1] 26/5	56/7 57/4 57/7 66/17 66/19	62/15 64/22 65/7 67/7 68/19
fall [1] 67/19	forefront [1] 24/11	68/25 69/24 69/25 70/10 70/23
familiar [2] 23/8 70/3	foregoing [1] 76/3	70/24 72/21 72/24
families [2] 17/21 17/22	Forest [1] 49/12	good [8] 8/4 9/12 10/4 24/20
family [4] 22/11 33/8 33/13	forever [1] 57/7	38/5 54/15 73/8 75/23
35/17	forgot [1] 43/10	got [16] 6/17 6/23 7/13 12/15
family's [1] 33/14	forward [4] 5/6 14/10 49/7	16/19 23/17 26/1 29/15 29/18
far [3] 7/6 18/16 30/4	49/9	37/6 39/2 40/12 43/12 70/21
farmland [1] 6/12	found [1] 14/3	74/23 75/2
fast [3] 36/21 37/18 38/17	four [7] 4/17 17/14 25/18 36/3	gotten [2] 27/17 72/9
favor [3] 34/1 40/17 55/14	40/10 40/12 73/20	grade [1] 53/9
February [2] 59/4 72/11	four-car [1] 25/18	graded [1] 25/25
fee [3] 27/25 27/25 28/2	four-wheel [1] 40/12	grading [1] 25/16
feedback [2] 28/11 32/11	fourth [6] 33/13 48/19 53/15	grandchildren [5] 16/8 16/16
feel [11] 19/9 26/12 33/18	53/18 55/2 56/12	24/16 25/12 30/12
33/25 37/3 37/24 45/25 46/9	frolicking [1] 34/21	grandfather [1] 33/6
52/20 52/21 52/22	front [13] 6/24 9/19 16/23	grandkids [4] 22/20 29/18
feeling [1] 39/18	17/14 17/19 18/4 18/10 22/8	29/25 29/25
feet [15] 11/1 13/20 14/17	50/21 51/5 51/22 56/3 56/11	grandmother [1] 33/9
18/3 18/5 18/6 20/20 38/16	frontage [2] 49/5 56/24	grandparents [1] 22/19
39/4 43/24 51/25 56/3 56/4	fun [1] 58/13	granted [1] 15/22
56/4 56/21	further [4] 14/25 15/4 52/25	Granville [2] 23/9 27/20
fellow [1] 34/4	73/10	gravel [1] 25/3
felt [1] 63/10	G	great [5] 4/14 33/6 34/23 40/1
fence [4] 12/19 12/23 28/18	gain [1] 45/20	62/6
28/20	garage [4] 25/18 50/22 73/1	greatly [2] 34/4 62/15
few [6] 2/20 27/8 35/4 36/12	73/14	green [1] 12/25
36/15 37/9	Gas [1] 71/9	Greenbriar [1] 66/13
Fifth [1] 67/12	GAUSE [2] 1/23 76/10	ground [1] 17/24
figured [2] 24/22 26/2	gave [3] 55/3 71/6 74/6	groundwork [1] 54/18
fill [1] 70/8	general [6] 9/20 10/5 12/21	group [2] 9/25 22/12
filled [2] 53/5 68/3	53/24 55/19 56/1	guess [6] 7/10 14/14 16/12
final [1] 65/24	generation [1] 33/14	24/14 56/24 60/15
finally [2] 66/14 71/4	Genther [1] 68/5	guest [2] 18/17 38/3
find [5] 12/2 21/19 63/19	Genther's [1] 67/21	guests [3] 19/10 20/19 31/23
67/19 67/20	gentleman [3] 4/16 57/9 62/4	guy [1] 70/7
fine [6] 17/6 18/6 23/15 29/8	gentlemen [1] 14/24	guys [4] 29/6 32/19 69/17 70/1
47/11 51/21	geologic [1] 53/4	H
finished [1] 67/11	get [23] 6/9 8/7 19/8 20/23	had [17] 2/20 5/16 28/15 40/16
Fink [1] 50/18	22/6 23/7 24/20 25/11 26/1	51/25 54/24 56/10 63/8 63/11
fire [2] 23/4 23/11	27/11 29/17 30/23 40/9 40/11	66/21 67/14 71/9 72/5 72/5
first [14] 2/7 4/19 5/11 14/1	40/13 41/3 58/13 63/13 66/13	73/20 73/24 73/25
16/23 17/3 35/17 36/2 38/1	69/1 69/11 70/24 71/8	Hair [1] 50/18
42/4 46/6 51/22 58/15 67/7	getting [7] 23/1 38/11 40/8	Halloween [3] 16/14 20/7 20/10
fit [2] 47/10 50/16	63/21 66/8 66/22 69/21	hallway [1] 22/5
fits [2] 9/20 9/25	gifted [1] 33/10	halted [1] 71/23
five [1] 30/13	Gilbert [1] 33/10	Hamilton [1] 67/14
fix [2] 69/5 69/6	give [6] 32/19 35/23 65/22	hang [2] 36/6 36/16
fixed [1] 73/5	71/9 71/24 74/5	hang-up [1] 36/6
flag [1] 55/21	given [2] 45/21 73/21	happen [1] 63/18
flat [2] 25/24 54/8	glad [1] 23/13	happened [2] 68/3 71/25
flip [1] 36/20	Glenn [2] 48/16 49/11	happening [1] 39/17
flood [4] 51/24 52/1 52/1	go [29] 5/16 6/22 6/24 7/10	happens [1] 21/17
66/17	10/23 13/8 17/19 18/22 18/24	happy [5] 16/7 19/12 62/3 62/5
flooding [5] 52/4 52/10 64/5	21/20 23/12 24/15 25/3 25/24	70/8
69/13 69/14	28/8 30/13 30/19 31/14 37/18	hard [4] 20/10 74/6 74/9 74/22
floodplain [5] 51/24 66/14	37/20 51/22 52/8 54/18 62/2	hardly [1] 6/8
66/16 66/22 67/1	65/17 68/12 68/16 69/1 69/2	harsh [1] 34/20
floodwaters [1] 52/2	goal [1] 8/18	has [32] 2/17 4/20 5/18 8/14
floodway [1] 66/16	goes [7] 7/3 7/6 9/22 18/17	10/24 13/9 14/10 15/8 19/12
floor [1] 16/23	53/3 54/7 71/17	26/16 30/14 31/12 33/5 33/12
flowing [3] 67/16 67/16 67/17	going [69] 2/4 2/5 2/6 2/22	33/24 37/21 40/7 42/6 43/17
flows [2] 53/9 53/10	3/13 3/25 5/12 5/13 7/2 7/24	53/21 54/25 60/11 62/14 63/23
folks [3] 17/25 19/16 19/17	8/21 10/17 13/8 14/3 16/22	66/5 66/6 66/9 66/16 66/18
follow [7] 34/16 35/7 38/16	17/7 17/10 17/18 19/4 19/20	67/11 71/3 71/8
53/8 64/14 64/16 74/5	20/24 22/6 24/15 25/7 28/6	have [175]
followed [1] 10/7	29/17 29/23 29/24 30/2 30/22	haven't [6] 24/9 26/2 28/22
following [2] 35/4 39/13	31/4 31/6 32/2 32/3 32/4 32/6	55/5 72/9 75/2
	35/11 36/21 36/25 37/1 38/3	having [4] 17/18 24/18 24/19

H	33/8 33/8 49/18 49/23 49/23 50/13 50/16 50/17 51/25 52/2 54/2 54/18 55/3 55/5 55/6 55/8 56/11 56/18 71/11 72/1 houses [3] 19/13 51/23 73/20 housing [1] 8/10 how [14] 16/22 25/11 28/8 29/16 38/11 39/20 53/24 63/1 63/16 63/22 63/23 70/23 71/13 73/22 However [1] 46/16 huge [1] 62/16 huh [1] 56/5 hurt [1] 31/1	involved [2] 18/14 31/22 is [206] issue [6] 4/7 14/8 40/18 56/25 57/7 73/20 issued [2] 15/23 27/4 issues [3] 50/25 56/15 69/5 it [159] it's [68] 2/5 5/17 5/20 7/12 8/20 10/21 11/1 11/3 12/23 14/3 14/4 14/5 14/15 16/14 20/18 20/24 21/3 21/15 21/20 22/9 24/15 25/24 28/1 28/16 29/20 30/21 30/24 33/17 33/25 34/19 40/21 45/9 45/14 45/17 47/15 49/24 51/4 52/15 52/19 53/3 53/6 54/4 54/8 56/16 56/17 59/3 60/2 65/14 65/19 65/20 65/24 65/24 65/25 66/4 67/22 68/18 68/25 69/3 70/21 72/11 72/12 72/22 73/4 73/5 73/11 73/12 73/18 74/21 item [15] 4/19 5/5 10/20 13/8 15/6 15/7 16/4 42/5 43/16 44/25 47/21 47/25 48/16 57/15 72/14 items [9] 4/18 6/21 40/6 42/4 44/18 46/14 46/21 47/16 65/3 itself [2] 37/23 54/2
