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CITY OF MEDINA PLANNING COMMISSION
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Transcript of Proceedings held on Thursday, the
14th day of October, 2021, before the City of
Medina Planning Commission, commencing at
approximately 6:00 p.m., as taken by
Nicholas Glatzhofer, Notary Public within and
for the State of Ohio, and held in Medina City Hall,
132 North Elmwood Avenue, Medina, Ohio 44256.

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I N D E X

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Old Business..... 3

Case P21-16..... 8

Case P21-17..... 15

Case P21-18..... 19

- - -

APPEARANCES:

City of Medina Planning Commission,
 Rick Grice, Chairman,
 Monica Russell, Esq., Member,
 Bruce Gold, Member,
 Paul Rose, Member.

City of Medina Planning and Community,
 Development Department,
 Andrew Dutton.

Arthur Schmidt, OHM Advisors.

PROCEEDINGS

OLD BUSINESS

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4 MR. CHAIRMAN: Good evening,
5 everyone. I would like to call the
6 October 14th, 2021 Planning Commission meeting
7 to order.

8 The first item, before we get into approval
9 of minutes, you'll notice there's only four of
10 us here because we had a resignation from the
11 Planning Commission. That doesn't happen
12 often, but occasionally, but it was a good
13 resignation because Andrew Dutton is now our
14 new director for the City and joins the City
15 administration. So he will be on that side
16 of the table instead of this side of the
17 table.

18 Andrew, we're very glad to have you in that
19 position.

20 MR. DUTTON: Thanks, I
21 appreciate it.

22 Since today is my second day on the job,
23 Arthur is going to be taking the lead on some
24 of these projects, but I'll add anything that
25 I'm able to.

1 MR. CHAIRMAN: Sounds good.

2 The minutes of our last meeting, which
3 would have been in August, were sent out.

4 Are there any additions or corrections?

5 MR. GOLD: Mr. Chairman,
6 I would like to put forth a motion to accept
7 the meeting minutes as submitted.

8 MR. ROSE: Second.

9 MR. CHAIRMAN: Roll call.

10 MR. SCHMIDT: Grice?

11 MR. CHAIRMAN: Yes.

12 MR. SCHMIDT: Russell?

13 MS. RUSSELL: Yes.

14 MR. SCHMIDT: Gold?

15 MR. GOLD: Yes.

16 MR. SCHMIDT: Rose?

17 MR. ROSE: Yes.

18 MR. SCHMIDT: Thompson?

19 Hilberg?

20 MR. CHAIRMAN: Andrew, I know
21 you've only been here now a second day, but do
22 you have any announcements you would like to
23 make?

24 MR. DUTTON: I do not at
25 this time.

1 MR. CHAIRMAN: Arthur, do you
2 have anything?

3 MR. SCHMIDT: Just to remind
4 everyone that the Comprehensive Plan Community
5 Survey is still available to take, so if you
6 have not given your input to the survey, please
7 do so. There's a couple of boards up front at
8 City Hall, you can also give some feedback
9 there.

10 And then we're going to be hosting a
11 project office hour on October 20th at
12 Cool Beans Cafe from 8:00 a.m. to noon.

13 And then the last piece is, we have a
14 virtual presentation that's going to be held on
15 the Comprehensive Plan website, that's
16 www.medinacomplan2021.wordpress.com. I know
17 that's complicated, no worries, it's on the
18 board up front, and there's a flyer up front as
19 well. So just reminding everyone to please
20 give us your input for a good community
21 survey.

22 MR. CHAIRMAN: Okay. Thank
23 you.

24 Mr. Rose, City Council.

25 MR. ROSE: Thank you,

1 Mr. Chairman.

2 The only thing that I have to say is that
3 this evening at the Special Legislation
4 Committee, about an hour ago, we passed the new
5 ordinance to move on to further review from --
6 by full Council for building demolition in the
7 historic area.

8 MR. CHAIRMAN: Okay. Thank
9 you.

10 At this time I call upon our court reporter
11 to swear everybody in. If you would all please
12 stand, be sworn in, that way if you choose to
13 speak this evening, you've been sworn in; if
14 not, well, that's okay.

15 (Whereupon, all those in attendance
16 were then placed under oath by the notary.)

17 MR. CHAIRMAN: Anybody that
18 does wish to speak on any of our items -- which
19 now the agenda has been reduced by one.

20 Case 21-19 was a conditional sign permit on
21 Public Square. It is not on the agenda, that
22 was handled through the Historic Preservation.

23 Anybody who does wish to speak, we would
24 ask that you go to the podium here in the back
25 (indicating), give your name, address, and

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limit your comments to three to four minutes.

The only other thing I would ask is if somebody in front of you has said the same thing, we would like to hear new information, not just repeats of whatever somebody else has said.

With that in mind, we have no old business.

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1 Case Number P21-16

2 - - -

3 Additional Appearances: Brian Feron, Medina County
4 Historical District.

5 - - -

6 MR. CHAIRMAN: We have three
7 items of new business, and the first item is
8 Case 21-16. This is for the Medina County
9 Historical Society at 205 South Prospect
10 Street. This is for site plan approval for
11 some upcoming projects.

12 Gentlemen.

13 MR. SCHMIDT: Thank you.

14 So this subject site is located at
15 205 South Prospect Street. One point to change
16 up, the zoning in this district is actually PF,
17 public facilities, and not the R-3 that was
18 listed there. That was a correction.

19 The subject -- the properties around the
20 subject site are zoned I-1, industrial; C-1,
21 local commercial; C-3, general commercial; and
22 R-3, high density urban residential.

23 Just a quick overview of the project,
24 before handing it back to you, Mr. Chair, for
25 the Applicant. The Applicant is requesting a

1 preliminary site plan approval for the master
2 plan. This master plan is including additional
3 parking, a new curb cut along Lake Avenue, the
4 demolition of an existing barn structure,
5 that's shown as part of your packet, that will
6 be replaced by a new thirty-five hundred square
7 foot -- roughly thirty-five hundred square foot
8 event space, and then enhanced landscaping and
9 screening throughout the property.

10 This subject -- or this case was also
11 presented before the Historic Preservation
12 Board. It was given approval with the
13 condition that the new event space, the
14 building -- the architecture of the building be
15 presented before the Board once that is all
16 finalized.

17 And with that, I'll hand it back over to
18 you, Mr. Chair.

19 MR. CHAIRMAN: Thank you.

20 Good evening. If you would give us your
21 name and address - you could use this address -
22 and tell us anything you would like to add,
23 other than what's been already said.

24 MR. FERON: Sure.

25 Brian Feron, 3335 Myers Road, Medina, Ohio.

1 I'm here on behalf of Medina County Historical
2 Society, whose main address is 206 North
3 Elmwood, just across the street at the
4 John Smart House.

5 The proposed plan, we recently purchased
6 the McDowell-Phillips House, an iconic
7 Queen Anne, shingle-style Victorian. It sits
8 at the head of Washington Street where it
9 intersects with Prospect, and over the last
10 year-and-a-half we have stabilized the exterior
11 of the home, invested a substantial amount of
12 money into new siding, repairs where needed
13 inside as well as out.

14 The dotted line on the sheet represents our
15 Phase 1 (indicating), and it's indicating
16 really improvements on the driveway and rear
17 landscaping. We actually have the architect's
18 original rendering of the property before the
19 house even started - this dates to 1889 - where
20 those gardens you see behind the house were in
21 that original plan. So our intention is to try
22 and restore the modern garden -- or the
23 Victorian garden, I should say, but with modern
24 safety, because we do have visitors coming and
25 going out of the museum and we have to make

1 sure the access points are very safe.

2 With that, the property lacks
3 significant parking at this point, so we
4 plan to widen the driveway coming in from
5 Prospect and extending the driveway north onto
6 Blake Avenue exiting out that way. That will
7 prevent a lot of congestion in and out of the
8 property.

9 And eventually Phase 2, to the left of that
10 diagram (indicating), will indicate the
11 proposed event center. We've consulted with a
12 local architect to provide some kind of a
13 drawing and estimate, but in the meantime
14 there's a large barn - I believe it's in your
15 packet - that's in very poor condition. We did
16 restore the barn that's adjacent to that one
17 last year. We were able to save that one.
18 This one is pretty far gone. It's structurally
19 unsafe and we would like to construct a new
20 event center at some point in the future that
21 people can have small gatherings, utilize the
22 beautiful lawn that came with this property
23 and, also, provide a revenue source for the
24 museum to continue operations.

25 So that may be off into the distance, but

1 we're here tonight just to present our plan so
2 you have an idea of what's coming, what's in
3 our vision, and I ask for your approval so
4 that we can move forward on Phase 1 and get
5 some contractors lined up. As most of you
6 know, getting building materials and
7 contractors right now is a very difficult
8 task to even get them to come and do bids, so
9 it's probably going to be spring before we see
10 that driveway improvement; and in the winter,
11 if we have decent winter, we may start
12 dismantling the barn piece-by-piece, salvage
13 what we can, and utilize that in the new
14 facility somehow. So that's our plan as it
15 stands today.

16 MR. CHAIRMAN: Okay. Thank
17 you very much.

18 Question by members of the Commission?

19 (No verbal response.)

20 MR. CHAIRMAN: There is not.

21 MR. GOLD: Mr. Chairman,
22 I would like to put forth a motion to approve
23 the application as submitted.

24 MR. CHAIRMAN: We have a
25 motion.

1 Is there a second?

2 MR. ROSE: Second.

3 MR. CHAIRMAN: A motion and a
4 second.

5 Any other discussion?

6 (No verbal response.)

7 MR. CHAIRMAN: Any comments
8 from anybody that's with us this evening?
9 Sorry, I should have asked that earlier.

10 If not, roll call.

11 MR. SCHMIDT: Grice?

12 MR. CHAIRMAN: Yes.

13 MR. SCHMIDT: Gold?

14 MR. GOLD: Yes.

15 MR. CHAIRMAN: Russell?

16 MS. RUSSELL: Yes.

17 MR. SCHMIDT: Rose?

18 MR. ROSE: Yes.

19 MR. SCHMIDT: Four-nothing.

20 MR. CHAIRMAN: Okay.

21 Thank you very much.

22 MR. FERON: Thank you very
23 much.

24 MR. ROSE: Good luck,
25 Brian.

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MR. CHAIRMAN:
done a great job so far.

You guys have

MR. FERON:
day. Thank you.

Trying every

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1 Case Number P21-17

2 - - -

3 Additional Appearances: Brian Phillips, KMK Development
4 LLC.

4 - - -

5 MR. CHAIRMAN: The next item
6 on our agenda is Case 21-17, this is for
7 Phase 2 of Woodside Green Subdivision, which
8 will complete Asherbrand Drive.

9 Arthur.

10 MR. SCHMIDT: Thank you.

11 As you've indicated, the subject site is
12 located on Asherbrand Drive. It is located
13 within the R-1, low density urban residential
14 district, with the surrounding properties also
15 zoned R-1. As stated, the Applicant is seeking
16 the approval for Phase 2 of the Woodside Green
17 Subdivision, and there are no additional staff
18 comments at this time.

19 MR. CHAIRMAN: Okay.

20 And if you would give us your name and
21 address, and if you have any comments you would
22 like to add, that would be great.

23 MR. PHILLIPS: My name is
24 Brian Phillips. My address is 920 Beechwood
25 Drive, Medina, Ohio.

1 MR. CHAIRMAN: Anything you
2 would like to add?

3 MR. PHILLIPS: No, I don't
4 think so.

5 MR. CHAIRMAN: Pretty
6 straightforward.

7 MR. PHILLIPS: Yeah, it's
8 pretty straightforward.

9 MR. CHAIRMAN: Okay.
10 Any questions or comments by the
11 Commission?

12 MR. ROSE: Mr. Chairman.

13 MR. CHAIRMAN: Mr. Rose.

14 MR. ROSE: Thank you.

15 Is this the same property that at one time
16 was contemplated putting multi-family?

17 MR. PHILLIPS: It is, yes.

18 MR. ROSE: Okay. And if
19 I recall correctly, there was some sort of
20 bridge that needed to be --

21 MR. PHILLIPS: Yeah. That
22 doesn't -- that's down -- if we were going to
23 put that in and have access off of 57, we would
24 have been crossing a stream, but that's not the
25 case anymore. These have all been plotted

1 single-family houses.

2 This is -- this is a separate parcel that
3 we purchased years ago. My father and the
4 original developer of the subdivision - I'm not
5 even sure, Glenwood or whatever it's called -
6 they had a little falling out, and that's why
7 this road was never extended. So it's -- we've
8 had the property in the family and really
9 didn't know what to do with it, so this is kind
10 of what we're going to do with it. Single
11 families, finish that road, and let people
12 build homes.

13 MR. CHAIRMAN: Thank you.

14 Anybody else for comments? If not, is
15 there anybody with us this evening that may
16 have a comment?

17 (No verbal response.)

18 MR. CHAIRMAN: Okay.

19 MR. GOLD: Mr. Chairman,
20 I would like to put forth a motion to accept
21 the proposal as submitted.

22 MR. CHAIRMAN: Motion.

23 Second?

24 MS. RUSSELL: Second.

25 MR. CHAIRMAN: We have a

1 motion and a second.

2 Any other discussion?

3 (No verbal response.)

4 MR. CHAIRMAN: Roll call.

5 MR. SCHMIDT: Grice?

6 MR. CHAIRMAN: Yes.

7 MR. SCHMIDT: Gold?

8 MR. GOLD: Yes.

9 MR. SCHMIDT: Russell?

10 MS. RUSSELL: Yes.

11 MR. SCHMIDT: Rose?

12 MR. ROSE: Yes.

13 MR. SCHMIDT: Four-nothing.

14 MR. CHAIRMAN: Thank you very

15 much.

16 MR. PHILLIPS: Thank you.

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1 Case Number P21-18

2 - - -

3 Additional Appearances: Jim Doty, Expert Crane,
4 James Doty, Expert Crane,
5 Michael Doty, Expert Crane,
6 Craig Sanders, Freeman Building
7 Systems.

8 - - -

9 MR. CHAIRMAN: The last item
10 on the agenda this evening is Case 21-18. This
11 is Freeman Building Systems for the property at
12 5990 Branch Road. This is for site plan
13 approval.

14 Arthur.

15 MR. SCHMIDT: Thank you.

16 The subject site is located at 5990 Branch
17 Road. It is within the I-1 industrial
18 district. The property surrounding it also
19 zoned in the I-1.

20 Again, as you've mentioned, the Applicant
21 is requesting a site plan approval to construct
22 an eighty-one thousand square foot office
23 facility building as part of the master plan,
24 and our Applicant has further presentation
25 where they'll describe the overall site plan

1 and goal of the project.

2 MR. CHAIRMAN: Okay. Thank
3 you very much.

4 Good evening.

5 MR. SANDERS: Good evening.
6 My name is Craig Sanders. My address is
7 201 East Liberty Street, Wooster, Ohio.

8 We are the -- I am the general contractor
9 for this project. If we may ask that we impose
10 on the Commission, we would like to do a little
11 bit of a --

12 MR. GOLD: Could you
13 speak into the microphone. Thank you.

14 MR. SANDERS: We would like
15 to do a little bit of a presentation related to
16 the company that's planning on purchasing this
17 property and developing it for their business,
18 and if that's -- if you guys are okay with
19 that, I would like to let him do that.

20 MR. CHAIRMAN: That's fine.

21 MR. SANDERS: All right.
22 Very good.

23 MR. JAMES DOTY: Good evening,
24 everyone. My name is James Doty. I'm with
25 Expert Crane. Let me start the slideshow.

1 There we go.

2 So we're an overhead crane manufacturing
3 and service company. We've been in business
4 since 1977. My brother Michael and I, and my
5 brother Richard, are second generation. Our
6 father started it. We started off as a service
7 company in the overhead crane industry, and as
8 time has gone on, we've gotten into building
9 cranes and designing cranes and engineering
10 them from the ground up.

