

CITY OF NORTH CANTON, OHIO
ZONING AND BUILDING STANDARDS
BOARD OF APPEALS

IN RE:)
)
 Zoning and Building)
 Standards Board of)
 Zoning Appeals) **TRANSCRIPT OF PROCEEDINGS**

Transcript of Proceedings before the Zoning and Building Standards Board of Appeals, taken by the undersigned, Shannon Roberts, a Registered Professional Reporter and Notary Public in and for the State of Ohio, at the offices of North Canton City Hall, 145 North Main Street, North Canton, Ohio, on Tuesday, the 28th day of August, 2018, at 6:00 p.m.

Premier Court Reporting
Canton 330.492.4221 Akron 330.928.1418
www.premierreporters.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES:

- Clint Zollinger, Chairman
- Brian Mihalcin, Member
- Sam Bacon, Member
- Timothy L. Fox, Director of Law
- Patrick DeOrio, Director of Administration
- John Stigalt, Chief Building Officer
- Christina Whittenberger

- - - - -

1 MR. ZOLLINGER: It is 6:00, so I will
2 call the meeting to order. The first
3 thing -- order of business on the agenda is
4 the roll call. So call the roll, please.

5 MS. WHITTENBERGER: Mr. Bacon.

6 MR. BACON: Yeah, here.

7 MS. WHITTENBERGER: Mr. Griffith.

8 (No response.)

9 MS. WHITTENBERGER: Mr. Mihalcin.

10 MR. MIHALCIN: Here.

11 MS. WHITTENBERGER: Ms. Clevenger.

12 (No response.)

13 MS. WHITTENBERGER: Mr. Zollinger.

14 MR. ZOLLINGER: Here.

15 Okay. Ladies and gentlemen, three of the
16 five board members are present. That means
17 we have a quorum. One thing I would like to
18 point out, when it comes to our voting, in
19 order for anything to pass, a variance or any
20 action we take tonight, all three of us need
21 to vote yes, even though there is -- that's
22 not a majority. It doesn't take two of us.
23 It takes all three of us, because it takes
24 three out of five board members for us to,
25 you know, pass anything.

1 So I want to make that clear tonight to
2 anyone who is going to bring forth an
3 application for a variance. You need to get
4 unanimity between the three of us, because
5 two of us are not present.

6 With that then, the first -- the next
7 order of business is the approval of the
8 minutes. I will entertain a motion to
9 approve the minutes from the June 26th, 2018
10 meeting.

11 MR. MIHALCIN: Motion to approve as
12 submitted.

13 MR. BACON: Second.

14 MR. ZOLLINGER: A motion and a second.
15 Any discussion?

16 (No response.)

17 MR. ZOLLINGER: No discussion. Call the
18 roll for the minutes.

19 MS. WHITTENBERGER: Mr. Bacon.

20 MR. BACON: Yes.

21 MS. WHITTENBERGER: Mr. Mihalcin.

22 MR. MIHALCIN: Yes.

23 MS. WHITTENBERGER: Mr. Zollinger.

24 MR. ZOLLINGER: Yes.

25 The minutes are approved.

1 Now we'll move to the business portion of
2 the agenda. We have a court reporter
3 transcribing the proceedings. So what I'm
4 going to do is have the court reporter put
5 anyone under oath who may -- even if you may
6 speak, and you are not sure, go ahead and
7 stand up and raise your right hand.

8 (Whereupon, individuals were sworn by the
9 Court Reporter.)

10 MR. ZOLLINGER: All right. Thank you.
11 You can be seated. And just so you know, the
12 court reporter is going to take down
13 everything you say. Just make sure you speak
14 clearly into the microphone.

15 If we ask questions, just make sure you
16 give the questions audibly, say "yes" or
17 "no," "I don't know." Avoid shaking the
18 head, nodding, "uh-huh," "huh-uh," those
19 types of things we normally do when we talk
20 to each other in normal conversation. It
21 just makes her job easier.

22 With that, also, I will tell you, also, I
23 tend to ask a lot of questions. I'm not
24 trying to scare you or be antagonistic. I am
25 just trying to get information. I'm trying

1 to make sure I make the best decision
2 possible, and that's why I'm doing it. So
3 just be aware of that. I am an attorney, and
4 it kind of goes with the territory, I guess.
5 I'm not trying to be mean. I'm just trying
6 to get information.

7 So with that then, we'll call the first
8 order of business. Why don't we start with
9 item D?

10 MS. WHITTENBERGER: Application Number
11 ZBOA 2018-21, 819 South Valley Boulevard,
12 Northwest, Applicant Gail Miranda; Richard
13 Fisher on behalf of Gail Miranda is
14 requesting a variance to add a ramp to the
15 front porch for handicap access to the home,
16 pursuant to Section 1133.08(a)(1)(B) and (C).

17 MR. ZOLLINGER: Okay. Sir, why don't you
18 just go ahead and state your name for the
19 record?

20 MR. FISHER: My name is Richard Fisher.

21 MR. ZOLLINGER: Okay. And go ahead.

22 MR. FISHER: I am representing Ms. Gail
23 Miranda, who is the owner of this property,
24 and Ms. Sharon Fowler, who is the long-time
25 tenant of this property. And the property is

1 819 South Valley Boulevard. We are seeking a
2 variance in regard to a handicap access ramp,
3 so that the tenant could get access back into
4 the home. She was involved in a traffic
5 accident on December 1st of 2017, out on
6 Pittsburgh Road, and the consequence of that,
7 her right leg was removed.

8 MR. ZOLLINGER: Okay.

9 MR. FISHER: So she has been in rehab
10 since, and is seeking to get back into the
11 home. We are asking to withdraw our request
12 for a handicap ramp variance, and we will
13 negotiate a satisfactory resolution with the
14 building department.

15 MR. ZOLLINGER: Okay. Thank you, sir. I
16 don't think we need to take any action. If
17 you want to withdraw, that is your decision.
18 You'll have the opportunity to resubmit, if
19 you need to, or, you know, hopefully you get
20 something that's in compliance, and you don't
21 even need to come back here.

22 MR. FISHER: Okay. Thank you very much.

23 MR. ZOLLINGER: Thank you very much. The
24 application is withdrawn.

25 The next item we will move to is item A

1 on the agenda, the business portion of the
2 agenda.

3 Yeah, go ahead. And I'll --

4 MS. WHITTENBERGER: Application Number
5 ZBOA 2018-18, Shiloh Run, Southeast and
6 Alexandria Parkway, Southeast; Applicant AMC
7 Land Company is requesting a variance to
8 construct two permanent dead-end streets
9 longer than 600 feet on the following
10 streets: Shiloh Run, Southeast, 1,780 feet
11 in length from the intersection of Shiloh
12 Run, Southeast and Halifax Way, Southeast, to
13 the proposed cul-de-sac of Shiloh Run,
14 Southeast; and, two, Alexandria Parkway,
15 Southeast, 1,625 feet in length from the
16 intersection of Alexandria Parkway, Southeast
17 and Halifax Way, Southeast to the proposed
18 cul-de-sac of Alexandria Parkway, Southeast.

19 MR. ZOLLINGER: Thank you. And it's my
20 understanding that the applicant would like
21 to have this heard when there are more than
22 three members present on the Board, if
23 possible. So the applicant is asking that
24 this matter be rescheduled to our September
25 meeting.

1 (Whereupon, Mr. Fox leaves the room.)

2 MR. ZOLLINGER: I personally find the
3 request to be well taken.

4 And I, therefore, make a motion to table
5 the consideration of this application to the
6 September meeting. Do I have a second?

7 MR. BACON: I'll second it.

8 MR. ZOLLINGER: Any discussion?

9 MR. MIHALCIN: No.

10 MR. ZOLLINGER: No discussion. We'll
11 call the roll.

12 MS. WHITTENBERGER: Mr. Bacon.

13 MR. BACON: Yes.

14 MS. WHITTENBERGER: Mr. Mihalcin.

15 MR. MIHALCIN: Yes.

16 MS. WHITTENBERGER: Mr. Zollinger.

17 MR. ZOLLINGER: Yes.

18 So that matter is tabled.

19 We'll move on to item B of the business
20 portion of the agenda.

21 (Whereupon, Mr. Fox re-enters the room.)

22 MS. WHITTENBERGER: ZBOA 2018-19, 625
23 Edgewood Street, Southeast, Applicant Dale
24 and Felicia Freeman, they are requesting a
25 variance to construct an accessory parking

1 pad next to existing driveway, pursuant to
2 Section 1133.08(C)(3).

3 MR. ZOLLINGER: Okay. Anyone who would
4 like to speak in favor of the application can
5 step forward.

6 Go ahead, sir. Go ahead and start by
7 stating your name for the record.

8 MR. FREEMAN: Dale Freeman.

9 MR. ZOLLINGER: Okay. Sir, I have -- we
10 have received your application and the
11 drawings before -- in advance of the meeting.
12 And I also draw I -- I have also driven by
13 your property to take a look at the lot.

14 So go ahead and just give us your -- why
15 you would like the application to be
16 approved.

17 MR. FREEMAN: Well, my daughter is going
18 to college. She had to --

19 THE REPORTER: I'm sorry. Can you start
20 over again?

21 MR. FREEMAN: I'm sorry. My daughter is
22 going to college. All right? She is going
23 to Aultman College. And it's -- she has to
24 commute. So we had to buy her a vehicle, but
25 we -- both my wife and I -- because our

1 driveway is so short, you know, and we both
2 need vehicles out -- out of the -- the
3 garage, she has got to keep jogging around.
4 She needs a place to park her car. She can't
5 park on the street.

6 So we were going to -- we were going to
7 redo our driveway and sidewalks on our house
8 anyway, so we just decided, let's put this
9 parking pad right next to the existing
10 driveway, so she can pull off and be out of
11 the way of the garage, so either my wife or
12 myself can easily get out with not having
13 her -- you know, her schedule would be very
14 different.

15 So that's what we were going to do. And
16 when I submitted the application, I was told
17 that it was rejected, primarily because I
18 live on a corner, therefore, I have two
19 fronts. I don't have a side. Thus, I need a
20 20-foot setback in order to put accessory
21 parking. Twenty feet would put me right up
22 to my existing sidewalk that's up against my
23 house already.

24 MR. ZOLLINGER: Twenty feet or ten feet?

25 MR. FREEMAN: I was told 20. Okay? But

1 even 10 feet would not be enough for us to
2 construct this. So that's why --

3 MR. ZOLLINGER: The setback is 10.

4 MR. STIGALT: It's 10 feet from the
5 public right-of-way.

6 MR. ZOLLINGER: Yes. And that would be
7 the sidewalk edge, right?

8 MR. STIGALT: Right.

9 MR. ZOLLINGER: So you need -- the rule
10 is you need to be 10 feet from the sidewalk.

11 MR. FREEMAN: Okay. So that would give
12 me, basically, 3 feet to put a parking pad,
13 and I don't think a RAV4 is going to fit.

14 MR. ZOLLINGER: Okay.

15 MR. FREEMAN: You know, that's why -- and
16 I measured the vehicle, as far as the
17 parking, and her being able to get in and
18 out, and a 13-by-12 is basically what she is
19 going to need in order to -- to use it.

20 MR. ZOLLINGER: It looks like -- I'm
21 trying -- I'm looking at our drawings.
22 Basically, you are looking at making it
23 concrete from your sidewalk to the public
24 sidewalk.

25 MR. FREEMAN: Uh-huh.

1 MR. ZOLLINGER: I mean, that's how wide
2 we are talking.

3 MR. FREEMAN: Yeah, that's how much space
4 there is there, yes.

5 MR. ZOLLINGER: Okay. Is there
6 anything -- there is no other location you
7 can put this?

8 MR. FREEMAN: No. Because on the other
9 side, okay, of my driveway there, okay, it
10 kind of -- there is a slight incline. All
11 right? So that wouldn't be very good for her
12 to pull in and park, especially in the
13 wintertime. I'm trying to think of my little
14 girl.

15 MR. ZOLLINGER: I'm trying to look -- I
16 looked around your neighborhood, and I --
17 sometimes when we look at these, you know,
18 there are -- people will come in and they'll
19 say, well, there are other driveways like
20 mine that I want to do. And sometimes that's
21 applicable and sometimes it isn't. If it's
22 old, before this ordinance, we'll say, well,
23 that doesn't matter. You know, that was
24 built before the ordinance that we have, that
25 was put in place.

1 But I couldn't find a design that matched
2 exactly -- or that looked kind of what you
3 were trying to put here. Do you know of any
4 other houses in your neighborhood where they
5 recently made this improvement, any other
6 properties?

7 MR. FREEMAN: Yes. At the corner of
8 Maple -- East Maple and Edgewood, on the --
9 let's see, what would that be? It would be
10 the -- on the southeast -- southeast side,
11 there has been an addition onto the driveway.

12 On the corner of Woodside and Edgewood,
13 just right down the street, okay, from me,
14 there also has been an addition put on both
15 sides of the driveway.

16 And part of the problem with my house is,
17 number one, the driveway is very short; and,
18 number two, my garage is a two-car garage. I
19 mean a two-car garage. We barely get our
20 vehicles in there. And that's it.

21 MR. ZOLLINGER: When -- it looked like --
22 could you park a car on your existing
23 driveway? Will it fit there and be, you
24 know, out of the way of the public sidewalk?
25 You -- right?

1 MR. FREEMAN: By about a foot, yeah, if
2 she pulls all the way up. The problem is,
3 like I said, she is going to be -- our
4 schedules are such that it's going to be a
5 hassle for us to have to constantly move our
6 vehicles.

7 MR. ZOLLINGER: You just have to get out
8 and move it around?

9 MR. FREEMAN: Yeah.

10 MR. ZOLLINGER: Okay.

11 MR. FREEMAN: She is so short, and I
12 can't get in there.

13 MR. BACON: Mr. Freeman --

14 MR. FREEMAN: Yeah.

15 MR. BACON: -- is your house fronted on
16 Edgewood or Clearmount?

17 MR. FREEMAN: It fronts on Edgewood.

18 MR. BACON: So that's where your side
19 yard is?

20 MR. FREEMAN: That's the way I -- I was
21 seeing it. But Mr. Stigalt said that because
22 I live on a corner, I have two fronts. I
23 don't -- that my property that abuts on
24 Clearmount is not a side; it's a front, so
25 that's why the setback.

1 MR. ZOLLINGER: The way the ordinance is
2 written, it's 10 feet, no matter whether it's
3 front, side, rear, corner. Right? I mean,
4 it's 10 feet no matter whether it's side or
5 front.

6 MR. BACON: Where is that?

7 MR. ZOLLINGER: 1133.08. Page 80.

8 MR. BACON: D?

9 MR. ZOLLINGER: Yeah, D there.

10 MR. BACON: Front, 10 foot?

11 MR. ZOLLINGER: Yeah. Front, side, rear,
12 side --

13 MR. BACON: Two foot?

14 MR. ZOLLINGER: I see. I see what you
15 are looking at.

16 MR. BACON: Two foot. If you give him 10
17 feet, you can have 2 feet back from the
18 public sidewalk, then he's okay.