having... [1] 64/9 he [19] 31/12 38/23 39/6 47/8 47/12 49/7 55/21 61/25 62/4 62/5 62/6 70/4 70/6 71/5 71/8 72/5 72/5 72/6 72/7 he's [4] 2/18 49/14 62/5 71/7 head [2] 51/8 74/17 hear [4] 20/2 48/14 67/9 67/10 heard [3] 28/11 28/22 45/21 hearing [25] 1/3 4/1 4/2 4/4 4/6 4/8 4/18 10/25 11/7 11/9 12/9 13/7 13/8 15/7 16/4 26/13 41/13 43/14 51/10 51/10 64/10 64/23 65/2 65/22 65/24 heartburn [1] 14/5 Heath [1] 6/21 HEBRON [28] 1/1 1/9 13/10 13/12 15/9 15/11 16/7 18/2 26/18 26/19 27/21 33/5 34/15 34/18 34/25 35/23 36/12 38/14 38/21 43/18 43/20 44/20 44/21 48/19 51/11 58/12 63/24 64/12 Hebron's [1] 35/9 height [1] 13/16 Hello [1] 5/8 help [3] 37/21 45/2 62/16 helpful [1] 24/2 helps [1] 56/14 Henry [6] 48/16 49/6 49/8 49/11 57/10 58/11 her [9] 8/15 15/12 21/18 26/21 26/22 33/10 44/23 62/16 63/12 here [25] 9/16 10/10 16/4 16/7 16/8 16/8 17/3 17/24 27/21 28/23 29/1 29/22 30/20 36/18 36/18 37/2 37/19 49/6 49/13 52/18 54/6 55/5 63/3 63/5 65/15 hereby [1] 76/3 hesitant [1] 28/24 high [2] 53/3 71/2 Highland [1] 49/12 hill [1] 52/9 him [7] 30/18 39/9 70/2 70/4 70/5 71/6 71/9 hired [1] 71/5 his [6] 30/11 33/8 33/9 47/7 72/7 72/9 historic [1] 16/13 hold [1] 64/7 holding [1] 65/2 hole [2] 53/5 55/9 home [21] 15/12 15/15 15/18 15/22 23/11 26/22 30/14 30/21 30/21 33/2 33/5 33/10 33/13 33/17 34/14 35/1 44/22 48/17 49/25 57/20 71/23 homeless [1] 7/8 homeowner [1] 73/19 honored [1] 35/2 honors [1] 2/12 hope [2] 8/7 32/7 hopefully [1] 17/23 hoping [1] 9/8 host [2] 31/22 34/13 hotel [1] 36/24 hours [5] 16/9 16/13 16/25 19/20 31/10 house [33] 8/22 16/13 17/11 19/13 20/3 20/7 20/9 20/11 22/8 30/12 31/9 31/16 32/4	I I'll [20] 19/14 23/15 25/10 25/13 25/20 28/19 30/20 30/25 42/22 44/4 46/19 57/23 57/24 61/5 61/7 64/7 73/9 73/15 75/11 75/12 I'm [62] 2/4 3/13 7/17 8/2 12/3 16/5 16/7 16/15 16/18 16/22 16/23 17/7 17/13 17/16 17/17 19/11 20/10 21/23 22/17 22/19 23/13 23/16 24/10 24/14 24/15 24/22 26/15 28/6 28/23 29/8 30/5 31/8 32/2 32/3 32/3 32/11 32/17 36/21 38/17 39/5 39/6 40/20 40/24 40/25 41/3 41/4 42/23 43/14 44/5 49/13 49/21 54/15 54/20 54/21 55/18 55/24 58/24 59/14 62/14 70/3 70/10 72/23 I've [8] 2/20 6/17 16/9 20/9 23/16 27/19 29/18 55/25 idea [1] 7/15 ideal [1] 22/24 imagine [2] 21/21 22/2 Imogene [1] 33/10 implications [1] 55/16 important [1] 35/1 imposed [1] 48/24 improvement [1] 7/12 inability [1] 34/6 including [2] 5/1 37/7 increase [1] 39/17 indeed [1] 63/21 Indian [1] 25/16 indicate [1] 22/15 indicated [1] 62/5 indication [1] 74/15 individual [1] 24/9 individuals [3] 34/9 34/25 38/12 influx [1] 70/22 information [2] 45/21 51/16 inn [5] 33/3 35/14 35/25 37/17 39/12 inns [3] 27/1 27/3 35/9 input [1] 52/14 insight [1] 71/24 Intel [2] 17/24 70/22 intend [3] 21/9 25/7 25/8 intention [2] 26/6 27/14 interested [3] 39/15 70/1 70/16 introduce [1] 16/6 intrusive [1] 32/3 invade [1] 34/9 investment [2] 4/19 14/19 Investments [2] 12/13 42/5 Invitation [1] 16/24	
		J Jacobs [13] 1/14 3/3 3/19 41/22 43/4 44/5 44/11 48/7 58/5 59/22 60/21 61/15 75/17 Jenny [1] 51/20 jeopardized [1] 34/5 Jim [11] 1/15 4/15 13/23 47/13 47/20 60/11 69/25 70/3 70/7 70/13 70/19 job [2] 62/1 62/6 jobs [1] 2/21 John [1] 49/14 Johnstown [1] 70/7 join [1] 2/7 judge [1] 38/2 judgment [1] 11/11 just [57] 5/10 6/4 7/9 10/5 11/20 12/18 15/1 16/6 16/25 18/6 19/8 19/16 19/17 20/10 20/12 21/8 21/15 21/23 23/20 24/19 27/6 27/10 28/4 29/25 30/24 30/25 31/15 32/1 35/17 36/3 36/4 37/14 38/9 39/5 39/23 40/7 40/24 41/3 47/15 53/4 54/5 54/21 54/22 54/23 55/7 58/25 59/14 62/18 63/8 64/22 65/18 65/22 65/23 66/25 69/15 69/24 69/25
		K Karen [3] 15/8 16/5 26/16 keep [3] 6/14 36/17 37/23 Kevin [1] 49/17 key [1] 31/16 kids [2] 22/20 29/24 kind [6] 7/16 17/5 17/18 20/1 37/21 52/9 kindergarten [2] 16/11 31/7 King [1] 6/5 kitchen [3] 19/7 23/21 23/21 knew [1] 63/16 knit [1] 34/9 know [45] 2/17 4/16 6/23 9/17 12/19 16/25 17/2 19/1 19/3

K	lineal [1] 13/18 lined [1] 10/10 link [1] 34/11 list [2] 36/7 73/18 listen [1] 63/12 listening [1] 31/6 little [11] 23/17 25/13 27/18 28/5 30/9 32/24 36/3 37/19 52/9 56/10 73/10 live [4] 18/6 18/10 30/20 32/17 lived [1] 33/20 lives [1] 69/3 living [3] 23/19 34/6 36/11 LLC [9] 4/16 4/20 12/13 13/9 13/23 13/24 42/5 43/17 66/7 loads [1] 7/8 located [4] 4/22 42/7 48/18 49/3 location [1] 13/16 locations [1] 37/13 lock [1] 18/11 lodging [1] 35/16 long [6] 12/25 51/4 52/16 55/5 71/13 73/22 Longview [1] 49/15 look [9] 32/19 33/19 35/8 36/10 38/19 52/8 53/7 54/5 73/10 looked [5] 7/12 14/13 23/4 27/19 55/15 looking [5] 11/15 11/23 22/22 54/21 72/23 looks [2] 54/23 55/7 lot [34] 9/10 14/5 22/14 25/20 27/7 27/16 36/15 37/5 48/18 48/23 49/3 50/14 50/18 50/19 51/2 51/12 52/6 53/2 53/11 53/21 54/8 55/1 55/2 55/19 55/22 56/14 56/22 57/20 59/16 59/18 66/5 66/25 74/21 74/23 lots [6] 5/1 48/20 49/1 49/3 52/16 57/7 loud [1] 19/15 love [1] 16/13 low [1] 8/3 lower [1] 27/19 lucky [1] 17/13 Lumber [2] 66/9 67/5 lure [1] 18/1	market [2] 21/9 28/16 Martin [2] 4/15 13/23 Mason [1] 29/14 matter [2] 10/23 76/5 matters [1] 36/7 maximum [7] 13/16 13/20 22/16 22/18 22/21 23/2 43/24 may [9] 32/10 39/9 48/22 51/6 52/19 55/11 62/22 64/18 76/14 maybe [5] 19/1 22/2 22/23 35/18 55/2 Mayor [4] 1/15 2/12 2/13 59/7 McFarland [16] 1/14 2/13 3/1 3/17 41/20 43/2 44/9 48/5 58/3 59/21 60/19 61/4 61/9 61/13 70/2 75/15 me [33] 2/7 8/14 14/15 18/2 18/5 18/9 22/21 23/19 24/4 28/21 28/24 30/8 30/16 32/8 32/12 33/13 33/16 33/25 35/23 36/21 39/6 40/22 45/14 54/23 59/1 60/16 62/5 62/16 63/15 67/10 69/13 70/16 76/5 mean [3] 30/20 37/18 53/3 means [1] 54/4 medicines [1] 37/8 meet [5] 12/25 35/19 49/1 51/3 51/4 meeting [17] 2/5 3/8 3/10 4/1 4/3 11/6 11/8 12/11 46/2 46/5 47/22 64/11 64/14 64/25 74/12 75/5 75/7 meetings [2] 20/16 20/17 member [7] 1/15 2/11 2/13 14/15 45/22 58/18 70/11 members [2] 46/9 59/6 membership [1] 59/10 memory [1] 9/16 mentioned [1] 22/1 met [1] 50/16 microphone [1] 67/9 middle [1] 8/6 Middleton [1] 13/21 might [7] 7/16 28/24 29/4 39/8 46/15 55/13 70/15 Mike [7] 1/14 2/17 6/20 46/11 58/18 60/14 61/9 Mike's [1] 67/15 mind [5] 24/11 28/15 30/15 36/17 37/23 mine [1] 52/19 minimal [1] 19/2 minimum [2] 27/17 28/8 minimums [1] 27/24 minutes [4] 3/8 3/10 27/8 30/16 mischief [1] 34/10 miss [1] 62/16 missed [1] 32/9 Monday [1] 46/6 month [3] 32/10 74/14 74/21 monthly [2] 20/13 62/12 months [3] 71/6 71/8 72/10 more [16] 5/1 6/24 14/21 17/17 29/6 36/10 39/16 39/16 40/10 40/14 45/20 45/22 45/25 56/22 63/19 63/22 Moser [2] 1/18 45/2 most [2] 52/3 52/6 mother [2] 33/11 33/12 motion [36] 3/9 3/24 41/11 41/12 42/2 42/11 42/15 42/19 42/20 43/9 43/25 44/2 44/16