11 So customer service has been our core
12 philosophy, it is how we move forward in our
13 business every day. We moved into our current
14 facility back in 2014, and in four years we
15 outgrew our capabilities of building in that
16 plant. We had to push the times out on orders,
17 and there's some orders we weren't able to
18 take. So we're looking to move and to expand
19 and grow.

20 Right now, as a company and service, we
21 have eighteen technicians in five states and we
22 are constantly growing. I think we've actually
23 hired a couple more since I did this
24 presentation last.

25 So the -- some of the equipment that we

1 build, these are our DX project line, these are
2 hoist/trolleys (indicating). They are heavy
3 duty. We design them to go in applications
4 that run twenty-four hours a day, seven days a
5 week, three hundred and sixty-five days a year.
6 So they are -- we've had that product line now
7 for about twenty-four years and it's been one
8 of our highest sellers and continues to be year
9 in, year out.

10 The left picture is photos of our current
11 facility on the inside (indicating). That is
12 an order we took (indicating). That just kind
13 of shows that, you know, we are building and we
14 are running out of space and we're taking up a
15 lot of room.

16 The bottom right-hand corner is some photos
17 of applications where we put cranes in, in
18 customers' facilities (indicating).

19 In this particular one, to take care of
20 their shipping needs, we put cranes running
21 perpendicular to each other and then over top
22 of each other (indicating).

23 Right now we have about thirty-six thousand
24 square feet of usable manufacturing space. So
25 the new building would allow us to have a lot

1 more capability.

2 Currently we're at about sixteen million in
3 sales and we have sixty-six employees,
4 including those that are out of state.

5 The next slide is some of our newer product
6 lines. These are the TX (indicating). They
7 are a smaller, more medium-duty application,
8 and they're also one of the things that we put
9 a lot of effort to, into new engineering, new
10 designs that allows us to expand our target
11 market.

12 And this final one, these are the MX hoists
13 (indicating). They can go into, I'm going to
14 say, smaller, lighter applications, and we
15 build a heavy-duty hoist to be used in those.
16 So customers that buy someone else's equipment
17 and get it in and it breaks down in a few
18 years, we come in and put ours in and it runs
19 for ten, fifteen, twenty years with no
20 problems.

21 We also make custom below-the-hook lifting
22 devices. So as customers have applications
23 where, you know, it's not just the crane they
24 need, they need something else, we're able to
25 work with them and come up with the service.

1 This is our current rendering of the
2 building layout as we have it right now
3 (indicating). This is showing the
4 manufacturing space in the back, and then the
5 offices up front, all of this facing down
6 towards Branch Road (indicating).

7 I don't know if anyone can see this. This
8 is a drawing of the facility layout we have
9 (indicating). It just shows that, you know,
10 our heavy manufacturing, we kind of put these
11 in one spot.

12 Our panel build and light manufacturing is
13 over here (indicating).

14 And then we also carry customer consignment
15 (indicating).

16 And we put in a gym for our employees
17 (indicating).

18 MR. CHAIRMAN: Okay. Thank
19 you very much.

20 MR. MICHAEL DOTY: Do we want to
21 keep going?

22 MR. CHAIRMAN: It's up to
23 you.

24 MR. MICHAEL DOTY: All right.

25 MR. CHAIRMAN: I'm sorry. I

1 thought you guys were through.

2 MR. MICHAEL DOTY: No, no. I'm
3 sorry.

4 So this photo above is a side view of the
5 facility proposed (indicating). Currently we
6 have eighteen shop staff - shop guys. Our
7 three-year goal is to have around twenty-five.
8 Currently we have around thirty office
9 personnel. Our three-year goal is to increase
10 that to forty.

11 Our predicted three-year goal is fourteen
12 percent growth rate per year. So the future
13 growth potential is to expand building length
14 and the number of bays. Currently we have
15 roughly thirty-two thousand square feet
16 available in space. That is a photo of our
17 current shop (indicating). As my brother
18 mentioned before, we outgrew that facility in
19 about 2018.

20 That one bay we can only build four cranes,
21 eighty-seven-foot-span cranes in that one bay.
22 The new facility that we have proposed, we'll
23 be able to do twelve, eighty-seven foot cranes
24 in the bay. So we're doubling -- tripling our
25 crane capacity -- crane building capacity.

1 We use a low-VOC paint, it's a water-based
2 paint. Everything is applied through an HVLP,
3 which is a high volume low pressure rubber tire
4 sprayer. We use Visqueen on the floor before
5 we paint so we don't have -- we don't have
6 paint all over our floor, our shops aren't
7 messy. That is a current photo of our shop
8 (indicating).

9 Currently we have a hotshot, it's an F-450
10 with a forty-five foot drop deck trailer that
11 we use to haul our forty-five-foot loads. We
12 do about eight to ten loads per month, receive
13 about ten to fifteen trucks per week, and we
14 ship out four to five permit loads a month,
15 meaning all of our -- a lot of our plans are
16 overlength, so we need permit loads for
17 overlength. A lot of our equipment is
18 underweight. We don't ship overweight, just
19 overlength.

20 MR. JAMES DOTY: And then the
21 new office space, with the growth of the
22 employees and the future growth we're looking
23 for, we have increased it to eleven thousand
24 square feet, and we've increased our number of
25 offices from twenty-seven to forty-eight,

1 again, hoping that, you know, this new
2 expansion will last us for a few years so we're
3 not -- I wish we could do the same thing again
4 in four years, but I don't want to. That's it.

5 MR. CHAIRMAN: Okay. Thank
6 you very much.

7 Questions by members of the Commission?

8 MR. GOLD: Mr. Chairman.

9 MR. CHAIRMAN: Go ahead.

10 MR. GOLD: Question for
11 you. What's the weight of your trucks --
12 average truck leaving and entering? You have a
13 forty-five foot hotshot, so how -- what's the
14 weight capacity of those?

15 MR. JAMES DOTY: So the weight
16 capacity of the forty-five foot hotshot is
17 about thirty thousand pounds. A
18 tractor-trailer typically weighs around
19 thirty-two thousand pounds, and then the legal
20 load is forty thousand pounds. So we're right
21 around seventy-two thousand pounds.

22 MR. GOLD: Thank you.

23 Andrew, this might be jumping the gun, I'm
24 not sure if you're aware of it or not. They
25 are talking about the Branch Road east of

1 Commerce Drive as a no thru truck, but this
2 building is going to be on the west side of
3 Commerce. My question is, as long -- they will
4 be turning down Commerce Drive? Is that the --

5 MR. DUTTON: Correct. The
6 trucks will not be permitted between
7 Commerce Drive and West Liberty Street. With
8 the loads they're talking about, they should be
9 within the limits on Commerce. If it gets
10 over, I believe, eighty thousand, they'll need
11 a special permit as I discussed with our
12 engineer.

13 MR. GOLD: My concern is,
14 are you going to be able to make that turn onto
15 Commerce or off of Commerce onto Branch with
16 the oversized load?

17 MR. JAMES DOTY: So right now
18 with trucking companies that we use normally,
19 that we have talked to, that should not be a
20 problem. They have looked at this site and
21 taken into consideration the loads that we have
22 shipped in the past and they're able to make
23 that turn. Our driveway that we put in, we're
24 going to have some extra large aprons, but the
25 turn off of Branch onto Commerce, we should be

1 fine.

2 MR. GOLD: Okay. So they
3 have physically looked at it?

4 MR. JAMES DOTY: Yes.

5 MR. GOLD: Okay. And the
6 fifty-three foot trailer -- or not fifty-three,
7 the twenty-six foot, from like Alro, aren't
8 going to have any problems delivering the
9 steel?

10 MR. JAMES DOTY: No. They
11 should be able to come -- I'm sorry, I don't
12 know what's northwest of Commerce, but they
13 should be able to come from that direction,
14 down Commerce, and then over to our property.

15 MR. GOLD: Okay. Thank
16 you.

17 MR. CHAIRMAN: I just have a
18 quick question. I probably missed it somewhere
19 in the drawings.

20 How far off the road is this building set,
21 besides the long way?

22 MR. SANDERS: Well, the
23 building -- the front of the building is sixty
24 foot off of the property to the east, and that
25 property length is four hundred and sixty-four

1 feet. So basically they're about five hundred
2 and twenty feet off of Branch Road.

3 MR. CHAIRMAN: Thank you.

4 Any other questions by members of the
5 Commission?

6 MR. ROSE: Mr. Chairman.

7 MR. CHAIRMAN: Yes, sir.

8 MR. ROSE: Thank you.

9 Is this a -- the road -- the access road to
10 get to your plant, is it currently a dedicated
11 street in the City of Medina or --

12 MR. SANDERS: No. No, this
13 would be a driveway coming off of Branch Road
14 (indicating). I mean, basically what we're --
15 the plan is that there's currently a limestone
16 access drive that runs back to the wellhead
17 back onto this property, and the intent is to
18 utilize that as a partial base for a new
19 driveway that would go there.

20 MR. ROSE: So you will
21 build a compatible roadway --

22 MR. SANDERS: Correct.

23 MR. ROSE: -- to handle
24 the trucks?

25 MR. SANDERS: Absolutely.

1 MR. ROSE: And what about
2 the concerns raised by the engineer when it
3 came to construction time, where he was
4 referring to possibly an access road off of
5 Commerce to get to the construction site?

6 MR. SANDERS: The -- one of
7 the issues -- well, from a construction drive
8 standpoint, I'm not entirely sure that I see
9 that that's a necessity. I guess as I read the
10 report, I understood that to be more of a
11 permanent drive off of Commerce to the
12 property.

13 The greater issue that has been discussed
14 with the owners, at great length, is the fact
15 that -- the way that -- the reason why this
16 building is laid out the way it is, is that,
17 you know, most of the materials that they're
18 manufacturing are going to be, you know,
19 forty foot or longer. So consequently, with
20 the long drive and the length of the building,
21 this allows the -- in terms of after they built
22 their product, to be able to go in, turn the
23 truck around on the north side of the building,
24 come back down to the south, and then back the
25 trailer into that door on the west side of the

1 building, which then, at that point, they would
2 load their finished product and then be able to
3 pull straight out down the driveway, and then
4 they can turn onto Branch Road to the left and
5 then make the turn to the left on Commerce
6 to -- you know, to get onto Route 18.

7 But within that report from the City
8 Engineer, his state -- you know, if it was his
9 intent that that would be a permanent drive-in,
10 what that does is that pushes the building
11 because of the location of the -- that
12 four-acre site to the east, it would push the
13 building approximately another hundred and
14 twenty feet to the north, which becomes
15 problematic because we have a three hundred
16 foot clear area that has to be maintained on
17 that wellhead on that property.

18 So consequently, any type of future growth
19 that would occur -- I mean, right now we have
20 the ability to go another hundred and twenty
21 feet on that building without -- and still
22 having enough room behind it to access in, and
23 actually we can go almost another two hundred
24 and forty feet back before we get close to
25 that -- before we get near the encroachment on

1 that three hundred foot perimeter no-build
2 area.

3 Now, that three hundred foot no-build area
4 is for buildings only. I mean, parking lots
5 and whatnot wouldn't be allowed. As we
6 understand it from the gas company, which is
7 the company that owns the wellhead, we've had
8 extensive conversation with them and they, at
9 this point, are saying yeah, they're okay
10 with -- you know, with parking lots and
11 driveways over top of that area.

12 But consequently, like I said, while we do
13 understand the engineer's comments and we do
14 take them into consideration, the truth of the
15 matter is it just becomes -- it makes the site
16 not as -- not as optimum in terms of long-term
17 utilization for Expert Crane to move the
18 building to the north to make that Commerce --
19 drive off of Commerce a reality.

20 MR. ROSE: Okay. With
21 regard to the water and sewer that would be
22 required, are you okay with the engineer's
23 recommendations?

24 MR. SANDERS: Oh, yes.

25 MR. ROSE: The

1 requirements.

2 MR. SANDERS: Our intent is,
3 at this point, we're going to bring water and
4 sewer off of Commerce across that property. We
5 are going to need to request an easement from
6 the City on that, but at this point that is
7 definitely the best alternative, (A), for the
8 site, and (B), we really don't want to get into
9 trying to run all that down Branch Road from a
10 sanitary standpoint. If we go down Branch
11 Road, we've got to pump it uphill, the
12 sanitary, to get it to Commerce before we get
13 back to gravity, and then the water situation
14 becomes problematic because we have multiple
15 jurisdictions in terms of water.

16 So at this point being able to pull off of
17 Commerce, run straight off the property to the
18 City property with an easement and go into this
19 site or this site, it makes it much easier.

20 MR. ROSE: Thank you.

21 MR. CHAIRMAN: Any other
22 questions by members of the Commission?

23 (No verbal response.)

24 MR. CHAIRMAN: If not, is
25 there anybody here that would like to make a

1 comment about this? I'm guessing so.

2 MR. KEITH HINMAN: My name is
3 Keith. We are adjacent land owners to the
4 property.

5 I'm kind of wondering if this does get
6 approved, where does the tax revenue go to?
7 What township?

8 There was a couple of other things I wanted
9 to ask, but now I forget.

10 MR. DUTTON: I don't have a
11 detailed response for that. It is part of our
12 C area, so it is shared by the City and the
13 Township, but as far as distribution, I don't
14 know that. I apologize.

15 MR. KEITH HINMAN: Well, if this
16 was going into the township, why weren't the
17 trustees notified of this hearing?

18 MR. DUTTON: The property
19 is within the city limits of Medina, so it's
20 reviewed by Medina.

21 MR. KEITH HINMAN: Okay.

22 MR. CHAIRMAN: Thank you,
23 sir.

24 MR. SCHMIDLIN: Hi. My name
25 is Jim Schmidlin, 5969 Branch Road.

1 This is my wife Jennifer (indicating).

2 We own the four acres on the right-hand
3 side, which the building would be right behind
4 my house.

5 And what I would like to know, how far is
6 it from the back of my property, where the
7 parking lot or building is going to be, if
8 they're going to run it twenty-four hours a
9 day, if we're going to keep on constantly
10 hearing all these noises, all -- you know,
11 seven days a week, twenty-four hours a day?
12 I'm retired.

13 And with the driveway, is there going to be
14 lights up that driveway where everything is
15 going right into our house where I've got to
16 keep the blinds and everything pitch black in
17 the house and have my electric bill go
18 skyrocketing high because I've got lights
19 running up and down that driveway?

20 And how wide is that driveway going to be
21 for these semis?

22 Do you want to add more?

23 MS. SCHMIDLIN: No. I was
24 concerned about the lighting.

25 I want to know how close the parking lot is

1 going to be towards our property and if there's
2 going to be any odors in the air. Right now
3 there's a plant over -- I think on Smith Road
4 somewhere, and we get the fumes from that. It
5 smells like a corn -- like a corning company or
6 something. I want to know if there's going to
7 be any odors coming from the new construction
8 that's going to be in the area.

9 MR. SCHMIDLIN: I just want to
10 know if I've got to keep the windows shut
11 twenty-four hours a day instead of listening to
12 semis. I've got grandkids that come over quite
13 a bit, and I definitely don't want to hear
14 semis going up and down the side of my house.

15 MR. GOLD: I can
16 understand your concerns, sir, but they did
17 point out that they were only expecting about
18 ten vehicles a month to leave the property.

19 They use a low VOC paint, and that should
20 be contained within their shop. So you
21 shouldn't have the experience you have with the
22 Johns Manville asphalt shingles.

23 MR. ROSE: Owens Corning.

24 MS. RUSSELL: Owens Corning.

25 MR. GOLD: Owens Corning.

1 MR. NORMAN HINMAN: I don't need a
2 mic.

3 MR. CHAIRMAN: Thank you, for
4 your comments, folks.

5 Yes, sir.

6 MR. NORMAN HINMAN: First of all,
7 I want to know --

8 MR. CHAIRMAN: Your name and
9 address, please.

10 MR. NORMAN HINMAN: Norm Hinman,
11 4137 Beck Road. I live in the property next
12 door. Okay?

13 I want to know what they're going to do
14 with the runoff water off that building going
15 across my property. It's already bad enough
16 with the farmland there that Mr. Ehrman farms
17 now. We've got gullies going through the field
18 to the west, and now we're going to have more
19 water because of no land to soak it up.

