

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

- - -

CITY OF MEDINA BOARD OF ZONING APPEALS

- - -

Transcript of Proceedings held on Thursday,
the 11th day of August, 2022, before the
City of Medina Board of Zoning Appeals,
commencing at approximately 7:30 p.m., as taken by
Makenzie J. Sabo, RPR, Notary Public within and for
the State of Ohio, and held in Medina City Hall,
132 North Elmwood Avenue, Medina, Ohio 44256.

- - -

MEDINA COURT REPORTERS, INC.
REGISTERED PROFESSIONAL REPORTERS
209 North Broadway Street
Medina, Ohio 44256
(330) 723-2482
MCRMedina@msn.com

HEARING INDEX

- - -

Page

Z22-22..... 6

Z22-24..... 13

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

1 APPEARANCES:

2 Bert Humpal, Chairman,
3 Mark Williams, Member,
4 Brandilyn Fry, Member,
5 Paul Roszak, Member,
6 Rob Henwood, Member.

7 City of Medina Planning and Community
8 Development Department,
9 Andrew Dutton, Community Development Director,
10 Sarah Tome, Administrative Assistant.

11 Gregory A. Huber, City of Medina Law Director.

12 Z22-22:

13 Brooke Melrose, Applicant.

14 Z22-24:

15 James Gerspacher, Applicant.

16 Chip Klinkenberg, Illes Architects, Inc.

17

18

19

20

21

22

23

24

25

- - -

PROCEEDINGS

- - -

CHAIRMAN: Good evening,
everyone. We'll call to order Medina City
Board of Zoning Appeals.

First we have to approve minutes from
July 14th. Is there a motion to approve?

MR. WILLIAMS: So moved.

CHAIRMAN: And a second?

MR. ROSZAK: Second.

CHAIRMAN: Call the roll,
please.

MS. TOME: Fry?

MS. FRY: Yes.

MS. TOME: Henwood?

MR. HENWOOD: Yes.

MS. TOME: Humpal?

CHAIRMAN: Yes.

MS. TOME: Roszak?

MR. ROSZAK: Yes.

MS. TOME: Williams?

MR. WILLIAMS: Yes.

MS. TOME: Motion carried.

CHAIRMAN: Thank you.

Before we go to our first case of the

1 permitted uses in the C-2 zoning district. A
2 single-family residence is not included in the
3 table and is not permitted. That is the
4 proposed use for the site.

5 You've got some pictures in your packet
6 showing the exterior of the building as well as
7 the interior, which I believe was staged for
8 real estate purposes, but it is clearly more
9 set up for residential uses, including a
10 kitchen, bedroom, dining room, and those
11 elements.

12 So the property is located in a
13 transitional area containing single-family
14 residential, multi-family residential, and
15 commercial. The structure is on a property --
16 the structure on the property is
17 architecturally a single-family home and does
18 not front on a major street.

19 You have your standards for variances and
20 appeals from Section 1107.08(i).

21 Thank you.

22 CHAIRMAN: Okay. Is the
23 Applicant present?

24 MS. MELROSE: (Indicating.)

25 CHAIRMAN: Would you care to

1 add to the presentation?

2 MS. MELROSE: Yeah.

3 CHAIRMAN: There's a
4 microphone on the side table. Please introduce
5 yourself with your address.

6 MS. MELROSE: This one?

7 CHAIRMAN: Yes, that's fine.
8 There's a button on the mic. You're good.

9 MS. MELROSE: Oh, it is on.

10 CHAIRMAN: All right. Go
11 ahead, please.

12 MS. MELROSE: Oh, okay.

13 Hi, I'm Brooke Melrose. My husband and I
14 own the home. We bought it for commercial
15 purposes, and unfortunately we could not get it
16 ADA compliant so, therefore, we are trying to
17 sell the home now, but everyone coming through
18 wants it to be residential. So it's under
19 contract right now and contingent to change the
20 zoning.

21 So we have also had some people interested
22 in it for commercial use but, again, the ADA
23 compliance, it just doesn't work with the
24 house, so that's why everyone's not -- like not
25 wanting it for commercial.

1 That's all.

2 CHAIRMAN: Okay. Board,
3 questions or comments?

4 Let me make just a side comment for the fun
5 of it here. I knew this house when I got to
6 Medina in about the mid 1960s. It was the
7 residence for Macy and Clare Hallock, the
8 Hallock family, and it was the home office for
9 Hallock Properties, Incorporated. So in my
10 working career, I had many visits to that
11 house, and I find it interesting now that it's
12 perhaps reverting back to residential.

13 Open for any comments from the audience if
14 there's nothing from the Board.

15 MR. TRAVES: My name is
16 Lance Traves. I'm the owner of 239 South Court
17 Street. I'm not always a negative person. I
18 support living and breathing small towns, and I
19 would fully support, as an owner of a business
20 that's not retail but is in the
21 Historic District, of such a conversion. I
22 think the more commercial properties that are
23 surrounding the district that are residential
24 in nature that can be preserved as residential
25 will include increasing the vibrancy of the

1 Square.

2 CHAIRMAN: Thank you.

3 Again, Board, any comments? Questions?

4 (No verbal response.)

5 CHAIRMAN: I see none.

6 MR. ANDREWS: Can I make a

7 comment?

8 CHAIRMAN: I'm sorry. Yes,
9 please. Introduce yourself with your address.

10 MR. ANDREWS: My name is

11 Robert Andrews. I'm a resident of

12 Montville Township. I'm the real estate agent

13 representing the buyers -- or potential buyers

14 of this property, and I would just like to

15 point out that I support the comments that the

16 seller has made.

17 And, also, in looking at the property,

18 there's no parking around there to support a

19 business along with the ADA compliance. Having

20 been in the house a couple of times, it is

21 truly a residential house. As you've stated, I

22 remember it being Macy's home, and I think it

23 would just be -- fit very well back into that

24 portion of the community and just be a positive

25 asset for what my clients are intending to do

1 for their home and it will be their future.

2 CHAIRMAN: Thank you.

3 MR. ANDREWS: Thank you.

4 CHAIRMAN: I think, Board,
5 we're ready for a motion. Does someone care
6 to? Mark?

7 MR. WILLIAMS: Andrew, in your
8 professional experience, what would be the
9 reason for the prohibition against
10 single-family?

11 MR. DUTTON: Well, I would say
12 the C-2 district is predominantly commercial
13 buildings. I wasn't there when the code was
14 written, but I would think that that was the
15 main reason. This structure seems to be an
16 outlier in the district. Number one, it's more
17 single-family in nature and, also, fronts on a
18 secondary street. But I would think that was
19 the main rationale.

20 CHAIRMAN: Is someone
21 willing to do a motion?

22 MR. WILLIAMS: I'd be prepared,
23 Mr. Chairman.

24 CHAIRMAN: Go ahead.

25 MR. WILLIAMS: I would make a

1 motion we grant the variance as requested.
2 These variances sought is the minimum which
3 will afford relief to the Applicant and the
4 hardship condition is not created by actions of
5 the Applicant.

6 CHAIRMAN: Thank you.

7 Is there a second?

8 MS. FRY: I'll second.

9 CHAIRMAN: You may call the
10 roll, please.

11 MS. TOME: Henwood?

12 MR. HENWOOD: Yes.

13 MS. TOME: Humpal?

14 CHAIRMAN: Yes.

15 MS. TOME: Roszak?

16 MR. ROSZAK: Yes.

17 MS. TOME: Williams?

18 MR. WILLIAMS: Yes.

19 MS. TOME: Fry?

20 MS. FRY: Yes.

21 MS. TOME: Motion carried.

22 - - -

23

24

25

1 informal access drive on the north side.

2 This is the building on the northeast
3 corner of the site of 253. It's a one-story
4 brick building built in 1962 and it's
5 twenty-six hundred square feet in addition to a
6 basement.

7 The second building at 257 is also a
8 one-story with a flat roof. It was built in
9 1945. It's eighty-six hundred square feet and
10 has a mix of exterior materials.

11 So this map shows an overlay of the
12 proposed hotel on the existing site with the
13 smaller building upfront, an office building in
14 the center. The proposed hotel building is
15 12,784 square feet.

16 You have the proposed site plan showing the
17 building in the central portion of the site,
18 access -- full access to Court Street on the
19 east side and a front parking lot. There's a
20 rear parking lot on the west side with the main
21 access coming from the parking lot to the
22 south. This notes a number of the variances.

23 From 1135.06, the setback to Court -- the
24 Court Street right-of-way is required to be
25 zero foot. It is set back ninety-six feet.