L	lady [1] 40/16 laid [2] 8/9 39/12 Lake [2] 17/22 27/20 Lakewood [2] 35/25 38/22 land [5] 33/7 49/5 49/19 56/16 56/17 landed [1] 16/8 landlord [1] 31/17 larger [1] 14/8 last [13] 7/7 16/14 25/22 27/8 36/1 37/19 38/1 62/13 64/4 64/10 64/13 64/25 74/12 later [2] 10/20 52/20 law [2] 30/15 45/24 lays [1] 55/17 Layton [13] 1/15 2/13 3/5 3/21 41/24 43/6 44/13 46/20 48/9 58/7 60/23 61/17 75/19 learn [1] 45/22 least [1] 70/17 leaves [1] 18/5 left [5] 6/6 6/6 9/5 36/16 38/20 legacy [1] 33/14 legislation [2] 65/6 66/3 length [1] 13/18 Leonard [2] 69/25 70/13 less [1] 14/5 let [4] 28/21 31/1 32/7 70/16 Let's [1] 28/1 letter [3] 32/24 35/4 39/1 letters [1] 10/7 level [1] 54/1 Lexington [6] 4/16 13/9 13/23 13/24 43/16 66/6 liberty [1] 8/2 Licking [3] 63/21 66/14 70/4 life [1] 16/10 lift [1] 66/15 light [6] 5/19 5/19 5/21 5/22 5/25 9/5 like [42] 2/19 6/4 7/12 12/18 12/24 14/20 16/21 18/1 19/19 20/7 20/14 20/23 24/6 24/15 27/10 29/23 30/23 32/1 32/10 32/16 32/23 35/5 37/18 39/22 39/23 41/8 45/22 46/13 49/7 49/9 51/23 52/22 54/5 54/7 55/7 59/25 62/2 70/9 72/11 72/11 73/11 74/14 limitations [2] 38/7 48/24 limits [1] 43/23 Linda [19] 1/17 8/14 9/15 27/9 50/10 51/6 56/11 58/14 59/1 62/25 63/2 63/11 63/23 64/4 64/18 67/8 71/1 71/19 74/20 Linda's [1] 62/13 line [3] 68/7 68/13 68/14	lived [1] 33/20 lives [1] 69/3 living [3] 23/19 34/6 36/11 LLC [9] 4/16 4/20 12/13 13/9 13/23 13/24 42/5 43/17 66/7 loads [1] 7/8 located [4] 4/22 42/7 48/18 49/3 location [1] 13/16 locations [1] 37/13 lock [1] 18/11 lodging [1] 35/16 long [6] 12/25 51/4 52/16 55/5 71/13 73/22 Longview [1] 49/15 look [9] 32/19 33/19 35/8 36/10 38/19 52/8 53/7 54/5 73/10 looked [5] 7/12 14/13 23/4 27/19 55/15 looking [5] 11/15 11/23 22/22 54/21 72/23 looks [2] 54/23 55/7 lot [34] 9/10 14/5 22/14 25/20 27/7 27/16 36/15 37/5 48/18 48/23 49/3 50/14 50/18 50/19 51/2 51/12 52/6 53/2 53/11 53/21 54/8 55/1 55/2 55/19 55/22 56/14 56/22 57/20 59/16 59/18 66/5 66/25 74/21 74/23 lots [6] 5/1 48/20 49/1 49/3 52/16 57/7 loud [1] 19/15 love [1] 16/13 low [1] 8/3 lower [1] 27/19 lucky [1] 17/13 Lumber [2] 66/9 67/5 lure [1] 18/1
	M	
	made [9] 4/2 4/3 8/14 20/5 38/8 40/17 44/2 47/8 66/6 main [6] 1/8 4/22 7/1 42/8 52/4 66/12 major [9] 4/20 4/24 4/25 5/16 5/20 7/12 12/14 42/6 65/20 majority [2] 11/21 26/6 make [27] 6/6 6/25 10/18 10/21 11/10 11/12 17/12 23/16 28/1 28/4 28/9 30/10 31/11 32/5 45/4 45/15 45/20 46/17 52/6 54/19 55/20 57/22 59/20 62/22 63/18 65/4 69/12 maker [1] 18/25 makes [1] 30/9 making [2] 35/1 45/25 management [1] 63/16 manager [1] 70/6 manufacturing [2] 9/23 64/13 many [4] 28/6 33/19 34/25 63/2 map [1] 38/18	

M	32/10 32/11 32/13 33/1 33/5 33/6 33/9 33/11 33/12 33/14 33/24 34/1 34/3 35/17 43/14 49/11 49/13 49/16 52/22 55/2 55/19 56/25 59/5 62/4 63/3 64/13 70/5 76/6 76/14	normal [1] 7/10 north [13] 4/22 42/8 50/10 50/13 51/1 51/14 51/17 53/11 53/15 66/20 68/4 68/16 72/13 north-south [1] 53/11 not [76] 2/18 7/17 8/2 8/20 11/2 13/17 14/5 16/19 16/22 17/17 18/16 19/4 19/20 20/3 20/11 21/13 21/20 22/9 24/10 24/11 24/15 25/14 25/25 28/6 29/23 30/2 30/19 30/24 31/1 31/8 31/17 31/19 32/1 32/2 32/3 37/23 38/5 38/7 38/24 39/8 39/18 39/19 39/19 40/13 40/17 40/20 40/25 41/4 41/5 42/11 45/8 47/24 48/23 49/4 50/5 51/11 52/2 52/15 52/19 54/8 54/15 54/21 55/16 55/21 56/15 57/11 63/19 65/11 65/24 65/25 68/25 72/23 73/4 73/8 73/18 74/5 Notary [1] 76/11 note [1] 45/15 notes [1] 76/7 nothing [6] 15/1 19/15 27/21 36/18 36/18 52/24 noticed [1] 10/5 notified [2] 11/1 11/10 notion [2] 34/8 34/20 now [29] 3/25 4/6 5/23 6/9 8/8 9/17 14/10 19/12 23/2 24/11 26/14 35/10 36/8 36/11 36/20 36/24 38/6 42/3 44/17 45/16 50/23 53/6 58/13 58/17 66/4 66/7 67/13 70/24 71/7 number [3] 10/7 34/12 36/3 numbers [1] 50/11 nuts [1] 45/14
motion... [23] 44/24 46/11 46/14 47/6 47/7 47/9 47/15 48/12 57/18 57/22 58/10 59/20 60/4 60/7 60/16 61/1 61/3 61/9 61/20 65/4 65/23 75/8 75/22 motions [2] 47/14 60/9 mound [6] 25/16 53/18 53/20 55/1 56/7 56/18 move [5] 15/6 36/20 44/1 61/5 67/8 moved [7] 3/11 16/14 27/12 41/14 42/12 42/13 60/11 moves [1] 63/1 moving [3] 35/22 42/4 62/11 mow [1] 7/11 mowing [2] 7/7 32/10 MR [7] 4/10 43/2 43/4 48/13 57/21 58/5 68/8 Mr. [54] 3/1 3/3 3/5 3/7 3/17 3/19 3/21 3/23 41/20 41/22 41/24 42/1 43/6 43/8 44/5 44/9 44/11 44/13 44/15 45/2 46/20 48/5 48/7 48/9 48/11 49/6 49/8 51/7 57/10 58/3 58/7 58/9 58/11 59/21 59/21 59/22 60/4 60/19 60/21 60/23 60/25 61/4 61/13 61/15 61/17 61/19 62/23 64/2 69/2 70/2 75/15 75/17 75/19 75/21 Mr. Chair [2] 62/23 64/2 Mr. Chairman [1] 51/7 Mr. Henry [4] 49/6 49/8 57/10 58/11 Mr. Jacobs [10] 3/3 3/19 41/22 44/5 44/11 48/7 59/22 60/21 61/15 75/17 Mr. Layton [11] 3/5 3/21 41/24 43/6 44/13 46/20 48/9 58/7 60/23 61/17 75/19 Mr. McFarland [12] 3/1 3/17 41/20 44/9 48/5 58/3 59/21 60/19 61/4 61/13 70/2 75/15 Mr. Moser [1] 45/2 Mr. Ours [1] 69/2 Mr. Stoner [12] 3/7 3/23 42/1 43/8 44/15 48/11 58/9 59/21 60/4 60/25 61/19 75/21 Ms [3] 44/3 61/11 75/13 Ms. [17] 2/24 3/15 16/4 29/7 29/11 32/16 35/10 35/20 38/19 41/18 42/25 44/7 44/18 46/14 48/3 58/1 60/17 Ms. Bailey [7] 16/4 29/7 29/11 32/16 35/10 44/18 46/14 Ms. Bailey's [2] 35/20 38/19 Ms. Porter [8] 2/24 3/15 41/18 42/25 44/7 48/3 58/1 60/17 much [6] 24/12 31/22 63/22 63/23 64/1 70/23 mud [1] 67/23 Municipal [1] 1/7 museum [1] 41/1 must [4] 15/17 49/3 52/20 63/7 my [68] 6/9 8/8 9/16 16/8 16/10 16/16 18/9 19/7 20/11 21/2 23/7 23/11 24/11 24/16 24/18 24/18 24/22 25/4 25/11 25/11 25/22 26/1 28/13 28/15 28/16 28/17 28/18 29/3 29/15 29/25 30/12 30/15 30/21 30/21 31/3 31/21 32/2 32/2 32/7	N Nadolson [1] 66/4 name [8] 5/6 7/17 21/17 29/12 38/1 38/4 49/9 49/11 names [1] 8/17 naming [1] 8/17 National [4] 4/19 5/10 12/13 42/5 natural [1] 53/4 nature [1] 20/16 natures [1] 37/11 near [1] 34/21 necessarily [1] 18/12 necessary [1] 54/2 need [24] 12/7 14/18 16/2 16/15 16/17 17/25 18/22 23/16 23/18 28/19 29/21 32/12 33/23 37/25 45/13 52/14 58/18 69/20 69/22 69/25 70/14 70/16 70/24 74/9 needed [5] 36/5 65/16 65/25 74/1 74/12 needing [1] 24/10 needs [4] 41/7 52/23 73/5 73/13 