20 Are they going to build it so that they
21 catch all the water and send it to Medina, or
22 whatever? I don't know.

23 MR. CHAIRMAN: Well, I think
24 you'll have an answer in just a second.

25 MR. SANDERS: All right.

1 Related to the stormwater, if all of the
2 stormwater for the current -- for the design of
3 this property is all going to the north.

4 There's a ravine, a wooded ravine, that runs
5 off to the north, and at that point, while
6 these documents don't show it, there will be
7 the required detention basins that will be just
8 to the south of that woodline there at the edge
9 of the woods to the north of the proposed
10 building, and all the water will be funneled to
11 the north and go through the appropriate
12 detention requirements per stormwater -- or per
13 the stormwater design requirements and soil and
14 water, and then it will follow its normal path
15 to the north, again, as required by soil and
16 water and all stormwater.

17 As for the lighting, the lighting on the --
18 there will be a couple lights in the parking
19 lot. The rest of the lighting will be around
20 the building attached to the side of the
21 building. We will be using full cutoff lights,
22 which basically means the light's going
23 straight down. You get about ten feet off the
24 side of the building and you have -- according
25 to the photometric, which is a design piece --

1 software piece that allows us to see how far
2 light will travel horizontally, and at this
3 point, going about ten feet off of the
4 building, there's no light that's getting there
5 that doesn't already exist. So we're not
6 generating anything additional. There will be
7 no lights going down the driveway, because at
8 this point, most of the operation will be, you
9 know, typical daylight operation times.

10 MR. CHAIRMAN: Thank you.

11 MR. NORMAN HINMAN: Another
12 question.

13 MR. CHAIRMAN: Yes, sir.

14 MR. NORMAN HINMAN: About a
15 hundred and fifty years ago when this supposed
16 county was -- farmers and stuff put up their
17 fences wherever it was convenient. We don't
18 really know where our property lines are. I
19 think this seller or the person buying the
20 place needs to have the place surveyed so we
21 know where the lot lines are before somebody
22 starts digging and dumping and whatever. My
23 own opinion.

24 MR. CHAIRMAN: Okay. Thank
25 you.

1 Is there anyone else?

2 MR. SCHMIDLIN: I have a
3 question.

4 What about -- if you're open twenty-four
5 hours a day, that means you're running three
6 shifts and all that. What about cars going --
7 coming down the Branch Road when they're
8 getting off of work with the headlights and all
9 that? Is it going to hit our house or
10 anything? Are you going to put pine trees up
11 or --

12 MR. SANDERS: We can show
13 that landscape plan. We have a landscape plan
14 that we had to submit as part of the approval
15 process, and based on the size of the site and
16 the amount of disturbance that we're going to
17 be doing in terms of the size of the building,
18 our anticipation is that along the -- along the
19 west side of your property and the north side
20 of your property, there's going to be a
21 mound -- a dirt mound that's going to go on
22 there and then it's going to be landscaped per
23 city requirements. So at this point you're
24 going to basically see a mound of dirt. You
25 know, there will be a landscape mound

1 potentially five, six feet tall, and then it
2 will have trees and shrubs planted on it.

3 So ultimately the idea is we understand
4 that, you know, your house is fairly close to
5 this, and like I said, under the Ohio Building
6 Code, we have to keep the building a minimum of
7 sixty feet off the property lines in order for
8 us to be able to build it, and we were
9 cognitive of both of those items as we went
10 through this process.

11 MR. SCHMIDLIN: If it rains in
12 there or if the water comes off the hills and
13 all that, is it coming into my backyard?

14 MR. SANDERS: Hadn't planned
15 on it because I don't think -- again, if I was
16 to do the stormwater calculations, I think
17 we're going to find that the amount of water
18 that's actually coming off of a ten-foot wide
19 by five-foot-tall mound is probably going to be
20 fairly insignificant, but if it comes down to,
21 you know --

22 MS. SCHMIDLIN: Our yard's
23 already flooded all the time.

24 MS. HOFFMASTER: All the time.

25 MS. SCHMIDLIN: Yeah.

1 MR. SANDERS: Well, and
2 again, part of that is because most of that
3 land has nowhere to drain. One of the things
4 that we are going to do, you know, with the
5 fact that -- I mean, with how we're going to
6 grade this thing, it's all going to grade so
7 that it's going to drain to the north, and
8 that's -- I mean, that's -- actually, I'm
9 surprised you have a lot of issues with water,
10 because basically the site already falls to the
11 north naturally, and we're going to accent that
12 a little bit more obviously because, (A), we
13 have to under -- we have to follow the
14 stormwater guidelines and the guidelines from
15 soil and water. We don't have a choice, so --

16 MS. SCHMIDLIN: Is that mound
17 about up to the end of our property?

18 MR. SANDERS: Our intent was
19 to put it right at the property line, but at
20 this point, it's --

21 MR. SCHMIDLIN: I just know
22 when it rains, or whatever, our property is
23 going to get wet. Our property back there, I
24 could cut grass no problem. It's -- I mean,
25 the tractor marks and the wheels in the yard,

1 you know, a couple of those get a little wet,
2 that's it, but I could cut grass no problem.

3 So I'm thinking with that hill, I'm
4 thinking my backyard is going to get wet,
5 especially the way it rains around here. So
6 that is a big concern.

7 MR. CHAIRMAN: I think, if I
8 could just interject, Mr. Rose touched on this.
9 The City Engineer is responsible for all of the
10 approval for stormwater drainage, and I'm sure
11 that that's obviously one of the things he'll
12 take into consideration as well.

13 Okay. Is there any --

14 MR. WEBER: (Indicating.)

15 MR. CHAIRMAN: Yes, sir.

16 MR. GOLD: Go back to the
17 podium, please.

18 MR. CHAIRMAN: If you could.

19 MR. WEBER: Sorry.

20 MR. JAMES DOTY: I wanted to
21 interject before.

22 The hours of operation are 24/7. That is
23 our service team. Those guys are all
24 dispatched from their homes and that's a lot of
25 our service team. You know, they're going home

1 at night, so they're not working at the office.
2 Our current hours of operation are 6:00 a.m. to
3 6:00 p.m., so that's the normal time we have
4 any kind of traffic up and down the road.

5 MR. WEBER: My name is
6 John Weber. I live right next to where this
7 factory is going to go. I'm not happy about
8 it, but that's life.

9 What I want to know is if there was any
10 kind of investigation about the company that
11 they have now? Have we heard any complaints
12 from the neighbors in the area of that company?
13 Have we had any complaints of road damage from
14 heavy trucks? There's a lot of things that
15 have to be looked into.

16 Why was forty-six acres of cropland,
17 farming land, producing land, picked out by the
18 City, annexed by the City, to put that factory
19 there? You have property further down the road
20 on the southeast corner. It's got a rail
21 siding and everything, which will alleviate the
22 road damage. Maybe you could look into that.

23 And that's about all I've got to say about
24 that.

25 MR. CHAIRMAN: Thank you,

1 sir.

2 MR. ROSE: Mr. Chairman.

3 MR. CHAIRMAN: Mr. Rose.

4 MR. ROSE: Thank you.

5 Sir, John, I don't believe that we annexed
6 that land.

7 MR. HLYNOSKY: He's very hard
8 of hearing.

9 MR. ROSE: All right.

10 MR. HLYNOSKY: He didn't hear
11 a word you said.

12 MR. ROSE: I'm on the
13 Council right now and we did not have any votes
14 for -- we have a former councilman here now.

15 How long ago has that land been acquired by
16 the City? Was it in the '90s?

17 UNIDENTIFIED SPEAKER: I would say
18 '90s, yeah.

19 MR. GOLD: Okay. So we
20 did not acquire this land for this project.
21 Okay? That land has been sitting there thirty
22 years, twenty years at least, thirty years,
23 waiting for -- it's been zoned industrial this
24 whole time.

25 MR. KEITH HINMAN: No. No, it

1 hasn't.

2 MR. ROSE: Well, the
3 City's owned it.

4 MR. NORMAN HINMAN: You're dead
5 wrong.

6 MR. KEITH HINMAN: No.

7 MR. NORMAN HINMAN: This was
8 annexed into the City twenty years ago.

9 MR. ROSE: Right, that's
10 what I'm saying.

11 MR. NORMAN HINMAN: It happened
12 twenty years ago.

13 MR. KEITH HINMAN: And then they
14 rezoned it.

15 MR. NORMAN HINMAN: And then you
16 rezoned it.

17 MR. ROSE: Right.

18 MR. KEITH HINMAN: Not that long
19 ago.

20 MR. ROSE: Right. Well,
21 before I got on Council.

22 MR. KEITH HINMAN: It could be,
23 but you're correct, it was not annexed just for
24 this factory.

25 MR. ROSE: Correct.

1 Okay. I just wanted to make that clear. Thank
2 you.

3 MR. CHAIRMAN: Thank you for
4 all of the comments.

5 MR. SANDERS: Mr. Chairman,
6 if I may?

7 We have the actual owner of the build --
8 the project - Jim Doty. He's the gentleman
9 over there in the wheelchair (indicating). He
10 would like to speak, if he may.

11 MR. CHAIRMAN: Certainly.

12 MR. JIM DOTY: I think I can
13 come over.

14 MR. ROSE: We're kind of
15 tangled up here. I'm not going to try to mess
16 with it.

17 MR. JIM DOTY: I'm good here.

18 MR. CHAIRMAN: Hit the button
19 there and the light -- okay.

20 MR. JIM DOTY: The light's
21 on.

22 MR. ROSE: You're good.

23 MR. JIM DOTY: My name is
24 Jim Doty. I started Expert Crane forty-four
25 years ago.

1 We don't want to be a bad neighbor. We're
2 cognizant of the fact that we're moving in
3 behind your homes and besides your homes.
4 We're cognizant of that. We purposely put the
5 mounds in around your property so that the
6 lighting from the factory would not be blowing
7 into your windows. We don't want to look out
8 of our offices and see the back of your house.
9 I don't think you want to look out the back of
10 your house and see my offices. That's why we
11 asked the builder to put the mounds in, to put
12 the landscaping in, to put nice trees in,
13 shrubs, so that when you look out, that's what
14 you see; when we look out, that's what we see.
15 Okay?

16 As far as -- we want to be a good neighbor.

17 As far as the runoff is, I'm not a soil
18 engineer. I don't know all that stuff, but if
19 we can put a swale between the mound and your
20 property so as the water comes off the mound,
21 and for that matter, maybe off of your
22 property, it hits the swale and then heads
23 north. That might be something. I can't see
24 that being an expensive type of thing to do,
25 but the point is, is we're not -- we don't want

1 to be a bad neighbor. We want to be welcome
2 into the neighborhood.

3 We looked at a site in Richfield and
4 Richfield made us feel unwelcome and we walked
5 away. That was -- you know, we have sixty-six
6 employees currently, so that was quite a hit to
7 Richfield. Apparently they didn't care.

8 We don't -- a lot of the property, we're
9 going to continue -- we're going to let the
10 farmer that's doing it now farm it. We don't
11 need it. That's for my kids' kids deals, in
12 which case by then I think a lot of that
13 property is going to be industrial anyway,
14 because it's zoned industrial now.

15 Let's see, what are some of the other
16 issues? We don't want -- okay. So my son
17 talked about our techs running twenty-four
18 hours a day, seven days a week. So our
19 technicians are on-call repairmen and they are
20 in five different states and they get phone
21 calls at two o'clock in the morning and all
22 other times that says, "Please go to
23 such-and-such a customer and fix a crane." At
24 Expert Crane, we've never worked more than two
25 shifts ever. Okay? And that's first shift and

1 second shift. Most of the time we're running
2 one shift. I can't say that that won't change
3 because I actually hope it does change.

4 As far as traffic is concerned, there's
5 going to be a mound along our driveway
6 bordering the property, and there's a piece of
7 property between us and you now. Right? Who
8 is the one that lives --

9 MR. SCHMIDLIN: (Indicating.)

10 MR. JIM DOTY: Okay. So
11 there's a piece of marsh there, or something,
12 between you and I now. So I don't think that
13 will be a problem.

14 As Craig indicated, the lighting is such
15 that it illuminates the building, not -- you
16 know, not the entire area.

17 What were some of your other concerns?
18 Feel free to --

19 MR. HLYNOSKY: Utilities. I
20 mean, you said you're about the community, but
21 you're taking the cheap way out going off of
22 Commerce with an easement. We all could have
23 the gas and water and sewage, but we don't.

24 MR. JIM DOTY: You're
25 absolutely right.

1 MR. HLYNOSKY: It doesn't
2 benefit us one bit.

3 MR. JIM DOTY: I am trying to
4 cut every corner I can to build this building.

5 MS. HOFFMASTER: That's our one
6 benefit that you are -- we live at 5945, and
7 that's the one benefit you guys would have to
8 us.

9 MR. JIM DOTY: What benefit
10 is that? I don't understand.

11 MS. HOFFMASTER: I don't have
12 city water.

13 MR. JIM DOTY: Do you have a
14 septic system now?

15 MS. HOFFMASTER: Yeah, and I've
16 got a cistern.

17 MR. JIM DOTY: And a well?

18 MS. HOFFMASTER: A cistern.

19 MR. JIM DOTY: I live in
20 Hinckley. I have a septic system and a well.

21 MR. HLYNOSKY: That's fine,
22 but if a company was going down your road, you
23 would love for it.

24 MR. JIM DOTY: No, I wouldn't
25 want them to come down my road, sir. I'm not

1 going to lie to you. I live in the country
2 because I like living in the country.

3 MR. HLYNOSKY: Well, so do
4 we.

5 MR. JIM DOTY: But if my city
6 said --

7 MR. HLYNOSKY: There you go.

8 MR. JIM DOTY: -- we're going
9 to take all this and zone it industrial, I
10 think we have two choices in life, you know.

11 MR. HLYNOSKY: Yeah, so --

12 MS. HOFFMASTER: So that's my
13 next question.

14 MR. JIM DOTY: Yes, go ahead.

15 MS. HOFFMASTER: When are you
16 planning on taking one shovel of dirt? Because
17 I'm planning on bailing. I don't want to live
18 there. I don't want to look at your building,
19 I'm sorry.

20 MR. JIM DOTY: You don't need
21 to be sorry. I understand.

22 MS. HOFFMASTER: So when do
23 I -- like what's my time frame to get my house
24 on the market to get out of there?

25 MR. JIM DOTY: Well, I think

1 time is to your advantage --

2 MS. HOFFMASTER: Okay.

3 MR. JIM DOTY: -- because
4 everything is slow nowadays. COVID has wrecked
5 our economy. I hope to break ground sometime
6 in April.

7 MS. HOFFMASTER: Okay.

8 MR. JIM DOTY: I don't know
9 if that will happen.

10 MS. HOFFMASTER: Okay.

11 MR. JIM DOTY: I don't know.

12 From the time we break ground to the time
13 we move in is eight-to-ten months later.
14 Right? Is that a fair statement?

15 MR. SANDERS: Right.

16 MR. HLYNOSKY: But the minute
17 you deter -- break ground is going to deter
18 anybody from buying our properties, and I'm
19 sure the Schmidlins feel the same way, because
20 they sunk their heart and soul into that
21 property and so have we --

22 MR. JIM DOTY: Now, what
23 property --

24 MR. HLYNOSKY: -- and now I
25 need to move.

1 MR. JIM DOTY: What
2 property --

3 MR. NORMAN HINMAN: I own the --

4 MR. CHAIRMAN: Okay. Hang
5 on, folks. This is not a public hearing or a
6 question-and-answer session. This is kind of
7 getting a little out of hand here.