1 The building size is 12,784 square feet and
2 it is five thousand square feet -- or the
3 required building size is five thousand square
4 feet and it's 12,784.

5 Related to the setback of the building and
6 the parking in front, parking is not permitted
7 in the front of the building in the C-2
8 district, which is a variance through
9 1135.08(a).

10 We also have the driveway on Court Street
11 is a little wider than is permitted.
12 1145.10(e) requires a maximum driveway width of
13 twenty-four feet at the right-of-way and
14 thirty-eight feet at the curb. The proposed is
15 twenty-nine feet at the right-of-way and
16 forty-seven feet at the curb.

17 We have an exterior rendering of the
18 building. It shows the building's position on
19 the site, the front parking, and buildings to
20 the north and the south.

21 Architectural renderings show -- this would
22 be the front of the building, the east side of
23 the building, and the west rear part of the
24 building. So it's a StoPowerwall exterior
25 material. The first floor on the front of the

1 building is clad in stone, second through
2 fourth would be brick, and the upper story is
3 stucco.

4 And, also, the building face there on the
5 top is kind of a typical design for a hotel and
6 not broken up into storefronts, so that is a
7 variance required at 1135.13(b)(4) for that
8 architectural requirement.

9 We have additional building elevations. So
10 the top elevation faces south, faces the
11 parking lot, so it has the same materials as
12 the front of the building and a concrete
13 wall -- foundation wall on the bottom portion
14 due to the elevation change. And then the
15 bottom building elevation is the north side of
16 the building which faces the gravel parking
17 lot. So less than fifty percent of the
18 building is brick or stone, so that requires a
19 variance at 1135.13(c)(2), which requires the
20 building to be primarily brick, stone, brick
21 veneer, or wood.

22 So the Applicant has provided renderings of
23 the street view from the south looking north.
24 So you have the proposed building on the left.
25 Castle Noel would be on the right.

1 Additional renderings showing the building
2 in line with the other buildings on the street
3 north of the proposed site and then its
4 relation to the courthouse if it was built in
5 that location. They're of similar height, with
6 the courthouse being fifty-three feet, four
7 inches; and the proposed building being
8 fifty-four feet, six inches.

9 The Applicant has provided responses to the
10 standards for variances at Section 1107.08(i).

11 In light of the actions of the Historic
12 Preservation Board and Planning Commission,
13 staff recommends a tabling of the application
14 for additional review and submission of
15 detailed renderings showing the building in the
16 context of the area.

17 Thank you.

18 CHAIRMAN: Thank you.

19 Mr. Gerspacher, anything you wish to add on
20 your application?

21 MR. GERSPACHER: Not at this time.

22 CHAIRMAN: Okay. We'll come
23 to the Board and open it for questions and
24 comments. My intent is, as a board, that we
25 also will not vote tonight on the variances but

1 we'll follow the other boards before us. Some
2 of their activity may actually have a bearing
3 on the variances that we would deal with as we
4 finish.

5 And I believe Mr. Gerspacher has already
6 requested a postponement, and I think the date
7 will be up to whenever he's finished his work
8 and gets back to Andrew, whether it would be
9 the next regular monthly meeting or another
10 special date to be determined.

11 Board, questions?

12 MR. ROSZAK: So having this,
13 the previous -- the Planning meeting, what
14 portions were tabled pertaining to what we are
15 looking at?

16 CHAIRMAN: The entire
17 application. But Mr. Gerspacher was asked to
18 present some further elevation drawings or
19 pictures to understand the size and how it fits
20 in with South Court Street, and I think there's
21 continuing discussion on the parking
22 requirements. The City is reviewing the
23 parking ordinance and I think that it would be
24 up to the City to finish their study on parking
25 first, so I think there's quite a bit to come

1 on that issue. It's up to you, but I don't see
2 any point in re-discussing the parking
3 necessarily knowing that there will be more
4 information to come and quite a bit, I think.

5 And beyond that, I think that's -- that's
6 the extent of the discussion that I heard from
7 the Planning Commission.

8 Go ahead.

9 MR. WILLIAMS: Mr. Gerspacher.

10 MR. GERSPACHER: Yes.

11 MS. WILLIAMS: So as I look at
12 the plan, one question I have, and I'm sure
13 it's a thought process that -- you guys clearly
14 did homework. It's a beautiful building. I've
15 been somebody beating on a drum for a hotel in
16 Medina Downtown for a very long time. But as I
17 believe Councilman Rose said, we have one shot,
18 so if I can do anything to help facilitate a
19 better mesh and harmony with the city, I'm
20 going to do it.

21 I'm just wondering about the front
22 presentation. You opted for a lot of space
23 with parking and a round driveway. It's
24 beautiful, it looks like it's well planned out.
25 What was the thought process as opposed to

1 maybe - excuse me - a U or something that maybe
2 didn't require that much setback? Was there a
3 reason for the setback other than the parking?

4 MR. GERSPACHER: There was a
5 number of reasons. I mean, the existing
6 building obviously sets back significantly,
7 sixty-some feet, and the hotel would like to
8 welcome its guests into the front door and at
9 the same time get the traffic off the street to
10 unload and register and then move on. We felt
11 that that was an advantage of setting it back,
12 getting the unloading and loading traffic off
13 of South Court Street.

14 We also felt, because it was taller than
15 the adjoining buildings, that setting it back
16 would diminish the appearance of its size and
17 not dominate the streetscape. Setting it back,
18 we think, eliminates that visual issue because
19 of the drop in elevation from the Square of
20 almost -- well, depending on where you're at on
21 the Square, fifteen to twenty feet. The hotel
22 would not even be visible from the park, and
23 even going south it won't be visible until
24 virtually you are at the entryway, so that it
25 would not take away from the existing

1 streetscape. That was the other reason setting
2 it back.

3 The other reason was exposing all sides of
4 it so that from a safety standpoint, fire
5 equipment has access to the entire building and
6 the ability to get around the entire building
7 to deal with any issues like that.

8 So it just seemed appropriate to set it
9 back and add some streetscape there, some
10 greenery, and so forth, and that -- it's -- I
11 mean, the gap is already there, we would just
12 simply be pushing back maybe another
13 thirty-five feet from where the existing
14 building is. It also opens up the sight lines
15 when coming out that driveway so that you have
16 better visibility north and south when pulling
17 in and pulling out of that area, because the
18 smaller-ranch-type building would be gone, so
19 the sight lines are improved.

20 The driveway also is wide enough to
21 accommodate larger vehicles. We anticipate
22 some bus traffic and loading and unloading and
23 the wider entryway and circular driveway
24 accommodates that without plugging up
25 South Court Street.

1 MR. WILLIAMS: Okay. Thank you.

2 CHAIRMAN: Other questions
3 or comments?

4 MS. FRY: I have a few
5 comments just as suggestions as we move this
6 along and table just so we can maybe get in
7 front of some of these issues with the next --
8 when the next issue is.

9 I have an issue with a few of these
10 requests for variances, one of which being the
11 setback. I -- from an urban planning
12 standpoint, the facade of South Court on the
13 west side of the building is very defined by
14 the street-front, and by setting this building
15 back, it really disconnects itself from that
16 line and that face and the continuity of that
17 street-front.

18 To go along with that, also the height is
19 not congruent with the adjacent buildings. It
20 is -- I feel it's very much out of place. Not
21 only -- we very -- we focused a lot on the west
22 elevation of Court -- South Court, but we need
23 to look at the block in totality where there is
24 a -- there are more single-story buildings
25 around this hotel than just the buildings

1 adjacent to it on South Court, and I think this
2 is going to start to dwarf those buildings and
3 have a pretty significant impact on the feeling
4 of those spaces.

5 With regards to parking in the front yard,
6 I think there are some alternatives and some
7 compromise there, to bring the building up to
8 the street-front a little bit more, maybe with
9 some overhangs and some driving in and under
10 and -- you know, there's some architectural
11 elements there that could really be taken
12 advantage of and create a really interesting
13 front to the building.

14 Let's see.

15 The driveway width, I think, you know,
16 along with that kind of goes along with that.

17 The materials, I have a big issue with the
18 materials. This rendering, it appears that it
19 would look like brick, which it would to the
20 untrained eye, but what you're proposing is
21 fake brick essentially. The material is not a
22 durable material. The reason these buildings
23 adjacent to it have been standing for hundreds
24 of years is that they're made out of solid,
25 durable materials. The materials that you have

1 on this building are ones that developers use
2 for a life of a building of twenty to thirty
3 years. I would hate for us to go through this
4 and have the building start to deteriorate
5 after about ten. EIFS, stucco, Sto products,
6 they really have a ten-year life span before
7 they start to begin to fail.