neighbor [3] 28/17 56/21 56/23 neighborhood [14] 24/24 29/21 31/2 33/16 33/18 33/21 33/24 34/7 34/9 34/12 34/15 34/23 39/25 41/7 neighbors [12] 28/12 28/13 28/23 28/25 29/3 32/7 32/12 33/19 34/4 51/16 52/3 52/14 neighbors' [1] 29/25 nevertheless [2] 53/21 55/14 new [9] 2/11 7/21 16/2 28/23 48/17 57/20 58/17 64/15 71/23 next [16] 10/16 11/8 13/8 15/6 15/7 28/17 36/8 37/10 38/14 43/16 46/2 46/5 47/22 48/15 64/9 75/6 next-door [1] 28/17 nice [2] 39/21 73/5 Nicodemus [1] 1/17 night [9] 20/13 27/24 28/1 28/3 30/20 40/23 58/14 70/11 75/23 no [31] 4/1 10/23 13/7 16/24 18/13 19/6 19/6 19/6 19/10 19/13 19/15 19/19 20/6 20/13 20/13 20/17 21/25 22/5 32/5 35/11 35/19 41/4 50/5 51/13 51/23 52/12 52/14 55/18 59/7 60/1 68/25 Nods [1] 51/8 nominate [5] 60/7 61/3 61/4 61/9 62/3 nominated [1] 58/23 nominations [3] 60/10 60/12 61/6 nonconforming [12] 48/18 48/20 48/23 49/3 50/14 50/18 50/19 50/19 51/12 52/16 57/20 66/25 None [1] 28/25 Nope [1] 62/10	oath [1] 4/7 obligated [1] 26/12 obtain [1] 15/25 obviously [1] 70/20 OC [2] 13/9 43/17 occupancy [2] 22/16 23/6 occupant [1] 23/24 occupation [6] 15/12 15/18 15/22 33/2 34/14 44/22 occupations [1] 15/15 occupying [1] 7/19 October [2] 46/4 75/7 October 3 [1] 46/4 October 3rd [1] 75/7 odd [2] 54/23 55/15 ODNR [1] 66/21 ODOT [3] 5/16 5/18 6/22 off [2] 5/18 68/9 offenders [1] 34/20 offer [2] 14/12 28/17 offerings [1] 21/22 offers [1] 34/10 officers [3] 58/14 58/19 59/10 Oh [1] 31/5 Ohio [9] 1/9 13/12 15/11 26/20 43/20 44/21 49/13 49/15 76/11 okay [35] 4/14 4/17 6/16 9/3 9/12 10/4 10/14 11/16 23/3 24/2 26/10 32/18 35/6 35/7 44/17 46/8 47/3 47/17 48/2 49/21 50/1 50/6 52/13 52/24 53/19 57/15 62/11 64/7 65/10 67/10 72/4 72/17 74/15 74/18
		O

O		
okay... [1] 75/6	own [3] 8/25 11/9 52/22	phrased [1] 47/12
old [4] 67/20 67/21 68/5 70/22	owned [1] 49/17	physical [1] 37/7
older [1] 30/24	owner [2] 30/8 32/1	physically [1] 52/8
on-site [2] 30/8 31/4	ownership [4] 16/1 49/4 49/5	pick [2] 30/13 70/10
once [6] 25/20 26/1 41/9 59/23	63/17	picked [1] 36/16
68/18 71/11	owns [1] 66/7	picking [1] 31/15
one [51] 5/24 7/2 8/3 8/21	P	picturing [2] 16/23 22/19
9/23 12/15 13/17 13/18 20/11	p.m [2] 1/6 75/25	pie [2] 36/3 36/22
21/18 22/2 22/10 23/1 23/24	packed [1] 16/19	pipe [1] 68/2
26/3 27/18 28/1 28/3 28/14	pad [1] 72/6	place [8] 12/8 18/1 26/3 32/13
29/22 33/17 33/19 35/2 36/17	page [16] 32/23 35/7 35/8	35/2 41/7 70/21 72/23
37/23 44/18 47/9 47/15 50/22	35/22 36/2 36/8 36/9 36/21	places [1] 25/19
50/24 51/14 51/17 52/8 53/5	36/22 37/11 37/11 37/19 37/20	plan [7] 7/19 9/8 66/11 69/22
56/4 59/6 60/3 63/15 64/8	38/13 38/18 69/19	69/24 70/19 70/21
64/15 64/23 65/18 67/20 68/3	page 11 [2] 37/19 37/20	planner [1] 70/5
69/20 70/1 70/22 71/10 71/17	page 12 [1] 38/13	planning [10] 1/2 1/12 8/12
72/13 72/15	page 13 [1] 38/18	15/20 22/17 23/8 35/14 52/21
online [1] 4/11	page 2 [2] 32/23 35/7	64/8 74/16
only [19] 6/6 9/5 12/14 16/24	page 4 [1] 35/22	plans [2] 6/24 13/2
17/2 18/16 20/6 23/1 27/10	page 5 [1] 36/9	plantings [1] 12/24
28/2 50/14 51/2 58/19 58/22	page 7 [1] 37/11	plat [4] 4/21 42/7 65/20 65/24
59/4 59/12 59/13 63/24 74/6	pages [1] 37/14	plate [1] 59/19
onward [1] 63/1	paper [1] 38/20	play [1] 43/14
oops [1] 63/16	paraphernalia [1] 37/8	playground [1] 38/22
open [11] 8/6 16/25 20/3 20/7	parcel [6] 4/21 5/2 7/19 8/6	playroom [1] 16/16
20/11 24/14 32/11 32/23 58/24	33/7 42/7	please [12] 2/7 4/6 4/8 5/6
73/3 73/11	parcels [4] 8/17 8/25 9/4 9/6	12/16 14/10 29/12 32/20 32/24
opens [1] 34/14	park [3] 25/7 25/9 26/4	36/21 46/22 49/10
operate [4] 15/13 26/21 30/7	parked [2] 25/23 40/11	pledge [3] 2/7 2/8 2/9
44/23	parking [10] 24/24 25/1 25/11	plus [1] 7/2
opinion [1] 56/25	25/19 25/20 25/21 26/7 32/13	point [5] 10/11 10/19 30/23
opportunity [1] 34/10	36/15 40/14	31/3 74/9
opposed [2] 30/1 30/5	parks [1] 40/8	police [9] 30/17 35/23 35/23
opposition [1] 33/1	part [7] 7/5 17/3 17/11 26/12	36/1 36/5 36/5 37/12 37/16
order [2] 2/5 20/1	58/13 69/23 70/14	39/13
ordinance [12] 4/24 13/11	particular [1] 57/15	ponder [1] 34/19
15/10 26/18 35/9 42/9 43/18	parties [3] 19/15 29/20 29/20	pool [1] 28/19
44/20 65/11 65/12 65/13 65/25	partner [1] 49/14	poor [1] 25/17
original [2] 5/2 76/6	partners [1] 8/9	porch [2] 17/15 28/18
other [31] 2/20 4/16 8/2 8/5	party [2] 19/12 19/13	Porter [12] 1/15 2/24 3/15
9/2 9/6 9/13 12/12 13/7 14/7	pass [1] 66/2	41/18 42/25 44/3 44/7 48/3
17/11 17/25 23/7 24/3 28/10	passage [1] 7/3	58/1 60/17 61/11 75/13
33/22 40/16 46/9 48/24 49/5	passed [2] 33/9 33/12	position [5] 58/24 60/3 62/14
50/16 56/4 57/2 57/5 58/20	past [1] 37/17	62/17 62/17
60/9 71/7 71/11 72/13 74/18	paths [1] 18/12	possible [1] 72/23
74/24	pattern [1] 5/11	possibly [1] 68/1
others [1] 34/15	pay [1] 28/2	potentially [1] 37/4
OUPS [2] 67/6 71/8	payer [1] 23/24	practice [1] 52/6
our [28] 7/18 12/10 12/20 13/3	peculiar [2] 53/7 54/5	precedent [1] 14/6
17/24 26/24 33/12 34/7 34/9	pedestrian [1] 9/18	predators [2] 38/14 38/15
34/21 34/22 34/23 34/25 35/1	Pence [1] 67/17	preparation [1] 18/14
39/24 39/25 40/2 46/2 46/4	people [21] 7/9 7/9 19/21	preschool [1] 23/11
56/15 58/17 60/2 64/10 64/25	20/12 21/4 22/2 22/12 22/23	present [4] 3/2 11/4 11/7 35/5
68/1 69/22 74/12 75/6	23/25 24/5 25/7 26/4 27/16	pretty [3] 24/12 31/7 63/11
Ours [3] 49/17 67/19 69/2	29/17 31/16 31/25 36/25 37/3	previous [1] 70/6
out [31] 5/20 6/5 6/7 6/9 7/2	39/18 45/23 74/23	price [1] 27/18
7/2 7/9 8/9 9/5 10/10 14/3	per [1] 13/18	pride [1] 39/19
14/18 17/16 20/12 21/14 24/15	perhaps [2] 23/24 45/2	primarily [1] 30/21
24/22 25/12 26/1 26/2 30/25	period [3] 8/18 15/24 46/3	principal [1] 48/21
31/14 39/12 53/25 54/1 54/8	permission [2] 69/2 71/10	prior [1] 56/10
67/19 71/8 73/10 73/16 74/24	permit [9] 15/22 15/25 16/3	privacy [3] 12/19 28/18 28/20
outdoor [2] 25/19 67/2	23/7 27/4 66/14 66/22 67/1	private [3] 17/21 24/9 35/15
outlawed [1] 19/12	72/9	probably [10] 7/7 9/18 19/24
outlined [1] 38/18	permitted [3] 27/2 27/3 48/22	29/5 38/17 49/22 56/22 68/2
outside [2] 62/15 66/8	person [10] 16/15 22/10 22/11	68/3 70/13