8 MR. JIM DOTY: My apologies.

9 MR. CHAIRMAN: No, no.
10 Not -- just in general, but the City Engineer
11 is going to be responsible for making sure that
12 all of the stormwater stuff is followed.

13 As you folks have said and as Mr. Rose
14 said, the property has been part of the City
15 for many years, it's zoned industrial, they
16 have a right to use it. It sounds to me like
17 between mounds and trees and everything,
18 lighting, they were trying to do the best they
19 can.

20 MR. WEBER: (Indicating.)

21 MR. CHAIRMAN: What do you
22 want to say? One more comment. You, sir.
23 Yes, I'm sorry.

24 MR. WEBER: We know that
25 we're living in a bubble. What's going to

1 happen when this bubble breaks?

2 MR. JIM DOTY: Are you
3 referring to --

4 MR. WEBER: The economy is
5 going to go down.

6 MR. JIM DOTY: Well, I hope I
7 don't lose my business.

8 MR. WEBER: If anybody
9 that's got any sense realizes that the feds
10 can't keep pumping money out, and we've got a
11 president that wants to spend five trillion
12 dollars or more, it ain't going to work.

13 MR. JIM DOTY: I'm on your
14 side.

15 MR. WEBER: So what's
16 going to happen to the company when all of a
17 sudden everything does bottom-up and nobody
18 wants any cranes?

19 MR. JIM DOTY: Well, I'm
20 probably going to go the same way everybody
21 else is going, but I hope not. I've been in
22 business forty-four years. I have been through
23 multiple presidents, democratic and republican.
24 I have been through multiple recessions
25 including the Great Recession. We've been able

1 to stay in business and I hope that continues.
2 I hope my children are smart enough to --

3 MR. WEBER: We've never
4 had a situation like this.

5 MR. JIM DOTY: I don't know
6 if I have.

7 MR. WEBER: This guy don't
8 like America, he don't like Americans, he don't
9 like anything to do with Americans.

10 MR. JIM DOTY: I didn't
11 say --

12 MR. CHAIRMAN: Sir, I
13 understand, but that has nothing to do with
14 this particular project.

15 So at this point, I'll ask the Commission
16 if anybody has any further questions or
17 comments?

18 MR. JIM DOTY: Thank you,
19 everybody.

20 MR. GOLD: Mr. Chairman,
21 I would like to --

22 MR. NORMAN HINMAN: Hold on.
23 Never mind. I thought he had ahold of it, it
24 was starting to move (indicating).

25 MR. FREDERICK: I like this

1 mic better myself because then I can see my
2 audience. That's one thing.

3 MR. ROSE: That's why we
4 put you in the back, Mark.

5 MR. FREDERICK: I know that's
6 why I need a good mic.

7 One of my students told me about this and
8 that's why I'm here. I've got four points and
9 I'll make it quick.

10 The first one is rather straightforward and
11 simple. Nice job to the Historical Society on
12 what they're doing with that building over
13 there. They are being commended for that, and
14 one of these days I'll cough up ten bucks and
15 give it to them. I missed the last meeting.

16 The second one is exactly pertaining to
17 this issue, 21-18. It's progress, I'm well
18 aware of progress. I'm kicked in through the
19 acres for the Ravago building in my backyard,
20 and I know about mounds, because now we have
21 them out in Medina in my backyard. One of
22 these days I'm going to chisel four heads in
23 there, Obama and probably Reagan, and you don't
24 want to know who the other two are going to be.

25 MR. ROSE: Me?

1 MR. FREDERICK: No. I'm going
2 to dig a big hole in there and --

3 MR. ROSE: Mark and I
4 graduated from college together back in the
5 1900s.

6 MR. FREDERICK: We go back.
7 That's the first time he's ever admitted to it.

8 Well, anyhow, that's the mounds. It's not
9 such a bad thing to be honest with you. It
10 saves a lot of money for construction and
11 hauling that dirt out there. I know why
12 they're doing it.

13 That kind of leaves me at -- well, one more
14 thing. My answer is if you like the view, buy
15 it, because if you don't, somebody else will,
16 and that view is going to change. I've caught
17 some flack about my thirty acres in the back.
18 I know about lights because they're on 24/7.
19 They're on back over there and I ain't too
20 happy about it (indicating). It keeps my
21 roosters awake, but it's kind of handy for deer
22 hunting. Those deers sure stand out in
23 daylight, you know, with the lights and
24 beginning the deer season back there.

25 And I would also like to mention to the

1 Medina City that I've talked to a couple mayors
2 over the last, you know, several decades. With
3 all this annexing, if you want to annex, fine.
4 I've still got about thirty acres to kick in,
5 but I just want to warn you, I come with it.
6 That might not be such a good thing.

7 But anyhow, back to this one, the view and
8 as far as the water runoff, if you see a
9 retention pond like Ravago put in the back, to
10 me it's great. There's extra duck and goose
11 hunting now.

12 That takes me to the third point which --
13 again, I haven't been notified about that
14 (indicating). And I know I don't live right
15 next door adjacent, but you know who I am, and
16 I'm around the corner and my nose is just about
17 anywhere all the time, and you know it and so
18 does the City and so do I. I would like to be
19 notified what's going on. I care enough to
20 have quite a bit invested into this county and
21 that's my reason for being here and sticking my
22 nose in somebody else's property and getting
23 involved. Some day it will be my property
24 involved, too.

25 I was not notified anything about that

1 split-up. When Dakota LLC - the movie
2 theater - picked up a hundred and fifteen acres
3 directly across the street from me, it seems to
4 me, if I'm not mistaken, they split off five
5 acres and sold that to Sandridge, as I
6 understand, or Drug Mart - I'm guessing
7 Sandridge - as an extra parking area for all
8 their trucks, and again I say progress is nice.
9 That's more trucks.

10 MR. KEITH HINMAN: It doesn't
11 look like a parking lot to me.

12 MR. FREDERICK: Well, I've
13 been back there a couple times now. I'm nosy,
14 you know I am. They put a big retention pond
15 there. Did you see it? More duck hunting, I
16 can't kick about that.

17 And the mounds over there, we've got them
18 out in Medina behind me, we've got two of them
19 on Smith Road now, and those mounds are far
20 more huge, I'm going to guess twenty-five,
21 thirty. Your tenant's small peanuts compared
22 to what I'm looking at over there across the
23 street.

24 So that's the mounds, that's the water,
25 that's the light. I've had experience and

1 practice in all of them, folks, and I hate to
2 tell you, but that's progress.

3 Now, the fourth one, and that's the real
4 reason I'm here today. I have some unfinished
5 business. The last time I was here and spoke
6 it was February 11th and it was about that
7 Dakota. It was Thursday, and when the meeting
8 got done I shoot out of here. Everybody else
9 was all happy to talk to the engineer about a
10 retention pond, because they're putting a
11 hundred and twenty-eight parking spaces across
12 the street from me. That's a lot of water, and
13 I don't want it in my front yard either.

14 And I saw these two boxes there, these
15 (indicating). They were at that vestibule, and
16 I saw them and I was like, "Oh, man, that would
17 be great. Throw a towel in there and a cat can
18 have kittens." I got so excited talking to the
19 engineer that I forgot to get the boxes, so I
20 came back Friday morning and got them.

21 And the next thing I know, a couple days
22 later I have two cops - Officer Deeks, or
23 whatever the cops's name is that's got the dog
24 Nero, I know the dog's name better than I know
25 the cop's name, too - in my yard fussing about

1 these two boxes (indicating).

2 Now, if the City is that desperate that
3 they can't afford a decent mailbox -- because
4 when I saw these two laying on the floor out
5 there, I thought --

6 MR. ROSE: Excuse me.
7 That has nothing to do with this planning,
8 so --

9 MR. FREDERICK: Well, I'll
10 finish up real quick, because right now it's my
11 chance to talk and I see no other opportunity.

12 MS. RUSSELL: This isn't a
13 public hearing.

14 MR. ROSE: This is not a
15 public hearing.

16 MR. CHAIRMAN: Yeah, this is
17 not a public hearing. We're allowed to
18 comment, but --

19 MR. ROSE: This has
20 absolutely nothing to do with the property.
21 Okay?

22 MR. FREDERICK: I'll be
23 back.

24 MR. ROSE: Come to a
25 Council meeting.

1 MR. FREDERICK: I'll be
2 back.

3 MR. ROSE: Come to a
4 Council meeting, we'll talk about it then.

5 MR. CHAIRMAN: Okay. At this
6 point, is there any other discussion by members
7 of the Commission?

8 MR. GOLD: Mr. Chairman,
9 I would like to put forth a motion to approve
10 the application as submitted.

11 MR. ROSE: Second.

12 MR. CHAIRMAN: We have a
13 motion and a second.

14 Is there any other discussion?

15 (No verbal response.)

16 MR. CHAIRMAN: Roll call.

17 MR. SCHMIDT: Grice?

18 MR. CHAIRMAN: Yes.

19 MR. SCHMIDT: Gold?

20 MR. GOLD: Yes.

21 MR. SCHMIDT: Russell.

22 MS. RUSSELL: Yes.

23 MR. SCHMIDT: Rose?

24 MR. ROSE: Yes.

25 MR. SCHMIDT: 4-0.

1 MR. CHAIRMAN: Okay. Thank
2 you very much. That brings us to the end of
3 the agenda, and at this point we will adjourn
4 our meeting.

5 (Proceedings concluded.)

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1 STATE OF OHIO)
2 COUNTY OF MEDINA.) ss:

3 CERTIFICATE

4 I, Nicholas Glatzhofer, Notary Public within
5 and for the State of Ohio, hereby certify that the
6 above and foregoing is a true and correct
7 transcription of my stenographic notes as taken by me
8 on the 14th day of October 2021.

9 I further certify that this is a full and
10 complete transcription of the above-entitled cause.

11 IN WITNESS WHEREOF, I have hereunto set my hand
12 and affixed my seal of office at Medina, Ohio this 1st
13 day of November, 2021.

14
15
16
17 *Nicholas Glatzhofer*
18 _____
19 Nicholas Glatzhofer,
20 Assistant Official Court Reporter
21 and Notary Public within and for
22 the State of Ohio.
23 My commission expires 10/24/2023
24
25

ability

boards

A	
ability (32:20)	appreciate (3:21)
able (3:25)(11:17)(21:17)(23:24)(25:23)(28:14)(28:22)(29:11)(29:13)(31:22)(32:2)(34:16)(42:8)(56:25)	appropriate (39:11)
above (25:4)(66:6)	approval (3:8)(8:10)(9:1)(9:12)(12:3)(15:16)(19:13)(19:21)(41:14)(44:10)
above-entitled (66:10)	approve (12:22)(64:9)
absolutely (30:25)(51:25)(63:20)	approved (35:6)
accent (43:11)	approximately (1:11)(32:13)
accept (4:6)(17:20)	april (54:6)
access (11:1)(16:23)(30:9)(30:16)(31:4)(32:22)	aprons (28:24)
according (39:24)	architect (11:12)
acquire (46:20)	architect's (10:17)
acquired (46:15)	architecture (9:14)
acres (36:2)(45:16)(58:19)(59:17)(60:4)(61:2)(61:5)	area (6:7)(32:16)(33:2)(33:3)(33:11)(35:12)(37:8)(45:12)(51:16)(61:7)
across (10:3)(34:4)(38:15)(61:3)(61:22)(62:11)	aren't (26:6)(29:7)
actual (48:7)	around (8:19)(25:7)(25:8)(27:18)(27:21)(31:23)(39:19)(44:5)(49:5)(60:16)
actually (8:16)(10:17)(21:22)(32:23)(42:18)(43:8)(51:3)	arthur (2:14)(3:23)(5:1)(15:9)(19:14)
add (3:24)(9:22)(15:22)(16:2)(36:22)	asherbrand (15:8)(15:12)
additional (8:3)(9:2)(15:3)(15:17)(19:3)(40:6)	ask (6:24)(7:2)(12:3)(20:9)(35:9)(57:15)
additions (4:4)	asked (13:9)(49:11)
address (6:25)(9:21)(10:2)(15:21)(15:24)(20:6)(38:9)	asphalt (37:22)
adjacent (11:16)(35:3)(60:15)	assistant (66:18)
adjourn (65:3)	attached (39:20)
administration (3:15)	attendance (6:15)
admitted (59:7)	audience (58:2)
advantage (54:1)	august (4:3)
advisors (2:14)	available (5:5)(25:16)
affixed (66:12)	avenue (1:14)(9:3)(11:6)
afford (63:3)	average (27:12)
after (31:21)	awake (59:21)
agenda (6:19)(6:21)(15:6)(19:10)(65:3)	aware (27:24)(58:18)
ago (6:4)(17:3)(40:15)(46:15)(47:8)(47:12)(47:19)(48:25)	away (50:5)
ahead (27:9)(53:14)	
ahold (57:23)	B
ain't (56:12)(59:19)	back (6:24)(8:24)(9:17)(21:14)(24:4)(30:16)(30:17)(31:24)(32:24)(34:13)(36:6)(43:23)(44:16)(49:8)(49:9)(58:4)(59:4)(59:6)(59:17)(59:19)(59:24)(60:7)(60:9)(61:13)(62:20)(63:23)(64:2)
air (37:2)	backyard (42:13)(44:4)(58:19)(58:21)
alleviate (45:21)	bad (38:15)(49:1)(50:1)(59:9)
allow (22:25)	bailing (53:17)
allowed (33:5)(63:17)	barn (9:4)(11:14)(11:16)(12:12)
allows (23:10)(31:21)(40:1)	base (30:18)
almost (32:23)	based (41:15)
along (9:3)(41:18)(51:5)	basically (30:1)(30:14)(39:22)(41:24)(43:10)
already (9:23)(38:15)(40:5)(42:23)(43:10)	basins (39:7)
also (29:7)	bay (25:20)(25:21)(25:24)
alternative (34:7)	bays (25:14)
america (57:8)	beans (5:12)
americans (57:8)(57:9)	beautiful (11:22)
amount (10:11)(41:16)(42:17)	beck (38:11)
andrew (2:13)(3:13)(3:18)(4:20)(27:23)	becomes (32:14)(33:15)(34:14)
anne (10:7)	beechwood (15:24)
annex (60:3)	before (1:9)(3:8)(8:24)(9:11)(9:15)(10:18)(12:9)(25:18)(26:4)(32:24)(32:25)(34:12)(40:21)(44:21)(47:21)
annexed (45:18)(46:5)(47:8)(47:23)	beginning (59:24)
annexing (60:3)	behalf (10:1)
announcements (4:22)	behind (10:20)(32:22)(36:3)(49:3)(61:18)
another (32:13)(32:20)(32:23)(40:11)	being (34:16)(49:24)(58:13)(60:21)
answer (38:24)(59:14)	believe (11:14)(28:10)(46:5)
anticipation (41:18)	below-the-hook (23:21)
anybody (6:17)(6:23)(13:8)(17:14)(17:15)(34:25)(54:18)(56:8)(57:16)	benefit (52:2)(52:6)(52:7)(52:9)
anyhow (59:8)(60:7)	besides (29:21)(49:3)
anymore (16:25)	best (34:7)(55:18)
anyone (24:7)(41:1)	better (58:1)(62:24)
anything (3:24)(5:2)(9:22)(16:1)(40:6)(41:10)(57:9)(60:25)	between (28:6)(49:19)(51:7)(51:12)(55:17)
anyway (50:13)	bids (12:8)
anywhere (60:17)	big (44:6)(59:2)(61:14)
apologies (55:8)	bill (36:17)
apologize (35:14)	bit (20:11)(20:15)(37:13)(43:12)(52:2)(60:20)
apparently (50:7)	black (36:16)
appearances (2:8)(8:3)(15:3)(19:3)	blake (11:6)
applicant (8:25)(15:15)(19:20)(19:24)	blinds (36:16)
application (12:23)(23:7)(64:10)	blowing (49:6)
applications (22:3)(22:17)(23:14)(23:22)	board (5:18)(9:12)(9:15)
applied (26:2)	boards (5:7)

bordering

bordering (51:6)
both (42:9)
bottom (22:16)
bottom-up (56:17)
boxes (62:14)(62:19)(63:1)
branch (19:12)(19:16)(24:6)(27:25)(28:15)(28:25)
(30:2)(30:13)(32:4)(34:9)(34:10)(35:25)(41:7)
break (54:5)(54:12)(54:17)
breaks (23:17)(56:1)
brian (8:3)(9:25)(13:25)(15:3)(15:24)
bridge (16:20)
bring (34:3)
brings (65:2)
broadway (1:21)
brother (21:4)(21:5)(25:17)
bruce (2:10)
bubble (55:25)(56:1)
bucks (58:14)
build (17:12)(22:1)(23:15)(24:12)(25:20)(30:21)
(38:20)(42:8)(48:7)(52:4)
builder (49:11)
building (6:6)(9:14)(12:6)(19:6)(19:11)(19:23)(21:8)
(21:15)(22:13)(22:25)(24:2)(25:13)(25:25)(28:2)(29:20)
(29:23)(31:16)(31:20)(31:23)(32:1)(32:10)(32:13)
(32:21)(33:18)(36:3)(36:7)(38:14)(39:10)(39:20)(39:21)
(39:24)(40:4)(41:17)(42:5)(42:6)(51:15)(52:4)(53:18)
(58:12)(58:19)
buildings (33:4)
built (31:21)
business (2:3)(3:2)(7:7)(8:7)(20:17)(21:3)(21:13)
(56:7)(56:22)(57:1)(62:5)
button (48:18)
buy (23:16)(59:14)
buying (40:19)(54:18)