19 MR. ZOLLINGER: Yeah, but he'd still be
20 in violation with what he has proposed,
21 because he is going right up against the
22 sidewalk.

23 MR. BACON: If he goes 12 feet.

24 MR. ZOLLINGER: If he goes 12. If he
25 goes 10 feet --

1 MR. BACON: If he goes 10 feet, he's
2 okay.

3 MR. ZOLLINGER: If this was a side or a
4 rear of the lot. You are saying this is a
5 front?

6 MR. STIGALT: Corner -- the house has two
7 fronts.

8 MR. BACON: Say what?

9 MR. STIGALT: On a corner lot, a house
10 has two fronts. You have the address side,
11 and their side of the house, on the other
12 side, is actually considered a front yard,
13 because all the other houses are facing their
14 address on that street. So it's considered a
15 side yard, but treated as a front yard to our
16 zoning code, in our -- I believe it's 1125,
17 of the descriptions of the outline of
18 setbacks and yard regulations. You have
19 pictures.

20 MR. BACON: Doesn't sound like unity, but
21 I guess it is what it is, huh?

22 MR. STIGALT: Now, if the houses weren't
23 addressed on that corner -- on a secondary
24 street, and they were side -- their side yard
25 was a secondary street, then it would be

1 considered their side yard and treated as a
2 side yard.

3 MR. BACON: Well, that's a secondary
4 street, Clearmount.

5 MR. STIGALT: Right. But all the houses
6 are addressed to that, and that makes his a
7 side yard, but treated as a front yard with
8 the setbacks.

9 MR. BACON: His address is -- his address
10 is --

11 MR. STIGALT: His address is on
12 Elmwood --

13 MR. BACON: Edgewood, right?

14 MR. STIGALT: -- Edgewood, excuse me,
15 yes. But that's his front yard. But because
16 the other houses on Clearmount are facing and
17 addressed to that, his side of the house is
18 considered a front yard for our zoning code
19 and treated with the setbacks that way.

20 MR. BACON: All right.

21 MR. ZOLLINGER: Well --

22 MR. FOX: Do you have a concern -- I had
23 noticed, as you said, that you are going to
24 have the -- the driveway is actually going to
25 abut the sidewalk. And you're about a block

1 from the elementary school --

2 MR. FREEMAN: Yeah.

3 MR. FOX: -- on Clearmount?

4 MR. FREEMAN: On the other side of the
5 street.

6 MR. FOX: I would think you might have
7 concern with the children that are going to
8 be passing with -- not really a safety
9 concern, more of that car is probably going
10 to be within -- certainly within an arm's
11 reach, right beside the public sidewalk, so
12 you are going to have children back and forth
13 right beside your car parked there.

14 MR. FREEMAN: Well, you know, it's
15 funny -- not funny. It's -- I have noticed
16 that they don't -- the young ones, they don't
17 come down that far.

18 MR. FOX: Okay.

19 MR. FREEMAN: And they are usually on the
20 other side of the street, because the school
21 is on the other side of the street. I mean,
22 I have watched them drop off their kids and
23 walk their kids to school for 14 years, and
24 they are always on the other side of the
25 street.

1 So they really -- the kids haven't been a
2 problem --

3 MR. FOX: Okay.

4 MR. FREEMAN: -- on our side of the
5 street. I know, that is -- that could be a
6 concern, but that's a concern with any cars
7 parked on the driveway.

8 MR. ZOLLINGER: Well, I mean, if you are
9 parked on your driveway, it's the driveway,
10 but it's still going to be pretty close, or
11 on --

12 MR. FREEMAN: Yeah. Still in the
13 driveway, it's still -- because it's such a
14 short driveway. I mean, that's -- I'm kind
15 of stuck there.

16 MR. FOX: But I think it's going to be
17 either -- in your regular driveways, the rear
18 of the car, versus the way --

19 MR. FREEMAN: Versus the side.

20 MR. FOX: It's going to be the side of
21 the car.

22 MR. FREEMAN: Yeah, because what I'd like
23 to do is pull in and just pull -- and
24 basically be parallel to the house.

25 MR. FOX: Yes, sir.

1 MR. FREEMAN: So --

2 MR. ZOLLINGER: Hypothetically, if this
3 was the side, and we didn't treat this as the
4 front, if he built this thing 10-feet wide,
5 would he be in compliance?

6 MR. STIGALT: Well, side yard can be 2
7 feet away from the side yard lot line, if it
8 was a side yard.

9 MR. ZOLLINGER: Yeah. So if it was --

10 MR. STIGALT: If he came to the front,
11 then you have to be 10 feet from the public
12 right-of-way still.

13 MR. ZOLLINGER: I'm sorry. Let's say,
14 hypothetically -- I want to make sure I
15 understand this -- Clearmount was the side
16 yard; we treated it as the side yard. If he
17 was -- if he built this so that it was the
18 concrete ending 2 feet from the public
19 sidewalk edge, would he be in compliance with
20 that 2-foot setback?

21 MR. STIGALT: Yes, if that was the true
22 side yard, yes.

23 MR. ZOLLINGER: If it was. Yeah, I know
24 it's not.

25 MR. STIGALT: Yes, if it was a side yard,

1 it's 2 feet.

2 MR. ZOLLINGER: Is 10 feet too -- not
3 wide enough for you?

4 MR. FOX: It's actually the standard for
5 our parking spots.

6 MR. FREEMAN: Yeah.

7 MR. FOX: In the City, they are 10 feet
8 by 20 feet.

9 MR. BACON: Instead of 12 feet.

10 MR. FREEMAN: Okay. I basically was
11 thinking of looking at it for, one, giving
12 her enough space. I mean, give her -- she
13 just started driving this year. Okay? All
14 right. So --

15 MR. ZOLLINGER: Well, you have a sidewalk
16 on the other side. You got your own
17 sidewalk.

18 MR. FREEMAN: Yeah.

19 MR. ZOLLINGER: You have some room there
20 in case she overdrives, I guess.

21 MR. FREEMAN: Yeah, I do have a sidewalk
22 there. That is correct. But I was thinking
23 of that, and trying to keep her off of our
24 sidewalk, as well as off the public sidewalk.
25 But, also, because that would give me a

1 2-foot strip of grass, and maintenance-wise,
2 that's not the best --

3 MR. FOX: You'll have some edging to do,
4 a little strip, sure.

5 MR. FREEMAN: Yeah, a little 2-foot
6 strip. My lawn mower is, you know, not fit
7 for that; so --

8 MR. ZOLLINGER: Well, I'm just thinking
9 out loud here, and these are just my
10 thoughts, and I haven't made a decision yet.
11 But I'm trying to figure out a way where we
12 maybe -- maybe if we just said, okay, we'll
13 treat this specific situation like it is a
14 side yard, given how close your house is, and
15 we'll give you -- we make it so it would
16 comply if it was a side -- side yard.

17 I know it will give a strip of grass, but
18 it might give you just sort of like a little
19 buffer there from the sidewalk and -- and,
20 you know -- I'm just trying to figure out a
21 way where maybe we could work with you on
22 this.

23 Anyway, those are my thoughts right now.

24 I don't know if you have any questions.

25 MR. BACON: If he can use 10 feet instead

1 of 12 feet, he can do it, can he not?

2 MR. ZOLLINGER: That's why I asked him.
3 I didn't know if that's feasible. He's a
4 little concerned about his daughter being
5 able to fit.

6 MR. FREEMAN: Yeah. She already -- she
7 already last month hit a car, a parked car
8 getting in a parking spot at Starbucks.

9 MR. ZOLLINGER: I'm going to be in the
10 same boat as you in about a year, so I
11 understand where you are coming from. But,
12 you know, I think -- I'm trying to -- this is
13 just me talking. I'm just trying to figure
14 out a way to give you something and maybe
15 just -- where it's facing some kind of reason
16 here.

17 Like, okay, I can understand why this
18 is -- I understand the ordinance said it's
19 two fronts. But if we treat this as a side
20 and give you the 10 feet, which would put you
21 in compliance if it was a side yard. I don't
22 know if anybody has any thoughts on that.

23 MR. FREEMAN: So, essentially, I'm asking
24 you for an additional 2 feet?

25 MR. ZOLLINGER: No. No. No. You are

1 asking for -- you're asking for 12.

2 MR. FREEMAN: Well, yeah.

3 MR. ZOLLINGER: Really, we shouldn't
4 give -- if we want to stay in compliance, we
5 would tell you no to anything. But I'm
6 trying to figure out a way where we can kind
7 of work out a --

8 MR. BACON: I think a 13-by-10.

9 MR. ZOLLINGER: Yeah, 13-by-10, instead
10 of 13-by-12.

11 MR. FOX: Under the standard that we
12 have, there are ten criteria. You actually
13 have the burden to demonstrate to them that
14 you meet this criteria. And so by the Board
15 offering the -- treating the -- what is to be
16 considered the front, the two fronts, one as
17 the side, and making it 8 instead of 10, I --
18 I think, to be honest, that it's generous
19 to -- for the 10.

20 I don't think that if -- if it was
21 challenged, that it would stand up to
22 scrutiny. That is, this actually -- because
23 one of the criteria is this -- the minimum
24 necessary to make it possible for reasonable
25 use. And I think that --

1 MR. FREEMAN: I remember reading that.

2 MR. FOX: -- putting it at 10, which is
3 our standard for parking spots, and parking
4 throughout the City, put it at standard
5 wouldn't be unreasonable; putting it at 12
6 very well may be, and someone could challenge
7 their -- their authority to grant that --
8 that variance.

9 MR. FREEMAN: If 10 feet is what
10 I need -- what I can get, I guess that's what
11 I'll have to try to live with.

12 MR. FOX: I don't know if they are
13 willing, for that, you know, looking at all
14 the criteria. But I wanted to make sure that
15 you were aware that they are --

16 MR. FREEMAN: Yeah, I remember reading
17 that in the specifications when I made the
18 application.

19 MR. FOX: Yes, sir.

20 MR. FREEMAN: I guess I was thinking,
21 because -- because my daughter's previous
22 parking experience, that she may be -- that
23 she could use the additional 2 feet to
24 maneuver her vehicle, because --

25 MR. ZOLLINGER: I understand.

1 Unfortunately, that's not one of the criteria
2 we can look at. I understand -- totally
3 understand --

4 MR. FREEMAN: I was looking at her. You
5 know what I mean?

6 MR. ZOLLINGER: Yeah. Any other
7 questions for this gentleman?

8 MR. BACON: No.

9 MR. MIHALCIN: My only concern is that
10 you have a two-car wide driveway. I mean, in
11 North Canton, that's a luxury to me. In
12 North Canton, many people have single-car
13 lane driveways. Some people have shared
14 driveways.

15 MR. FREEMAN: Yeah.

16 MR. MIHALCIN: I'm in that same boat, in
17 having to jog the cars at night and in the
18 morning. I also have a daughter that goes to
19 Aultman.

20 MR. FREEMAN: Oh, you do? Well, great.

21 MR. MIHALCIN: We're jogging the cars.
22 And we have got six of them in the driveway
23 at any point in time. So -- regardless of
24 that, it seems to be -- I'm giving you
25 something that other property owners don't

1 have or enjoy, what you are asking for at
2 this time.

3 I'm not passing judgment on anything, as
4 far as the approving or granting of the
5 variance. But I'm just stating an
6 observation. But I do think that the
7 compromise offer is reasonable. In many
8 cities, 10-by-20 is a -- in many cities, it's
9 being reduced from that, because cars are
10 just not that big anymore. So your request
11 for 12-by-13 is even an excessive amount, in
12 my --

13 MR. FREEMAN: Okay.

14 MR. BACON: In other words, you can live
15 with 13-by-10?

16 MR. ZOLLINGER: We have to see if anybody
17 else wants to speak. And if you don't have
18 anything else right now -- you'll have
19 another chance to talk, if you want to.
20 We'll see if anybody else has anything to
21 say. All right?

22 MR. FREEMAN: Okay.

23 MR. ZOLLINGER: Thank you, sir.

24 MR. FREEMAN: So --

25 MR. ZOLLINGER: We are going to -- we are

1 going to hear from other people, if anybody
2 wants to speak. So if you want to have a
3 seat for right now --

4 MR. FREEMAN: Oh, okay.

5 MR. ZOLLINGER: -- and, eventually, we'll
6 act on this.

7 Does anyone else want to speak regarding
8 the application?

9 MR. OSBORNE: Chuck Osborne, 307 Fairview
10 Street, Southeast, North Canton, Ohio. I
11 sympathize with the gentleman. I'm sure
12 there are -- almost every resident in North
13 Canton sympathizes with this gentleman.

14 I haven't looked at the zoning map, and
15 I'm presuming that's probably R50 zoning. I
16 have been preaching for years; we need to
17 activate, get rid of R50 zoning and eliminate
18 some of this housing, combined lots in
19 various areas.

20 I have the same problem as many other
21 residents in North Canton. If you have a
22 single-car parking lot -- parking, and you
23 have more than one car, you are going to be
24 shuffling cars out to the street or backing
25 out, unable to get out, and pulling back in.

1 When I did some renovations on my home
2 years ago, I arranged for parking in the rear
3 of the house. That rectified my situation.
4 I still utilize my neighbor's back patio area
5 when I back out and pull out into the street.
6 It's a big problem.

7 And I'd like to see the City do something
8 actively to eliminate R50, because these
9 houses, as they become more and more
10 unattractive, they are going to decline with
11 lower quality people, and we are going to
12 find ourselves with big problems.

13 Currently, this is our code. I thought
14 it was a good point by Mr. Fox that -- and I
15 only scanned this once, but you have got a
16 car right there along the sidewalk. I'm
17 thinking security-wise; somebody could
18 actually stand on public property, on the
19 sidewalk, and do damage to your car, and you
20 wouldn't hardly know it, because it's right
21 out there on the public right-of-way.

22 So I know it's a hard decision for you.
23 I'd like to see us maintain our parking
24 accommodations. If you don't, you are going
25 to be inundated by these kinds of requests,

1 and we are going to start looking like
2 downtown Canton, with just oodles of cars,
3 covering the lots, surrounding the homes.

4 I sympathize with you, but having to go
5 out and move your car so your daughter can
6 come and go, or any family member, yeah, it's
7 a big inconvenience. I hated it the first
8 few years I was in my residence.

9 But does that qualify for giving a
10 variance? And if it does, how many hundreds
11 of other property owners are going to qualify
12 for the same reason? Thank you.

13 MR. ZOLLINGER: Thank you, sir.

14 Anyone else like to speak?

15 MR. FREEMAN: Am I allowed to speak
16 again?

17 MR. ZOLLINGER: Sure. Come on up.

18 MR. FREEMAN: As Mr. Osborne was talking,
19 it jogged something in my mind about our
20 situation. In that corner, all right, there
21 is one stop sign, and the stop sign that's in
22 my yard is coming -- you are coming from the
23 north to the south on Clearmount. So people
24 come up Edgewood off of Woodside, or they
25 come on down Edgewood and off of

1 Clearmount -- the jog Clearmount. That would
2 be the south lane.

3 And let's just say they -- they don't
4 slow down as they probably should to make
5 that -- because it's a -- to make that turn,
6 because it's more of a curve turn. And, I
7 mean, I have watched three year -- I mean, I
8 pulled my younger daughter out of the road
9 when she was little, several times, when she
10 was on her bicycle, going out, because people
11 just zoom. I had to grab her by the bicycle
12 and get her out of the road.