8 I think I could support, you know, thin
9 brick. It doesn't have to be a full-width
10 brick, but I think something that's a more
11 natural material and a little more in context
12 with what we have.

13 We do not -- that material does not exist
14 anywhere on the Square. I think it's okay for
15 the top band because it's so far out of touch,
16 reach, sight, that nobody would know that
17 that's not really stone or, you know, another
18 material, but the lower levels it's going to be
19 very apparent to what that material is. It
20 does not look like real brick.

21 I think that's all I have, so --

22 CHAIRMAN: Brandy.

23 MS. FRY: Yes.

24 CHAIRMAN: One of Jim's
25 assignments, at least for Planning Commission,

1 is that they are to complete some further
2 renderings of the building height and how it
3 will impose -- or appear on Court Street, so
4 that should be coming.

5 MS. FRY: Well, I would
6 like to see some other angles, too, from maybe
7 all four corners, because I think you're going
8 to be surprised at what this building really
9 does.

10 MR. HENWOOD: Just a simple
11 question for us less-educated folks. What is
12 Sto materials? I'm sorry.

13 MS. FRY: So EIFS -- well,
14 Sto is a manufacturer. They have different
15 materials. This is a stucco-type product.
16 It's not a traditional stucco. Usually what
17 people will call stucco these days is truly
18 EIFS, which is insulation with a -- a ridged
19 insulation with a coating over it. The -- what
20 is it? The Holiday Inn down there. It's
21 something you see in a lot of hotels, a lot of,
22 like I said, short-life commercial-type
23 buildings. It's not very durable.

24 I know there was mention of stone on the
25 first floor, which is good if it's a true stone

1 material and not a Sto stone material, because
2 it's not a real stone, but it's -- I mean, you
3 can -- I could take my pen and poke in it if I
4 really wanted to.

5 MR. HENWOOD: Thank you.

6 MS. FRY: Yeah.

7 CHAIRMAN: Jim, a quick
8 question.

9 At Planning Commission there was some
10 discussion about an alleyway along the side of
11 the building. I'm not sure that I can
12 visualize it or see where that is from the
13 drawings, unless perhaps Andrew can point it
14 out so that --

15 MR. GERSPACHER: Where the heating
16 units are on the north side?

17 CHAIRMAN: Yeah. Because
18 you were -- there was some discussion about
19 whether that was going to be an access or being
20 blocked off or what to do with it.

21 MR. GERSPACHER: Yeah. There's
22 a -- it will be fenced off. But there is HVAC
23 units there that are adjacent to the building
24 that will be the primary heating and cooling
25 factors for the first floor. So those -- the

1 location, that's where -- that's what would
2 prevent at this point utilizing that for
3 access.

4 It's also -- I think there's some other
5 architectural issues that I'd defer to Chip on
6 that.

7 CHAIRMAN: I couldn't tell
8 from the plat drawing where the alley was
9 exactly.

10 MR. KLINKENBERG: If you look
11 directly to the north of the building, there's
12 two red squares. That's where there's
13 mechanical equipment. And then that space
14 between the hard dark line and the red line,
15 there's a ten-foot alley there, but we're also
16 keeping -- because there's windows on that side
17 of the building, we're also limited to the
18 amount of open -- openings we can have that
19 close to the property line, so -- that's a fire
20 code issue.

21 CHAIRMAN: Okay.

22 MR. KLINKENBERG: Does that clarify
23 it for you?

24 CHAIRMAN: I think so. It
25 helps.

1 MR. KLINKENBERG: Okay.

2 CHAIRMAN: Not in the
3 application, Jim; curious, though, if we will
4 have future discussion about signage. Your
5 elevation doesn't show anything on signage and,
6 like I said, it's not part of the application
7 itself, but I'm curious as to future thinking
8 on signage.

9 MR. GERSPACHER: We'll have some.
10 I don't think we've addressed the size so,
11 again, I'll defer to Chip on what he's
12 thinking.

13 MR. KLINKENBERG: Yeah. Because
14 we're not a corporate hotel, for example, we're
15 not coming here and saying, "Well, this is our
16 standard sign and we can get one this big or
17 that big." Being this is where it is in the
18 Historic District, we did defer to the point
19 that we wanted to work with the CDC and
20 actually come up with an architectural sign
21 that's probably more appropriate for the
22 monumental sign going into that building, so we
23 were going to hold that off until we got to
24 that point.

25 CHAIRMAN: I appreciate it.

1 Thank you.

2 Other comments or questions, Board?

3 MR. ROSZAK: You know, just to
4 reiterate some things that are important to me
5 that Brandilyn mentioned, just to reiterate
6 them, I think that the building where it is
7 located is too far back. You know, not that it
8 needs to be to the sidewalk, but you do want to
9 have a sense, in my opinion, that it continues
10 the architectural fabric of what's on
11 South Court Street, so I think moving that
12 building closer to the sidewalk and maybe
13 moving some of that parking, if you can, to the
14 back of the building while still providing your
15 drop-off and a couple few parking spaces, but I
16 think that really needs to be looked at.

17 And, also, the building materials, I would
18 be very hesitant to approve anything that's not
19 per code - brick, stone - for the facade of the
20 building. I just -- I really think it needs to
21 complement the existing historic buildings and
22 materials.

23 CHAIRMAN: Anything else?

24 (No verbal response.)

25 CHAIRMAN: Let's go to the

1 public hearing then. We will have anyone
2 wishing to make comment do so, and similar to
3 Planning Commission, I ask it be restricted to
4 five minutes and to those specific items in the
5 variance request, address any one of the six
6 particular points that are in the request. I
7 will ask you to stop after five minutes.

8 MR. TRAVES: My name is
9 Lance Traves. I'm the owner of 239 South Court
10 Street, which is an 1872 historical building,
11 actually one of the original buildings on
12 South Court Street, which is immediately north
13 of the closest adjacent building, which is
14 owned by Mike Rose, which is, I believe,
15 241 South Court, and given that he's not here
16 to -- or he is. Okay, yep.

17 My comments have been filed extensively,
18 which I'm sure you're aware of. They haven't
19 necessarily addressed some of the components
20 that I will publicly address here in regards to
21 materials. I do agree that any variance on the
22 actual materials certainly would be a
23 substantial deviation from the historic
24 character of our district. I put hundreds of
25 thousands of dollars into my building. It's a

1 beautiful building. I think that the people
2 come to see Medina because it is unique in that
3 fact.

4 I think the hotel is a great development,
5 and once it gets to be appropriately sized and
6 appropriately designed, it will be a huge
7 asset. So I'm not against it on principle.

8 One of the things I want to add today, and
9 I will send in a follow-up e-mail, are two
10 things that I think are important from the BZA
11 standpoint given that you'll be addressing
12 Duncan factors and obviously what the
13 Planning Commission is doing, and that is the
14 precedent that we have in regards to the street
15 frontage, number one, which is zero setback.
16 That's done for the Historic District because
17 of the pedestrian and the unique nature that
18 that provides to the character of the district.

19 If you can imagine, you have a beautiful
20 building, the materials are upgraded, you have
21 beautiful storefront windows. It's for a
22 hotel, but he's going to want to show off his
23 lobby, he's going to want to show off his
24 beautiful materials that are inside the
25 building, because he's talked about having

1 museum pieces and things like that. Those are
2 all good, but that's the unique aspect that you
3 get when you have zero setback or a moderate
4 component of allowing an inner driveway to
5 actually come into place, have a drop-off,
6 because you might have handicap. But I think
7 having the street parking -- and what he has
8 actually stated in this hearing is buses and
9 limos and those types of vehicles idling in
10 front of his building because it's set back
11 ninety-six feet and you allow that, that will
12 destroy the historic character of that --
13 nature of that street. So I'm specifically
14 addressing the setback on that.

15 And then with relation to the aspects of
16 the height, I guess if -- you know, the
17 immediately adjacent property owner is not
18 concerned about having a five-story building
19 towering over him, then I can defer on that. I
20 think it's inconsistent with the practices that
21 have been done for a beautiful development,
22 which was a four-story development on
23 West Liberty. Sully's Pub is right next-door.
24 Sully's Pub is not as historic as my building.
25 And I don't know why, from a consistency

1 standpoint, the BZA would ever consider a
2 deviation that substantially, from what has
3 already been approved as a variance.