C

cafe (5:12)
calculations (42:16)
call (3:5)(4:9)(6:10)(13:10)(18:4)(64:16)
called (17:5)
calls (50:21)
came (11:22)(31:3)(62:20)
capabilities (21:15)
capability (23:1)
capacity (25:25)(27:14)(27:16)
care (22:19)(50:7)(60:19)
carry (24:14)
cars (41:6)
case (2:4)(2:5)(2:6)(6:20)(8:1)(8:8)(9:10)(15:1)
(15:6)(16:25)(19:1)(19:10)(50:12)
cat (62:17)
catch (38:21)
caught (59:16)
cause (66:10)
center (11:11)(11:20)
certainly (48:11)
certificate (66:3)
certify (66:5)(66:9)
chair (8:24)(9:18)
chairman (2:9)(3:4)(4:1)(4:5)(4:9)(4:11)(4:20)(5:1)
(5:22)(6:1)(6:8)(6:17)(8:6)(9:19)(12:16)(12:20)(12:21)
(12:24)(13:3)(13:7)(13:12)(13:15)(13:20)(14:1)(15:5)
(15:19)(16:1)(16:5)(16:9)(16:12)(16:13)(17:13)(17:18)
(17:19)(17:22)(17:25)(18:4)(18:6)(18:14)(19:9)(20:2)
(20:20)(24:18)(24:22)(24:25)(27:5)(27:8)(27:9)(29:17)
(30:3)(30:6)(30:7)(34:21)(34:24)(35:22)(38:3)(38:8)
(38:23)(40:10)(40:13)(40:24)(44:7)(44:15)(44:18)
(45:25)(46:2)(46:3)(48:3)(48:5)(48:11)(48:18)(55:4)
(55:9)(55:21)(57:12)(57:20)(63:16)(64:5)(64:8)(64:12)
(64:16)(64:18)(65:1)
chance (63:11)
change (8:15)(51:2)(51:3)(59:16)
cheap (51:21)
children (57:2)
chisel (58:22)
choice (43:15)
choices (53:10)

could

choose (6:12)
cistern (52:16)(52:18)
city (1:2)(1:9)(1:13)(2:9)(2:12)(3:14)(5:8)(5:24)
(30:11)(32:7)(34:6)(34:18)(35:12)(35:19)(41:23)(44:9)
(45:18)(46:16)(47:8)(52:12)(53:5)(55:10)(55:14)(60:1)
(60:18)(63:2)
city's (47:3)
clear (32:16)(48:1)
close (32:24)(36:25)(42:4)
code (42:6)
cognitive (42:9)
cognizant (49:2)(49:4)
college (59:4)
come (12:8)(23:18)(23:25)(29:11)(29:13)(31:24)(37:12)
(48:13)(52:25)(60:5)(63:24)(64:3)
comes (42:12)(42:20)(49:20)
coming (10:24)(11:4)(12:2)(30:13)(37:7)(41:7)(42:13)
(42:18)
commencing (1:10)
commended (58:13)
comment (17:16)(35:1)(55:22)(63:18)
comments (7:1)(13:7)(15:18)(15:21)(16:10)(17:14)
(33:13)(38:4)(48:4)(57:17)
commerce (28:1)(28:3)(28:4)(28:7)(28:9)(28:15)(28:25)
(29:12)(29:14)(31:5)(31:11)(32:5)(33:18)(33:19)(34:4)
(34:12)(34:17)(51:22)
commercial (8:21)
commission (1:2)(1:10)(2:9)(3:6)(3:11)(12:18)(16:11)
(20:10)(27:7)(30:5)(34:22)(57:15)(64:7)(66:20)
committee (6:4)
community (2:12)(5:4)(5:20)(51:20)
companies (28:18)
company (20:16)(21:3)(21:7)(21:20)(33:6)(33:7)(37:5)
(45:10)(45:12)(52:22)(56:16)
compared (61:21)
compatible (30:21)
complaints (45:11)(45:13)
complete (15:8)(66:10)
complicated (5:17)
comprehensive (5:4)(5:15)
concern (28:13)(44:6)
concerned (36:24)(51:4)
concerns (31:2)(37:16)(51:17)
concluded (65:5)
condition (9:13)(11:15)
conditional (6:20)
congestion (11:7)
consequently (31:19)(32:18)(33:12)
consideration (28:21)(33:14)(44:12)
consignment (24:14)
constantly (21:22)(36:9)
construct (11:19)(19:21)
construction (31:3)(31:5)(31:7)(37:7)(59:10)
consulted (11:11)
contained (37:20)
contemplated (16:16)
continue (11:24)(50:9)
continues (22:8)(57:1)
contractor (20:8)
contractors (12:5)(12:7)
convenient (40:17)
conversation (33:8)
cool (5:12)
cops (62:22)
cop's (62:25)
cops's (62:23)
core (21:11)
corn (37:5)
corner (22:16)(45:20)(52:4)(60:16)
corning (37:5)(37:23)(37:24)(37:25)
correct (28:5)(30:22)(47:23)(47:25)(66:6)
correction (8:18)
corrections (4:4)
correctly (16:19)
cough (58:14)
could (9:21)(20:12)(27:3)(43:24)(44:2)(44:8)(44:18)
(45:22)(47:22)(51:22)

council

estimate

council (5:24)(6:6)(46:13)(47:21)(63:25)(64:4)
councilman (46:14)
country (53:1)(53:2)
county (8:3)(8:8)(10:1)(40:16)(60:20)(66:2)
couple (5:7)(21:23)(35:8)(39:18)(44:1)(60:1)(61:13)
 (62:21)
covid (54:4)
craig (19:6)(20:6)(51:14)
crane (19:3)(19:4)(19:5)(20:25)(21:2)(21:7)(23:23)
 (25:25)(33:17)(48:24)(50:23)(50:24)
cranes (21:9)(22:17)(22:20)(25:20)(25:21)(25:23)
 (56:18)
cropland (45:16)
crossing (16:24)
curb (9:3)
current (21:13)(22:10)(24:1)(25:17)(26:7)(39:2)(45:2)
currently (23:2)(25:5)(25:8)(25:14)(26:9)(30:10)
 (30:15)(50:6)
custom (23:21)
customer (21:11)(24:14)(50:23)
customers (23:16)(23:22)
customers' (22:18)
cut (9:3)(43:24)(44:2)(52:4)
cutoff (39:21)

D

dakota (61:1)(62:7)
damage (45:13)(45:22)
dates (10:19)
day (1:9)(3:22)(4:21)(14:4)(21:13)(22:4)(36:9)(36:11)
 (37:11)(41:5)(50:18)(60:23)(66:8)(66:13)
daylight (40:9)(59:23)
days (22:4)(22:5)(36:11)(50:18)(58:14)(58:22)(62:21)
dead (47:4)
deals (50:11)
decades (60:2)
decent (12:11)(63:3)
deck (26:10)
dedicated (30:10)
deeks (62:22)
deer (59:21)(59:24)
deers (59:22)
definitely (34:7)(37:13)
delivering (29:8)
democratic (56:23)
demolition (6:6)(9:4)
density (8:22)(15:13)
department (2:13)
describe (19:25)
design (22:3)(39:2)(39:13)(39:25)
designing (21:9)
designs (23:10)
desperate (63:2)
detailed (35:11)
detention (39:7)(39:12)
deter (54:17)
developer (17:4)
developing (20:17)
development (2:13)(15:3)
devices (23:22)
diagram (11:10)
different (50:20)
difficult (12:7)
dig (59:2)
digging (40:22)
direction (29:13)
directly (61:3)
director (3:14)
dirt (41:21)(41:24)(53:16)(59:11)
discussed (28:11)(31:13)
discussion (13:5)(18:2)(64:6)(64:14)
dismantling (12:12)
dispatched (44:24)
distance (11:25)
distribution (35:13)
district (8:3)(8:16)(15:14)(19:18)
disturbance (41:16)

documents (39:6)
does (6:18)(6:23)(32:10)(35:5)(35:6)(51:3)(56:17)
 (60:18)
doesn't (3:11)(16:22)(40:5)(52:1)(61:10)
dog (62:23)
dog's (62:24)
doing (41:17)(50:10)(58:12)(59:12)
dollars (56:12)
done (14:2)(62:8)
door (31:25)(38:12)(60:15)
dotted (10:14)
doty (19:3)(19:4)(19:5)(20:23)(20:24)(24:20)(24:24)
 (25:2)(26:20)(27:15)(28:17)(29:4)(29:10)(44:20)(48:8)
 (48:12)(48:17)(48:20)(48:23)(48:24)(51:10)(51:24)
 (52:3)(52:9)(52:13)(52:17)(52:19)(52:24)(53:5)(53:8)
 (53:14)(53:20)(53:25)(54:3)(54:8)(54:11)(54:22)(55:1)
 (55:8)(56:2)(56:6)(56:13)(56:19)(57:5)(57:10)(57:18)
doubling (25:24)
down (16:22)(23:17)(24:5)(28:4)(29:14)(31:24)(32:3)
 (34:9)(34:10)(36:19)(37:14)(39:23)(40:7)(41:7)(42:20)
 (45:4)(45:19)(52:22)(52:25)(56:5)
drain (43:3)(43:7)
drainage (44:10)
drawing (11:13)(24:8)
drawings (29:19)
drive (15:8)(15:12)(15:25)(28:1)(28:4)(28:7)(30:16)
 (31:7)(31:11)(31:20)(33:19)
drive-in (32:9)
driveway (10:16)(11:4)(11:5)(12:10)(28:23)(30:13)
 (30:19)(32:3)(36:13)(36:14)(36:19)(36:20)(40:7)(51:5)
driveways (33:11)
drop (26:10)
drug (61:6)
duck (60:10)(61:15)
dumping (40:22)
dutton (2:13)(3:13)(3:20)(4:24)(28:5)(35:10)(35:18)
duty (22:3)

E

each (22:21)(22:22)
earlier (13:9)
easement (34:5)(34:18)(51:22)
easier (34:19)
east (20:7)(27:25)(29:24)(32:12)
economy (54:5)(56:4)
edge (39:8)
effort (23:9)
ehrman (38:16)
eight (26:12)
eighteen (21:21)(25:6)
eight-to-ten (54:13)
eighty (28:10)
eighty-one (19:22)
eighty-seven (25:23)
eighty-seven-foot-span (25:21)
either (62:13)
electric (36:17)
eleven (26:23)
elmwood (1:14)(10:3)
else (7:5)(17:14)(23:24)(41:1)(56:21)(59:15)(62:8)
else's (23:16)(60:22)
employees (23:3)(24:16)(26:22)(50:6)
encroachment (32:25)
end (43:17)(65:2)
engineer (28:12)(31:2)(32:8)(44:9)(49:18)(55:10)
 (62:9)(62:19)
engineering (21:9)(23:9)
engineer's (33:13)(33:22)
enhanced (9:8)
enough (32:22)(38:15)(57:2)(60:19)
entering (27:12)
entire (51:16)
entirely (31:8)
equipment (21:25)(23:16)(26:17)
especially (44:5)
esq (2:10)
estimate (11:13)

even

even (10:19)(12:8)(17:5)
evening (3:4)(6:3)(6:13)(9:20)(13:8)(17:15)(19:10)
 (20:4)(20:5)(20:23)
event (9:8)(9:13)(11:11)(11:20)
eventually (11:9)
ever (50:25)(59:7)
every (14:3)(21:13)(52:4)
everybody (6:11)(56:20)(57:19)(62:8)
everyone (3:5)(5:4)(5:19)(20:24)
everything (26:2)(36:14)(36:16)(45:21)(54:4)(55:17)
 (56:17)
exactly (58:16)
excited (62:18)
excuse (63:6)
exist (40:5)
existing (9:4)
exiting (11:6)
expand (21:18)(23:10)(25:13)
expansion (27:2)
expecting (37:17)
expensive (49:24)
experience (37:21)(61:25)
expert (19:3)(19:4)(19:5)(20:25)(33:17)(48:24)(50:24)
expires (66:20)
extended (17:7)
extending (11:5)
extensive (33:8)
exterior (10:10)
extra (28:24)(60:10)(61:7)

F

facilities (8:17)(22:18)
facility (12:14)(19:23)(21:14)(22:11)(24:8)(25:5)
 (25:18)(25:22)
facing (24:5)
fact (31:14)(43:5)(49:2)
factory (45:7)(45:18)(47:24)(49:6)
fair (54:14)
fairly (42:4)(42:20)
falling (17:6)
falls (43:10)
families (17:11)
family (17:8)
far (11:18)(14:2)(29:20)(35:13)(36:5)(40:1)(49:16)
 (49:17)(51:4)(60:8)(61:19)
farm (50:10)
farmer (50:10)
farmers (40:16)
farming (45:17)
farmland (38:16)
farms (38:16)
father (17:3)(21:6)
february (62:6)
feds (56:9)
feedback (5:8)
feel (50:4)(51:18)(54:19)
feet (22:24)(25:15)(26:24)(30:1)(30:2)(32:14)(32:21)
 (32:24)(39:23)(40:3)(42:1)(42:7)
fences (40:17)
feron (8:3)(9:24)(9:25)(13:22)(14:3)
few (23:17)(27:2)
field (38:17)
fifteen (23:19)(26:13)(61:2)
fifty (40:15)
fifty-three (29:6)
final (23:12)
finalized (9:16)
find (42:17)
fine (20:20)(29:1)(52:21)(60:3)
finish (17:11)(63:10)
finished (32:2)
first (3:8)(8:7)(38:6)(50:25)(58:10)(59:7)
five (21:21)(26:14)(30:1)(42:1)(50:20)(56:11)(61:4)
five-foot-tall (42:19)
fix (50:23)
flack (59:17)
flooded (42:23)

grow

floor (26:4)(26:6)(63:4)
flyer (5:18)
folks (38:4)(55:5)(55:13)(62:1)
follow (39:14)(43:13)
followed (55:12)
foot (9:7)(19:22)(25:23)(26:10)(27:13)(27:16)(29:6)
 (29:7)(29:24)(31:19)(32:16)(33:1)(33:3)
foregoing (66:6)
forget (35:9)
forgot (62:19)
former (46:14)
forth (4:6)(12:22)(17:20)(64:9)
forty (25:10)(27:20)(31:19)(32:24)
forty-eight (26:25)
forty-five (26:10)(27:13)(27:16)
forty-five-foot (26:11)
forty-four (48:24)(56:22)
forty-six (45:16)
forward (12:4)(21:12)
four (3:9)(7:1)(21:14)(25:20)(26:14)(27:4)(29:25)
 (36:2)(58:8)(58:22)
four-acre (32:12)
four-nothing (13:19)(18:13)
fourteen (25:11)
fourth (62:3)
frame (53:23)
frederick (57:25)(58:5)(59:1)(59:6)(61:12)(63:9)
 (63:22)(64:1)
free (51:18)
freeman (19:6)(19:11)
friday (62:20)
front (5:7)(5:18)(7:3)(24:5)(29:23)(62:13)
full (6:6)(39:21)(66:9)
fumes (37:4)
funneled (39:10)
further (6:5)(19:24)(45:19)(57:16)(66:9)
fussing (62:25)
future (11:20)(25:12)(26:22)(32:18)