outstanding [1] 70/7	30/25 32/13 38/5 47/6 63/19	problem [7] 52/11 53/22 56/22
over [8] 6/4 21/6 29/5 33/5	63/20 74/9	57/8 68/11 69/6 69/7
33/21 33/25 54/22 67/3	personal [2] 20/19 56/25	problems [3] 30/17 30/18 32/5
overlooks [1] 28/18	personality [1] 32/2	procedure [1] 15/16
overnight [3] 18/18 19/10	personally [1] 28/24	proceedings [2] 75/25 76/4
20/19	phenomenon [1] 53/4	process [4] 5/15 58/18 71/4
	phonetic [2] 49/14 51/21	73/25
		professional [2] 55/18 55/20

<p>P</p> <p>profile [1] 54/6 promise [1] 64/5 proof [1] 52/1 properly [1] 69/12 properties [4] 7/16 29/22 31/13 52/3 property [31] 7/11 10/25 12/22 13/11 15/10 15/14 26/8 26/19 33/3 34/13 34/17 38/19 43/19 44/20 49/17 49/18 55/1 65/1 66/4 67/19 67/21 68/5 68/6 68/7 68/13 68/14 68/18 69/2 69/9 72/20 72/22 proposed [2] 33/1 34/1 proposing [1] 35/21 protect [1] 40/2 protected [1] 33/18 protectors [1] 34/24 proud [1] 35/3 proudly [1] 33/13 provided [1] 35/16 provision [1] 48/25 public [21] 1/3 4/1 4/2 4/4 4/18 5/4 10/24 11/7 11/9 12/9 15/7 16/25 38/8 41/13 43/14 52/23 64/9 64/22 65/2 65/21 76/11 purchase [2] 20/4 49/19 purposes [2] 35/13 47/7 put [10] 5/12 12/19 27/6 28/6 28/19 43/10 58/20 58/25 74/7 74/21 putting [2] 23/19 69/4</p>	<p>recently [1] 33/12 receptacles [1] 6/12 recommendation [12] 10/18 10/21 10/23 11/5 11/22 11/24 64/10 64/16 64/25 65/4 65/5 65/23 recommendations [1] 64/14 record [8] 5/7 27/7 47/8 48/23 49/10 60/3 62/3 62/8 recorded [3] 3/9 66/5 66/6 records [2] 35/23 38/8 red [1] 55/21 redo [1] 69/21 refreshed [1] 65/17 refreshing [1] 9/16 refrigerator [1] 19/1 regarding [2] 13/7 40/5 regards [1] 35/5 registering [1] 38/4 regular [7] 4/3 5/25 12/11 19/17 19/20 20/13 69/12 regularly [1] 75/6 regulations [2] 12/21 26/25 related [2] 36/13 51/25 reliable [1] 37/25 relocate [1] 7/25 relocation [1] 7/23 rely [1] 37/24 remainder [1] 5/1 remaining [1] 72/14 remember [3] 34/24 36/11 40/1 remind [1] 59/1 removed [1] 72/16 rent [6] 21/10 22/4 22/10 22/10 22/12 27/14 rental [3] 17/21 29/22 31/13 renting [4] 21/14 21/23 27/13 30/25 repair [2] 68/11 69/11 repaired [1] 73/13 repairing [1] 67/12 replace [1] 66/15 replacement [1] 72/14 replat [1] 65/19 report [6] 62/12 62/13 64/4 74/19 74/21 74/25 reported [1] 39/17 REPORTER [1] 1/23 reports [1] 39/13 representation [1] 37/2 represents [1] 13/24 request [8] 15/12 26/20 33/1 34/2 34/8 43/21 44/22 46/16 require [1] 27/3 required [7] 6/14 12/22 42/4 45/4 45/9 51/10 52/15 requirement [1] 13/2 requirements [5] 23/5 35/20 37/22 48/24 49/1 requires [2] 47/5 52/17 Research [1] 34/11 reside [1] 35/3 residence [4] 20/19 35/15 50/4 74/4 resident [1] 35/16 residential [6] 8/9 9/11 12/22 24/21 27/2 40/21 residents [6] 11/10 33/20 34/23 39/25 70/15 70/17 resigned [1] 58/17 resigning [1] 61/25 resolution [1] 65/11 resources [1] 63/12</p>	<p>responsibility [1] 72/9 responsibility [1] 15/25 rest [2] 55/8 69/18 restaurant [1] 8/7 restrictions [1] 28/7 result [1] 16/2 retail [3] 8/1 8/7 19/19 retired [1] 16/12 return [1] 34/1 review [2] 15/20 46/15 reviewed [1] 10/8 revised [2] 4/21 42/7 rich [1] 33/11 Rick [2] 1/13 60/7 right [43] 2/22 3/13 7/1 7/2 8/8 9/5 9/8 9/17 12/12 13/6 15/3 15/4 21/1 21/5 23/2 24/11 27/21 29/16 31/6 41/10 41/17 42/3 42/23 43/15 45/16 48/15 49/8 49/15 50/18 50/23 56/17 57/24 58/13 60/15 61/2 61/8 62/4 62/7 64/4 67/16 68/17 70/24 72/23 right-of-way [2] 56/17 68/17 road [15] 4/19 5/10 5/18 9/3 9/10 12/13 35/25 40/9 40/11 42/5 53/3 53/11 53/11 56/23 65/17 role [3] 34/24 40/1 70/9 roll [11] 2/6 2/23 3/14 41/17 42/24 44/6 47/21 48/2 57/25 61/10 75/12 rookie [1] 2/18 room [7] 16/23 18/4 22/3 22/7 22/10 22/10 27/14 rooms [7] 21/4 21/9 21/14 21/18 21/23 22/6 26/7 roots [1] 68/3 rules [3] 31/8 31/9 32/4 run [3] 31/15 68/6 68/19 runs [3] 37/14 69/8 69/12</p>
<p>Q</p> <p>question [21] 5/11 8/16 9/18 10/6 17/8 23/4 24/3 28/10 28/14 31/4 40/15 45/1 51/7 53/1 54/21 56/2 59/5 59/15 64/19 71/2 71/20 questions [30] 5/10 7/14 9/13 9/15 12/13 13/7 13/25 14/11 14/23 15/2 15/5 16/3 17/1 24/22 26/12 28/22 29/4 29/7 29/11 32/15 40/4 42/10 50/2 56/10 57/2 57/9 57/14 63/13 69/18 74/18 quick [1] 40/15 quickly [1] 25/12 quiet [2] 29/21 31/10 quit [1] 25/20 quite [7] 16/22 26/2 33/17 34/19 36/12 37/9 62/5</p>	<p>rental [3] 17/21 29/22 31/13 renting [4] 21/14 21/23 27/13 30/25 repair [2] 68/11 69/11 repaired [1] 73/13 repairing [1] 67/12 replace [1] 66/15 replacement [1] 72/14 replat [1] 65/19 report [6] 62/12 62/13 64/4 74/19 74/21 74/25 reported [1] 39/17 REPORTER [1] 1/23 reports [1] 39/13 representation [1] 37/2 represents [1] 13/24 request [8] 15/12 26/20 33/1 34/2 34/8 43/21 44/22 46/16 require [1] 27/3 required [7] 6/14 12/22 42/4 45/4 45/9 51/10 52/15 requirement [1] 13/2 requirements [5] 23/5 35/20 37/22 48/24 49/1 requires [2] 47/5 52/17 Research [1] 34/11 reside [1] 35/3 residence [4] 20/19 35/15 50/4 74/4 resident [1] 35/16 residential [6] 8/9 9/11 12/22 24/21 27/2 40/21 residents [6] 11/10 33/20 34/23 39/25 70/15 70/17 resigned [1] 58/17 resigning [1] 61/25 resolution [1] 65/11 resources [1] 63/12</p>	<p>S</p> <p>sad [1] 62/14 safe [1] 33/18 said [7] 4/12 20/20 28/19 28/20 39/24 63/15 72/7 sale [1] 66/6 same [7] 8/5 31/11 35/18 47/6 49/5 57/3 72/20 Sarah [1] 32/17 saw [3] 25/2 25/5 63/10 say [19] 4/8 8/2 14/15 19/19 20/2 26/5 28/1 29/19 29/23 31/8 38/6 40/7 56/25 58/22 62/14 62/18 63/22 68/13 70/1 saying [6] 20/24 23/23 40/24 55/9 56/20 58/24 says [2] 45/12 72/14 schedule [1] 21/4 scheduled [1] 75/6 school [4] 16/11 29/16 29/24 38/16 Scott [3] 1/14 58/21 61/23 scrambling [1] 19/5 screen [2] 6/14 29/17 screened [1] 6/13 screening [1] 12/23 second [19] 3/12 5/19 7/2 26/12 41/15 41/16 42/22 44/3 44/4 46/19 47/19 57/23 59/5 60/6 60/13 61/5 61/7 75/10 75/11</p>