4 Finally, I think that, you know, from a
5 big-picture standpoint, this is going to not be
6 a negative because the City is already
7 committed to have the parking lot to the south
8 side actually being accessed by his people to
9 be able to get to his rear. So if he wants to
10 put a big monument sign on the front
11 street-facing zero-setback facade, or whatever,
12 and then have another arrow or actually a nice
13 monument sign where Thyme2 is, directing the
14 people to off-load or have additional parking,
15 he will increase his parking in the back.

16 We respect the parking -- the fact that
17 there's no parking specified in the actual
18 district does not mean that it doesn't have an
19 adverse impact by the excessive size variance
20 that he wants to have because that gets
21 directly to his parking needs. He is
22 requesting a twelve thousand seven hundred,
23 almost thirteen thousand square foot building
24 on a lot which is less than one acre. As
25 submitted, that is ridiculous from a footprint

1 standpoint without being sure that you're not
2 adversely impacting additional parking.

3 And I know for a fact that that lot is
4 full consistently from probably at least
5 Thursday through Saturday all the time after
6 eleven o'clock, and his goal of his hotel is to
7 have people come see the district. They're
8 going to come at one o'clock, check in, they're
9 going to put their car in any available space
10 in that lot, and it's going to sit there
11 because they will do the walking part of the
12 district, as we hope, but it's going to sit
13 there for fifteen hours until they check out.
14 That is not going to be a public benefit to
15 everyone else that uses the Square.

16 So my proposal would be, bring it straight
17 to the street, allow him to have his access.
18 He can access out the back, he can go out
19 Elmwood. They can figure out parking on all
20 those different places that that can disconnect
21 to. He can go from Elmwood and they can get
22 him up to the garage that are right here. It's
23 only two blocks away from this hotel. And
24 people can walk.

25 Because they're unloading in the back. All

1 the deliveries will be in back. That's
2 important to maintain the historic nature of
3 the district, and to just blow that away and
4 think "It's just a zero-foot setback, we're
5 just pushing it back and it actually looks
6 bigger" is not in the intent of the historic
7 character, because you go to great small towns,
8 you go to places that have vibrant -- that's
9 what they do, they have vibrant streetscapes.

10 And from a pedestrian safety standpoint,
11 that front is much safer to be at zero setback
12 and have a vestibule or have that -- because if
13 you have all that parking and everything going
14 on there, that's a safety hazard in and of
15 itself.

16 CHAIRMAN: Thank you. We're
17 at five minutes.

18 MR. TRAVES: Sure.

19 CHAIRMAN: Anyone else
20 wishing to comment?

21 (No verbal response.)

22 CHAIRMAN: Hearing none,
23 we'll come back to the Board. Any further
24 questions or comments?

25 MS. FRY: My only question

1 would be for Andrew. Like Planning Commission,
2 is there a difference in whether we table it or
3 if the Applicant tables from a timeline
4 standpoint for reapplication?

5 MR. DUTTON: It would probably
6 be best if the Applicant requested to table it.
7 I'm not familiar with the exact date
8 requirements for variances.

9 CHAIRMAN: And that's what
10 he did for Planning Commission.

11 Jim, would you care to request it, an
12 extension?

13 MR. GERSPACHER: I would. But I
14 guess I'd like to get as much feedback as I can
15 from the Board here so that we know how to
16 respond.

17 CHAIRMAN: At least from
18 what I've heard, very similar to what's been
19 requested by Planning Commission on the
20 frontage renderings and any comments on the
21 brick coverage, on the facade material, and the
22 parking questions, we'll continue. I don't
23 know that I've heard anything beyond that.

24 MR. GERSPACHER: Do you have a
25 copy of the parking study that was done?

1 CHAIRMAN: We may, but I
2 haven't seen it yet. I'm actually going to
3 help Paul Rose a little bit on the
4 Planning Commission. Some-thirty years ago I
5 chaired the Chamber of Commerce Parking
6 Committee that put in the Feckley and the
7 church lot. I still have a bit of a file on
8 that project at home on the special assessments
9 and whatever were done, so I'm going to see
10 what I can find and help Paul and the
11 Planning Commission on whatever I find.

12 MR. Gerspacher: Is it the panel's
13 position that you'd rather have bus traffic
14 parking on South Court Street and unloading
15 with us moving the property up, or off the
16 street along with other loading and unloading
17 cars? Is there a rationale for leaving it on
18 the street as opposed to getting it off the
19 street?

20 MS. Fry: Has there been a
21 turning study done? To me, that looks like a
22 very tight radius.

23 MR. Gerspacher: It is adequate,
24 yes.

25 MS. Fry: Yes.

1 MR. GERSPACHER: For one bus.

2 CHAIRMAN: My personal
3 opinion is that I can see a disaster if there's
4 parking on Court Street. Traffic is -- volume
5 is quite large right now. You're going from
6 red light to red light and you don't get
7 through it on two or three light changes,
8 especially on Saturdays and other days, so
9 that -- I think not having parking on the
10 street, to me, is appropriate.

11 Other thoughts? I'm certainly open to
12 other thoughts or comments on that.

13 MR. ROSZAK: Yeah, I don't
14 have an issue with having the drop-off area and
15 loading in front of the building, you know, off
16 the street, but I just really think, as I said
17 before, that building needs to come further to
18 look like it's part of the architectural
19 fabric.

20 MR. GERSPACHER: And I understand
21 that concern. I guess there is kind of a
22 little -- a little problem that either you are
23 able to get it off and turn around or you
24 aren't and it requires a certain distance, and
25 I think we set it at a distance that was kind

1 of minimal in terms of setback, because we
2 don't want to set it back any further than we
3 need to either, but you do need adequate turn
4 radius and that does require it to be set back
5 as far as it is. So I think we can do one or
6 we can do the other; we can't do both.

7 MS. FRY: If buses are
8 coming to town and dropping these people off at
9 the hotel, I'm assuming the bus is staying with
10 the person or the people overnight. Do we know
11 where the buses are going to be parked?
12 Because that's -- that's a little concern I
13 have. I mean, there's plenty of options, but I
14 think it's something that needs to be
15 considered and discussed.

16 And I don't expect answers right now, but I
17 think from, you know, the front of the
18 building, I would be okay with, you know, a
19 lane where you could pull in and drop off and
20 keep going, and I think a bus could do that. I
21 don't think it has to be a full-blown radius to
22 where they come in, because they can just keep
23 moving down South Court. For them to come out
24 and try to turn and go up North Court would be
25 pretty challenging, I think, given -- having to

1 come across traffic and parking that's adjacent
2 there.

3 So those are just some things -- you know,
4 full disclosure, I'm an architect, so when I
5 start looking at this, I start kind of doing a
6 little critique myself and, you know, just how
7 can we solve these problems. You know, not
8 just say, "This is a problem. Go figure it
9 out." You know, I do that with my interns,
10 too. You know, they come to me with plans that
11 quite honestly suck and so, you know, I'm like
12 "Think about this. What about this?" And, you
13 know, try to set them up for some success.

14 So, you know, I think that pull-off drive,
15 you have to have something at the front.
16 That's definitely an issue. I think you might
17 want to look not so much at the front and back
18 of the building, but maybe, you know, the
19 back -- the quote, back, has kind of a front
20 entrance, too. A lot of times people kind of
21 look at the back of the building and forget
22 about it and, you know, maybe -- I think
23 there's some opportunities there from, you
24 know, obviously some additional parking in the
25 back that I think will be a little more

1 efficient but even within the architecture of
2 the building to have kind of that -- draw
3 people through, very much -- I'm not sure what
4 the building name is, because I know they all
5 have names. But where like Honey Bee Bakery
6 and that building, you can walk through there
7 and, you know, it will draw you from the Square
8 to parking and vice versa.

9 So I think there's some opportunities here,
10 and I'm excited for the thought of a hotel
11 downtown, I think it will be great for us, but
12 I think we need to -- like a lot of people
13 stated, we need to do it right and we only get
14 one chance at it here.

15 MR. HUBER: I represented a
16 developer in Akron not too long ago for a
17 complicated development. There were a couple
18 of work sessions that were scheduled so that
19 the developer's not trying to hit a moving
20 target, and I wonder, whether given the
21 complexity and the number of issues -- because
22 I indicated to the Historic Preservation Board
23 our office seems to be kind of a lightning rod
24 for phone calls and comments, and the main
25 comment I've heard essentially involves two

1 issues.

2 Number one, a lot of people pulled me aside
3 to say -- kind of looked at this and thought
4 that the size of it was too big, and that
5 secondarily it was not fair to adversely affect
6 the other businesses by taking away the parking
7 that this presents, because parking there is
8 pretty tight to begin with.

9 So in light of these issues, maybe it would
10 be helpful for the Board to schedule a work
11 session with us and you to start -- to sort
12 these issues.