G

garden (10:22)(10:23)
gardens (10:20)
gas (33:6)(51:23)
gatherings (11:21)
general (8:21)(20:8)(55:10)
generating (40:6)
generation (21:5)
gentleman (48:8)
gentlemen (8:12)
gets (28:9)
getting (12:6)(40:4)(41:8)(55:7)(60:22)
give (5:8)(5:20)(6:25)(9:20)(15:20)(58:15)
given (5:6)(9:12)
glad (3:18)
glatzhofer (1:12)(66:4)(66:18)
glenwood (17:5)
goal (20:1)(25:7)(25:9)(25:11)
gold (2:10)(4:5)(4:14)(4:15)(12:21)(13:13)(13:14)
 (17:19)(18:7)(18:8)(20:12)(27:8)(27:10)(27:22)(28:13)
 (29:2)(29:5)(29:15)(37:15)(37:25)(44:16)(46:19)(57:20)
 (64:8)(64:19)(64:20)
gone (11:18)(21:8)
good (3:4)(3:12)(4:1)(5:20)(9:20)(13:24)(20:4)(20:5)
 (20:22)(20:23)(48:17)(48:22)(49:16)(58:6)(60:6)
goose (60:10)
gotten (21:8)
grade (43:6)
graduated (59:4)
grandkids (37:12)
grass (43:24)(44:2)
gravity (34:13)
great (14:2)(15:22)(31:14)(56:25)(60:10)(62:17)
greater (31:13)
green (15:7)(15:16)
grice (2:9)(4:10)(13:11)(18:5)(64:17)
ground (21:10)(54:5)(54:12)(54:17)
grow (21:19)

growing

growing (21:22)
 growth (25:12)(25:13)(26:21)(26:22)(32:18)
 guess (31:9)(61:20)
 guessing (35:1)(61:6)
 guidelines (43:14)
 gullies (38:17)
 gun (27:23)
 guy (57:7)
 guys (14:1)(20:18)(25:1)(25:6)(44:23)(52:7)
 gym (24:16)

H

hall (1:13)(5:8)
 hand (9:17)(55:7)(66:11)
 handing (8:24)
 handle (30:23)
 handled (6:22)
 handy (59:21)
 hang (55:4)
 happen (3:11)(54:9)(56:1)(56:16)
 happened (47:11)
 happy (45:7)(59:20)(62:9)
 hard (46:7)
 hasn't (47:1)
 hate (62:1)
 haul (26:11)
 hauling (59:11)
 having (32:22)
 head (10:8)
 headlights (41:8)
 heads (49:22)(58:22)
 hear (7:4)(37:13)(46:10)
 heard (45:11)
 hearing (35:17)(36:10)(46:8)(55:5)(63:13)(63:15)
 (63:17)
 heart (54:20)
 heavy (22:2)(24:10)(45:14)
 heavy-duty (23:15)
 held (1:8)(1:13)(5:14)
 he'll (44:11)
 hereby (66:5)
 hereunto (66:11)
 he's (46:7)(48:8)(59:7)
 high (8:22)(26:3)(36:18)
 highest (22:8)
 hilberg (4:19)
 hill (44:3)
 hills (42:12)
 hinckley (52:20)
 hinman (35:2)(35:15)(35:21)(38:1)(38:6)(38:10)(40:11)
 (40:14)(46:25)(47:4)(47:6)(47:7)(47:11)(47:13)(47:15)
 (47:18)(47:22)(55:3)(57:22)(61:10)
 hired (21:23)
 his (32:8)
 historic (6:7)(6:22)(9:11)
 historical (8:3)(8:9)(10:1)(58:11)
 hit (41:9)(48:18)(50:6)
 hits (49:22)
 hlynosky (46:7)(46:10)(51:19)(52:1)(52:21)(53:3)
 (53:7)(53:11)(54:16)(54:24)
 hoffmaster (42:24)(52:5)(52:11)(52:15)(52:18)(53:12)
 (53:15)(53:22)(54:2)(54:7)(54:10)
 hoist (23:15)
 hoist/trolleys (22:2)
 hoists (23:12)
 hold (57:22)
 hole (59:2)
 home (10:11)(44:25)
 homes (17:12)(44:24)(49:3)
 honest (59:9)
 hope (51:3)(54:5)(56:6)(56:21)(57:1)(57:2)
 hoping (27:1)
 horizontally (40:2)
 hosting (5:10)
 hotshot (26:9)(27:13)(27:16)
 hour (5:11)(6:4)
 hours (22:4)(36:8)(36:11)(37:11)(41:5)(44:22)(45:2)

kind

(50:18)
 house (10:4)(10:6)(10:19)(10:20)(36:4)(36:15)(36:17)
 (37:14)(41:9)(42:4)(49:8)(49:10)(53:23)
 houses (17:1)
 huge (61:20)
 hundred (9:6)(9:7)(22:5)(29:25)(30:1)(32:13)(32:15)
 (32:20)(32:23)(33:1)(33:3)(40:15)(61:2)(62:11)
 hunting (59:22)(60:11)(61:15)
 hvlp (26:2)

I

iconic (10:6)
 idea (12:2)(42:3)
 i'll (3:24)(9:17)(57:15)(58:9)(58:14)(63:9)(63:22)
 (64:1)
 illuminates (51:15)
 impose (20:9)
 improvement (12:10)
 improvements (10:16)
 inc (1:20)
 including (9:2)(23:4)(56:25)
 increase (25:9)
 increased (26:23)(26:24)
 indicate (11:10)
 indicated (15:11)(51:14)
 indicating (6:25)(10:15)(11:10)(22:2)(22:11)(22:12)
 (22:18)(22:22)(23:6)(23:13)(24:3)(24:6)(24:9)(24:13)
 (24:15)(24:17)(25:5)(25:17)(26:8)(30:14)(36:1)(44:14)
 (48:9)(51:9)(55:20)(57:24)(59:20)(60:14)(62:15)(63:1)
 industrial (8:20)(19:17)(46:23)(50:13)(50:14)(53:9)
 (55:15)
 industry (21:7)
 information (7:4)
 input (5:6)(5:20)
 inside (10:13)(22:11)
 insignificant (42:20)
 instead (3:16)(37:11)
 intent (30:17)(32:9)(34:2)(43:18)
 intention (10:21)
 interject (44:8)(44:21)
 intersects (10:9)
 invested (10:11)(60:20)
 investigation (45:10)
 involved (60:23)(60:24)
 isn't (63:12)
 issue (31:13)(58:17)
 issues (31:7)(43:9)(50:16)
 item (3:8)(8:7)(15:5)(19:9)
 items (6:18)(8:7)(42:9)

J

james (19:4)(20:23)(20:24)(26:20)(27:15)(28:17)(29:4)
 (29:10)(44:20)
 jennifer (36:1)
 jim (19:3)(35:25)(48:8)(48:12)(48:17)(48:20)(48:23)
 (48:24)(51:10)(51:24)(52:3)(52:9)(52:13)(52:17)(52:19)
 (52:24)(53:5)(53:8)(53:14)(53:20)(53:25)(54:3)(54:8)
 (54:11)(54:22)(55:1)(55:8)(56:2)(56:6)(56:13)(56:19)
 (57:5)(57:10)(57:18)
 job (3:22)(14:2)(58:11)
 john (10:4)(45:6)(46:5)
 johns (37:22)
 joins (3:14)
 jumping (27:23)
 jurisdictions (34:15)

K

keep (24:21)(36:9)(36:16)(37:10)(42:6)(56:10)
 keeps (59:20)
 keith (35:2)(35:3)(35:15)(35:21)(46:25)(47:6)(47:13)
 (47:18)(47:22)(61:10)
 kick (60:4)(61:16)
 kicked (58:18)
 kids (50:11)
 kids' (50:11)
 kind (11:12)(17:9)(22:12)(24:10)(35:5)(45:4)(45:10)
 (48:14)(55:6)(59:13)(59:21)

kittens

kittens (62:18)
kmk (15:3)

L

lacks (11:2)
laid (31:16)
lake (9:3)
land (35:3)(38:19)(43:3)(45:17)(46:6)(46:15)(46:20)(46:21)
landscape (41:13)(41:25)
landscaped (41:22)
landscaping (9:8)(10:17)(49:12)
large (11:14)(28:24)
last (4:2)(5:13)(10:9)(11:17)(19:9)(21:24)(27:2)(58:15)(60:2)(62:5)
later (54:13)(62:22)
lawn (11:22)
laying (63:4)
layout (24:2)(24:8)
lead (3:23)
least (46:22)
leave (37:18)
leaves (59:13)
leaving (27:12)
left (11:9)(22:10)(32:4)(32:5)
legal (27:19)
legislation (6:3)
length (25:13)(29:25)(31:14)(31:20)
let (17:11)(20:19)(20:25)(50:9)
let's (50:15)
liberty (20:7)(28:7)
lie (53:1)
life (45:8)(53:10)
lifting (23:21)
light (24:12)(40:2)(40:4)(48:19)(61:25)
lighter (23:14)
lighting (36:24)(39:17)(39:19)(49:6)(51:14)(55:18)
lights (36:14)(36:18)(39:18)(39:21)(40:7)(59:18)(59:23)
light's (39:22)(48:20)
like (3:5)(4:6)(4:22)(7:4)(9:22)(11:19)(12:22)(15:22)(16:2)(17:20)(20:10)(20:14)(20:19)(29:7)(33:12)(34:25)(36:5)(37:5)(42:5)(48:10)(53:2)(53:23)(55:16)(57:4)(57:8)(57:9)(57:21)(57:25)(59:14)(59:25)(60:9)(60:18)(61:11)(62:16)(64:9)
limestone (30:15)
limit (7:1)
limits (28:9)(35:19)
line (10:14)(22:1)(22:6)(43:19)
lined (12:5)
lines (23:6)(40:18)(40:21)(42:7)
listed (8:18)
listening (37:11)
little (17:6)(20:10)(20:15)(43:12)(44:1)(55:7)
live (38:11)(45:6)(52:6)(52:19)(53:1)(53:17)(60:14)
lives (51:8)
living (53:2)(55:25)
llc (15:3)(61:1)
load (27:20)(28:16)(32:2)
loads (26:11)(26:12)(26:14)(26:16)(28:8)(28:21)
local (8:21)(11:12)
located (8:14)(15:12)(19:16)
location (32:11)
long (28:3)(29:21)(31:20)(46:15)(47:18)
longer (31:19)
long-term (33:16)
look (45:22)(49:7)(49:9)(49:13)(49:14)(53:18)(61:11)
looked (28:20)(29:3)(45:15)(50:3)
looking (21:18)(26:22)(61:22)
lose (56:7)
lot (11:7)(22:15)(22:25)(23:9)(26:15)(26:17)(36:7)(36:25)(39:19)(40:21)(43:9)(44:24)(45:14)(50:8)(50:12)(59:10)(61:11)(62:12)
lots (33:4)(33:10)
love (52:23)
low (15:13)(26:3)(37:19)
low-voc (26:1)

much

luck (13:24)

M

made (50:4)
mailbox (63:3)
main (10:2)
maintained (32:16)
make (4:23)(10:25)(23:21)(28:14)(28:22)(32:5)(33:18)(34:25)(48:1)(58:9)
makes (33:15)(34:19)
making (55:11)
man (62:16)
manufacturing (21:2)(22:24)(24:4)(24:10)(24:12)(31:18)
manville (37:22)
many (55:15)
mark (58:4)(59:3)
market (23:11)(53:24)
marks (43:25)
marsh (51:11)
mart (61:6)
master (9:1)(9:2)(19:23)
materials (12:6)(31:17)
matter (33:15)(49:21)
may (11:25)(12:11)(17:15)(20:9)(48:6)(48:10)
maybe (45:22)(49:21)
mayors (60:1)
mcdowell-phillips (10:6)
mcrmedina (1:23)
mean (30:14)(32:19)(33:4)(43:5)(43:8)(43:24)(51:20)
meaning (26:15)
means (39:22)(41:5)
meantime (11:13)
medina (1:2)(1:10)(1:13)(1:14)(1:20)(1:22)(2:9)(2:12)(8:3)(8:8)(9:25)(10:1)(15:25)(30:11)(35:19)(35:20)(38:21)(58:21)(60:1)(61:18)(66:2)(66:12)
medium-duty (23:7)
meeting (3:6)(4:2)(4:7)(58:15)(62:7)(63:25)(64:4)(65:4)
member (2:10)(2:11)
members (12:18)(27:7)(30:4)(34:22)(64:6)
mention (59:25)
mentioned (19:20)(25:18)
mess (48:15)
messy (26:7)
mic (38:2)(58:1)(58:6)
michael (19:5)(21:4)(24:20)(24:24)(25:2)
microphone (20:13)
might (27:23)(49:23)(60:6)
million (23:2)
mind (7:7)(57:23)
minimum (42:6)
minute (54:16)
minutes (3:9)(4:2)(4:7)(7:1)
missed (29:18)(58:15)
mistaken (61:4)
modern (10:22)(10:23)
money (10:12)(56:10)(59:10)
monica (2:10)
month (26:12)(26:14)(37:18)
months (54:13)
more (21:23)(23:1)(23:7)(31:10)(36:22)(38:18)(43:12)(50:24)(55:22)(56:12)(59:13)(61:9)(61:15)(61:20)
morning (50:21)(62:20)
most (12:5)(31:17)(40:8)(43:2)(51:1)
motion (4:6)(12:22)(12:25)(13:3)(17:20)(17:22)(18:1)(64:9)(64:13)
mound (41:21)(41:24)(41:25)(42:19)(43:16)(49:19)(49:20)(51:5)
mounds (49:5)(49:11)(55:17)(58:20)(59:8)(61:17)(61:19)(61:24)
move (6:5)(12:4)(21:12)(21:18)(33:17)(54:13)(54:25)(57:24)
moved (21:13)
movie (61:1)
moving (49:2)
msn (1:23)
much (12:17)(13:21)(13:23)(18:15)(20:3)(24:19)(27:6)

multi-family

(34:19)(65:2)
multi-family (16:16)
multiple (34:14)(56:23)(56:24)
museum (10:25)(11:24)
myers (9:25)
myself (58:1)

N

name (6:25)(9:21)(15:20)(15:23)(20:6)(20:24)(35:2)
(35:24)(38:8)(45:5)(48:23)(62:23)(62:24)(62:25)
naturally (43:11)
near (32:25)
necessity (31:9)
need (23:24)(26:16)(28:10)(34:5)(38:1)(50:11)(53:20)
(54:25)(58:6)
needed (10:12)(16:20)
needs (22:20)(40:20)
neighbor (49:1)(49:16)(50:1)
neighborhood (50:2)
neighbors (45:12)
nero (62:24)
never (17:7)(50:24)(57:3)(57:23)
new (3:14)(6:4)(7:4)(8:7)(9:3)(9:6)(9:13)(10:12)
(11:19)(12:13)(22:25)(23:9)(25:22)(26:21)(27:1)(30:18)
(37:7)
newer (23:5)
next (15:5)(23:5)(38:11)(45:6)(53:13)(60:15)(62:21)
nice (49:12)(58:11)(61:8)
nicholas (1:12)(66:4)(66:18)
night (45:1)
nobody (56:17)
no-build (33:1)(33:3)
noises (36:10)
noon (5:12)
norm (38:10)
normal (39:14)(45:3)
normally (28:18)
norman (38:1)(38:6)(38:10)(40:11)(40:14)(47:4)(47:7)
(47:11)(47:15)(55:3)(57:22)
north (1:14)(1:21)(10:2)(11:5)(31:23)(32:14)(33:18)
(39:3)(39:5)(39:9)(39:11)(39:15)(41:19)(43:7)(43:11)
(49:23)
northwest (29:12)
nose (60:16)(60:22)
nosy (61:13)
notary (1:12)(6:16)(66:4)(66:19)
notes (66:7)
nothing (57:13)(63:7)(63:20)
notice (3:9)
notified (35:17)(60:13)(60:19)(60:25)
november (66:13)
nowadays (54:4)
nowhere (43:3)
number (8:1)(15:1)(19:1)(25:14)(26:24)