13 And with her -- in this situation now as
14 it applies, with her and my older daughter
15 having to back a car out constantly, she is
16 putting herself at risk from those other
17 drivers coming around the corner and getting
18 hit.

19 And, I mean, that has always been a
20 concern of mine. In fact, I talked with --
21 when we moved in 15 years ago -- 14-plus
22 years ago, some of the original owners still
23 live in the neighborhood, and we talked about
24 that. And they said, well, nothing happened
25 so far, but, yeah, it is a problem. You

1 know, they -- we do have to watch and be very
2 careful, watch from both sides, people coming
3 around.

4 In fact, tonight, me backing out,
5 especially with the football practice that
6 goes on at Clearmount, and you have cars
7 parked all the way down, you know, on the
8 side of Clearmount, you -- it's hard to see,
9 as you are backing out, people approaching
10 from the north.

11 MR. ZOLLINGER: The stop sign is a
12 two-way stop, where people driving up
13 Clearmount has the stop there, right?
14 Edgewood is a straight through?

15 MR. FREEMAN: Edgewood is straight
16 through, right.

17 MR. ZOLLINGER: Okay.

18 MR. FREEMAN: So the stop is -- the only
19 stop sign at that -- at that -- basically
20 that three-way is coming from the north,
21 going to the south, onto -- you know, to turn
22 onto Edgewood. And that sign is in my yard.

23 MR. ZOLLINGER: Okay.

24 MR. FREEMAN: Okay? So, I mean, that is
25 a problem, just trying to back out when you

1 have conditions, like I said tonight, where
2 people park all along Clearmount. It's hard
3 to see, especially the driveway right there;
4 you back out to see, you are in the street.

5 MR. ZOLLINGER: Okay. Anything else,
6 sir?

7 MR. FREEMAN: No. But, I mean, that is a
8 serious accident concern of mine.

9 MR. ZOLLINGER: I appreciate that. Are
10 you going -- if there is nothing else --
11 anybody have any questions or anything?

12 MR. MIHALCIN: No.

13 MR. ZOLLINGER: All right. Thank you,
14 sir.

15 MR. FREEMAN: Okay.

16 MR. ZOLLINGER: Yeah, looking at the
17 factors that Mr. Fox mentioned, these factors
18 that he mentioned in Section 1179.10(C)(1) of
19 the ordinance, there are several things we
20 have to look at. These aren't things we have
21 to go by. You don't have to meet all these
22 criteria, but they are things we have to
23 weigh and consider when determining a
24 variance.

25 This is not an easy decision for us -- or

1 for me, anyway, because it's kind of a
2 borderline situation. I am inclined to bring
3 a variance of 10 feet by 13 feet, as I
4 discussed, because I think even though this
5 is considered a front under the ordinance, if
6 you drive by the property, if you look at the
7 house, any -- any commonsense will tell you
8 this is the side of the house. And it's
9 unique because it's very close to the
10 sidewalk.

11 And so I'm inclined to grant a variance
12 where we would treat this -- in this
13 particular instance, because of the
14 uniqueness of this property, like this is a
15 side lot, and grant a variance of 10 feet by
16 13, so there would have to be a 2-foot buffer
17 between the parking pad and the public
18 sidewalk.

19 When I look at the factors, the special
20 conditions and circumstances that exist here
21 would be the closeness of the structure to
22 the public sidewalk on Clearmount, whether
23 the property will yield a reasonable return
24 or whether there can be any beneficial use of
25 the property without the variance. I believe

1 there can be beneficial use of the property
2 without the variance, but this would bring --
3 bring a return, because of the increased
4 parking. And in this day in age, I do think
5 that can improve property value, if it's done
6 right.

7 Whether this is a -- it's substantial and
8 the minimum necessary to make possible the
9 reasonable use of the land. I think by going
10 to 10 feet, instead of 12, we are going to
11 the minimum, if we treat this as a side yard,
12 as I discussed.

13 Whether the essential character of the
14 neighborhood would be altered. As the
15 applicant noted, there are other properties
16 with a third parking space built in. Some of
17 them may -- I'm sure -- maybe they were built
18 before the ordinance, maybe not. But I don't
19 think this changes the character, because
20 there are other driveways and properties with
21 a third parking space that has been added
22 after the fact.

23 Adversely affect delivery of governmental
24 services; there has been no evidence to
25 suggest that would affect delivery of

1 governmental services. There has been no
2 information about this being purchased with
3 knowledge of the zoning restrictions. In
4 fact, this sounds like this property was
5 purchased before this ordinance was put into
6 effect.

7 Safety is a concern with me. And I
8 noticed that, too. I know that area well.
9 Edgewood is a two-way, and I don't like the
10 idea of having to back out of this parking
11 spot and jockey cars when you are so close to
12 a school, and with that -- with that turn
13 from Edgewood onto Clearmount. So there is a
14 safety concern. Not a large one, but I think
15 there is something -- something there that
16 grants it.

17 So I'm -- I would -- I will make a motion
18 to grant a variance for 10 feet by 13 feet,
19 and we'll see if there is a second.

20 MR. FOX: You want the 2-foot buffer.

21 MR. ZOLLINGER: Oh, and the 2-foot buffer
22 would be between the parking pad and the
23 public sidewalk.

24 MR. BACON: I'll second that.

25 MR. ZOLLINGER: Is there any -- any more

1 discussion or thoughts on this application?

2 MR. MIHALCIN: No.

3 MR. ZOLLINGER: Okay. With that then, we
4 will call the roll.

5 MS. WHITTENBERGER: Mr. Bacon.

6 MR. BACON: Yes.

7 MS. WHITTENBERGER: Mr. Mihalcin.

8 MR. MIHALCIN: Yes.

9 MS. WHITTENBERGER: Mr. Zollinger.

10 MR. ZOLLINGER: Yes.

11 So, sir, your variance has been granted,
12 as modified. So it will have to be 10 feet
13 by 13 feet. Okay?

14 MR. FREEMAN: Okay. So what is my next
15 step?

16 MR. ZOLLINGER: You have to talk to --

17 MR. STIGALT: Bring in new plans, showing
18 the reflection of the modified by variance,
19 and then we'll approve it as such and issue
20 you a permit.

21 MR. FREEMAN: Okay.

22 MR. ZOLLINGER: Thank you sir.

23 MR. FREEMAN: Thank you.

24 MR. ZOLLINGER: Okay. We'll call the
25 next item of business. It would be item C of

1 the business portion.

2 MS. WHITTENBERGER: Application Number
3 ZBOA 2018-20, 2020 East Maple Street;
4 Applicant, Walsh University. They are
5 requesting a variance to install a protective
6 netting on a 20-foot -- 25-foot tall poles in
7 the baseball outfield, pursuant to Section
8 1155.06(1)(3B) and (3C).

9 MR. ZOLLINGER: Thank you.

10 Sir, go ahead and -- you can approach and
11 state your name.

12 MR. GREENWELL: My name is Brian
13 Greenwell. I'm representing Walsh
14 University. So Walsh, we are asking for a
15 variance on the -- to construct a baseball
16 netting. As you can see with the
17 construction of the widening of Route 43,
18 they came through and expanded that roadway,
19 took through -- took down the pine trees that
20 we had that were actually creating the
21 original barrier that we had.

22 The original trees are still existing
23 from center field all the way to right field.
24 We have negotiated with them to replace
25 trees, and that won't happen until October to

1 November time frame. But right now, we have
2 concern for the safety of traffic, as -- once
3 they open all four lanes, the safety of the
4 traffic going back and forth.

5 So we have an additional 20 feet that we
6 lost between the roadway and the sidewalk,
7 coming down to that fence. If you have been
8 by there, you see it just truly is an open
9 area.

10 Routinely, during baseball season, home
11 run balls are going into those trees. You
12 know, in the past, they would get through the
13 trees and trickle up to the road. But now
14 there is nothing there to stop them.

15 So we are asking for a variance to put up
16 a netting, at least 20 -- 25 feet, at the
17 most. We are looking at the plans, what's
18 going to be the construction of that, the
19 true layout. So if we do get a variance,
20 we'd have to come back for permitting anyway.

21 Right now, with trees, putting trees into
22 place, we have probably a five- to ten-year
23 period before that becomes dense enough to
24 stop the balls from getting into the roadway.

25 So that's what we are looking at for a

1 variance, to put up some type of protective
2 netting for the balls that --

3 MR. ZOLLINGER: So the net would come
4 down once the trees get tall enough? Is that
5 the plan?

6 MR. GREENWELL: It would be -- it
7 possibly could be. Right now, we don't have
8 plans on, you know, is this something that we
9 can take down in the wintertime. Right now,
10 we are looking at -- if the variance comes
11 through, we'll look at it and say, what are
12 the possibilities. They have netting systems
13 that actually come down in wintertime.

14 Is it something that is going to be
15 short-term for a ten-year project? Because,
16 generally, netting is a -- what -- a 10- to
17 15-year before -- when you have to replace it
18 again anyways. So we have that cost factor
19 in, too.

20 So we haven't decided if it would be just
21 temporary for ten years or is it a longer
22 period than that. If the trees are dense
23 enough, definitely, it can come down.

24 MR. ZOLLINGER: Would this be the kind
25 of -- would this be the kind of netting --

1 when you say "netting," are we talking about
2 fabric?

3 MR. GREENWELL: Yeah, baseball netting,
4 more of a nylon. I don't know if they have
5 it at the little league fields. Maybe one of
6 the batting cages, they may have it. So it's
7 probably the baseball netting. The
8 dimensions are like an inch and a half by
9 inch and a half. That's --

10 MR. ZOLLINGER: It's black netting?

11 MR. GREENWELL: Yeah, the black. I think
12 it's -- what was the size of that netting?
13 Two and a half? Two and a half by two and a
14 half.

15 MR. BACON: A baseball wouldn't get
16 through it?

17 MR. GREENWELL: Right. Baseball can't
18 hit it. It would hit it and -- it would hit
19 the netting and drop down, so it would
20 prevent it from getting through into Market
21 Avenue.

22 So the den -- like I said, the trees
23 aren't going to be dense enough to stop that
24 currently today. You know, center field
25 through right field, that's not an issue.

1 The length of that, from the home run fence
2 to Market Avenue, is great enough that it's
3 not an issue.

4 So the diagram that I had shown is --
5 there are some distances on there. Our home
6 run fence on left field is 325. To the
7 roadway, it's about approximately 380 feet
8 possibly. We have got maybe 50 feet. That's
9 changed a little bit since they put the
10 sidewalk into play.

11 And then we have -- then there are some
12 other distances there, too. So we have some
13 concerns, too. As we start looking, you
14 know, we want to extend farther than just
15 left field, slightly off to the left side,
16 where the BP property was, because we start
17 running into an issue there also. So that's
18 why on the layout, you see that we are
19 extending potentially 340 feet, I believe
20 that was, from center field all the way up to
21 the retaining wall where the BP property was.

22 MR. ZOLLINGER: And the fence would just
23 go in the left field area?

24 MR. GREENWELL: Correct.

25 MR. ZOLLINGER: Adjacent to Market?

1 MR. GREENWELL: Yeah, it would start from
2 center field, all the way through to the left
3 field, is where the new trees will be planted
4 also. So as those grow, those will hide --
5 based upon the rendering that I've created,
6 the trees will hide the majority of that
7 fencing from Market Avenue and from those
8 businesses over there, too.

9 MR. ZOLLINGER: Did you say -- do you
10 plan to take those down in the winter?

11 MR. GREENWELL: Well, we don't know yet.
12 We are looking at the possibility. They make
13 two different types of net. They actually
14 have a crank-type system that can come down.
15 If they can do that and afford it, that's
16 the -- that's the preference, so that it's
17 not there during wintertime.

18 MR. ZOLLINGER: The poles would stay with
19 that?

20 MR. GREENWELL: The poles would stay.
21 They just have a crank that they -- you know,
22 a -- what am I thinking of?

23 UNIDENTIFIED MAN: Winch.

24 MR. GREENWELL: Yeah, a winch. It would
25 bring them up and down, if necessary.

1 MR. ZOLLINGER: Do you consider this a
2 fence?

3 MR. GREENWELL: Do I consider it a fence?

4 MR. ZOLLINGER: Yes.

5 MR. GREENWELL: Based upon your --

6 MR. ZOLLINGER: The definition of fence
7 in our ordinance.

8 MR. GREENWELL: Yeah, since it has to be
9 constructed, anything over 3 feet. That's
10 kind of where it was placed, under 1155,
11 under, kind of, fence.

12 MR. ZOLLINGER: It's -- I looked it up.
13 1125.02.35. It's page 52 of my binder. A
14 fence is any structure composed of wood,
15 iron, steel, masonry, stone, or other
16 material and erected in such a manner and in
17 such location as to enclose, secure,
18 partially enclose or secure, provide privacy,
19 decorated, define or enhance all or any part
20 of any premises.

21 I guess the poles would be --

22 MR. GREENWELL: The poles would be made
23 of steel.

24 MR. ZOLLINGER: Okay. So --

25 MR. GREENWELL: We are looking and

1 investigating, can we put a wood pole there.
2 But in that case, it would have to be
3 something like a telephone pole, if that was
4 an option.

5 MR. BACON: The purpose of this is to
6 protect windshields on Market Street, right?

7 MR. GREENWELL: Windshields, cars --
8 damaged cars. With all that traffic,
9 potentially any kind of injuries due to
10 accidents. And then we start running into
11 multiple lanes of traffic. We'll run into an
12 issue where it's a liability, because it's
13 not just a damaged windshield -- which we pay
14 for some of those in our parking lot today;
15 you know, if somebody's windshield gets
16 damaged, usually we'll pick that up. But
17 then we have a liability issue if somebody
18 gets into an accident and we have bodily
19 injury on Market Avenue. So we kind of want
20 to prevent that.

21 MR. MIHALCIN: There is also a fair
22 amount of foot traffic --

23 MR. GREENWELL: Yes.

24 MR. MIHALCIN: -- that comes down that
25 road, running --

1 MR. GREENWELL: Right. And now with the
2 sidewalk, there's going to be a sidewalk of
3 people coming across to get over to
4 McDonald's and whatnot, so --

5 MR. ZOLLINGER: I do have a question,
6 John. I was looking at the softball field,
7 at Price Park. It has got a pretty tall
8 fence in right center field. And I know the
9 little league fields have tall fences in
10 areas. I mean, how -- and those are park
11 institutional district. Same zoning as this,
12 right?

13 MR. STIGALT: Correct.

14 MR. ZOLLINGER: So why -- is it because
15 those were -- well, the softball field at
16 Price Park was -- was that fence put up
17 recently, or is that an old fence?

18 MR. STIGALT: I can't answer, because I'm
19 fairly new here. I would just have to make
20 an assumption that it was either put in with
21 a variance or it was --

22 MR. ZOLLINGER: Okay.

23 MR. STIGALT: -- put in before the code.

24 MR. ZOLLINGER: I'm not aware. I don't
25 know the answer to that. I just know there

1 are tall fences on other baseball and
2 softball fields in the City for the same
3 reasons we have here. Okay. Thanks.