13 In response to the Historic Preservation
14 Board, Jim indicated he's got to have
15 ninety-nine rooms to make this economically
16 feasible. Well, I don't know if that's
17 accurate or not, I'm just taking what he said.
18 You need to look at that, because this is a big
19 building. Do you have to have it this big?
20 Are you satisfied it needs to be thirteen
21 thousand square feet or -- I mean, if you vote
22 against it, it's done. So rather than just
23 have an up-or-down vote and be done, maybe it
24 would make sense to discuss these issues,
25 explore whether this could be smaller or not

1 and then see where we're at.

2 We had two of those meetings in Akron. It
3 was pretty helpful. It might be helpful here
4 because this is a complicated project and it
5 affects people who are already -- Mr. Traves
6 has been pretty vocal and he feels like this is
7 going to affect him poorly. We don't want to
8 affect people poorly if we can avoid it, so
9 that would be my suggestion.

10 CHAIRMAN: I think, Greg,
11 that's an appropriate suggestion. It may be
12 that all three boards are together in an
13 informal session, not separate meetings, with
14 the Applicant and staff present.

15 MR. GERSPACHER: We'd be welcome.

16 CHAIRMAN: It would be
17 appropriate that Andrew could schedule
18 something.

19 MR. HUBER: That's always a
20 joy.

21 CHAIRMAN: Yeah. Well, at
22 least if we can get a majority of each board
23 present so that we'll get sufficient coverage,
24 it may work well.

25 MR. DUTTON: I'm sure you'll

1 all be available on the same date.

2 CHAIRMAN: Right.

3 MR. KLINKENBERG: The trick is you
4 have to have doughnuts.

5 CHAIRMAN: Well, that might
6 be.

7 So yeah, I would say we leave that as a
8 suggestion, and then if you would care to put
9 something together, that would be appropriate.
10 I don't know what timing would work for Jim
11 first, if you need to do some homework before
12 we have a work session between you.

13 MR. Gerspacher: I'm guessing that
14 by the time you get it scheduled, we'll have
15 time to do some homework.

16 CHAIRMAN: Got it.

17 MR. Gerspacher: It would be
18 helpful, as Greg points out, not to be shooting
19 at a moving target here. We'd like to not have
20 this go on forever on --

21 CHAIRMAN: Yes, absolutely.

22 MR. Gerspacher: -- something like
23 this. Or we be candid on what your needs are
24 and what we feel we could do would probably
25 certainly eliminate a lot of headache and time.

1 CHAIRMAN: Yeah, definitely.

2 Anything else, Board? Any other comments
3 or thoughts?

4 (No verbal response.)

5 CHAIRMAN: Andrew, anything
6 further for the meeting? Announcements or
7 anything?

8 MR. DUTTON: No.

9 CHAIRMAN: Very good. I
10 think then, Board, we are adjourned.

11 Thank you all for coming.

12 (Meeting concluded.)

13 - - -

14

15

16

17

18

19

20

21

22

23

24

25

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

3 CERTIFICATE

4 I, Makenzie J. Sabo, RPR, Notary Public within
 5 and for the State of Ohio, duly commissioned and
 6 qualified, hereby certify that before the giving of
 7 their testimony, all persons were first duly sworn
 8 to testify to the truth, the whole truth, and
 9 nothing but the truth in this case aforesaid and
 10 that the testimony was taken by me by means of
 11 stenotype in the presence of said persons.

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

14 Further, I certify that I am not a relative,
 15 counsel, or attorney at law for any party to this
 16 suit, nor am I interested in the event of same.

17 IN WITNESS WHEREOF, I have hereunto set my hand
 18 and affixed my seal of office at Medina, Ohio this
 19 30th day of August, 2022.

20
 21 _____
 22 Makenzie J. Sabo, RPR
 23 and Notary Public within and for
 the State of Ohio.
 My commission expires 09/19/23.

24
 25

0	7:30 [1] - 1:13	ago [2] - 37:4, 41:16	41:1	board [4] - 9:2, 17:24, 18:11, 43:22
09/19/23 [1] - 46:23	A	agree [1] - 30:21	area [7] - 6:13, 6:22, 7:13, 13:8, 17:16, 21:17, 38:14	BOARD [1] - 1:4
1	ability [1] - 21:6	ahead [3] - 8:11, 11:24, 19:8	arrow [1] - 33:12	Board [16] - 1:12, 4:5, 9:14, 10:3, 11:4, 13:12, 17:12, 17:23, 29:2, 35:23, 36:15, 41:22, 42:10, 42:14, 45:2, 45:10
1,316 [1] - 6:16	able [2] - 33:9, 38:23	Akron [2] - 41:16, 43:2	aside [1] - 42:2	boards [3] - 13:14, 18:1, 43:12