<p>R</p> <p>R-2 [1] 15/14 railway [1] 67/22 ran [1] 23/11 rather [2] 45/10 45/25 read [7] 10/6 14/1 26/12 32/24 35/13 38/11 39/22 reading [2] 9/15 39/15 readings [1] 65/9 ready [2] 23/16 69/21 real [1] 50/8 really [13] 7/13 8/2 19/2 19/11 20/9 20/18 21/12 25/17 27/20 35/19 54/9 66/12 73/13 rear [6] 8/8 9/1 9/21 26/8 50/20 51/5 reason [1] 58/20 REBECCA [2] 1/23 76/10</p>	<p>recently [1] 33/12 receptacles [1] 6/12 recommendation [12] 10/18 10/21 10/23 11/5 11/22 11/24 64/10 64/16 64/25 65/4 65/5 65/23 recommendations [1] 64/14 record [8] 5/7 27/7 47/8 48/23 49/10 60/3 62/3 62/8 recorded [3] 3/9 66/5 66/6 records [2] 35/23 38/8 red [1] 55/21 redo [1] 69/21 refreshed [1] 65/17 refreshing [1] 9/16 refrigerator [1] 19/1 regarding [2] 13/7 40/5 regards [1] 35/5 registering [1] 38/4 regular [7] 4/3 5/25 12/11 19/17 19/20 20/13 69/12 regularly [1] 75/6 regulations [2] 12/21 26/25 related [2] 36/13 51/25 reliable [1] 37/25 relocate [1] 7/25 relocation [1] 7/23 rely [1] 37/24 remainder [1] 5/1 remaining [1] 72/14 remember [3] 34/24 36/11 40/1 remind [1] 59/1 removed [1] 72/16 rent [6] 21/10 22/4 22/10 22/10 22/12 27/14 rental [3] 17/21 29/22 31/13 renting [4] 21/14 21/23 27/13 30/25 repair [2] 68/11 69/11 repaired [1] 73/13 repairing [1] 67/12 replace [1] 66/15 replacement [1] 72/14 replat [1] 65/19 report [6] 62/12 62/13 64/4 74/19 74/21 74/25 reported [1] 39/17 REPORTER [1] 1/23 reports [1] 39/13 representation [1] 37/2 represents [1] 13/24 request [8] 15/12 26/20 33/1 34/2 34/8 43/21 44/22 46/16 require [1] 27/3 required [7] 6/14 12/22 42/4 45/4 45/9 51/10 52/15 requirement [1] 13/2 requirements [5] 23/5 35/20 37/22 48/24 49/1 requires [2] 47/5 52/17 Research [1] 34/11 reside [1] 35/3 residence [4] 20/19 35/15 50/4 74/4 resident [1] 35/16 residential [6] 8/9 9/11 12/22 24/21 27/2 40/21 residents [6] 11/10 33/20 34/23 39/25 70/15 70/17 resigned [1] 58/17 resigning [1] 61/25 resolution [1] 65/11 resources [1] 63/12</p>	<p>S</p> <p>sad [1] 62/14 safe [1] 33/18 said [7] 4/12 20/20 28/19 28/20 39/24 63/15 72/7 sale [1] 66/6 same [7] 8/5 31/11 35/18 47/6 49/5 57/3 72/20 Sarah [1] 32/17 saw [3] 25/2 25/5 63/10 say [19] 4/8 8/2 14/15 19/19 20/2 26/5 28/1 29/19 29/23 31/8 38/6 40/7 56/25 58/22 62/14 62/18 63/22 68/13 70/1 saying [6] 20/24 23/23 40/24 55/9 56/20 58/24 says [2] 45/12 72/14 schedule [1] 21/4 scheduled [1] 75/6 school [4] 16/11 29/16 29/24 38/16 Scott [3] 1/14 58/21 61/23 scrambling [1] 19/5 screen [2] 6/14 29/17 screened [1] 6/13 screening [1] 12/23 second [19] 3/12 5/19 7/2 26/12 41/15 41/16 42/22 44/3 44/4 46/19 47/19 57/23 59/5 60/6 60/13 61/5 61/7 75/10 75/11</p>

S		
seconded [3] 46/20 47/20 60/14	30/11 62/16 74/12	starting [1] 67/6
seconding [1] 47/13	single [3] 16/15 27/15 30/24	startling [1] 34/8
secretary [8] 1/14 58/19 58/21	sir [6] 29/13 40/16 57/12	starts [1] 71/14
59/22 61/23 61/24 62/1 62/9	57/17 64/20 71/20	state [7] 5/6 21/22 29/12
section [3] 15/15 37/19 48/20	sisters [1] 16/20	31/14 49/9 51/21 76/11
security [1] 34/3	sisters' [1] 24/19	stated [1] 51/23
see [21] 10/6 14/19 20/12 25/6	site [6] 13/1 30/8 31/4 66/8	states [2] 13/15 15/17
28/8 29/19 32/1 32/9 55/23	66/10 67/14	station [1] 66/15
55/23 55/24 58/24 66/10 66/22	sitting [1] 25/6	stay [4] 18/1 18/2 18/17 21/18
67/2 67/4 67/4 67/19 67/23	situated [7] 13/11 15/10 26/19	stayed [1] 14/17
71/3 72/22	33/3 34/2 43/19 44/20	staying [2] 38/12 39/20
seeking [1] 48/17	situations [1] 31/15	stealing [1] 49/22
seemed [1] 27/10	six [6] 22/17 22/23 22/24	stenographic [1] 76/7
seems [2] 2/19 53/2	22/25 23/2 23/25	step [3] 5/6 10/16 14/10
sees [1] 55/21	size [3] 14/3 14/14 14/20	steps [3] 10/7 10/10 10/12
sell [1] 50/7	slanted [1] 25/25	stern [1] 31/8
send [3] 11/24 42/17 42/21	slate [1] 59/24	Steven [1] 67/25
sense [4] 28/1 28/4 34/3 39/18	slope [3] 52/10 54/16 55/4	stewards [2] 34/22 39/24
sent [2] 39/1 39/3	slow [1] 36/22	still [6] 8/6 29/17 29/20 54/3
separate [4] 8/22 8/25 47/6	small [1] 19/1	56/17 73/19
49/4	smooth [1] 56/14	Stoner [16] 1/13 3/7 3/23 4/10
separated [1] 17/11	so [146]	42/1 43/8 44/15 48/11 48/13
separating [1] 17/16	solely [2] 18/8 18/9	58/9 59/21 60/4 60/8 60/25
September [5] 1/6 2/2 7/7 11/6	solicit [1] 51/15	61/19 75/21
76/5	some [21] 9/9 9/21 16/21 17/25	stop [4] 25/10 25/13 30/23
September 14 [1] 11/6	22/19 23/18 29/2 29/4 30/7	30/25
September 6 [1] 76/5	30/8 31/13 32/9 36/1 37/15	stopping [1] 32/6
serve [1] 31/25	45/20 45/22 45/23 45/24 46/15	storage [2] 8/1 66/9
served [2] 2/17 35/12	55/15 56/10	storm [1] 68/20
service [1] 27/25	somebody [1] 69/22	straight [2] 37/21 38/10
serving [2] 17/18 31/23	someone [2] 38/4 58/23	street [52] 1/8 4/22 5/3 13/14
session [3] 1/5 2/1 4/1	something [10] 12/24 20/4	15/11 15/13 16/6 25/23 26/3
set [9] 10/24 11/7 14/6 16/20	20/24 22/2 32/8 38/9 53/5 53/6	26/19 29/15 32/18 33/4 33/7
22/9 38/24 50/11 64/22 65/21	63/10 72/11	33/15 33/16 33/20 34/3 34/18
setback [4] 50/20 50/21 56/15	sometimes [2] 24/4 31/25	35/24 36/6 38/25 40/14 42/8
57/4	somewhere [2] 18/24 69/5	43/23 44/21 44/24 48/19 50/10
setbacks [3] 50/15 51/4 51/5	son [1] 30/15	50/14 51/1 51/15 51/18 53/9
setting [1] 52/23	son-in-law [1] 30/15	53/13 54/7 55/1 55/2 56/7
Several [2] 54/12 54/14	soon [1] 66/23	56/12 56/19 66/21 67/12 67/13
sewer [1] 67/7	sorry [7] 2/7 13/17 35/8 39/5	68/16 68/16 71/2 71/23 72/3
sexual [3] 34/20 38/14 38/15	39/7 60/10 72/19	73/7 74/2 74/3
Shakes [1] 74/17	sort [3] 22/20 28/4 28/16	stringent [1] 11/2
shall [5] 13/17 15/18 16/2	south [6] 53/11 53/11 53/15	strong [1] 33/1
35/15 48/25	67/12 68/14 71/2	structure [3] 48/22 50/19
shape [1] 73/13	space [4] 17/21 24/19 30/25	66/24
she [16] 28/20 40/7 40/11	33/25	structures [2] 48/21 52/16
40/17 51/21 51/21 56/12 62/14	speak [7] 4/7 5/5 6/19 14/9	students [2] 24/16 34/21
63/1 63/8 63/8 63/11 63/14	32/16 41/8 57/1	studio [17] 15/13 16/20 16/24
63/16 63/17 63/23	speaking [1] 54/16	17/10 18/10 20/11 24/4 24/5
she's [5] 35/21 41/1 53/18	spec [1] 49/23	26/7 30/2 34/2 35/6 40/18
62/16 63/18	special [1] 63/11	40/19 44/23 46/24 47/1
shopping [1] 8/20	specific [1] 16/4	subdivision [7] 4/20 4/24 4/25
should [7] 6/11 7/4 10/15 29/4	specifically [1] 15/16	5/16 12/14 42/6 65/20
56/24 71/16 72/15	specify [1] 59/11	subject [1] 15/20
show [1] 16/21	spend [1] 16/12	submit [1] 6/24