4 Questions? Any questions?

5 MR. FOX: You did mention, you know, the
6 question of defining whether or not this is
7 truly a fence, when the intent here is the
8 safety barrier for the balls, made of nylon.
9 Of course, the poles are made of metal. But
10 the fence says the structure is composed of
11 wood, iron, steel, masonry, stone, or other
12 material, but the other material was probably
13 something related to that, some sort of
14 similar type of product. But this is the
15 nylon mesh material.

16 MR. ZOLLINGER: Uh-huh.

17 MR. FOX: And regardless of whether we
18 treat it as a fence or not, I mean, I think
19 it's just a compelling to public interest,
20 the concern of there is constant traffic on
21 43, Market Avenue. And a stray ball comes
22 through and impacts the windshield, you'll be
23 lucky if that's the only part of the accident
24 that will occur.

25 So, I mean, it's a compelling issue for

1 public safety, for the amount of traffic and
2 the -- as you said, the issue of whether or
3 not that's truly a fence, if that's --

4 MR. ZOLLINGER: I think I'm just going to
5 assume that this is a fence, because I think
6 with the metal poles -- and it's secured.
7 The word "secure" is in the definition; even
8 partially secured. So I think you could -- I
9 think we could -- I personally was going to
10 assume that we are working with a fence here.

11 Because I did wonder about that. I have
12 seen these all over the place. I was
13 wondering is this even a fence, with the
14 materials it's made of.

15 Anything else? Any questions?

16 MR. BACON: I make -- I have no problem
17 with it. It's -- it's not addressed in here.
18 We are going to have to address it.

19 MR. ZOLLINGER: I think it's contemplated
20 by the definition. But I can see somebody --
21 the argument of it is it falls under the
22 definition --

23 MR. FOX: Part of this is, as well, that
24 something that they -- one of the factors is
25 that this is their own doing. And, you know,

1 this is the widening of Market Avenue,
2 including the right turning lane, for the
3 issues that -- if you tried to go down East
4 Maple recently, because they don't have the
5 lights in sync just yet, and they haven't
6 widened it yet, is to make it more friendly
7 for the motorists passing through there. So
8 they ended up, as a result of this street
9 widening, for everyone's convenience that
10 travel on Route 43, they lost -- they lost
11 the trees, that buffer. Walsh --

12 MR. ZOLLINGER: That was Walsh property
13 that --

14 MR. GREENWELL: Correct.

15 MR. ZOLLINGER: -- was taken by eminent
16 domain, right?

17 MR. GREENWELL: Correct.

18 MR. ZOLLINGER: So --

19 MR. GREENWELL: Yeah, and the trees had
20 to come down, based on the new sidewalk. If
21 the sidewalk wasn't going to be put in,
22 potentially, we could have kept the trees.

23 MR. ZOLLINGER: Anything else?

24 All right. Thank you, sir.

25 Would anybody else like to speak with

1 regard to this application?

2 (No response.)

3 MR. ZOLLINGER: Okay. With that, my
4 thought is this is the reason we have a Board
5 of Zoning Appeals. This request makes total
6 sense, based on all the circumstances. There
7 is a substantial public safety factor here.
8 It is a very unique situation with the
9 widening of Market. The field was there
10 before. And it is going to take some time
11 for some trees to grow.

12 I also think -- I also happen to like
13 this netting better than chain link fencing.
14 I just think it's more visually attractive.
15 And it can be taken down a lot easier,
16 hopefully. Hopefully that is an option you
17 can go with in the wintertime.

18 So based on -- and I believe, you know,
19 there is -- you know, in the criteria, when I
20 look at all the criteria in 1179.10(C1), I
21 believe that most or -- if not all of them,
22 speak in favor of granting this variance.
23 Thank you.

24 MR. BACON: Second.

25 MR. ZOLLINGER: Anybody have any other

1 thoughts? I didn't make a motion yet.

2 MR. BACON: Did you make a motion?

3 MR. ZOLLINGER: I make a motion to grant
4 the variance.

5 MR. BACON: I'll second.

6 MR. ZOLLINGER: Any discussion?

7 (No response.)

8 MR. ZOLLINGER: Call roll, please.

9 MS. WHITTENBERGER: Mr. Bacon.

10 MR. BACON: Yes.

11 MS. WHITTENBERGER: Mr. Mihalcin.

12 MR. MIHALCIN: Yes.

13 MS. WHITTENBERGER: Mr. Zollinger.

14 MR. ZOLLINGER: Yes.

15 Variance is granted. Thank you, sir.

16 MR. GREENWELL: Thank you.

17 MR. ZOLLINGER: Is there any other
18 business to come before the Board?

19 (No response.)

20 MR. ZOLLINGER: If not, I will entertain
21 a motion to adjourn.

22 MR. BACON: So moved.

23 MR. MIHALCIN: Second.

24 MR. ZOLLINGER: Voice vote, all those in
25 favor.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BACON: Aye.

MR. MIHALCIN: Aye.

MR. ZOLLINGER: Aye.

Thank you.

(This proceeding concluded at 6:51 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

STATE OF OHIO,)
)
STARK COUNTY.)

I, Shannon Roberts, a Registered Professional Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the within testimony so given was by me reduced to Stenotype, afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription of the testimony so given.

I further certify that this proceeding was taken at the time and place in the foregoing caption specified.

I further certify that I am not a relative of, employee of or attorney for any party or counsel, or otherwise financially interested in this action.

I do further certify that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Canton, Ohio, this 4th day of September, 2018.

Shannon Roberts, Notary Public
My commission expires February 2, 2023

1	2018-18 [1] - 8:5 2018-19 [1] - 9:22 2018-20 [1] - 39:3 2018-21 [1] - 6:11 2020 [1] - 39:3 2023 [1] - 54:18 25 [1] - 40:16 25-foot [1] - 39:6 26th [1] - 4:9 28(D) [1] - 54:13 28th [1] - 1:18	accidents [1] - 46:10 accommodations [1] - 30:24 act [1] - 29:6 action [3] - 3:20, 7:16, 54:11 activate [1] - 29:17 actively [1] - 30:8 add [1] - 6:14 added [1] - 36:21 addition [2] - 14:11, 14:14 additional [3] - 24:24, 26:23, 40:5 address [6] - 17:10, 17:14, 18:9, 18:11, 49:18 addressed [4] - 17:23, 18:6, 18:17, 49:17 adjacent [1] - 43:25 adjourn [1] - 52:21 Administration [1] - 2:6 advance [1] - 10:11 adversely [1] - 36:23 affect [2] - 36:23, 36:25 affiliated [1] - 54:13 affixed [1] - 54:15 afford [1] - 44:15 afterwards [1] - 54:6 age [1] - 36:4 agenda [5] - 3:3, 5:2, 8:1, 8:2, 9:20 ago [3] - 30:2, 32:21, 32:22 ahead [8] - 5:6, 6:18, 6:21, 8:3, 10:6, 10:14, 39:10 Aided [1] - 54:6 Akron [1] - 1:24 Alexandria [4] - 8:6, 8:14, 8:16, 8:18 allowed [1] - 31:15 almost [1] - 29:12 altered [1] - 36:14 AMC [1] - 8:6 amount [3] - 28:11, 46:22, 49:1 AND [1] - 1:1 answer [2] - 47:18, 47:25 antagonistic [1] - 5:24 anyway [4] - 11:8, 23:23, 35:1, 40:20 anyways [1] - 41:18 APPEALS [1] - 1:2 Appeals [3] - 1:6, 1:13, 51:5	APPEARANCES [1] - 2:1 applicable [1] - 13:21 applicant [6] - 8:6, 8:20, 8:23, 9:23, 36:15, 39:4 Applicant [1] - 6:12 application [14] - 4:3, 6:10, 7:24, 8:4, 9:5, 10:4, 10:10, 10:15, 11:16, 26:18, 29:8, 38:1, 39:2, 51:1 applies [1] - 32:14 appreciate [1] - 34:9 approach [1] - 39:10 approaching [1] - 33:9 approval [1] - 4:7 approve [3] - 4:9, 4:11, 38:19 approved [2] - 4:25, 10:16 approving [1] - 28:4 area [4] - 30:4, 37:8, 40:9, 43:23 areas [2] - 29:19, 47:10 argument [1] - 49:21 arm's [1] - 19:10 arranged [1] - 30:2 assume [2] - 49:5, 49:10 assumption [1] - 47:20 attorney [2] - 6:3, 54:11 attractive [1] - 51:14 audibly [1] - 5:16 August [1] - 1:18 Aultman [2] - 10:23, 27:19 authority [1] - 26:7 Avenue [6] - 42:21, 43:2, 44:7, 46:19, 48:21, 50:1 avoid [1] - 5:17 aware [3] - 6:3, 26:15, 47:24 Aye [3] - 53:1, 53:2, 53:3	15:13, 15:15, 15:18, 16:6, 16:8, 16:10, 16:13, 16:16, 16:23, 17:1, 17:8, 17:20, 18:3, 18:9, 18:13, 18:20, 22:9, 23:25, 25:8, 27:8, 28:14, 37:24, 38:6, 42:15, 46:5, 49:16, 51:24, 52:2, 52:5, 52:10, 52:22, 53:1 ball [1] - 48:21 balls [4] - 40:11, 40:24, 41:2, 48:8 barely [1] - 14:19 barrier [2] - 39:21, 48:8 baseball [8] - 39:7, 39:15, 40:10, 42:3, 42:7, 42:15, 42:17, 48:1 based [5] - 44:5, 45:5, 50:20, 51:6, 51:18 batting [1] - 42:6 become [1] - 30:9 becomes [1] - 40:23 behalf [1] - 6:13 beneficial [2] - 35:24, 36:1 beside [2] - 19:11, 19:13 best [2] - 6:1, 23:2 better [1] - 51:13 between [4] - 4:4, 35:17, 37:22, 40:6 bicycle [2] - 32:10, 32:11 big [4] - 28:10, 30:6, 30:12, 31:7 binder [1] - 45:13 bit [1] - 43:9 black [2] - 42:10, 42:11 block [1] - 18:25 board [5] - 3:16, 3:24, 8:22, 25:14, 52:18 BOARD [1] - 1:2 Board [3] - 1:6, 1:13, 51:4 boat [2] - 24:10, 27:16 bodily [1] - 46:18 borderline [1] - 35:2 Boulevard [2] - 6:11, 7:1 BP [2] - 43:16, 43:21 Brian [2] - 2:3, 39:12 bring [6] - 4:2, 35:2, 36:2, 36:3, 38:17, 44:25 buffer [5] - 23:19,
	3			
1,625 [1] - 8:15 1,780 [1] - 8:10 10 [25] - 12:1, 12:3, 12:4, 12:10, 16:2, 16:4, 16:10, 16:16, 16:25, 17:1, 21:11, 22:2, 22:7, 23:25, 24:20, 25:17, 25:19, 26:2, 26:9, 35:3, 35:15, 36:10, 37:18, 38:12, 41:16 10-by-20 [1] - 28:8 10-feet [1] - 21:4 1125 [1] - 17:16 1125.02.35 [1] - 45:13 1133.08 [1] - 16:7 1133.08(a)(1)(B) [1] - 6:16 1133.08(C)(3) [1] - 10:2 1155 [1] - 45:10 1155.06(1)(3B) [1] - 39:8 1179.10(C)(1) [1] - 34:18 1179.10(C1) [1] - 51:20 12 [7] - 16:23, 16:24, 22:9, 24:1, 25:1, 26:5, 36:10 12-by-13 [1] - 28:11 13 [4] - 35:3, 35:16, 37:18, 38:13 13-by-10 [3] - 25:8, 25:9, 28:15 13-by-12 [2] - 12:18, 25:10 14 [1] - 19:23 14-plus [1] - 32:21 145 [1] - 1:17 15 [1] - 32:21 15-year [1] - 41:17 1st [1] - 7:5	3 [2] - 12:12, 45:9 307 [1] - 29:9 325 [1] - 43:6 330.492.4221 [1] - 1:24 330.928.1418 [1] - 1:24 340 [1] - 43:19 380 [1] - 43:7 3C [1] - 39:8			
	4			
2 [7] - 16:17, 21:6, 21:18, 22:1, 24:24, 26:23, 54:18 2-foot [6] - 21:20, 23:1, 23:5, 35:16, 37:20, 37:21 20 [4] - 11:25, 22:8, 40:5, 40:16 20-foot [2] - 11:20, 39:6 2017 [1] - 7:5 2018 [3] - 1:18, 4:9, 54:15	43 [3] - 39:17, 48:21, 50:10 4th [1] - 54:15			
	5			
	50 [1] - 43:8 52 [1] - 45:13			
	6			
2 [7] - 16:17, 21:6, 21:18, 22:1, 24:24, 26:23, 54:18 2-foot [6] - 21:20, 23:1, 23:5, 35:16, 37:20, 37:21 20 [4] - 11:25, 22:8, 40:5, 40:16 20-foot [2] - 11:20, 39:6 2017 [1] - 7:5 2018 [3] - 1:18, 4:9, 54:15	600 [1] - 8:9 625 [1] - 9:22 6:00 [2] - 1:18, 3:1 6:51 [1] - 53:6			
	8			
2 [7] - 16:17, 21:6, 21:18, 22:1, 24:24, 26:23, 54:18 2-foot [6] - 21:20, 23:1, 23:5, 35:16, 37:20, 37:21 20 [4] - 11:25, 22:8, 40:5, 40:16 20-foot [2] - 11:20, 39:6 2017 [1] - 7:5 2018 [3] - 1:18, 4:9, 54:15	8 [1] - 25:17 80 [1] - 16:7 819 [2] - 6:11, 7:1			
	A			
2 [7] - 16:17, 21:6, 21:18, 22:1, 24:24, 26:23, 54:18 2-foot [6] - 21:20, 23:1, 23:5, 35:16, 37:20, 37:21 20 [4] - 11:25, 22:8, 40:5, 40:16 20-foot [2] - 11:20, 39:6 2017 [1] - 7:5 2018 [3] - 1:18, 4:9, 54:15	able [2] - 12:17, 24:5 abut [1] - 18:25 abuts [1] - 15:23 access [3] - 6:15, 7:2, 7:3 accessory [2] - 9:25, 11:20 accident [4] - 7:5, 34:8, 46:18, 48:23			
	B			
			backing [3] - 29:24, 33:4, 33:9 bacon [4] - 3:5, 4:19, 9:12, 38:5 Bacon [2] - 2:4, 52:9 BACON [37] - 3:6, 4:13, 4:20, 9:7, 9:13,	