1107.08(i) [2] - 7:20, 17:10	above-entitled [1] - 46:13	alley [2] - 27:8, 27:15	aspect [1] - 32:2	bottom [2] - 16:13, 16:15
1135.03 [1] - 6:25	absolutely [1] - 44:21	alleyway [1] - 26:10	aspects [1] - 32:15	bought [1] - 8:14
1135.06 [2] - 13:9, 14:23	access [10] - 13:24, 14:1, 14:18, 14:21, 21:5, 26:19, 27:3, 34:17, 34:18	allow [2] - 32:11, 34:17	assessments [1] - 37:8	Brandilyn [2] - 3:3, 29:5
1135.08(a) [1] - 13:9	accessed [1] - 33:8	allowing [1] - 32:4	asset [2] - 10:25, 31:7	Brandy [1] - 24:22
1135.08(a) [1] - 15:9	accommodate [1] - 21:21	almost [2] - 20:20, 33:23	assignments [1] - 24:25	breathing [1] - 9:18
1135.13(b)(4) [2] - 13:9, 16:7	accommodates [1] - 21:24	alternatives [1] - 23:6	Assistant [1] - 3:7	brick [13] - 6:17, 14:4, 16:2, 16:18, 16:20, 23:19, 23:21, 24:9, 24:10, 24:20, 29:19, 36:21
1135.13(c)(2) [2] - 13:10, 16:19	accurate [1] - 42:17	amount [1] - 27:18	assuming [1] - 39:9	bring [2] - 23:7, 34:16
1145.10(e) [1] - 15:12	acre [1] - 33:24	Andrew [10] - 3:6, 5:6, 6:6, 11:7, 13:5, 18:8, 26:13, 36:1, 43:17, 45:5	attorney [1] - 46:15	Broadway [2] - 1:23, 6:12
1145.10(e) [1] - 13:10	actions [2] - 12:4, 17:11	ANDREWS [3] - 10:6, 10:10, 11:3	audience [1] - 9:13	broken [1] - 16:6
11th [1] - 1:11	activity [1] - 18:2	Andrews [1] - 10:11	August [2] - 1:11, 46:19	Brooke [2] - 3:11, 8:13
12,784 [3] - 14:15, 15:1, 15:4	actual [2] - 30:22, 33:17	angles [1] - 25:6	Avenue [1] - 1:16	building [76] - 6:16, 6:17, 7:6, 13:22, 13:23, 14:2, 14:4, 14:7, 14:13, 14:14, 14:17, 15:1, 15:3, 15:5, 15:7, 15:18, 15:22, 15:23, 15:24, 16:1, 16:4, 16:9, 16:12, 16:15, 16:16, 16:18, 16:20, 16:24, 17:1, 17:7, 17:15, 19:14, 20:6, 21:5, 21:6, 21:14, 21:18, 22:13, 22:14, 23:7, 23:13, 24:1, 24:2, 24:4, 25:2, 25:8, 26:11, 26:23, 27:11, 27:17, 28:22, 29:6, 29:12, 29:14, 29:17, 29:20, 30:10, 30:13, 30:25, 31:1, 31:20, 31:25, 32:10, 32:18, 32:24, 33:23, 38:15, 38:17, 39:18, 40:18, 40:21, 41:2, 41:4, 41:6, 42:19
120 [2] - 6:5, 6:8	actual [2] - 30:22, 33:17	announcements [1] - 45:6	avoid [1] - 43:8	building's [2] - 6:18, 15:18
13 [1] - 2:5	ADA [3] - 8:16, 8:22, 10:19	answers [1] - 39:16	aware [1] - 30:18	buildings [13] - 11:13, 13:21, 15:19, 17:2, 20:15, 22:19, 22:24, 22:25, 23:2, 23:22,
132 [1] - 1:16	add [4] - 8:1, 17:19, 21:9, 31:8	anticipate [1] - 21:21		
14th [1] - 4:7	addition [1] - 14:5	apparent [1] - 24:19	B	
1872 [1] - 30:10	additional [6] - 16:9, 17:1, 17:14, 33:14, 34:2, 40:24	APPEALS [1] - 1:4	Bakery [1] - 41:5	
1945 [1] - 14:9	address [4] - 8:5, 10:9, 30:5, 30:20	appeals [1] - 7:20	band [1] - 24:15	
1960s [1] - 9:6	addressed [2] - 28:10, 30:19	Appeals [2] - 1:12, 4:5	basement [1] - 14:6	
1962 [1] - 14:4	addressing [2] - 31:11, 32:14	appear [1] - 25:3	bearing [1] - 18:2	
2	adequate [2] - 37:23, 39:3	appearance [1] - 20:16	beating [1] - 19:15	
2022 [2] - 1:11, 46:19	adjacent [7] - 22:19, 23:1, 23:23, 26:23, 30:13, 32:17, 40:1	APPEARANCES [1] - 3:1	beautiful [7] - 19:14, 19:24, 31:1, 31:19, 31:21, 31:24, 32:21	
209 [1] - 1:23	adjoining [1] - 20:15	Applicant [10] - 3:11, 3:13, 7:23, 12:3, 12:5, 16:22, 17:9, 36:3, 36:6, 43:14	bedroom [1] - 7:10	
20th [1] - 6:19	adjourned [1] - 45:10	application [6] - 13:14, 17:13, 17:20, 18:17, 28:3, 28:6	Bee [1] - 41:5	
239 [2] - 9:16, 30:9	Administrative [1] - 3:7	appropriate [6] - 21:8, 28:21, 38:10, 43:11, 43:17, 44:9	begin [2] - 24:7, 42:8	
241 [1] - 30:15	advantage [2] - 20:11, 23:12	appropriately [2] - 31:5, 31:6	benefit [1] - 34:14	
253 [3] - 13:7, 13:23, 14:3	adverse [1] - 33:19	approve [3] - 4:6, 4:7, 29:18	Bert [1] - 3:2	
257 [3] - 13:7, 13:23, 14:7	adversely [2] - 34:2, 42:5	approved [1] - 33:3	best [1] - 36:6	
3	affect [3] - 42:5, 43:7, 43:8	architect [1] - 40:4	better [2] - 19:19, 21:16	
30th [1] - 46:19	affects [1] - 43:5	Architects [1] - 3:14	between [3] - 6:11, 27:14, 44:12	
330 [1] - 1:24	affixed [1] - 46:18	architectural [7] - 15:21, 16:8, 23:10, 27:5, 28:20, 29:10, 38:18	beyond [2] - 19:5, 36:23	
4	afford [1] - 12:3	architecturally [1] - 7:17	big [8] - 23:17, 28:16, 28:17, 33:5, 33:10, 42:4, 42:18, 42:19	
44256 [2] - 1:16, 1:23	aforsaid [1] - 46:9	architecture [2] - 6:18,	big-picture [1] - 33:5	
6	agent [1] - 10:12		bigger [1] - 35:6	
6 [1] - 2:4			bit [5] - 18:25, 19:4, 23:8, 37:3, 37:7	
7			block [1] - 22:23	
723-2482 [1] - 1:24			blocked [1] - 26:20	
			blocks [1] - 34:23	
			blow [1] - 35:3	
			blown [1] - 39:21	
			blue [1] - 6:21	