shows [1] 36/4	spending [1] 40/22	submitted [4] 4/21 15/17 15/19
side [23] 4/22 9/6 17/15 25/3	spikes [1] 34/12	42/6
25/11 28/18 38/20 42/8 50/11	split [2] 66/5 68/9	such [3] 49/1 49/3 49/3
50/14 50/15 51/3 56/4 56/7	spoke [1] 68/8	suggest [1] 39/15
56/15 56/17 56/24 57/5 64/12	spot [2] 8/8 35/24	suggested [2] 35/11 67/25
68/4 68/14 68/16 68/21	spring [1] 72/8	suggestion [1] 45/19
side-age [1] 56/24	square [10] 8/1 13/17 13/20	suit [1] 34/16
sidewalk [3] 72/14 73/20 74/7	14/17 18/3 18/5 18/6 20/20	summed [1] 33/17
sign [7] 13/14 13/19 13/22	43/22 43/24	sunk [1] 53/6
14/3 14/21 43/22 43/24	staff [1] 70/12	superintendent [1] 38/23
signature [1] 39/3	stairwell [2] 22/7 22/8	supports [1] 34/11
signed [1] 39/9	stand [4] 2/7 4/6 4/8 14/18	supposed [1] 67/5
signs [2] 13/16 14/8	standards [1] 15/16	sure [12] 6/25 7/18 16/22 17/9
silhouette [1] 54/6	stands [1] 8/8	24/22 31/11 32/5 45/3 54/16
silted [1] 67/22	star [1] 63/21	55/20 62/24 69/12
since [6] 26/13 27/7 27/12	start [3] 27/18 66/23 72/8	surface [2] 74/6 74/10
	started [6] 7/6 63/8 69/15	suspicious [1] 36/14
	71/3 72/5 73/25	swear [1] 2/11

S	these [9] 27/18 29/19 31/8 36/12 40/5 41/9 46/14 52/20 59/6 they [86] they'll [2] 6/14 71/10 they're [7] 19/4 32/5 39/19 39/19 40/13 64/9 67/5 thing [9] 7/1 20/2 29/22 35/18 36/17 37/23 59/2 59/3 69/20 things [25] 7/9 17/4 17/12 19/2 23/18 24/6 27/12 28/8 32/10 32/19 35/5 36/15 37/6 37/9 37/15 41/3 49/20 52/20 58/20 63/17 63/18 66/12 69/14 69/14 70/22 think [22] 6/16 14/17 14/19 14/20 17/17 18/25 20/8 20/20 22/14 23/15 24/4 24/5 29/21 41/6 47/8 47/11 47/18 50/23 52/10 62/6 63/23 72/10 thinking [1] 20/10 this [74] 2/17 4/2 4/6 4/8 4/9 5/5 5/12 7/16 9/15 9/17 9/20 9/24 10/6 10/11 10/11 10/15 10/18 11/4 12/1 12/2 12/9 13/7 13/23 14/2 14/20 16/3 16/13 16/22 17/16 20/7 22/15 26/13 26/25 27/11 30/21 31/1 31/19 32/13 34/13 35/4 35/13 35/19 37/2 37/4 37/20 38/24 44/25 45/5 45/24 46/17 46/23 46/25 48/25 51/10 52/6 52/8 54/5 54/7 55/24 55/25 56/9 57/9 57/15 58/14 59/2 62/12 62/17 62/18 65/15 69/18 69/22 74/21 76/5 76/10 those [13] 2/16 6/22 10/10 10/12 10/23 22/18 23/12 27/23 36/9 37/13 37/15 38/12 52/3 though [3] 2/18 49/1 62/6 thought [6] 23/19 30/11 30/14 35/18 72/21 72/24 thoughtful [1] 63/19 thoughts [1] 14/23 three [21] 5/1 7/8 8/17 8/18 8/22 8/22 8/24 9/4 9/6 10/23 22/6 28/7 40/9 40/10 58/25 65/9 69/19 70/14 70/17 71/6 71/7 three-page [1] 69/19 through [10] 6/22 7/10 9/15 10/6 19/14 22/7 23/12 36/11 64/14 64/16 throughout [1] 33/25 throwing [1] 7/9 thunder [1] 49/22 ticket [1] 67/6 tickets [1] 71/8 tightly [1] 34/9 tightly-knit [1] 34/9 time [15] 7/17 8/14 12/25 22/15 26/6 27/15 38/9 40/3 43/10 46/15 53/5 58/15 60/3 74/1 74/20 times [4] 6/9 33/22 54/12 54/14 today [5] 14/13 25/2 49/7 52/5 67/5 together [1] 22/13 told [4] 39/6 66/20 73/21 73/23 tonight [14] 2/11 10/15 10/16 11/24 17/4 29/1 45/5 45/8 45/9	45/21 46/1 64/6 64/17 65/19 too [6] 2/21 28/6 30/17 36/21 37/18 38/17 topic [1] 73/17 topics [1] 41/9 total [1] 13/17 totally [2] 30/1 30/5 touting [1] 41/1 toward [2] 67/15 67/16 towards [4] 24/23 68/7 68/23 69/1 tower [1] 7/4 town [3] 28/23 39/16 64/12 Township [2] 67/24 69/3 tracks [1] 25/3 tractor [1] 40/12 tradition [1] 33/12 traffic [9] 5/11 5/14 5/19 5/20 8/4 9/5 9/9 24/24 30/3 transcribed [1] 3/9 transcript [2] 76/4 76/10 transient [1] 34/8 trash [6] 6/10 6/12 6/14 7/5 7/6 73/6 trees [1] 32/12 trouble [2] 37/5 40/8 trucks [1] 73/6 true [2] 57/3 76/4 trust [1] 10/10 trying [2] 41/3 43/14 Tuesday [3] 1/5 2/1 76/5 turn [4] 6/6 6/7 29/5 37/10 turns [1] 65/10 twice [1] 41/10 two [20] 6/21 7/8 8/2 16/20 17/4 17/15 22/2 22/18 22/25 25/19 27/23 29/15 29/18 30/12 40/9 41/2 44/17 46/14 50/21 58/20 two-car [1] 50/21 type [4] 12/23 16/1 36/25 37/3 types [1] 36/4
T	table [5] 46/12 46/14 47/21 59/17 69/21 tabling [1] 47/25 take [8] 7/5 11/5 16/9 30/14 34/23 39/25 63/17 68/4 taken [3] 6/15 62/14 76/5 takes [2] 11/20 12/8 taking [1] 24/17 talk [2] 28/13 38/13 talkative [1] 31/24 talked [4] 27/10 53/24 54/24 69/14 talking [10] 17/3 26/13 27/7 40/6 53/14 53/17 53/18 53/19 53/23 64/23 tall [1] 30/15 target [1] 28/16 teacher [2] 16/11 31/7 tell [4] 8/14 32/12 36/21 64/8 ten [1] 65/22 terms [1] 28/7 testify [1] 4/6 than [7] 5/1 14/5 14/21 16/15 27/19 36/10 45/25 thank [26] 2/15 6/17 6/18 10/14 13/4 15/3 20/22 24/3 26/15 29/9 40/2 40/3 52/25 57/11 57/16 57/17 58/11 62/19 64/1 64/2 65/16 66/1 72/18 74/19 74/20 75/23 Thanks [1] 11/16 that [245] that's [58] 5/24 6/2 6/16 7/4 7/13 7/19 7/21 9/17 11/14 11/16 12/3 12/6 16/17 17/6 18/3 18/19 19/14 21/5 24/2 24/11 25/11 25/25 26/9 26/13 27/21 28/15 28/20 31/19 32/1 32/2 32/6 35/17 36/18 36/19 38/9 38/9 39/6 40/14 46/18 47/11 50/24 53/7 54/2 55/19 55/24 65/7 65/23 65/25 66/4 66/12 66/15 67/23 69/6 71/11 72/17 73/7 73/13 73/24 theft [1] 37/7 their [27] 8/25 11/8 11/9 11/11 11/12 13/14 16/21 28/18 38/4 43/22 51/23 51/24 52/2 52/4 52/14 59/17 65/3 66/13 66/21 66/22 67/6 67/7 73/1 73/14 73/14 74/1 74/6 them [23] 4/13 11/21 13/24 16/9 18/2 19/15 21/19 24/10 25/9 29/5 30/13 30/14 31/23 32/9 34/7 52/22 65/21 66/22 71/14 74/5 74/6 74/12 74/16 then [34] 5/25 6/4 9/3 10/24 11/5 15/5 25/19 27/12 28/2 28/8 33/9 33/10 34/16 36/7 38/2 39/12 39/14 40/12 46/12 47/14 53/3 54/7 55/21 58/23 64/15 65/2 65/9 65/10 65/21 65/22 68/18 69/4 70/14 71/12 there [91] Thereupon [1] 75/25	too [6] 2/21 28/6 30/17 36/21 37/18 38/17 topic [1] 73/17 topics [1] 41/9 total [1] 13/17 totally [2] 30/1 30/5 touting [1] 41/1 toward [2] 67/15 67/16 towards [4] 24/23 68/7 68/23 69/1 tower [1] 7/4 town [3] 28/23 39/16 64/12 Township [2] 67/24 69/3 tracks [1] 25/3 tractor [1] 40/12 tradition [1] 33/12 traffic [9] 5/11 5/14 5/19 5/20 8/4 9/5 9/9 24/24 30/3 transcribed [1] 3/9 transcript [2] 76/4 76/10 transient [1] 34/8 trash [6] 6/10 6/12 6/14 7/5 7/6 73/6 trees [1] 32/12 trouble [2] 37/5 40/8 trucks [1] 73/6 true [2] 57/3 76/4 trust [1] 10/10 trying [2] 41/3 43/14 Tuesday [3] 1/5 2/1 76/5 turn [4] 6/6 6/7 29/5 37/10 turns [1] 65/10 twice [1] 41/10 two [20] 6/21 7/8 8/2 16/20 17/4 17/15 22/2 22/18 22/25 25/19 27/23 29/15 29/18 30/12 40/9 41/2 44/17 46/14 50/21 58/20 two-car [1] 50/21 type [4] 12/23 16/1 36/25 37/3 types [1] 36/4