<p>35:16, 37:20, 37:21, 50:11 building [1] - 7:14 BUILDING [1] - 1:1 Building [3] - 1:5, 1:13, 2:7 built [5] - 13:24, 21:4, 21:17, 36:16, 36:17 burden [1] - 25:13 business [9] - 3:3, 4:7, 5:1, 6:8, 8:1, 9:19, 38:25, 39:1, 52:18 businesses [1] - 44:8 buy [1] - 10:24</p>	<p>cities [2] - 28:8 city [4] - 22:7, 26:4, 30:7, 48:2 CITY [1] - 1:1 City [1] - 1:16 Civil [1] - 54:13 clear [1] - 4:1 clearly [1] - 5:14 Clearmount [15] - 15:16, 15:24, 18:4, 18:16, 19:3, 21:15, 31:23, 32:1, 33:6, 33:8, 33:13, 34:2, 35:22, 37:13 Clevenger [1] - 3:11 Clint [1] - 2:2 close [4] - 20:10, 23:14, 35:9, 37:11 closeness [1] - 35:21 code [4] - 17:16, 18:18, 30:13, 47:23 college [2] - 10:18, 10:22 College [1] - 10:23 combined [1] - 29:18 coming [8] - 24:11, 31:22, 32:17, 33:2, 33:20, 40:7, 47:3 commission [1] - 54:18 commissioned [1] - 54:5 commonsense [1] - 35:7 commute [1] - 10:24 Company [1] - 8:7 compelling [2] - 48:19, 48:25 compliance [5] - 7:20, 21:5, 21:19, 24:21, 25:4 comply [1] - 23:16 composed [2] - 45:14, 48:10 compromise [1] - 28:7 Computer [1] - 54:6 Computer-Aided [1] - 54:6 concern [12] - 18:22, 19:7, 19:9, 20:6, 27:9, 32:20, 34:8, 37:7, 37:14, 40:2, 48:20 concerned [1] - 24:4 concerns [1] - 43:13 concluded [1] - 53:6 concrete [2] - 12:23, 21:18 conditions [2] - 34:1, 35:20</p>	<p>consequence [1] - 7:6 consider [3] - 34:23, 45:1, 45:3 consideration [1] - 9:5 considered [6] - 17:12, 17:14, 18:1, 18:18, 25:16, 35:5 constant [1] - 48:20 constantly [2] - 15:5, 32:15 construct [4] - 8:8, 9:25, 12:2, 39:15 constructed [1] - 45:9 construction [2] - 39:17, 40:18 contemplated [1] - 49:19 contract [1] - 54:13 convenience [1] - 50:9 conversation [1] - 5:20 corner [10] - 11:18, 14:7, 14:12, 15:22, 16:3, 17:6, 17:9, 17:23, 31:20, 32:17 correct [6] - 22:22, 43:24, 47:13, 50:14, 50:17, 54:7 cost [1] - 41:18 counsel [1] - 54:11 COUNTY [1] - 54:3 course [1] - 48:9 Court [2] - 1:24, 5:9 court [4] - 5:2, 5:4, 5:12, 54:13 covering [1] - 31:3 crank [2] - 44:14, 44:21 crank-type [1] - 44:14 created [1] - 44:5 creating [1] - 39:20 criteria [8] - 25:12, 25:14, 25:23, 26:14, 27:1, 34:22, 51:19, 51:20 cul [2] - 8:13, 8:18 cul-de-sac [2] - 8:13, 8:18 curve [1] - 32:6</p>	<p>31:5, 32:8, 32:14 daughter's [1] - 26:21 de [2] - 8:13, 8:18 dead [1] - 8:8 dead-end [1] - 8:8 December [1] - 7:5 decided [2] - 11:8, 41:20 decision [5] - 6:1, 7:17, 23:10, 30:22, 34:25 decline [1] - 30:10 decorated [1] - 45:19 define [1] - 45:19 defined [1] - 54:13 defining [1] - 48:6 definitely [1] - 41:23 definition [4] - 45:6, 49:7, 49:20, 49:22 delivery [2] - 36:23, 36:25 demonstrate [1] - 25:13 den [1] - 42:22 dense [3] - 40:23, 41:22, 42:23 DeOrio [1] - 2:6 department [1] - 7:14 descriptions [1] - 17:17 design [1] - 14:1 determining [1] - 34:23 diagram [1] - 43:4 different [2] - 11:14, 44:13 dimensions [1] - 42:8 Director [2] - 2:5, 2:6 discussed [2] - 35:4, 36:12 discussion [6] - 4:15, 4:17, 9:8, 9:10, 38:1, 52:6 distances [2] - 43:5, 43:12 district [1] - 47:11 domain [1] - 50:16 done [1] - 36:5 down [20] - 5:12, 14:13, 19:17, 31:25, 32:4, 33:7, 39:19, 40:7, 41:4, 41:9, 41:13, 41:23, 42:19, 44:10, 44:14, 44:25, 46:24, 50:3, 50:20, 51:15 downtown [1] - 31:2 draw [1] - 10:12 drawings [2] - 10:11, 12:21</p>	<p>drive [1] - 35:6 driven [1] - 10:12 drivers [1] - 32:17 driveway [18] - 10:1, 11:1, 11:7, 11:10, 13:9, 14:11, 14:15, 14:17, 14:23, 18:24, 20:7, 20:9, 20:13, 20:14, 27:10, 27:22, 34:3 driveways [5] - 13:19, 20:17, 27:13, 27:14, 36:20 driving [2] - 22:13, 33:12 drop [2] - 19:22, 42:19 due [1] - 46:9 duly [1] - 54:5 during [2] - 40:10, 44:17</p>
C				
<p>C [1] - 6:16 cages [1] - 42:6 CANTON [1] - 1:1 Canton [10] - 1:16, 1:17, 1:24, 27:11, 27:12, 29:10, 29:13, 29:21, 31:2, 54:15 caption [1] - 54:9 car [18] - 11:4, 14:18, 14:19, 14:22, 19:9, 19:13, 20:18, 20:21, 24:7, 27:10, 27:12, 29:22, 29:23, 30:16, 30:19, 31:5, 32:15 careful [1] - 33:2 cars [10] - 20:6, 27:17, 27:21, 28:9, 29:24, 31:2, 33:6, 37:11, 46:7, 46:8 case [2] - 22:20, 46:2 center [5] - 39:23, 42:24, 43:20, 44:2, 47:8 certainly [1] - 19:10 certify [4] - 54:5, 54:8, 54:10, 54:12 chain [1] - 51:13 Chairman [1] - 2:2 challenge [1] - 26:6 challenged [1] - 25:21 chance [1] - 28:19 changed [1] - 43:9 changes [1] - 36:19 character [2] - 36:13, 36:19 Chief [1] - 2:7 children [2] - 19:7, 19:12 Christina [1] - 2:8 Chuck [1] - 29:9 circumstances [2] - 35:20, 51:6</p>	<p>cities [2] - 28:8 city [4] - 22:7, 26:4, 30:7, 48:2 CITY [1] - 1:1 City [1] - 1:16 Civil [1] - 54:13 clear [1] - 4:1 clearly [1] - 5:14 Clearmount [15] - 15:16, 15:24, 18:4, 18:16, 19:3, 21:15, 31:23, 32:1, 33:6, 33:8, 33:13, 34:2, 35:22, 37:13 Clevenger [1] - 3:11 Clint [1] - 2:2 close [4] - 20:10, 23:14, 35:9, 37:11 closeness [1] - 35:21 code [4] - 17:16, 18:18, 30:13, 47:23 college [2] - 10:18, 10:22 College [1] - 10:23 combined [1] - 29:18 coming [8] - 24:11, 31:22, 32:17, 33:2, 33:20, 40:7, 47:3 commission [1] - 54:18 commissioned [1] - 54:5 commonsense [1] - 35:7 commute [1] - 10:24 Company [1] - 8:7 compelling [2] - 48:19, 48:25 compliance [5] - 7:20, 21:5, 21:19, 24:21, 25:4 comply [1] - 23:16 composed [2] - 45:14, 48:10 compromise [1] - 28:7 Computer [1] - 54:6 Computer-Aided [1] - 54:6 concern [12] - 18:22, 19:7, 19:9, 20:6, 27:9, 32:20, 34:8, 37:7, 37:14, 40:2, 48:20 concerned [1] - 24:4 concerns [1] - 43:13 concluded [1] - 53:6 concrete [2] - 12:23, 21:18 conditions [2] - 34:1, 35:20</p>	D		
		<p>Dale [2] - 9:23, 10:8 damage [1] - 30:19 damaged [3] - 46:8, 46:13, 46:16 daughter [7] - 10:17, 10:21, 24:4, 27:18,</p>		E
				<p>easier [2] - 5:21, 51:15 easily [1] - 11:12 East [2] - 14:8, 39:3 east [1] - 50:3 easy [1] - 34:25 edge [2] - 12:7, 21:19 Edgewood [14] - 9:23, 14:8, 14:12, 15:16, 15:17, 18:13, 18:14, 31:24, 31:25, 33:14, 33:15, 33:22, 37:9, 37:13 edging [1] - 23:3 effect [1] - 37:6 either [3] - 11:11, 20:17, 47:20 elementary [1] - 19:1 eliminate [2] - 29:17, 30:8 Elmwood [1] - 18:12 eminent [1] - 50:15 employee [1] - 54:11 enclose [2] - 45:17, 45:18 end [1] - 8:8 ended [1] - 50:8 ending [1] - 21:18 enhance [1] - 45:19 enjoy [1] - 28:1 enters [1] - 9:21 entertain [2] - 4:8, 52:20 erected [1] - 45:16 especially [3] - 13:12, 33:5, 34:3 essential [1] - 36:13 essentially [1] - 24:23</p>

<p>eventually [1] - 29:5 evidence [1] - 36:24 exactly [1] - 14:2 excessive [1] - 28:11 excuse [1] - 18:14 exist [1] - 35:20 existing [5] - 10:1, 11:9, 11:22, 14:22, 39:22 expanded [1] - 39:18 experience [1] - 26:22 expires [1] - 54:18 extend [1] - 43:14 extending [1] - 43:19</p>	<p>51:13 few [1] - 31:8 field [14] - 39:23, 42:24, 42:25, 43:6, 43:15, 43:20, 43:23, 44:2, 44:3, 47:6, 47:8, 47:15, 51:9 fields [3] - 42:5, 47:9, 48:2 figure [4] - 23:11, 23:20, 24:13, 25:6 financially [1] - 54:11 firm [1] - 54:13 first [4] - 3:2, 4:6, 6:7, 31:7 Fisher [2] - 6:13, 6:20 FISHER [4] - 6:20, 6:22, 7:9, 7:22 fit [4] - 12:13, 14:23, 23:6, 24:5 five [3] - 3:16, 3:24, 40:22 following [1] - 8:9 foot [5] - 15:1, 16:10, 16:13, 16:16, 46:22 football [1] - 33:5 foregoing [2] - 54:7, 54:9 forth [3] - 4:2, 19:12, 40:4 forward [1] - 10:5 four [1] - 40:3 Fowler [1] - 6:24 fox [2] - 30:14, 34:17 Fox [3] - 2:5, 9:1, 9:21 FOX [19] - 18:22, 19:3, 19:6, 19:18, 20:3, 20:16, 20:20, 20:25, 22:4, 22:7, 23:3, 25:11, 26:2, 26:12, 26:19, 37:20, 48:5, 48:17, 49:23 frame [1] - 40:1 Freeman [3] - 9:24, 10:8, 15:13 FREEMAN [54] - 10:8, 10:17, 10:21, 11:25, 12:11, 12:15, 12:25, 13:3, 13:8, 14:7, 15:1, 15:9, 15:11, 15:14, 15:17, 15:20, 19:2, 19:4, 19:14, 19:19, 20:4, 20:12, 20:19, 20:22, 21:1, 22:6, 22:10, 22:18, 22:21, 23:5, 24:6, 24:23, 25:2, 26:1, 26:9, 26:16, 26:20, 27:4, 27:15, 27:20, 28:13, 28:22, 28:24,</p>	<p>29:4, 31:15, 31:18, 33:15, 33:18, 33:24, 34:7, 34:15, 38:14, 38:21, 38:23 friendly [1] - 50:6 front [16] - 6:15, 15:24, 16:3, 16:5, 16:10, 16:11, 17:5, 17:12, 17:15, 18:7, 18:15, 18:18, 21:4, 21:10, 25:16, 35:5 fronted [1] - 15:15 fronts [7] - 11:19, 15:17, 15:22, 17:7, 17:10, 24:19, 25:16 funny [2] - 19:15</p>	<p style="text-align: center;">H</p> <p>half [5] - 42:8, 42:9, 42:13, 42:14 Halifax [2] - 8:12, 8:17 Hall [1] - 1:17 hand [2] - 5:7, 54:14 handicap [3] - 6:15, 7:2, 7:12 hard [3] - 30:22, 33:8, 34:2 hardly [1] - 30:20 hassle [1] - 15:5 hated [1] - 31:7 head [1] - 5:18 hear [1] - 29:1 heard [1] - 8:21 hereby [1] - 54:5 hereunto [1] - 54:14 herself [1] - 32:16 hide [2] - 44:4, 44:6 hit [5] - 24:7, 32:18, 42:18 home [7] - 6:15, 7:4, 7:11, 30:1, 40:10, 43:1, 43:5 homes [1] - 31:3 honest [1] - 25:18 hopefully [3] - 7:19, 51:16 house [13] - 11:7, 11:23, 14:16, 15:15, 17:6, 17:9, 17:11, 18:17, 20:24, 23:14, 30:3, 35:7, 35:8 houses [6] - 14:4, 17:13, 17:22, 18:5, 18:16, 30:9 housing [1] - 29:18 hundreds [1] - 31:10 hypothetically [2] - 21:2, 21:14</p>	<p>information [3] - 5:25, 6:6, 37:2 injuries [1] - 46:9 injury [1] - 46:19 install [1] - 39:5 instance [1] - 35:13 instead [5] - 22:9, 23:25, 25:9, 25:17, 36:10 institutional [1] - 47:11 intent [1] - 48:7 interest [1] - 48:19 interested [1] - 54:11 intersection [2] - 8:11, 8:16 inundated [1] - 30:25 investigating [1] - 46:1 involved [1] - 7:4 iron [2] - 45:15, 48:11 issue [8] - 38:19, 42:25, 43:3, 43:17, 46:12, 46:17, 48:25, 49:2 issues [1] - 50:3 item [6] - 6:9, 7:25, 9:19, 38:25</p>
<p style="text-align: center;">F</p>		<p style="text-align: center;">G</p>		<p style="text-align: center;">J</p>
<p>fabric [1] - 42:2 facing [3] - 17:13, 18:16, 24:15 fact [4] - 32:20, 33:4, 36:22, 37:4 factor [2] - 41:18, 51:7 factors [4] - 34:17, 35:19, 49:24 fair [1] - 46:21 fairly [1] - 47:19 Fairview [1] - 29:9 falls [1] - 49:21 family [1] - 31:6 far [4] - 12:16, 19:17, 28:4, 32:25 favor [3] - 10:4, 51:22, 52:25 feasible [1] - 24:3 February [1] - 54:18 feet [45] - 8:9, 8:10, 8:15, 11:21, 11:24, 12:1, 12:4, 12:10, 12:12, 16:2, 16:4, 16:17, 16:23, 16:25, 17:1, 21:7, 21:11, 21:18, 22:1, 22:2, 22:7, 22:8, 22:9, 23:25, 24:1, 24:20, 24:24, 26:9, 26:23, 35:3, 35:15, 36:10, 37:18, 38:12, 38:13, 40:5, 40:16, 43:7, 43:8, 43:19, 45:9 Felicia [1] - 9:24 fence [19] - 40:7, 43:1, 43:6, 43:22, 45:2, 45:3, 45:6, 45:11, 45:14, 47:8, 47:16, 47:17, 48:7, 48:10, 48:18, 49:3, 49:5, 49:10, 49:13 fences [2] - 47:9, 48:1 fencing [2] - 44:7,</p>	<p>fit [4] - 12:13, 14:23, 23:6, 24:5 five [3] - 3:16, 3:24, 40:22 following [1] - 8:9 foot [5] - 15:1, 16:10, 16:13, 16:16, 46:22 football [1] - 33:5 foregoing [2] - 54:7, 54:9 forth [3] - 4:2, 19:12, 40:4 forward [1] - 10:5 four [1] - 40:3 Fowler [1] - 6:24 fox [2] - 30:14, 34:17 Fox [3] - 2:5, 9:1, 9:21 FOX [19] - 18:22, 19:3, 19:6, 19:18, 20:3, 20:16, 20:20, 20:25, 22:4, 22:7, 23:3, 25:11, 26:2, 26:12, 26:19, 37:20, 48:5, 48:17, 49:23 frame [1] - 40:1 Freeman [3] - 9:24, 10:8, 15:13 FREEMAN [54] - 10:8, 10:17, 10:21, 11:25, 12:11, 12:15, 12:25, 13:3, 13:8, 14:7, 15:1, 15:9, 15:11, 15:14, 15:17, 15:20, 19:2, 19:4, 19:14, 19:19, 20:4, 20:12, 20:19, 20:22, 21:1, 22:6, 22:10, 22:18, 22:21, 23:5, 24:6, 24:23, 25:2, 26:1, 26:9, 26:16, 26:20, 27:4, 27:15, 27:20, 28:13, 28:22, 28:24,</p>	<p>Gail [3] - 6:12, 6:13, 6:22 garage [5] - 11:3, 11:11, 14:18, 14:19 generally [1] - 41:16 generous [1] - 25:18 gentleman [3] - 27:7, 29:11, 29:13 gentlemen [1] - 3:15 girl [1] - 13:14 given [3] - 23:14, 54:5, 54:7 governmental [2] - 36:23, 37:1 grab [1] - 32:11 grant [5] - 26:7, 35:11, 35:15, 37:18, 52:3 granted [2] - 38:11, 52:15 granting [2] - 28:4, 51:22 grants [1] - 37:16 grass [2] - 23:1, 23:17 great [2] - 27:20, 43:2 GREENWELL [22] - 39:12, 41:6, 42:3, 42:11, 42:17, 43:24, 44:1, 44:11, 44:20, 44:24, 45:3, 45:5, 45:8, 45:22, 45:25, 46:7, 46:23, 47:1, 50:14, 50:17, 50:19, 52:16 Greenwell [1] - 39:13 Griffith [1] - 3:7 grow [2] - 44:4, 51:11 guess [6] - 6:4, 17:21, 22:20, 26:10, 26:20, 45:21</p>	<p>idea [1] - 37:10 impacts [1] - 48:22 improve [1] - 36:5 improvement [1] - 14:5 IN [2] - 1:4, 54:14 inch [2] - 42:8, 42:9 incline [1] - 13:10 inclined [2] - 35:2, 35:11 including [1] - 50:2 inconvenience [1] - 31:7 increased [1] - 36:3 individuals [1] - 5:8</p>	<p>job [1] - 5:21 jockey [1] - 37:11 jog [2] - 27:17, 32:1 jogged [1] - 31:19 jogging [2] - 11:3, 27:21 John [2] - 2:7, 47:6 judgment [1] - 28:3 June [1] - 4:9</p>
<p style="text-align: center;">K</p>			<p style="text-align: center;">I</p>	<p>keep [2] - 11:3, 22:23 kept [1] - 50:22 kids [3] - 19:22, 19:23, 20:1 kind [13] - 6:4, 13:10, 14:2, 20:14, 24:15, 25:6, 35:1, 41:24, 41:25, 45:10, 45:11, 46:9, 46:19 kinds [1] - 30:25 knowledge [1] - 37:3</p>
<p style="text-align: center;">L</p>				<p>ladies [1] - 3:15 Land [1] - 8:7 land [1] - 36:9</p>