<p>25:23, 29:21, 30:11 built [3] - 14:4, 14:8, 17:4 bus [5] - 21:22, 37:13, 38:1, 39:9, 39:20 buses [3] - 32:8, 39:7, 39:11 business [2] - 9:19, 10:19 businesses [1] - 42:6 button [1] - 8:8 buyers [2] - 10:13 BZA [2] - 31:10, 33:1</p>	<p>45:9 Chairman [2] - 3:2, 11:23 challenging [1] - 39:25 Chamber [1] - 37:5 chance [1] - 41:14 change [2] - 8:19, 16:14 changes [1] - 38:7 character [4] - 30:24, 31:18, 32:12, 35:7 check [2] - 34:8, 34:13 Chip [3] - 3:14, 27:5, 28:11 church [1] - 37:7 circular [1] - 21:23 city [2] - 13:18, 19:19 CITY [1] - 1:4 City [8] - 1:12, 1:15, 3:5, 3:8, 4:4, 18:22, 18:24, 33:6 clad [1] - 16:1 Clare [1] - 9:7 clarify [1] - 27:22 clearly [2] - 7:8, 19:13 clients [1] - 10:25 close [1] - 27:19 closer [1] - 29:12 closest [1] - 30:13 coating [1] - 25:19 code [5] - 6:24, 11:13, 13:9, 27:20, 29:19 coming [7] - 8:17, 14:21, 21:15, 25:4, 28:15, 39:8, 45:11 commencing [1] - 1:13 comment [6] - 5:5, 9:4, 10:7, 30:2, 35:20, 41:25 comments [14] - 9:3, 9:13, 10:3, 10:15, 17:24, 22:3, 22:5, 29:2, 30:17, 35:24, 36:20, 38:12, 41:24, 45:2 Commerce [1] - 37:5 commercial [7] - 7:15, 8:14, 8:22, 8:25, 9:22, 11:12, 25:22 commercial-type [1] - 25:22 commission [1] - 46:23 Commission [12] - 13:13, 17:12, 19:7, 24:25, 26:9, 30:3, 31:13, 36:1, 36:10, 36:19, 37:4, 37:11</p>	<p>commissioned [1] - 46:5 committed [1] - 33:7 Committee [1] - 37:6 Community [2] - 3:5, 3:6 community [1] - 10:24 complement [1] - 29:21 complete [2] - 25:1, 46:13 complexity [1] - 41:21 compliance [2] - 8:23, 10:19 compliant [1] - 8:16 complicated [2] - 41:17, 43:4 component [1] - 32:4 components [1] - 30:19 compromise [1] - 23:7 concern [2] - 38:21, 39:12 concerned [1] - 32:18 concluded [1] - 45:12 concrete [1] - 16:12 condition [1] - 12:4 congruent [1] - 22:19 consider [1] - 33:1 considered [1] - 39:15 consistency [1] - 32:25 consistently [1] - 34:4 containing [1] - 7:13 context [2] - 17:16, 24:11 contingent [1] - 8:19 continue [1] - 36:22 continues [1] - 29:9 continuing [1] - 18:21 continuity [1] - 22:16 contract [1] - 8:19 conversion [1] - 9:21 cooling [1] - 26:24 copy [1] - 36:25 corner [1] - 14:3 corners [1] - 25:7 corporate [1] - 28:14 Councilman [1] - 19:17 counsel [1] - 46:15 COUNTY [1] - 46:2 couple [3] - 10:20, 29:15, 41:17 COURT [1] - 1:22 Court [25] - 6:11, 9:16, 13:7, 13:17, 13:24, 14:18, 14:23, 14:24, 15:10, 18:20, 20:13,</p>	<p>21:25, 22:12, 22:22, 23:1, 25:3, 29:11, 30:9, 30:12, 30:15, 37:14, 38:4, 39:23, 39:24 court [1] - 5:3 courthouse [2] - 17:4, 17:6 coverage [2] - 36:21, 43:23 create [1] - 23:12 created [1] - 12:4 critique [1] - 40:6 curb [2] - 15:14, 15:16 curious [2] - 28:3, 28:7</p>	<p>disconnect [1] - 34:20 disconnects [1] - 22:15 discuss [1] - 42:24 discussed [1] - 39:15 discussion [1] - 19:2 discussion [5] - 18:21, 19:6, 26:10, 26:18, 28:4 distance [2] - 38:24, 38:25 District [3] - 9:21, 28:18, 31:16 district [11] - 7:1, 9:23, 11:12, 11:16, 15:8, 30:24, 31:18, 33:18, 34:7, 34:12, 35:3 dollars [1] - 30:25 dominate [1] - 20:17 done [7] - 31:16, 32:21, 36:25, 37:9, 37:21, 42:22, 42:23 door [2] - 20:8, 32:23 doughnuts [1] - 44:4 down [3] - 25:20, 39:23, 42:23 downtown [1] - 41:11 Downtown [1] - 19:16 draw [2] - 41:2, 41:7 drawing [1] - 27:8 drawings [2] - 18:18, 26:13 drive [2] - 14:1, 40:14 driveway [8] - 15:10, 15:12, 19:23, 21:15, 21:20, 21:23, 23:15, 32:4 driving [1] - 23:9 drop [5] - 20:19, 29:15, 32:5, 38:14, 39:19 drop-off [3] - 29:15, 32:5, 38:14 dropping [1] - 39:8 drum [1] - 19:15 due [1] - 16:14 duly [2] - 46:5, 46:7 Duncan [1] - 31:12 durable [3] - 23:22, 23:25, 25:23 Dutton [2] - 3:6, 5:6 DUTTON [6] - 6:7, 11:11, 13:6, 36:5, 43:25, 45:8 dwarf [1] - 23:2</p>
C		D		
<p>C-2 [5] - 6:13, 6:24, 7:1, 11:12, 15:7 candid [1] - 44:23 car [2] - 6:17, 34:9 care [4] - 7:25, 11:5, 36:11, 44:8 career [1] - 9:10 carried [2] - 4:23, 12:21 cars [1] - 37:17 case [5] - 4:25, 6:3, 6:7, 13:3, 46:9 Castle [2] - 13:20, 16:25 CDC [1] - 28:19 center [1] - 14:14 central [1] - 14:17 century [1] - 6:19 certain [1] - 38:24 certainly [3] - 30:22, 38:11, 44:25 CERTIFICATE [1] - 46:3 certify [3] - 46:6, 46:12, 46:14 chaired [1] - 37:5 CHAIRMAN [56] - 4:3, 4:9, 4:11, 4:18, 4:24, 5:9, 6:3, 7:22, 7:25, 8:3, 8:7, 8:10, 9:2, 10:2, 10:5, 10:8, 11:2, 11:4, 11:20, 11:24, 12:6, 12:9, 12:14, 13:3, 17:18, 17:22, 18:16, 22:2, 24:22, 24:24, 26:7, 26:17, 27:7, 27:21, 27:24, 28:2, 28:25, 29:23, 29:25, 35:16, 35:19, 35:22, 36:9, 36:17, 37:1, 38:2, 43:10, 43:16, 43:21, 44:2, 44:5, 44:16, 44:21, 45:1, 45:5,</p>	<p>clad [1] - 16:1 Clare [1] - 9:7 clarify [1] - 27:22 clearly [2] - 7:8, 19:13 clients [1] - 10:25 close [1] - 27:19 closer [1] - 29:12 closest [1] - 30:13 coating [1] - 25:19 code [5] - 6:24, 11:13, 13:9, 27:20, 29:19 coming [7] - 8:17, 14:21, 21:15, 25:4, 28:15, 39:8, 45:11 commencing [1] - 1:13 comment [6] - 5:5, 9:4, 10:7, 30:2, 35:20, 41:25 comments [14] - 9:3, 9:13, 10:3, 10:15, 17:24, 22:3, 22:5, 29:2, 30:17, 35:24, 36:20, 38:12, 41:24, 45:2 Commerce [1] - 37:5 commercial [7] - 7:15, 8:14, 8:22, 8:25, 9:22, 11:12, 25:22 commercial-type [1] - 25:22 commission [1] - 46:23 Commission [12] - 13:13, 17:12, 19:7, 24:25, 26:9, 30:3, 31:13, 36:1, 36:10, 36:19, 37:4, 37:11</p>	<p>dark [1] - 27:14 date [4] - 18:6, 18:10, 36:7, 44:1 days [2] - 25:17, 38:8 deal [2] - 18:3, 21:7 decided [1] - 13:14 defer [4] - 27:5, 28:11, 28:18, 32:19 defined [1] - 22:13 definitely [2] - 40:16, 45:1 deliveries [1] - 35:1 Department [1] - 3:6 design [1] - 16:5 designed [1] - 31:6 destroy [1] - 32:12 detailed [1] - 17:15 deteriorate [1] - 24:4 determined [1] - 18:10 developer [1] - 41:16 developer's [1] - 41:19 developers [1] - 24:1 development [4] - 31:4, 32:21, 32:22, 41:17 Development [2] - 3:6, 3:6 deviation [2] - 30:23, 33:2 difference [1] - 36:2 different [2] - 25:14, 34:20 diminish [1] - 20:16 dining [1] - 7:10 directing [1] - 33:13 directly [2] - 27:11, 33:21 Director [2] - 3:6, 3:8 disaster [1] - 38:3 disclosure [1] - 40:4</p>	<p>done [7] - 31:16, 32:21, 36:25, 37:9, 37:21, 42:22, 42:23 door [2] - 20:8, 32:23 doughnuts [1] - 44:4 down [3] - 25:20, 39:23, 42:23 downtown [1] - 41:11 Downtown [1] - 19:16 draw [2] - 41:2, 41:7 drawing [1] - 27:8 drawings [2] - 18:18, 26:13 drive [2] - 14:1, 40:14 driveway [8] - 15:10, 15:12, 19:23, 21:15, 21:20, 21:23, 23:15, 32:4 driving [1] - 23:9 drop [5] - 20:19, 29:15, 32:5, 38:14, 39:19 drop-off [3] - 29:15, 32:5, 38:14 dropping [1] - 39:8 drum [1] - 19:15 due [1] - 16:14 duly [2] - 46:5, 46:7 Duncan [1] - 31:12 durable [3] - 23:22, 23:25, 25:23 Dutton [2] - 3:6, 5:6 DUTTON [6] - 6:7, 11:11, 13:6, 36:5, 43:25, 45:8 dwarf [1] - 23:2</p>	
E		E		
<p>e-mail [1] - 31:9 early [1] - 6:19</p>		<p>e-mail [1] - 31:9 early [1] - 6:19</p>		