O

oath (6:16)
obama (58:23)
obviously (43:12)(44:11)
occasionally (3:12)
occur (32:19)
o'clock (50:21)
october (1:9)(3:6)(5:11)(66:8)
odors (37:2)(37:7)
off (11:25)(16:23)(21:6)(28:15)(28:25)(29:20)(29:24)
(30:2)(30:13)(31:4)(31:11)(33:19)(34:4)(34:16)(34:17)
(38:14)(39:5)(39:23)(40:3)(41:8)(42:7)(42:12)(42:18)
(49:20)(49:21)(51:21)(61:4)
office (5:11)(19:22)(25:8)(26:21)(45:1)(66:12)
officer (62:22)
offices (24:5)(26:25)(49:8)(49:10)
official (66:18)
often (3:12)
ohio (1:13)(1:14)(1:22)(9:25)(15:25)(20:7)(42:5)
(66:1)(66:5)(66:12)(66:19)
ohm (2:14)
old (2:3)(3:2)(7:7)

personnel

on-call (50:19)
once (9:15)
one (6:19)(8:15)(11:16)(11:17)(11:18)(16:15)(22:7)
(22:19)(23:8)(23:12)(24:11)(25:20)(25:21)(31:6)(43:3)
(44:11)(51:2)(51:8)(52:2)(52:5)(52:7)(53:16)(55:22)
(58:2)(58:7)(58:10)(58:14)(58:16)(58:21)(59:13)(60:7)
(62:3)
only (3:9)(4:21)(6:2)(7:2)(25:20)(33:4)(37:17)
onto (11:5)(28:14)(28:15)(28:25)(30:17)(32:4)(32:6)
open (41:4)
operation (40:8)(40:9)(44:22)(45:2)
operations (11:24)
opinion (40:23)
opportunity (63:11)
optimum (33:16)
order (3:7)(22:12)(42:7)
orders (21:16)(21:17)
ordinance (6:5)
original (10:18)(10:21)(17:4)
other (7:2)(9:23)(13:5)(18:2)(22:21)(22:22)(30:4)
(34:21)(35:8)(50:15)(50:22)(51:17)(58:24)(63:11)(64:6)
(64:14)
our (3:13)(4:2)(6:10)(6:18)(10:14)(10:21)(12:1)(12:3)
(12:14)(15:6)(19:24)(21:5)(21:11)(21:12)(21:13)(21:15)
(22:1)(22:8)(22:10)(23:5)(23:10)(24:1)(24:10)(24:12)
(24:16)(25:6)(25:9)(25:11)(25:16)(25:24)(26:6)(26:7)
(26:11)(26:15)(26:17)(26:24)(28:11)(28:23)(29:14)
(34:2)(35:11)(36:15)(37:1)(40:18)(41:9)(41:18)(42:22)
(43:17)(43:18)(43:22)(43:23)(44:23)(44:25)(45:2)(49:8)
(50:17)(50:18)(51:5)(52:5)(54:5)(54:18)(65:4)
ours (23:18)
out (4:3)(10:13)(10:25)(11:6)(11:7)(17:6)(21:16)
(22:9)(22:14)(23:4)(26:14)(31:16)(32:3)(37:17)(45:17)
(49:7)(49:9)(49:13)(49:14)(51:21)(53:24)(55:7)(56:10)
(58:21)(59:11)(59:22)(61:18)(62:8)(63:4)
outgrew (21:15)(25:18)
over (9:17)(10:9)(22:21)(24:13)(26:6)(28:10)(29:14)
(33:11)(37:3)(37:12)(48:9)(48:13)(58:12)(59:19)(60:2)
(61:17)(61:22)
overall (19:25)
overhead (21:2)(21:7)
overlength (26:16)(26:17)(26:19)
oversized (28:16)
overview (8:23)
overweight (26:18)
owens (37:23)(37:24)(37:25)
own (36:2)(40:23)(55:3)
owned it (47:3)
owner (48:7)
owners (31:14)(35:3)
owns (33:7)

P

packet (9:5)(11:15)
paint (26:1)(26:2)(26:5)(26:6)(37:19)
panel (24:12)
parcel (17:2)
parking (9:3)(11:3)(33:4)(33:10)(36:7)(36:25)(39:18)
(61:7)(61:11)(62:11)
part (9:5)(19:23)(35:11)(41:14)(43:2)(55:14)
partial (30:18)
particular (22:19)(57:14)
passed (6:4)
past (28:22)
path (39:14)
paul (2:11)
peanuts (61:21)
people (11:21)(17:11)
per (25:12)(26:12)(26:13)(39:12)(41:22)
percent (25:12)
perimeter (33:1)
permanent (31:11)(32:9)
permit (6:20)(26:14)(26:16)(28:11)
permitted (28:6)
perpendicular (22:21)
person (40:19)
personnel (25:9)

pertaining

pertaining (58:16)
phase (10:15)(11:9)(12:4)(15:7)(15:16)
phillips (15:3)(15:23)(15:24)(16:3)(16:7)(16:17)
 (16:21)(18:16)
philosophy (21:12)
phone (50:20)
photo (25:4)(25:16)(26:7)
photometric (39:25)
photos (22:10)(22:16)
physically (29:3)
picked (45:17)(61:2)
picture (22:10)
piece (5:13)(39:25)(40:1)(51:6)(51:11)
piece-by-piece (12:12)
pine (41:10)
pitch (36:16)
place (40:20)
placed (6:16)
plan (5:4)(5:15)(8:10)(9:1)(9:2)(10:5)(10:21)(11:4)
 (12:1)(12:14)(19:12)(19:21)(19:23)(19:25)(30:15)(41:13)
planned (42:14)
planning (1:2)(1:10)(2:9)(2:12)(3:6)(3:11)(20:16)
 (53:16)(53:17)(63:7)
plans (26:15)
plant (21:16)(30:10)(37:3)
planted (42:2)
please (5:6)(5:19)(6:11)(38:9)(44:17)(50:22)
plotted (16:25)
podium (6:24)(44:17)
point (8:15)(11:3)(11:20)(32:1)(33:9)(34:3)(34:6)
 (34:16)(37:17)(39:5)(40:3)(40:8)(41:23)(43:20)(49:25)
 (57:15)(60:12)(64:6)(65:3)
points (11:1)(58:8)
pond (60:9)(61:14)(62:10)
poor (11:15)
position (3:19)
possibly (31:4)
potential (25:13)
potentially (42:1)
pounds (27:17)(27:19)(27:20)(27:21)
practice (62:1)
predicted (25:11)
preliminary (9:1)
present (12:1)
presentation (5:14)(19:24)(20:15)(21:24)
presented (9:11)(9:15)
preservation (6:22)(9:11)
president (56:11)
presidents (56:23)
pressure (26:3)
pretty (11:18)(16:5)(16:8)
prevent (11:7)
probably (12:9)(29:18)(42:19)(56:20)(58:23)
problem (28:20)(43:24)(44:2)(51:13)
problematic (32:15)(34:14)
problems (23:20)(29:8)
proceedings (1:8)(3:1)(65:5)
process (41:15)(42:10)
producing (45:17)
product (22:6)(23:5)(31:22)(32:2)
professional (1:21)
progress (58:17)(58:18)(61:8)(62:2)
project (5:11)(8:23)(20:1)(20:9)(22:1)(46:20)(48:8)
 (57:14)
projects (3:24)(8:11)
properties (8:19)(15:14)(54:18)
property (9:9)(10:18)(11:2)(11:8)(11:22)(16:15)(17:8)
 (19:11)(19:18)(20:17)(29:14)(29:24)(29:25)(30:17)
 (31:12)(32:17)(34:4)(34:17)(34:18)(35:4)(35:18)(36:6)
 (37:1)(37:18)(38:11)(38:15)(39:3)(40:18)(41:19)(41:20)
 (42:7)(43:17)(43:19)(43:22)(43:23)(45:19)(49:5)(49:20)
 (49:22)(50:8)(50:13)(51:6)(51:7)(54:21)(54:23)(55:2)
 (55:14)(60:22)(60:23)(63:20)
proposal (17:21)
proposed (10:5)(11:11)(25:5)(25:22)(39:9)
prospect (8:9)(8:15)(10:9)(11:5)
provide (11:12)(11:23)

retired

public (1:12)(6:21)(8:17)(55:5)(63:13)(63:15)(63:17)
 (66:4)(66:19)
pull (32:3)(34:16)
pump (34:11)
pumping (56:10)
purchased (10:5)(17:3)
purchasing (20:16)
purposely (49:4)
push (21:16)(32:12)
pushes (32:10)
put (4:6)(12:22)(16:23)(17:20)(22:17)(22:20)(23:8)
 (23:18)(24:10)(24:16)(28:23)(40:16)(41:10)(43:19)
 (45:18)(49:4)(49:11)(49:12)(49:19)(58:4)(60:9)(61:14)
 (64:9)
putting (16:16)(62:10)

Q

queen (10:7)
question (12:18)(27:10)(28:3)(29:18)(40:12)(41:3)
 (53:13)
question-and-answer (55:6)
questions (16:10)(27:7)(30:4)(34:22)(57:16)
quick (8:23)(29:18)(58:9)(63:10)
quite (37:12)(50:6)(60:20)

R

rail (45:20)
rains (42:11)(43:22)(44:5)
raised (31:2)
rate (25:12)
rather (58:10)
ravago (58:19)(60:9)
ravine (39:4)
read (31:9)
reagan (58:23)
real (62:3)(63:10)
reality (33:19)
realizes (56:9)
really (10:16)(17:8)(34:8)(40:18)
rear (10:16)
reason (31:15)(60:21)(62:4)
recall (16:19)
receive (26:12)
recently (10:5)
recession (56:25)
recessions (56:24)
recommendations (33:23)
reduced (6:19)
referring (31:4)(56:3)
regard (33:21)
registered (1:21)
related (20:15)(39:1)
remind (5:3)
reminding (5:19)
rendering (10:18)(24:1)
repairmen (50:19)
repairs (10:12)
repeats (7:5)
replaced (9:6)
report (31:10)(32:7)
reporter (6:10)(66:18)
reporters (1:20)(1:21)
represents (10:14)
republican (56:23)
request (34:5)
requesting (8:25)(19:21)
required (33:22)(39:7)(39:15)
requirements (34:1)(39:12)(39:13)(41:23)
residential (8:22)(15:13)
resignation (3:10)(3:13)
response (12:19)(13:6)(17:17)(18:3)(34:23)(35:11)
 (64:15)
responsible (44:9)(55:11)
rest (39:19)
restore (10:22)(11:16)
retention (60:9)(61:14)(62:10)
retired (36:12)

revenue

revenue (11:23)(35:6)
review (6:5)
reviewed (35:20)
rezoned (47:14)(47:16)
richard (21:5)
richfield (50:3)(50:4)(50:7)
rick (2:9)
right-hand (22:16)(36:2)
road (9:25)(17:7)(17:11)(19:12)(19:17)(24:6)(27:25)
(29:20)(30:2)(30:9)(30:13)(31:4)(32:4)(34:9)(34:11)
(35:25)(37:3)(38:11)(41:7)(45:4)(45:13)(45:19)(45:22)
(52:22)(52:25)(61:19)
roadway (30:21)
roll (4:9)(13:10)(18:4)(64:16)
room (22:15)(32:22)
roosters (59:21)
rose (2:11)(4:8)(4:16)(4:17)(5:24)(5:25)(13:2)(13:17)
(13:18)(13:24)(16:12)(16:13)(16:14)(16:18)(18:11)
(18:12)(30:6)(30:8)(30:20)(30:23)(31:1)(33:20)(33:25)
(34:20)(37:23)(44:8)(46:2)(46:3)(46:4)(46:9)(46:12)
(47:2)(47:9)(47:17)(47:20)(47:25)(48:14)(48:22)(55:13)
(58:3)(58:25)(59:3)(63:6)(63:14)(63:19)(63:24)(64:3)
(64:11)(64:23)(64:24)
roughly (9:7)(25:15)
route (32:6)
rubber (26:3)
run (22:4)(34:9)(34:17)(36:8)
running (22:14)(22:20)(36:19)(41:5)(50:17)(51:1)
runoff (38:14)(49:17)
runout (60:8)
runs (23:18)(30:16)(39:4)
russell (2:10)(4:12)(4:13)(13:15)(13:16)(17:24)(18:9)
(18:10)(37:24)(63:12)(64:21)(64:22)

S

safe (11:1)
safety (10:24)
said (7:3)(7:6)(9:23)(33:12)(42:5)(46:11)(51:20)
(53:6)(55:13)(55:14)
sales (23:3)
salvage (12:12)
same (7:3)(16:15)(27:3)(54:19)(56:20)
sanders (19:6)(20:5)(20:6)(20:14)(20:21)(29:22)
(30:12)(30:22)(30:25)(31:6)(33:24)(34:2)(38:25)(41:12)
(42:14)(43:1)(43:18)(48:5)(54:15)
sandridge (61:5)(61:7)
sanitary (34:10)(34:12)
save (11:17)
saves (59:10)
saw (62:14)(62:16)(63:4)
say (6:2)(10:23)(23:14)(45:23)(46:17)(51:2)(55:22)
(57:11)(61:8)
saying (33:9)(47:10)
says (50:22)
schmidlin (35:24)(35:25)(36:23)(37:9)(41:2)(42:11)
(42:22)(42:25)(43:16)(43:21)(51:9)
schmidlins (54:19)
schmidt (2:14)(4:10)(4:12)(4:14)(4:16)(4:18)(5:3)
(8:13)(13:11)(13:13)(13:17)(13:19)(15:10)(18:5)(18:7)
(18:9)(18:11)(18:13)(19:15)(64:17)(64:19)(64:21)
(64:23)(64:25)
screening (9:9)
seal (66:12)
season (59:24)
second (3:22)(4:8)(4:21)(13:1)(13:2)(13:4)(17:23)
(17:24)(18:1)(21:5)(38:24)(51:1)(58:16)(64:11)(64:13)
see (10:20)(12:9)(24:7)(31:8)(40:1)(41:24)(49:8)
(49:10)(49:14)(49:23)(50:15)(58:1)(60:8)(61:15)(63:11)
seeking (15:15)
seems (61:3)
seller (40:19)
sellers (22:8)
semis (36:21)(37:12)(37:14)
send (38:21)
sense (56:9)
sent (4:3)
separate (17:2)