<p>lane [3] - 27:13, 32:2, 50:2</p> <p>lanes [2] - 40:3, 46:11</p> <p>large [1] - 37:14</p> <p>last [1] - 24:7</p> <p>Law [1] - 2:5</p> <p>lawn [1] - 23:6</p> <p>layout [2] - 40:19, 43:18</p> <p>league [2] - 42:5, 47:9</p> <p>least [1] - 40:16</p> <p>leaves [1] - 9:1</p> <p>left [5] - 43:6, 43:15, 43:23, 44:2</p> <p>leg [1] - 7:7</p> <p>length [3] - 8:11, 8:15, 43:1</p> <p>liability [2] - 46:12, 46:17</p> <p>lights [1] - 50:5</p> <p>line [1] - 21:7</p> <p>link [1] - 51:13</p> <p>live [5] - 11:18, 15:22, 26:11, 28:14, 32:23</p> <p>location [2] - 13:6, 45:17</p> <p>long-time [1] - 6:24</p> <p>look [9] - 10:13, 13:15, 13:17, 27:2, 34:20, 35:6, 35:19, 41:11, 51:20</p> <p>looked [5] - 13:16, 14:2, 14:21, 29:14, 45:12</p> <p>looking [15] - 12:21, 12:22, 16:15, 22:11, 26:13, 27:4, 31:1, 34:16, 40:17, 40:25, 41:10, 43:13, 44:12, 45:25, 47:6</p> <p>looks [1] - 12:20</p> <p>lost [3] - 40:6, 50:10</p> <p>loud [1] - 23:9</p> <p>lower [1] - 30:11</p> <p>lucky [1] - 48:23</p> <p>luxury [1] - 27:11</p>	<p>map [1] - 29:14</p> <p>Maple [4] - 14:8, 39:3, 50:4</p> <p>Market [7] - 42:20, 43:2, 44:7, 46:6, 46:19, 48:21, 50:1</p> <p>market [2] - 43:25, 51:9</p> <p>masonry [2] - 45:15, 48:11</p> <p>matched [1] - 14:1</p> <p>material [4] - 45:16, 48:12, 48:15</p> <p>materials [1] - 49:14</p> <p>matter [5] - 8:24, 9:18, 13:23, 16:2, 16:4</p> <p>McDonald's [1] - 47:4</p> <p>mean [18] - 6:5, 13:1, 14:19, 16:3, 19:21, 20:8, 20:14, 22:12, 27:5, 27:10, 32:7, 32:19, 33:24, 34:7, 47:10, 48:18, 48:25</p> <p>means [2] - 3:16, 54:6</p> <p>measured [1] - 12:16</p> <p>meet [2] - 25:14, 34:21</p> <p>meeting [5] - 3:2, 4:10, 8:25, 9:6, 10:11</p> <p>member [1] - 31:6</p> <p>Member [2] - 2:3, 2:4</p> <p>members [3] - 3:16, 3:24, 8:22</p> <p>mention [1] - 48:5</p> <p>mentioned [2] - 34:17, 34:18</p> <p>mesh [1] - 48:15</p> <p>metal [2] - 48:9, 49:6</p> <p>microphone [1] - 5:14</p> <p>might [2] - 19:6, 23:18</p> <p>Mihalcin [6] - 2:3, 3:9, 4:21, 9:14, 38:7, 52:11</p> <p>MIHALCIN [16] - 3:10, 4:11, 4:22, 9:9, 9:15, 27:9, 27:16, 27:21, 34:12, 38:2, 38:8, 46:21, 46:24, 52:12, 52:23, 53:2</p> <p>mind [1] - 31:19</p> <p>mine [3] - 13:20, 32:20, 34:8</p> <p>minimum [3] - 25:23, 36:8, 36:11</p> <p>minutes [4] - 4:8, 4:9, 4:18, 4:25</p> <p>Miranda [3] - 6:12, 6:13, 6:23</p> <p>modified [2] - 38:12, 38:18</p>	<p>month [1] - 24:7</p> <p>morning [1] - 27:18</p> <p>most [2] - 40:17, 51:21</p> <p>motion [9] - 4:8, 4:11, 4:14, 9:4, 37:17, 52:1, 52:2, 52:3, 52:21</p> <p>motorists [1] - 50:7</p> <p>move [6] - 5:1, 7:25, 9:19, 15:5, 15:8, 31:5</p> <p>moved [2] - 32:21, 52:22</p> <p>matter [1] - 23:6</p> <p>MR [278] - 3:1, 3:6, 3:10, 3:14, 4:11, 4:13, 4:14, 4:17, 4:20, 4:22, 4:24, 5:10, 6:17, 6:20, 6:21, 6:22, 7:8, 7:9, 7:15, 7:22, 7:23, 8:19, 9:2, 9:7, 9:8, 9:9, 9:10, 9:13, 9:15, 9:17, 10:3, 10:8, 10:9, 10:17, 10:21, 11:24, 11:25, 12:3, 12:4, 12:6, 12:8, 12:9, 12:11, 12:14, 12:15, 12:20, 12:25, 13:1, 13:3, 13:5, 13:8, 13:15, 14:7, 14:21, 15:1, 15:7, 15:9, 15:10, 15:11, 15:13, 15:14, 15:15, 15:17, 15:18, 15:20, 16:1, 16:6, 16:7, 16:8, 16:9, 16:10, 16:11, 16:13, 16:14, 16:16, 16:19, 16:23, 16:24, 17:1, 17:3, 17:6, 17:8, 17:9, 17:20, 17:22, 18:3, 18:5, 18:9, 18:11, 18:13, 18:14, 18:20, 18:21, 18:22, 19:2, 19:3, 19:4, 19:6, 19:14, 19:18, 19:19, 20:3, 20:4, 20:8, 20:12, 20:16, 20:19, 20:20, 20:22, 20:25, 21:1, 21:2, 21:6, 21:9, 21:10, 21:13, 21:21, 21:23, 21:25, 22:2, 22:4, 22:6, 22:7, 22:9, 22:10, 22:15, 22:18, 22:19, 22:21, 23:3, 23:5, 23:8, 23:25, 24:2, 24:6, 24:9, 24:23,</p>	<p>24:25, 25:2, 25:3, 25:8, 25:9, 25:11, 26:1, 26:2, 26:9, 26:12, 26:16, 26:19, 26:20, 26:25, 27:4, 27:6, 27:8, 27:9, 27:15, 27:16, 27:20, 27:21, 28:13, 28:14, 28:16, 28:22, 28:23, 28:24, 28:25, 29:4, 29:5, 29:9, 31:13, 31:15, 31:17, 31:18, 33:11, 33:15, 33:17, 33:18, 33:23, 33:24, 34:5, 34:7, 34:9, 34:12, 34:13, 34:15, 34:16, 37:20, 37:21, 37:24, 37:25, 38:2, 38:3, 38:6, 38:8, 38:10, 38:14, 38:16, 38:17, 38:21, 38:22, 38:23, 38:24, 39:9, 39:12, 41:3, 41:6, 41:24, 42:3, 42:10, 42:11, 42:15, 42:17, 43:22, 43:24, 43:25, 44:1, 44:9, 44:11, 44:18, 44:20, 44:24, 45:1, 45:3, 45:4, 45:5, 45:6, 45:8, 45:12, 45:22, 45:24, 45:25, 46:5, 46:7, 46:21, 46:23, 46:24, 47:1, 47:5, 47:13, 47:14, 47:18, 47:22, 47:23, 47:24, 48:5, 48:16, 48:17, 49:4, 49:16, 49:19, 49:23, 50:12, 50:14, 50:15, 50:17, 50:18, 50:19, 50:23, 51:3, 51:24, 51:25, 52:2, 52:3, 52:5, 52:6, 52:8, 52:10, 52:12, 52:14, 52:16, 52:17, 52:20, 52:22, 52:23, 52:24, 53:1, 53:2, 53:3</p> <p>MS [21] - 3:5, 3:7, 3:9, 3:11, 3:13, 4:19, 4:21, 4:23, 6:10, 8:4, 9:12, 9:14, 9:16, 9:22, 38:5, 38:7, 38:9, 39:2, 52:9, 52:11, 52:13</p> <p>multiple [1] - 46:11</p>	<p>36:8, 44:25</p> <p>need [12] - 3:20, 4:3, 7:16, 7:19, 7:21, 11:2, 11:19, 12:9, 12:10, 12:19, 26:10, 29:16</p> <p>needs [1] - 11:4</p> <p>negotiate [1] - 7:13</p> <p>negotiated [1] - 39:24</p> <p>neighbor's [1] - 30:4</p> <p>neighborhood [4] - 13:16, 14:4, 32:23, 36:14</p> <p>net [2] - 41:3, 44:13</p> <p>netting [14] - 39:6, 39:16, 40:16, 41:2, 41:12, 41:16, 41:25, 42:1, 42:3, 42:7, 42:10, 42:12, 42:19, 51:13</p> <p>new [4] - 38:17, 44:3, 47:19, 50:20</p> <p>next [6] - 4:6, 7:25, 10:1, 11:9, 38:14, 38:25</p> <p>night [1] - 27:17</p> <p>normal [1] - 5:20</p> <p>normally [1] - 5:19</p> <p>north [3] - 31:23, 33:10, 33:20</p> <p>NORTH [1] - 1:1</p> <p>North [8] - 1:16, 1:17, 27:11, 27:12, 29:10, 29:12, 29:21</p> <p>northwest [1] - 6:12</p> <p>Notary [3] - 1:15, 54:4, 54:17</p> <p>noted [1] - 36:15</p> <p>nothing [3] - 32:24, 34:10, 40:14</p> <p>noticed [3] - 18:23, 19:15, 37:8</p> <p>November [1] - 40:1</p> <p>number [5] - 6:10, 8:4, 14:17, 14:18, 39:2</p> <p>nylon [3] - 42:4, 48:8, 48:15</p>
M				O
<p>Main [1] - 1:17</p> <p>maintain [1] - 30:23</p> <p>maintenance [1] - 23:1</p> <p>maintenance-wise [1] - 23:1</p> <p>majority [2] - 3:22, 44:6</p> <p>MAN [1] - 44:23</p> <p>maneuver [1] - 26:24</p> <p>manner [1] - 45:16</p>				<p>oath [1] - 5:5</p> <p>observation [1] - 28:6</p> <p>occur [1] - 48:24</p> <p>October [1] - 39:25</p> <p>OF [4] - 1:1, 1:2, 1:6, 54:2</p> <p>offer [1] - 28:7</p> <p>offering [1] - 25:15</p> <p>office [1] - 54:15</p> <p>Officer [1] - 2:7</p>
			N	
			<p>name [5] - 6:18, 6:20, 10:7, 39:11, 39:12</p> <p>necessary [3] - 25:24,</p>	