U	Uh [1] 56/5 Uh-huh [1] 56/5 under [2] 51/10 71/22 understand [4] 19/18 23/22 46/10 54/20 understanding [4] 21/2 31/21 46/16 49/16 undesirables [1] 29/18 unfold [1] 16/22 Union [1] 67/24 unless [2] 40/12 61/25 until [4] 14/3 46/12 47/22 72/8 up [40] 4/8 7/7 12/1 12/17 12/19 13/19 14/9 16/19 16/20 18/10 22/9 23/9 23/25 24/17 25/3 25/24 28/20 28/20 29/13 30/7 30/13 31/15 33/17 36/6 36/16 36/16 38/24 40/8 40/9 40/11 40/13 43/15 55/14 67/8 68/6 68/6 70/17 71/15 71/17 74/5 update [1] 69/24 updated [1] 70/24 upgraded [1] 23/1 upgrades [1] 23/17 upstairs [11] 17/20 17/20 18/2 18/3 18/11 20/19 22/5 22/13 23/2 23/20 30/22	

U	watched [1] 33/25 water [6] 7/4 52/4 55/16 63/9 67/15 72/6 watertight [1] 66/18 way [11] 16/14 17/15 27/10 38/17 47/12 53/9 55/17 56/17 65/5 68/17 68/17 we [100] we'd [1] 16/21 we'll [1] 15/6 we're [11] 2/5 2/6 2/22 9/7 17/2 45/15 47/24 47/25 62/15 69/21 69/24 we've [4] 27/7 37/6 45/21 70/21 website [2] 27/22 38/10 Wednesday [2] 64/9 70/11 week [6] 7/10 16/9 16/13 27/14 28/4 30/13 weirdos [1] 40/22 welcome [4] 2/14 13/5 62/20 64/3 welcomed [1] 36/10 well [12] 2/6 25/25 28/20 28/21 30/17 33/21 34/4 52/6 53/8 54/17 63/17 72/12 went [5] 39/5 39/8 67/4 67/18 67/22 were [10] 5/17 19/9 24/23 28/3 36/9 37/12 51/24 56/20 66/25 73/23 west [4] 38/20 51/1 66/20 72/13 Western [3] 35/25 36/24 37/17 Westerville [1] 49/13 what [43] 5/12 5/13 5/17 6/2 6/10 7/12 7/15 8/9 9/16 12/2 12/3 12/6 14/14 17/17 19/9 21/12 21/13 22/14 27/24 36/9 37/2 37/12 39/6 39/23 40/21 42/13 42/16 45/21 48/13 50/11 52/17 52/17 53/25 54/4 54/4 54/16 54/22 58/24 63/14 65/7 71/24 73/24 74/2 whatever [3] 39/17 53/6 68/2 whatever [4] 30/5 41/1 41/6 54/17 wheel [1] 40/12 when [20] 5/12 10/19 14/1 22/15 24/4 27/9 27/13 27/17 29/12 31/14 32/11 43/13 54/17 63/2 64/21 65/20 66/15 68/13 70/4 70/6 where [17] 5/22 6/6 19/14 19/21 21/21 25/6 25/8 27/1 28/3 30/8 30/24 31/15 33/18 35/15 62/5 68/12 69/8 whether [2] 12/23 39/2 which [21] 10/23 11/2 13/9 13/15 13/19 16/13 18/3 18/6 21/19 23/1 38/20 43/23 49/2 52/17 53/13 55/1 66/7 68/5 68/6 69/6 70/12 while [1] 24/10 who [16] 4/7 4/11 17/25 18/17 25/7 28/14 29/23 30/3 30/12 30/15 33/10 34/6 37/3 38/4 55/20 68/8 who's [1] 38/3 whoever [2] 39/9 70/13 whole [6] 16/10 17/20 20/8 22/5 22/12 69/6 why [3] 28/15 55/19 55/24	wide [2] 50/15 51/2 widowed [1] 16/15 width [1] 49/2 will [52] 4/2 4/2 4/7 5/25 5/25 6/5 6/12 6/13 6/24 7/25 8/3 8/3 8/10 8/24 9/1 9/4 9/6 9/9 10/5 11/5 11/6 11/10 12/1 12/22 13/1 15/23 17/25 18/11 23/6 26/7 30/12 30/19 30/23 31/1 31/5 31/10 32/13 34/4 62/13 64/13 64/15 65/3 65/3 66/7 66/23 68/10 68/12 68/16 68/19 70/13 71/12 72/10 window [1] 45/11 winter [2] 25/17 25/23 wintertime [1] 25/22 wish [3] 4/5 62/25 63/24 wishes [1] 4/7 wishing [2] 5/5 6/19 within [12] 4/3 11/1 11/1 26/22 34/15 38/15 39/4 45/10 46/3 46/17 56/21 71/6 without [2] 8/17 22/6 withstanding [1] 48/23 witnesses [2] 4/5 4/10 won't [3] 6/12 64/5 65/17 wondered [1] 35/18 wondering [1] 6/3 woods [2] 68/24 69/1 word [3] 11/14 33/17 63/15 work [11] 6/1 16/21 23/20 24/20 49/20 54/19 67/11 69/25 70/8 70/18 74/22 worked [3] 63/15 70/4 70/5 working [6] 19/14 20/10 63/8 63/9 67/13 70/2 world [1] 21/6 worried [1] 51/22 worry [1] 34/3 Worx [1] 50/18 would [64] 2/12 12/18 14/12 14/14 14/18 17/19 17/20 17/21 18/1 18/3 20/2 20/3 20/7 20/23 21/19 21/21 21/22 22/11 22/18 22/19 22/20 22/24 23/23 23/24 28/14 30/18 32/7 32/7 32/16 32/18 32/23 35/5 37/3 39/21 39/23 45/10 45/19 45/22 45/24 46/13 49/7 49/9 51/22 54/1 54/6 55/19 55/21 56/21 57/21 58/24 59/25 62/2 62/3 62/6 63/19 68/6 69/4 70/1 70/8 70/9 70/18 74/4 74/4 74/9 wouldn't [2] 51/3 72/8 writing [1] 32/25 written [2] 10/8 15/18 wrong [1] 32/21
V	W	Y
v3 [1] 68/1 vacation [2] 17/22 31/14 Vance's [1] 67/2 variance [5] 13/10 13/13 43/17 43/21 73/25 variety [1] 37/6 vehicles [1] 36/14 very [18] 8/3 16/7 16/23 17/21 25/12 25/13 30/15 31/22 31/24 32/4 32/11 63/1 63/17 63/18 63/25 64/1 70/7 73/4 vice [7] 1/14 58/19 58/22 59/22 61/3 61/10 62/4 vice-chair [1] 58/22 vice-chairman [3] 1/14 59/22 62/4 vice-chairperson [2] 61/3 61/10 VILLAGE [18] 1/1 5/3 7/25 13/10 14/7 14/20 15/9 26/18 34/22 39/24 43/18 43/18 44/19 62/15 63/24 64/12 68/1 70/11 violent [1] 34/13 visit [1] 17/23 visiting [1] 34/7 vote [4] 11/21 41/3 48/14 59/11 voting [1] 47/24	waiting [3] 55/24 66/25 71/9 walk [2] 55/19 67/14 walked [2] 55/25 67/18 wall [6] 13/14 13/16 13/18 14/14 43/22 43/24 wander [1] 20/12 wandering [1] 19/21 want [12] 13/24 14/24 22/4 28/8 36/8 37/14 37/20 38/10 57/14 62/18 62/25 69/6 wanted [6] 15/2 16/6 19/8 21/18 27/6 56/20 wanting [2] 17/12 48/17 wants [2] 9/25 14/9 Warden [5] 67/13 67/15 68/4 68/15 68/16 was [50] 4/11 6/2 9/15 11/15 14/2 16/10 23/8 27/10 28/14 30/16 30/18 31/3 33/8 38/23 47/19 48/16 50/11 50/14 50/17 51/2 51/21 51/21 51/23 52/4 52/5 53/5 53/19 55/3 55/5 55/6 55/8 58/16 62/17 63/2 63/8 63/11 63/14 63/15 63/16 63/17 65/7 67/17 68/9 70/4 70/6 72/1 72/2 72/21 72/24 73/25 wasn't [3] 50/15 67/16 67/16	yeah [19] 7/24 18/10 19/3 23/2 24/17 24/19 25/5 25/10 30/14 31/10 42/18 47/11 47/20 49/19 51/19 54/10 55/10 57/5 59/9 year [7] 15/24 16/14 36/1 37/17 63/9 74/5 74/7 yearly [2] 59/2 59/3 years [9] 16/1 16/19 33/6 33/21 33/25 55/3 63/2 63/6 63/8 Yep [1] 46/7 yes [86] yet [2] 26/2 75/3 you [188]

Y

you're [27] 11/23 13/5 17/12
19/20 20/24 21/12 21/13 21/14
22/22 23/23 27/13 28/2 29/17
29/23 30/2 31/15 40/10 49/17
50/6 53/17 55/9 56/18 58/22
62/20 64/3 68/15 71/20
youngest [1] 34/21
your [31] 5/6 5/6 7/21 9/4
11/21 14/1 20/18 25/8 26/6
27/14 28/11 29/12 34/24 37/15
37/20 38/20 39/11 40/1 40/3
49/9 50/3 56/1 56/21 58/23
59/10 59/11 59/19 64/10 64/14
67/9 73/18

Z

zone [2] 64/11 65/1
zoned [3] 9/20 9/22 15/14
zoning [32] 1/2 1/12 4/23 8/12
8/12 9/16 9/17 9/20 9/25 10/2
11/2 12/21 13/3 13/11 13/15
15/9 15/21 26/18 26/24 27/1
35/14 42/9 43/18 43/23 48/25
49/2 51/11 52/17 52/21 64/9
65/1 65/14
Zoom [2] 13/22 14/25