something

septic (52:14)(52:20)
service (21:3)(21:6)(21:11)(21:20)(23:25)(44:23)
(44:25)
session (55:6)
set (29:20)(66:11)
seven (22:4)(36:11)(50:18)
seventy-two (27:21)
several (60:2)
sewage (51:23)
sewer (33:21)(34:4)
shared (35:12)
sheet (10:14)
shift (50:25)(51:1)(51:2)
shifts (41:6)(50:25)
shingles (37:22)
shingle-style (10:7)
ship (26:14)(26:18)
shipped (28:22)
shipping (22:20)
shoot (62:8)
shop (25:6)(25:17)(26:7)(37:20)
shops (26:6)
should (10:23)(13:9)(28:8)(28:19)(28:25)(29:11)
(29:13)(37:19)
shouldn't (37:21)
shovel (53:16)
show (39:6)(41:12)
showing (24:3)
shown (9:5)
shows (22:13)(24:9)
shrubs (42:2)(49:13)
shut (37:10)
side (3:15)(3:16)(25:4)(28:2)(31:23)(31:25)(36:3)
(37:14)(39:20)(39:24)(41:19)(56:14)
siding (10:12)(45:21)
sign (6:20)
significant (11:3)
simple (58:11)
since (3:22)(21:4)(21:23)
single (17:10)
single-family (17:1)
sir (30:7)(35:23)(37:16)(38:5)(40:13)(44:15)(46:1)
(46:5)(52:25)(55:22)(57:12)
site (8:10)(8:14)(8:20)(9:1)(15:11)(19:12)(19:16)
(19:21)(19:25)(28:20)(31:5)(32:12)(33:15)(34:8)(34:19)
(41:15)(43:10)(50:3)
sits (10:7)
sitting (46:21)
situation (34:13)(57:4)
six (42:1)
sixteen (23:2)
sixty (29:23)(42:7)
sixty-five (22:5)
sixty-four (29:25)
sixty-six (23:3)(50:5)
size (41:15)(41:17)
skyrocketing (36:18)
slide (23:5)
slideshow (20:25)
slow (54:4)
small (11:21)(61:21)
smaller (23:7)(23:14)
smart (10:4)(57:2)
smells (37:5)
smith (37:3)(61:19)
soak (38:19)
society (8:9)(10:2)(58:11)
software (40:1)
soil (39:13)(39:15)(43:15)(49:17)
sold (61:5)
some (3:23)(5:8)(8:11)(11:12)(11:20)(12:5)(16:19)
(21:17)(21:25)(22:16)(23:5)(28:24)(50:15)(51:17)
(59:17)(60:23)(62:4)
somebody (7:3)(7:5)(40:21)(59:15)(60:22)
somehow (12:14)
someone (23:16)
something (23:24)(37:6)(49:23)(51:11)

sometime

told

sometime (54:5)
somewhere (29:18)(37:4)
son (50:16)
sorry (13:9)(24:25)(25:3)(29:11)(44:19)(53:19)(53:21)(55:23)
sort (16:19)
soul (54:20)
sounds (4:1)(55:16)
source (11:23)
south (8:9)(8:15)(31:24)(39:8)
southeast (45:20)
space (9:8)(9:13)(22:14)(22:24)(24:4)(25:16)(26:21)
spaces (62:11)
speak (6:13)(6:18)(6:23)(20:13)(48:10)
speaker (46:17)
special (6:3)(28:11)
spend (56:11)
split (61:4)
split-up (61:1)
spoke (62:5)
spot (24:11)
sprayer (26:4)
spring (12:9)
square (6:21)(9:6)(9:7)(19:22)(22:24)(25:15)(26:24)
stabilized (10:10)
staff (15:17)(25:6)
stand (6:12)(59:22)
standpoint (31:8)(34:10)
stands (12:15)
start (12:11)(20:25)
started (10:19)(21:6)(48:24)
starting (57:24)
starts (40:22)
state (1:13)(23:4)(32:8)(66:1)(66:5)(66:19)
stated (15:15)
statement (54:14)
states (21:21)(50:20)
stay (57:1)
steel (29:9)
stenographic (66:7)
sticking (60:21)
still (5:5)(32:21)(60:4)
stormwater (39:1)(39:2)(39:12)(39:13)(39:16)(42:16)(43:14)(44:10)(55:12)
straight (32:3)(34:17)(39:23)
straightforward (16:6)(16:8)(58:10)
stream (16:24)
street (1:21)(8:10)(8:15)(10:3)(10:8)(20:7)(28:7)(30:11)(61:3)(61:23)(62:12)
structurally (11:18)
structure (9:4)
students (58:7)
stuff (40:16)(49:18)(55:12)
subdivision (15:7)(15:17)(17:4)
subject (8:14)(8:19)(8:20)(9:10)(15:11)(19:16)
submit (41:14)
submitted (4:7)(12:23)(17:21)(64:10)
substantial (10:11)
such (51:14)(59:9)(60:6)
such-and-such (50:23)
sudden (56:17)
sunk (54:20)
supposed (40:15)
sure (9:24)(11:1)(17:5)(27:24)(31:8)(44:10)(54:19)(55:11)(59:22)
surprised (43:9)
surrounding (15:14)(19:18)
survey (5:5)(5:6)(5:21)
surveyed (40:20)
swale (49:19)(49:22)
swear (6:11)
sworn (6:12)(6:13)
system (52:14)(52:20)
systems (19:6)(19:11)

T

table (3:16)(3:17)

take (5:5)(21:18)(22:19)(33:14)(44:12)(53:9)
taken (1:11)(28:21)(66:7)
takes (60:12)
taking (3:23)(22:14)(51:21)(53:16)
talk (62:9)(63:11)(64:4)
talked (28:19)(50:17)(60:1)
talking (27:25)(28:8)(62:18)
tall (42:1)
tangled (48:15)
target (23:10)
task (12:8)
tax (35:6)
team (44:23)(44:25)
technicians (21:21)(50:19)
techs (50:17)
tell (9:22)(62:2)
ten (23:19)(26:12)(26:13)(37:18)(39:23)(40:3)(58:14)
tenant's (61:21)
ten-foot (42:18)
terms (31:21)(33:16)(34:15)(41:17)
than (9:23)(50:24)(62:24)
theater (61:2)
their (20:17)(22:20)(31:22)(32:2)(37:20)(40:16)(44:24)(54:20)(61:8)
then (5:10)(5:13)(6:16)(9:8)(22:21)(24:4)(24:14)(26:20)(27:19)(29:14)(31:24)(32:1)(32:2)(32:3)(32:5)(34:13)(39:14)(41:22)(42:1)(47:13)(47:15)(49:22)(50:12)(58:1)(64:4)
there (4:4)(5:9)(8:18)(12:20)(13:1)(15:17)(16:19)(17:15)(21:1)(30:19)(34:25)(35:8)(36:13)(38:16)(39:6)(39:8)(39:18)(40:4)(40:6)(41:1)(41:22)(41:25)(42:12)(43:23)(44:13)(45:9)(45:19)(46:21)(48:9)(48:19)(51:11)(53:7)(53:18)(53:24)(58:13)(58:23)(59:2)(59:11)(59:19)(59:24)(61:13)(61:15)(61:17)(61:22)(62:14)(62:17)(63:5)(64:6)(64:14)
there's (3:9)(5:7)(5:18)(11:14)(21:17)(30:15)(37:1)(37:3)(37:6)(39:4)(40:4)(41:20)(45:14)(51:4)(51:6)(51:11)(60:10)
these (3:24)(16:25)(22:1)(23:6)(23:12)(24:10)(36:10)(36:21)(39:6)(58:14)(58:22)(62:14)(63:1)(63:4)
they'll (19:25)(28:10)
they're (23:8)(28:8)(28:22)(30:1)(31:17)(33:9)(36:8)(38:13)(41:7)(44:25)(45:1)(58:12)(59:12)(59:18)(59:19)(62:10)
thing (6:2)(7:2)(7:4)(27:3)(43:6)(49:24)(58:2)(59:9)(59:14)(60:6)(62:21)
things (23:8)(35:8)(43:3)(44:11)(45:14)
think (16:4)(21:22)(37:3)(38:23)(40:19)(42:15)(42:16)(44:7)(48:12)(49:9)(50:12)(51:12)(53:10)(53:25)
thinking (44:3)(44:4)
third (60:12)
thirty (25:8)(27:17)(46:21)(46:22)(59:17)(60:4)(61:21)
thirty-five (9:6)(9:7)
thirty-six (22:23)
thirty-two (25:15)(27:19)
thompson (4:18)
those (6:15)(10:20)(23:4)(23:15)(27:14)(42:9)(44:1)(44:23)(59:22)(61:19)
thought (25:1)(57:23)(63:5)
thousand (19:22)(22:23)(25:15)(26:23)(27:17)(27:19)(27:20)(27:21)(28:10)
three (7:1)(8:6)(22:5)(32:15)(33:1)(33:3)(41:5)
three-year (25:7)(25:9)(25:11)
through (6:22)(25:1)(26:2)(38:17)(39:11)(42:10)(56:22)(56:24)(58:18)
throughout (9:9)
throw (62:17)
thru (28:1)
thursday (1:8)(62:7)
time (4:25)(6:10)(15:18)(16:15)(21:8)(31:3)(42:23)(42:24)(45:3)(46:24)(51:1)(53:23)(54:1)(54:12)(59:7)(60:17)(62:5)
times (21:16)(40:9)(50:22)(61:13)
tire (26:3)
today (3:22)(12:15)(62:4)
together (59:4)
told (58:7)

tonight

tonight (12:1)
 too (59:19)(60:24)(62:25)
 took (22:12)
 top (22:21)(33:11)
 touched (44:8)
 towards (24:6)(37:1)
 towel (62:17)
 township (35:7)(35:13)(35:16)
 tractor (43:25)
 tractor-trailer (27:18)
 traffic (45:4)(51:4)
 trailer (26:10)(29:6)(31:25)
 transcript (1:8)
 transcription (66:7)(66:10)
 travel (40:2)
 trees (41:10)(42:2)(49:12)(55:17)
 trillion (56:11)
 tripling (25:24)
 truck (27:12)(28:1)(31:23)
 trucking (28:18)
 trucks (26:13)(27:11)(28:6)(30:24)(45:14)(61:8)(61:9)
 true (66:6)
 trustees (35:17)
 truth (33:14)
 try (10:21)(48:15)
 trying (14:3)(34:9)(52:3)(55:18)
 turn (28:14)(28:23)(28:25)(31:22)(32:4)(32:5)
 turning (28:4)
 twelve (25:23)
 twenty (23:19)(30:2)(32:14)(32:20)(46:22)(47:8)(47:12)
 twenty-eight (62:11)
 twenty-five (25:7)(61:20)
 twenty-four (22:4)(22:7)(36:8)(36:11)(37:11)(41:4)
 (50:17)
 twenty-seven (26:25)
 twenty-six (29:7)
 two (32:23)(50:21)(50:24)(53:10)(58:24)(61:18)(62:14)
 (62:22)(63:1)(63:4)
 type (32:18)(49:24)
 typical (40:9)
 typically (27:18)

U

ultimately (42:3)
 under (6:16)(42:5)(43:13)
 understand (33:6)(33:13)(37:16)(42:3)(52:10)(53:21)
 (57:13)(61:6)
 understood (31:10)
 underweight (26:18)
 unfinished (62:4)
 unidentified (46:17)
 unsafe (11:19)
 unwelcome (50:4)
 upcoming (8:11)
 uphill (34:11)
 upon (6:10)
 urban (8:22)(15:13)
 usable (22:24)
 use (9:21)(26:1)(26:4)(26:11)(28:18)(37:19)(55:16)
 used (23:15)
 using (39:21)
 utilities (51:19)
 utilization (33:17)
 utilize (11:21)(12:13)(30:18)

V

vehicles (37:18)
 verbal (12:19)(13:6)(17:17)(18:3)(34:23)(64:15)
 very (3:18)(11:1)(11:15)(12:7)(12:17)(13:21)(13:22)
 (18:14)(20:3)(20:22)(24:19)(27:6)(46:7)(65:2)
 vestibule (62:15)
 victorian (10:7)(10:23)
 view (25:4)(59:14)(59:16)(60:7)
 virtual (5:14)
 vision (12:3)
 visitors (10:24)
 visqueen (26:4)

worked

voc (37:19)
 volume (26:3)
 votes (46:13)

W

waiting (46:23)
 walked (50:4)
 want (24:20)(27:4)(34:8)(36:22)(36:25)(37:6)(37:9)
 (37:13)(38:7)(38:13)(45:9)(49:1)(49:7)(49:9)(49:16)
 (49:25)(50:1)(50:16)(52:25)(53:17)(53:18)(55:22)
 (58:24)(60:3)(60:5)(62:13)
 wanted (35:8)(44:20)(48:1)
 wants (56:11)(56:18)
 warn (60:5)
 washington (10:8)
 water (33:21)(34:3)(34:13)(34:15)(38:14)(38:19)
 (38:21)(39:10)(39:14)(39:16)(42:12)(42:17)(43:9)
 (43:15)(49:20)(51:23)(52:12)(60:8)(61:24)(62:12)
 water-based (26:1)
 way (6:12)(11:6)(29:21)(31:15)(31:16)(44:5)(51:21)
 (54:19)(56:20)
 weber (44:14)(44:19)(45:5)(45:6)(55:20)(55:24)(56:4)
 (56:8)(56:15)(57:3)(57:7)
 website (5:15)
 week (22:5)(26:13)(36:11)(50:18)
 weighs (27:18)
 weight (27:11)(27:14)(27:15)
 welcome (50:1)
 we'll (25:22)(64:4)
 wellhead (30:16)(32:17)(33:7)
 went (42:9)
 west (28:2)(28:7)(31:25)(38:18)(41:19)
 wet (43:23)(44:1)(44:4)
 we've (11:11)(17:7)(21:3)(21:8)(21:22)(22:6)(26:24)
 (33:7)(34:11)(38:17)(50:24)(56:10)(56:25)(57:3)(61:17)
 (61:18)
 whatever (7:5)(17:5)(38:22)(40:22)(43:22)(62:23)
 whatnot (33:5)
 what's (9:23)(12:2)(27:11)(27:13)(29:12)(53:23)
 (55:25)(56:15)(60:19)
 wheelchair (48:9)
 wheels (43:25)
 where (10:8)(10:12)(10:19)(19:25)(22:17)(23:23)(31:3)
 (35:6)(36:6)(36:14)(36:15)(40:18)(40:21)(45:6)
 whereof (66:11)
 whereupon (6:15)
 wherever (40:17)
 which (4:2)(6:18)(15:7)(26:3)(32:1)(32:14)(33:6)
 (36:3)(39:22)(39:25)(45:21)(50:12)(60:12)
 while (33:12)(39:5)
 who (6:23)(51:7)(58:24)(60:15)
 whole (46:24)
 whose (10:2)
 wide (36:20)(42:18)
 widen (11:4)
 wife (36:1)
 will (3:15)(9:5)(11:6)(11:10)(15:8)(27:2)(28:3)(28:6)
 (30:20)(39:6)(39:7)(39:10)(39:14)(39:18)(39:19)(39:21)
 (40:2)(40:6)(40:8)(41:25)(42:2)(45:21)(51:13)(54:9)
 (59:15)(60:23)(65:3)
 windows (37:10)(49:7)
 winter (12:10)(12:11)
 wish (6:18)(6:23)(27:3)
 within (1:12)(15:13)(19:17)(28:9)(32:7)(35:19)(37:20)
 (66:4)(66:19)
 without (32:21)
 witness (66:11)
 wondering (35:5)
 won't (51:2)
 wooded (39:4)
 woodline (39:8)
 woods (39:9)
 woodside (15:7)(15:16)
 wooster (20:7)
 word (46:11)
 work (23:25)(41:8)(56:12)
 worked (50:24)

working

zoning

working (45:1)
worries (5:17)
wouldn't (33:5)(52:24)
wrecked (54:4)
wrong (47:5)
www (5:16)

Y

yard (43:25)(62:13)(62:25)
yard's (42:22)
yeah (16:7)(16:21)(33:9)(42:25)(46:18)(52:15)(53:11)
(63:16)
year (11:17)(22:5)(22:8)(22:9)(25:12)
year-and-a-half (10:10)
years (17:3)(21:14)(22:7)(23:18)(23:19)(27:2)(27:4)
(40:15)(46:22)(47:8)(47:12)(48:25)(55:15)(56:22)
you'll (3:9)(38:24)

Z

zone (53:9)
zoned (8:20)(15:15)(19:19)(46:23)(50:14)(55:15)
zoning (8:16)