<p>offices [1] - 1:16 OHIO [2] - 1:1, 54:2 Ohio [5] - 1:16, 1:17, 29:10, 54:5, 54:15 old [2] - 13:22, 47:17 older [1] - 32:14 once [3] - 30:15, 40:2, 41:4 one [11] - 3:17, 14:17, 22:11, 25:16, 25:23, 27:1, 29:23, 31:21, 37:14, 42:5, 49:24 ones [1] - 19:16 oodles [1] - 31:2 open [2] - 40:3, 40:8 opportunity [1] - 7:18 option [2] - 46:4, 51:16 order [7] - 3:2, 3:3, 3:19, 4:7, 6:8, 11:20, 12:19 ordinance [9] - 13:22, 13:24, 16:1, 24:18, 34:19, 35:5, 36:18, 37:5, 45:7 original [3] - 32:22, 39:21, 39:22 OSBORNE [1] - 29:9 Osborne [2] - 29:9, 31:18 otherwise [1] - 54:11 ourselves [1] - 30:12 outfield [1] - 39:7 outline [1] - 17:17 overdrives [1] - 22:20 own [2] - 22:16, 49:25 owner [1] - 6:23 owners [3] - 27:25, 31:11, 32:22</p>	<p>37:10, 37:22, 46:14 parkway [4] - 8:6, 8:14, 8:16, 8:18 part [4] - 14:16, 45:19, 48:23, 49:23 partially [2] - 45:18, 49:8 particular [1] - 35:13 party [1] - 54:11 pass [2] - 3:19, 3:25 passing [3] - 19:8, 28:3, 50:7 past [1] - 40:12 patio [1] - 30:4 Patrick [1] - 2:6 pay [1] - 46:13 people [12] - 13:18, 27:12, 27:13, 29:1, 30:11, 31:23, 32:10, 33:2, 33:9, 33:12, 34:2, 47:3 period [2] - 40:23, 41:22 permanent [1] - 8:8 permit [1] - 38:20 permitting [1] - 40:20 personally [2] - 9:2, 49:9 pick [1] - 46:16 pictures [1] - 17:19 pine [1] - 39:19 Pittsburgh [1] - 7:6 place [5] - 11:4, 13:25, 40:22, 49:12, 54:9 placed [1] - 45:10 plan [2] - 41:5, 44:10 plans [3] - 38:17, 40:17, 41:8 planted [1] - 44:3 play [1] - 43:10 point [3] - 3:18, 27:23, 30:14 pole [2] - 46:1, 46:3 poles [7] - 39:6, 44:18, 44:20, 45:21, 45:22, 48:9, 49:6 porch [1] - 6:15 portion [4] - 5:1, 8:1, 9:20, 39:1 possibilities [1] - 41:12 possibility [1] - 44:12 possible [4] - 6:2, 8:23, 25:24, 36:8 possibly [2] - 41:7, 43:8 potentially [3] - 43:19, 46:9, 50:22 practice [1] - 33:5 preaching [1] - 29:16</p>	<p>preference [1] - 44:16 Premier [1] - 1:24 premises [1] - 45:20 prepared [1] - 54:6 present [3] - 3:16, 4:5, 8:22 presuming [1] - 29:15 pretty [2] - 20:10, 47:7 prevent [2] - 42:20, 46:20 previous [1] - 26:21 Price [2] - 47:7, 47:16 primarily [1] - 11:17 privacy [1] - 45:18 problem [8] - 14:16, 15:2, 20:2, 29:20, 30:6, 32:25, 33:25, 49:16 problems [1] - 30:12 proceeding [2] - 53:6, 54:8 proceedings [1] - 5:3 PROCEEDINGS [1] - 1:6 Proceedings [1] - 1:12 produced [1] - 54:6 product [1] - 48:14 Professional [2] - 1:15, 54:4 project [1] - 41:15 properties [3] - 14:6, 36:15, 36:20 property [18] - 6:23, 6:25, 10:13, 15:23, 27:25, 30:18, 31:11, 35:6, 35:14, 35:23, 35:25, 36:1, 36:5, 37:4, 43:16, 43:21, 50:12 proposed [3] - 8:13, 8:17, 16:20 protect [1] - 46:6 protective [2] - 39:5, 41:1 provide [1] - 45:18 Public [3] - 1:15, 54:4, 54:17 public [16] - 12:5, 12:23, 14:24, 16:18, 19:11, 21:11, 21:18, 22:24, 30:18, 30:21, 35:17, 35:22, 37:23, 48:19, 49:1, 51:7 pull [5] - 11:10, 13:12, 20:23, 30:5 pulled [1] - 32:8 pulling [1] - 29:25 pulls [1] - 15:2 purchased [2] - 37:2,</p>	<p>37:5 purpose [1] - 46:5 pursuant [3] - 6:16, 10:1, 39:7 put [20] - 5:4, 11:8, 11:20, 11:21, 12:12, 13:7, 13:25, 14:3, 14:14, 24:20, 26:4, 37:5, 40:15, 41:1, 43:9, 46:1, 47:16, 47:20, 47:23, 50:21 putting [4] - 26:2, 26:5, 32:16, 40:21</p>	<p>regarding [1] - 29:7 regardless [2] - 27:23, 48:17 Registered [2] - 1:14, 54:4 regular [1] - 20:17 regulations [1] - 17:18 rehab [1] - 7:9 rejected [1] - 11:17 related [1] - 48:13 relative [1] - 54:10 remember [2] - 26:1, 26:16 removed [1] - 7:7 rendering [1] - 44:5 renovations [1] - 30:1 replace [2] - 39:24, 41:17 REPORTER [1] - 10:19 Reporter [3] - 1:15, 5:9, 54:4 reporter [3] - 5:2, 5:4, 5:12 reporting [1] - 54:13 Reporting [1] - 1:24 representing [2] - 6:22, 39:13 request [4] - 7:11, 9:3, 28:10, 51:5 requesting [4] - 6:14, 8:7, 9:24, 39:5 requests [1] - 30:25 rescheduled [1] - 8:24 residence [1] - 31:8 resident [1] - 29:12 residents [1] - 29:21 resolution [1] - 7:13 response [6] - 3:8, 3:12, 4:16, 51:2, 52:7, 52:19 restrictions [1] - 37:3 resubmit [1] - 7:18 result [1] - 50:8 retaining [1] - 43:21 return [2] - 35:23, 36:3 Richard [2] - 6:12, 6:20 rid [1] - 29:17 right-of-way [3] - 12:5, 21:12, 30:21 risk [1] - 32:16 road [5] - 7:6, 32:8, 32:12, 40:13, 46:25 roadway [4] - 39:18, 40:6, 40:24, 43:7 Roberts [3] - 1:14, 54:4, 54:17 roll [6] - 3:4, 4:18,</p>
Q				
<p>qualified [1] - 54:5 qualify [2] - 31:9, 31:11 quality [1] - 30:11 questions [9] - 5:15, 5:16, 5:23, 23:24, 27:7, 34:11, 48:4, 49:15 quorum [1] - 3:17</p>				
R				
<p>R50 [3] - 29:15, 29:17, 30:8 raise [1] - 5:7 ramp [3] - 6:14, 7:2, 7:12 RAV4 [1] - 12:13 RE [1] - 1:4 re [1] - 9:21 re-enters [1] - 9:21 reach [1] - 19:11 reading [2] - 26:1, 26:16 really [3] - 19:8, 20:1, 25:3 rear [5] - 16:3, 16:11, 17:4, 20:17, 30:2 reason [3] - 24:15, 31:12, 51:4 reasonable [4] - 25:24, 28:7, 35:23, 36:9 reasons [1] - 48:3 received [1] - 10:10 recently [3] - 14:5, 47:17, 50:4 record [2] - 6:19, 10:7 rectified [1] - 30:3 redo [1] - 11:7 reduced [2] - 28:9, 54:6 reflection [1] - 38:18 regard [2] - 7:2, 51:1</p>				
P				
<p>p.m [2] - 1:18, 53:6 pad [5] - 10:1, 11:9, 12:12, 35:17, 37:22 page [2] - 16:7, 45:13 parallel [1] - 20:24 park [6] - 11:4, 11:5, 13:12, 14:22, 34:2, 47:10 Park [2] - 47:7, 47:16 parked [5] - 19:13, 20:7, 20:9, 24:7, 33:7 parking [21] - 9:25, 11:9, 11:21, 12:12, 12:17, 22:5, 24:8, 26:3, 26:22, 29:22, 30:2, 30:23, 35:17, 36:4, 36:16, 36:21,</p>				

<p>9:11, 38:4, 52:8 room [3] - 9:1, 9:21, 22:19 Route [2] - 39:17, 50:10 routinely [1] - 40:10 rule [1] - 12:9 Rule [1] - 54:13 run [5] - 8:5, 40:11, 43:1, 43:6, 46:11 Run [3] - 8:10, 8:12, 8:13 running [3] - 43:17, 46:10, 46:25</p>	<p>serious [1] - 34:8 services [2] - 36:24, 37:1 set [1] - 54:14 setback [4] - 11:20, 12:3, 15:25, 21:20 setbacks [3] - 17:18, 18:8, 18:19 several [2] - 32:9, 34:19 shaking [1] - 5:17 Shannon [3] - 1:14, 54:4, 54:17 shared [1] - 27:13 Sharon [1] - 6:24 Shiloh [4] - 8:5, 8:10, 8:11, 8:13 short [5] - 11:1, 14:17, 15:11, 20:14, 41:15 short-term [1] - 41:15 showing [1] - 38:17 shown [1] - 43:4 shuffling [1] - 29:24 side [47] - 11:19, 13:9, 14:10, 15:18, 15:24, 16:3, 16:4, 16:11, 16:12, 17:3, 17:10, 17:11, 17:12, 17:15, 17:24, 18:1, 18:2, 18:7, 18:17, 19:4, 19:20, 19:21, 19:24, 20:4, 20:19, 20:20, 21:3, 21:6, 21:7, 21:8, 21:15, 21:16, 21:22, 21:25, 22:16, 23:14, 23:16, 24:19, 24:21, 25:17, 33:8, 35:8, 35:15, 36:11, 43:15 sides [2] - 14:15, 33:2 sidewalk [29] - 11:22, 12:7, 12:10, 12:23, 12:24, 14:24, 16:18, 16:22, 18:25, 19:11, 21:19, 22:15, 22:17, 22:21, 22:24, 23:19, 30:16, 30:19, 35:10, 35:18, 35:22, 37:23, 40:6, 43:10, 47:2, 50:20, 50:21 sidewalks [1] - 11:7 sign [5] - 31:21, 33:11, 33:19, 33:22 similar [1] - 48:14 single [2] - 27:12, 29:22 single-car [2] - 27:12, 29:22 situation [6] - 23:13, 30:3, 31:20, 32:13,</p>	<p>35:2, 51:8 six [1] - 27:22 size [1] - 42:12 slight [1] - 13:10 slightly [1] - 43:15 slow [1] - 32:4 softball [3] - 47:6, 47:15, 48:2 someone [1] - 26:6 sometimes [3] - 13:17, 13:20, 13:21 sorry [3] - 10:19, 10:21, 21:13 sort [2] - 23:18, 48:13 sound [1] - 17:20 sounds [1] - 37:4 South [1] - 7:1 south [4] - 6:11, 31:23, 32:2, 33:21 Southeast [9] - 8:12, 8:14, 8:15, 8:16, 8:17, 8:18, 9:23, 29:10 southeast [5] - 8:5, 8:6, 8:10, 14:10 space [4] - 13:3, 22:12, 36:16, 36:21 special [1] - 35:19 specific [1] - 23:13 specifications [1] - 26:17 specified [1] - 54:9 spot [2] - 24:8, 37:11 spots [2] - 22:5, 26:3 stand [3] - 5:7, 25:21, 30:18 standard [4] - 22:4, 25:11, 26:3, 26:4 STANDARDS [1] - 1:1 Standards [2] - 1:6, 1:13 Starbucks [1] - 24:8 STARK [1] - 54:3 start [8] - 6:8, 10:6, 10:19, 31:1, 43:13, 43:16, 44:1, 46:10 started [1] - 22:13 State [2] - 1:16, 54:4 state [2] - 6:18, 39:11 STATE [1] - 54:2 stating [2] - 10:7, 28:5 stay [3] - 25:4, 44:18, 44:20 steel [3] - 45:15, 45:23, 48:11 Stenotype [1] - 54:6 step [2] - 10:5, 38:15 Stigalt [2] - 2:7, 15:21 STIGALT [16] - 12:4,</p>	<p>12:8, 17:6, 17:9, 17:22, 18:5, 18:11, 18:14, 21:6, 21:10, 21:21, 21:25, 38:17, 47:13, 47:18, 47:23 still [8] - 16:19, 20:10, 20:12, 20:13, 21:12, 30:4, 32:22, 39:22 stone [2] - 45:15, 48:11 stop [10] - 31:21, 33:11, 33:12, 33:13, 33:18, 33:19, 40:14, 40:24, 42:23 straight [2] - 33:14, 33:15 stray [1] - 48:21 street [16] - 11:5, 14:13, 17:14, 17:24, 17:25, 18:4, 19:5, 19:20, 19:21, 19:25, 20:5, 29:24, 30:5, 34:4, 39:3, 50:8 Street [4] - 1:17, 9:23, 29:10, 46:6 streets [2] - 8:8, 8:10 strip [4] - 23:1, 23:4, 23:6, 23:17 structure [3] - 35:21, 45:14, 48:10 stuck [1] - 20:15 submitted [2] - 4:12, 11:16 substantial [2] - 36:7, 51:7 suggest [1] - 36:25 surrounding [1] - 31:3 sworn [1] - 5:8 sympathize [2] - 29:11, 31:4 sympathizes [1] - 29:13 sync [1] - 50:5 system [1] - 44:14 systems [1] - 41:12</p>	<p>term [1] - 41:15 territory [1] - 6:4 testimony [2] - 54:5, 54:7 THE [1] - 10:19 therefore [2] - 9:4, 11:18 thinking [6] - 22:11, 22:22, 23:8, 26:20, 30:17, 44:22 third [2] - 36:16, 36:21 thoughts [5] - 23:10, 23:23, 24:22, 38:1, 52:1 three [8] - 3:15, 3:20, 3:23, 3:24, 4:4, 8:22, 32:7, 33:20 three-way [1] - 33:20 throughout [1] - 26:4 Timothy [1] - 2:5 today [2] - 42:24, 46:14 tonight [4] - 3:20, 4:1, 33:4, 34:1 took [2] - 39:19 total [1] - 51:5 totally [1] - 27:2 traffic [8] - 7:4, 40:2, 40:4, 46:8, 46:11, 46:22, 48:20, 49:1 transcribing [1] - 5:3 TRANSCRIPT [1] - 1:6 Transcript [1] - 1:12 Transcription [1] - 54:6 transcription [1] - 54:7 travel [1] - 50:10 treat [6] - 21:3, 23:13, 24:19, 35:12, 36:11, 48:18 treated [5] - 17:15, 18:1, 18:7, 18:19, 21:16 treating [1] - 25:15 trees [16] - 39:19, 39:22, 39:25, 40:11, 40:13, 40:21, 41:4, 41:22, 42:22, 44:3, 44:6, 50:11, 50:19, 50:22, 51:11 trickle [1] - 40:13 tried [1] - 50:3 true [3] - 21:21, 40:19, 54:7 truly [3] - 40:8, 48:7, 49:3 try [1] - 26:11 trying [16] - 5:24, 5:25, 6:5, 12:21, 13:13,</p>
S		T		
<p>sac [2] - 8:13, 8:18 safety [8] - 19:8, 37:7, 37:14, 40:2, 40:3, 48:8, 49:1, 51:7 Sam [1] - 2:4 satisfactory [1] - 7:13 scanned [1] - 30:15 scare [1] - 5:24 schedule [1] - 11:13 schedules [1] - 15:4 school [4] - 19:1, 19:20, 19:23, 37:12 scrutiny [1] - 25:22 seal [1] - 54:15 season [1] - 40:10 seat [1] - 29:3 seated [1] - 5:11 second [9] - 4:13, 4:14, 9:6, 9:7, 37:19, 37:24, 51:24, 52:5, 52:23 secondary [3] - 17:23, 17:25, 18:3 section [3] - 10:2, 34:18, 39:7 Section [1] - 6:16 secure [3] - 45:17, 45:18, 49:7 secured [2] - 49:6, 49:8 security [1] - 30:17 security-wise [1] - 30:17 see [15] - 14:9, 16:14, 28:16, 28:20, 30:7, 30:23, 33:8, 34:3, 34:4, 37:19, 39:16, 40:8, 43:18, 49:20 seeing [1] - 15:21 seeking [2] - 7:1, 7:10 sense [1] - 51:6 September [3] - 8:24, 9:6, 54:15</p>	<p>35:2, 51:8 six [1] - 27:22 size [1] - 42:12 slight [1] - 13:10 slightly [1] - 43:15 slow [1] - 32:4 softball [3] - 47:6, 47:15, 48:2 someone [1] - 26:6 sometimes [3] - 13:17, 13:20, 13:21 sorry [3] - 10:19, 10:21, 21:13 sort [2] - 23:18, 48:13 sound [1] - 17:20 sounds [1] - 37:4 South [1] - 7:1 south [4] - 6:11, 31:23, 32:2, 33:21 Southeast [9] - 8:12, 8:14, 8:15, 8:16, 8:17, 8:18, 9:23, 29:10 southeast [5] - 8:5, 8:6, 8:10, 14:10 space [4] - 13:3, 22:12, 36:16, 36:21 special [1] - 35:19 specific [1] - 23:13 specifications [1] - 26:17 specified [1] - 54:9 spot [2] - 24:8, 37:11 spots [2] - 22:5, 26:3 stand [3] - 5:7, 25:21, 30:18 standard [4] - 22:4, 25:11, 26:3, 26:4 STANDARDS [1] - 1:1 Standards [2] - 1:6, 1:13 Starbucks [1] - 24:8 STARK [1] - 54:3 start [8] - 6:8, 10:6, 10:19, 31:1, 43:13, 43:16, 44:1, 46:10 started [1] - 22:13 State [2] - 1:16, 54:4 state [2] - 6:18, 39:11 STATE [1] - 54:2 stating [2] - 10:7, 28:5 stay [3] - 25:4, 44:18, 44:20 steel [3] - 45:15, 45:23, 48:11 Stenotype [1] - 54:6 step [2] - 10:5, 38:15 Stigalt [2] - 2:7, 15:21 STIGALT [16] - 12:4,</p>	<p>35:2, 51:8 six [1] - 27:22 size [1] - 42:12 slight [1] - 13:10 slightly [1] - 43:15 slow [1] - 32:4 softball [3] - 47:6, 47:15, 48:2 someone [1] - 26:6 sometimes [3] - 13:17, 13:20, 13:21 sorry [3] - 10:19, 10:21, 21:13 sort [2] - 23:18, 48:13 sound [1] - 17:20 sounds [1] - 37:4 South [1] - 7:1 south [4] - 6:11, 31:23, 32:2, 33:21 Southeast [9] - 8:12, 8:14, 8:15, 8:16, 8:17, 8:18, 9:23, 29:10 southeast [5] - 8:5, 8:6, 8:10, 14:10 space [4] - 13:3, 22:12, 36:16, 36:21 special [1] - 35:19 specific [1] - 23:13 specifications [1] - 26:17 specified [1] - 54:9 spot [2] - 24:8, 37:11 spots [2] - 22:5, 26:3 stand [3] - 5:7, 25:21, 30:18 standard [4] - 22:4, 25:11, 26:3, 26:4 STANDARDS [1] - 1:1 Standards [2] - 1:6, 1:13 Starbucks [1] - 24:8 STARK [1] - 54:3 start [8] - 6:8, 10:6, 10:19, 31:1, 43:13, 43:16, 44:1, 46:10 started [1] - 22:13 State [2] - 1:16, 54:4 state [2] - 6:18, 39:11 STATE [1] - 54:2 stating [2] - 10:7, 28:5 stay [3] - 25:4, 44:18, 44:20 steel [3] - 45:15, 45:23, 48:11 Stenotype [1] - 54:6 step [2] - 10:5, 38:15 Stigalt [2] - 2:7, 15:21 STIGALT [16] - 12:4,</p>	<p>12:8, 17:6, 17:9, 17:22, 18:5, 18:11, 18:14, 21:6, 21:10, 21:21, 21:25, 38:17, 47:13, 47:18, 47:23 still [8] - 16:19, 20:10, 20:12, 20:13, 21:12, 30:4, 32:22, 39:22 stone [2] - 45:15, 48:11 stop [10] - 31:21, 33:11, 33:12, 33:13, 33:18, 33:19, 40:14, 40:24, 42:23 straight [2] - 33:14, 33:15 stray [1] - 48:21 street [16] - 11:5, 14:13, 17:14, 17:24, 17:25, 18:4, 19:5, 19:20, 19:21, 19:25, 20:5, 29:24, 30:5, 34:4, 39:3, 50:8 Street [4] - 1:17, 9:23, 29:10, 46:6 streets [2] - 8:8, 8:10 strip [4] - 23:1, 23:4, 23:6, 23:17 structure [3] - 35:21, 45:14, 48:10 stuck [1] - 20:15 submitted [2] - 4:12, 11:16 substantial [2] - 36:7, 51:7 suggest [1] - 36:25 surrounding [1] - 31:3 sworn [1] - 5:8 sympathize [2] - 29:11, 31:4 sympathizes [1] - 29:13 sync [1] - 50:5 system [1] - 44:14 systems [1] - 41:12</p>	<p>term [1] - 41:15 territory [1] - 6:4 testimony [2] - 54:5, 54:7 THE [1] - 10:19 therefore [2] - 9:4, 11:18 thinking [6] - 22:11, 22:22, 23:8, 26:20, 30:17, 44:22 third [2] - 36:16, 36:21 thoughts [5] - 23:10, 23:23, 24:22, 38:1, 52:1 three [8] - 3:15, 3:20, 3:23, 3:24, 4:4, 8:22, 32:7, 33:20 three-way [1] - 33:20 throughout [1] - 26:4 Timothy [1] - 2:5 today [2] - 42:24, 46:14 tonight [4] - 3:20, 4:1, 33:4, 34:1 took [2] - 39:19 total [1] - 51:5 totally [1] - 27:2 traffic [8] - 7:4, 40:2, 40:4, 46:8, 46:11, 46:22, 48:20, 49:1 transcribing [1] - 5:3 TRANSCRIPT [1] - 1:6 Transcript [1] - 1:12 Transcription [1] - 54:6 transcription [1] - 54:7 travel [1] - 50:10 treat [6] - 21:3, 23:13, 24:19, 35:12, 36:11, 48:18 treated [5] - 17:15, 18:1, 18:7, 18:19, 21:16 treating [1] - 25:15 trees [16] - 39:19, 39:22, 39:25, 40:11, 40:13, 40:21, 41:4, 41:22, 42:22, 44:3, 44:6, 50:11, 50:19, 50:22, 51:11 trickle [1] - 40:13 tried [1] - 50:3 true [3] - 21:21, 40:19, 54:7 truly [3] - 40:8, 48:7, 49:3 try [1] - 26:11 trying [16] - 5:24, 5:25, 6:5, 12:21, 13:13,</p>

<p>13:15, 14:3, 22:23, 23:11, 23:20, 24:12, 24:13, 25:6, 33:25</p> <p>Tuesday [1] - 1:18</p> <p>turn [4] - 32:5, 32:6, 33:21, 37:12</p> <p>turning [1] - 50:2</p> <p>Twenty [2] - 11:21, 11:24</p> <p>Two [3] - 16:13, 42:13</p> <p>two [19] - 3:22, 4:5, 8:8, 8:14, 11:18, 14:18, 14:19, 15:22, 16:16, 17:6, 17:10, 24:19, 25:16, 27:10, 33:12, 37:9, 42:13, 44:13</p> <p>two-car [3] - 14:18, 14:19, 27:10</p> <p>two-way [2] - 33:12, 37:9</p> <p>type [3] - 41:1, 44:14, 48:14</p> <p>types [2] - 5:19, 44:13</p>	<p>valley [1] - 6:11</p> <p>value [1] - 36:5</p> <p>variance [29] - 3:19, 4:3, 6:14, 7:2, 7:12, 8:7, 9:25, 26:8, 28:5, 31:10, 34:24, 35:3, 35:11, 35:15, 35:25, 36:2, 37:18, 38:11, 38:18, 39:5, 39:15, 40:15, 40:19, 41:1, 41:10, 47:21, 51:22, 52:4, 52:15</p> <p>various [1] - 29:19</p> <p>vehicle [3] - 10:24, 12:16, 26:24</p> <p>vehicles [3] - 11:2, 14:20, 15:6</p> <p>versus [2] - 20:18, 20:19</p> <p>violation [1] - 16:20</p> <p>visually [1] - 51:14</p> <p>voice [1] - 52:24</p> <p>vote [2] - 3:21, 52:24</p> <p>voting [1] - 3:18</p>	<p>windshields [2] - 46:6, 46:7</p> <p>winter [1] - 44:10</p> <p>wintertime [5] - 13:13, 41:9, 41:13, 44:17, 51:17</p> <p>wise [2] - 23:1, 30:17</p> <p>withdraw [2] - 7:11, 7:17</p> <p>withdrawn [1] - 7:24</p> <p>WITNESS [1] - 54:14</p> <p>wonder [1] - 49:11</p> <p>wondering [1] - 49:13</p> <p>wood [3] - 45:14, 46:1, 48:11</p> <p>woodside [2] - 14:12, 31:24</p> <p>word [1] - 49:7</p> <p>words [1] - 28:14</p> <p>written [1] - 16:2</p> <p>www.</p> <p>premierreporters.com [1] - 1:25</p>	<p>20:8, 21:2, 21:9, 21:13, 21:23, 22:2, 22:15, 22:19, 23:8, 24:2, 24:9, 24:25, 25:3, 25:9, 26:25, 27:6, 28:16, 28:23, 28:25, 29:5, 31:13, 31:17, 33:11, 33:17, 33:23, 34:5, 34:9, 34:13, 34:16, 37:21, 37:25, 38:3, 38:10, 38:16, 38:22, 38:24, 39:9, 41:3, 41:24, 42:10, 43:22, 43:25, 44:9, 44:18, 45:1, 45:4, 45:6, 45:12, 45:24, 47:5, 47:14, 47:22, 47:24, 48:16, 49:4, 49:19, 50:12, 50:15, 50:18, 50:23, 51:3, 51:25, 52:3, 52:6, 52:8, 52:14, 52:17, 52:20, 52:24, 53:3</p> <p>Zollinger [6] - 2:2, 3:13, 4:23, 9:16, 38:9, 52:13</p> <p>ZONING [1] - 1:1</p> <p>zoning [8] - 1:5, 17:16, 18:18, 29:14, 29:15, 29:17, 37:3, 47:11</p> <p>Zoning [3] - 1:6, 1:12, 51:5</p> <p>zoom [1] - 32:11</p>
U	W	Y	
<p>unable [1] - 29:25</p> <p>unanimity [1] - 4:4</p> <p>unattractive [1] - 30:10</p> <p>under [7] - 5:5, 25:11, 35:5, 45:10, 45:11, 49:21, 54:13</p> <p>undersigned [1] - 1:14</p> <p>unfortunately [1] - 27:1</p> <p>UNIDENTIFIED [1] - 44:23</p> <p>unique [2] - 35:9, 51:8</p> <p>uniqueness [1] - 35:14</p> <p>unity [1] - 17:20</p> <p>University [2] - 39:4, 39:14</p> <p>unreasonable [1] - 26:5</p> <p>up [18] - 5:7, 11:21, 11:22, 15:2, 16:21, 25:21, 31:17, 31:24, 33:12, 40:13, 40:15, 41:1, 43:20, 44:25, 45:12, 46:16, 47:16, 50:8</p> <p>utilize [1] - 30:4</p>	<p>walk [1] - 19:23</p> <p>wall [1] - 43:21</p> <p>Walsh [5] - 39:4, 39:13, 39:14, 50:11, 50:12</p> <p>wants [2] - 28:17, 29:2</p> <p>watch [2] - 33:1, 33:2</p> <p>watched [2] - 19:22, 32:7</p> <p>weigh [1] - 34:23</p> <p>whatnot [1] - 47:4</p> <p>WHEREOF [1] - 54:14</p> <p>Whittenberger [1] - 2:8</p> <p>WHITTENBERGER [21] - 3:5, 3:7, 3:9, 3:11, 3:13, 4:19, 4:21, 4:23, 6:10, 8:4, 9:12, 9:14, 9:16, 9:22, 38:5, 38:7, 38:9, 39:2, 52:9, 52:11, 52:13</p> <p>wide [4] - 13:1, 21:4, 22:3, 27:10</p> <p>widened [1] - 50:6</p> <p>widening [4] - 39:17, 50:1, 50:9, 51:9</p> <p>wife [2] - 10:25, 11:11</p> <p>willing [1] - 26:13</p> <p>winch [2] - 44:23, 44:24</p> <p>windshield [3] - 46:13, 46:15, 48:22</p>	<p>yard [25] - 15:19, 17:12, 17:15, 17:18, 17:24, 18:1, 18:2, 18:7, 18:15, 18:18, 21:6, 21:7, 21:8, 21:16, 21:22, 21:25, 23:14, 23:16, 24:21, 31:22, 33:22, 36:11</p> <p>year [5] - 22:13, 24:10, 32:7, 40:22, 41:15</p> <p>years [7] - 19:23, 29:16, 30:2, 31:8, 32:21, 32:22, 41:21</p> <p>yield [1] - 35:23</p> <p>young [1] - 19:16</p> <p>younger [1] - 32:8</p>	
		Z	
		<p>ZBOA [4] - 6:11, 8:5, 9:22, 39:3</p> <p>ZOLLINGER [109] - 3:1, 3:14, 4:14, 4:17, 4:24, 5:10, 6:17, 6:21, 7:8, 7:15, 7:23, 8:19, 9:2, 9:8, 9:10, 9:17, 10:3, 10:9, 11:24, 12:3, 12:6, 12:9, 12:14, 12:20, 13:1, 13:5, 13:15, 14:21, 15:7, 15:10, 16:1, 16:7, 16:9, 16:11, 16:14, 16:19, 16:24, 17:3, 18:21,</p>	
V			
<p>Valley [1] - 7:1</p>			