<p>East [3] - 6:5, 6:8, 6:11</p> <p>east [4] - 6:15, 13:25, 14:19, 15:22</p> <p>economically [1] - 42:15</p> <p>educated [1] - 25:11</p> <p>efficient [1] - 41:1</p> <p>EIFS [3] - 24:5, 25:13, 25:18</p> <p>eight [1] - 15:14</p> <p>eighty [1] - 14:9</p> <p>eighty-six [1] - 14:9</p> <p>either [2] - 38:22, 39:3</p> <p>elements [2] - 7:11, 23:11</p> <p>elevation [7] - 16:10, 16:14, 16:15, 18:18, 20:19, 22:22, 28:5</p> <p>elevations [1] - 16:9</p> <p>eleven [1] - 34:6</p> <p>eliminate [1] - 44:25</p> <p>eliminates [1] - 20:18</p> <p>Elmwood [3] - 1:16, 34:19, 34:21</p> <p>entire [3] - 18:16, 21:5, 21:6</p> <p>entitled [1] - 46:13</p> <p>entrance [1] - 40:20</p> <p>entryway [2] - 20:24, 21:23</p> <p>equipment [2] - 21:5, 27:13</p> <p>especially [1] - 38:8</p> <p>essentially [2] - 23:21, 41:25</p> <p>estate [2] - 7:8, 10:12</p> <p>evening [5] - 4:3, 5:1, 5:2, 6:4, 13:4</p> <p>event [1] - 46:16</p> <p>exact [1] - 36:7</p> <p>exactly [1] - 27:9</p> <p>example [1] - 28:14</p> <p>excessive [1] - 33:19</p> <p>excited [1] - 41:10</p> <p>excuse [1] - 20:1</p> <p>exist [1] - 24:13</p> <p>existing [6] - 13:21, 14:12, 20:5, 20:25, 21:13, 29:21</p> <p>expect [1] - 39:16</p> <p>experience [1] - 11:8</p> <p>expires [1] - 46:23</p> <p>explore [1] - 42:25</p> <p>exposing [1] - 21:3</p> <p>extension [1] - 36:12</p> <p>extensively [1] - 30:17</p> <p>extent [1] - 19:6</p> <p>exterior [4] - 7:6,</p>	<p>14:10, 15:17, 15:24</p> <p>eye [1] - 23:20</p> <p style="text-align: center;">F</p> <p>fabric [2] - 29:10, 38:19</p> <p>facade [4] - 22:12, 29:19, 33:11, 36:21</p> <p>face [2] - 16:4, 22:16</p> <p>faces [3] - 16:10, 16:16</p> <p>facilitate [1] - 19:18</p> <p>facilities [1] - 6:15</p> <p>facings [1] - 33:11</p> <p>fact [3] - 31:3, 33:16, 34:3</p> <p>factors [2] - 26:25, 31:12</p> <p>fail [1] - 24:7</p> <p>fair [1] - 42:5</p> <p>fake [1] - 23:21</p> <p>familiar [1] - 36:7</p> <p>family [8] - 6:20, 7:2, 7:13, 7:14, 7:17, 9:8, 11:10, 11:17</p> <p>far [3] - 24:15, 29:7, 39:5</p> <p>feasible [1] - 42:16</p> <p>Feckley [2] - 13:18, 37:6</p> <p>feedback [1] - 36:14</p> <p>feet [18] - 14:5, 14:9, 14:15, 14:25, 15:1, 15:2, 15:4, 15:13, 15:14, 15:15, 15:16, 17:6, 17:8, 20:7, 20:21, 21:13, 32:11, 42:21</p> <p>felt [2] - 20:10, 20:14</p> <p>fenced [1] - 26:22</p> <p>few [3] - 22:4, 22:9, 29:15</p> <p>fifteen [2] - 20:21, 34:13</p> <p>fifty [3] - 16:17, 17:6, 17:8</p> <p>fifty-four [1] - 17:8</p> <p>fifty-three [1] - 17:6</p> <p>figure [2] - 34:19, 40:8</p> <p>file [1] - 37:7</p> <p>filed [1] - 30:17</p> <p>finally [1] - 33:4</p> <p>fine [1] - 8:7</p> <p>finish [2] - 18:4, 18:24</p> <p>finished [1] - 18:7</p> <p>fire [2] - 21:4, 27:19</p> <p>first [9] - 4:6, 4:25, 6:3, 15:25, 18:25, 25:25, 26:25, 44:11,</p>	<p>46:7</p> <p>fit [1] - 10:23</p> <p>fits [1] - 18:19</p> <p>five [7] - 15:2, 15:3, 21:13, 30:4, 30:7, 32:18, 35:17</p> <p>five-story [1] - 32:18</p> <p>flat [1] - 14:8</p> <p>floor [3] - 15:25, 25:25, 26:25</p> <p>focused [1] - 22:21</p> <p>folks [1] - 25:11</p> <p>follow [2] - 18:1, 31:9</p> <p>follow-up [1] - 31:9</p> <p>foot [5] - 6:16, 14:25, 27:15, 33:23, 35:4</p> <p>footprint [1] - 33:25</p> <p>forever [1] - 44:20</p> <p>forget [1] - 40:21</p> <p>forth [1] - 21:10</p> <p>forty [1] - 15:16</p> <p>forty-seven [1] - 15:16</p> <p>foundation [1] - 16:13</p> <p>four [5] - 15:13, 17:6, 17:8, 25:7, 32:22</p> <p>four-story [1] - 32:22</p> <p>fourth [1] - 16:2</p> <p>Friendship [3] - 6:5, 6:8, 6:11</p> <p>front [24] - 7:18, 14:19, 15:6, 15:7, 15:19, 15:22, 15:25, 16:12, 19:21, 20:8, 22:7, 22:14, 22:17, 23:5, 23:8, 23:13, 32:10, 33:10, 35:11, 38:15, 39:17, 40:15, 40:17, 40:19</p> <p>frontage [2] - 31:15, 36:20</p> <p>fronts [1] - 11:17</p> <p>fry [1] - 4:13</p> <p>Fry [2] - 3:3, 12:19</p> <p>FRY [12] - 4:14, 12:8, 12:20, 22:4, 24:23, 25:5, 25:13, 26:6, 35:25, 37:20, 37:25, 39:7</p> <p>full [6] - 14:18, 24:9, 34:4, 39:21, 40:4, 46:12</p> <p>full-blown [1] - 39:21</p> <p>full-width [1] - 24:9</p> <p>fully [1] - 9:19</p> <p>fun [1] - 9:4</p> <p>future [3] - 11:1, 28:4, 28:7</p>	<p style="text-align: center;">G</p> <p>gap [1] - 21:11</p> <p>garage [2] - 6:18, 34:22</p> <p>Gerspacher [5] - 3:13, 17:19, 18:5, 18:17, 19:9</p> <p>GERSPACHER [16] - 17:21, 19:10, 20:4, 26:15, 26:21, 28:9, 36:13, 36:24, 37:12, 37:23, 38:1, 38:20, 43:15, 44:13, 44:17, 44:22</p> <p>given [4] - 30:15, 31:11, 39:25, 41:20</p> <p>goal [1] - 34:6</p> <p>grant [1] - 12:1</p> <p>gravel [1] - 16:16</p> <p>great [3] - 31:4, 35:7, 41:11</p> <p>green [1] - 6:21</p> <p>greenery [1] - 21:10</p> <p>Greg [2] - 43:10, 44:18</p> <p>Gregory [1] - 3:8</p> <p>guess [3] - 32:16, 36:14, 38:21</p> <p>guessing [1] - 44:13</p> <p>guests [1] - 20:8</p> <p>guys [1] - 19:13</p> <p style="text-align: center;">H</p> <p>Hall [1] - 1:15</p> <p>Hallock [3] - 9:7, 9:8, 9:9</p> <p>hand [1] - 46:17</p> <p>handicap [1] - 32:6</p> <p>hard [1] - 27:14</p> <p>hardship [1] - 12:4</p> <p>harmony [1] - 19:19</p> <p>hate [1] - 24:3</p> <p>hazard [1] - 35:14</p> <p>headache [1] - 44:25</p> <p>heard [4] - 19:6, 36:18, 36:23, 41:25</p> <p>HEARING [1] - 2:1</p> <p>hearing [3] - 30:1, 32:8, 35:22</p> <p>heating [2] - 26:15, 26:24</p> <p>height [4] - 17:5, 22:18, 25:2, 32:16</p> <p>held [2] - 1:10, 1:15</p> <p>help [3] - 19:18, 37:3, 37:10</p> <p>helpful [4] - 42:10, 43:3, 44:18</p> <p>helps [1] - 27:25</p>	<p>henwood [1] - 12:11</p> <p>Henwood [2] - 3:4, 4:15</p> <p>HENWOOD [4] - 4:16, 12:12, 25:10, 26:5</p> <p>hereby [1] - 46:6</p> <p>hereunto [1] - 46:17</p> <p>hesitant [1] - 29:18</p> <p>hi [1] - 8:13</p> <p>Historic [7] - 9:21, 13:12, 17:11, 28:18, 31:16, 41:22, 42:13</p> <p>historic [6] - 29:21, 30:23, 32:12, 32:24, 35:2, 35:6</p> <p>historical [1] - 30:10</p> <p>hit [1] - 41:19</p> <p>hold [1] - 28:23</p> <p>Holiday [1] - 25:20</p> <p>home [8] - 6:20, 7:17, 8:14, 8:17, 9:8, 10:22, 11:1, 37:8</p> <p>homework [3] - 19:14, 44:11, 44:15</p> <p>honestly [1] - 40:11</p> <p>Honey [1] - 41:5</p> <p>hope [1] - 34:12</p> <p>hotel [14] - 14:12, 14:14, 16:5, 19:15, 20:7, 20:21, 22:25, 28:14, 31:4, 31:22, 34:6, 34:23, 39:9, 41:10</p> <p>hotels [1] - 25:21</p> <p>hours [1] - 34:13</p> <p>house [5] - 8:24, 9:5, 9:11, 10:20, 10:21</p> <p>Huber [1] - 3:8</p> <p>HUBER [2] - 41:15, 43:19</p> <p>huge [1] - 31:6</p> <p>Humpal [3] - 3:2, 4:17, 12:13</p> <p>hundred [3] - 14:5, 14:9, 33:22</p> <p>hundreds [2] - 23:23, 30:24</p> <p>husband [1] - 8:13</p> <p>HVAC [1] - 26:22</p> <p style="text-align: center;">I</p> <p>idling [1] - 32:9</p> <p>Illes [1] - 3:14</p> <p>imagine [1] - 31:19</p> <p>immediately [2] - 30:12, 32:17</p> <p>impact [2] - 23:3, 33:19</p> <p>impacting [1] - 34:2</p>
---	--	--	---	---

<p>important [3] - 29:4, 31:10, 35:2</p> <p>impose [1] - 25:3</p> <p>improved [1] - 21:19</p> <p>IN [1] - 46:17</p> <p>INC [1] - 1:22</p> <p>Inc [1] - 3:14</p> <p>inches [2] - 17:7, 17:8</p> <p>include [1] - 9:25</p> <p>included [1] - 7:2</p> <p>includes [1] - 6:25</p> <p>including [1] - 7:9</p> <p>inconsistent [1] - 32:20</p> <p>Incorporated [1] - 9:9</p> <p>increase [1] - 33:15</p> <p>increasing [1] - 9:25</p> <p>INDEX [1] - 2:1</p> <p>indicated [2] - 41:22, 42:14</p> <p>indicating [2] - 6:25, 7:24</p> <p>informal [2] - 14:1, 43:13</p> <p>information [1] - 19:4</p> <p>Inn [1] - 25:20</p> <p>inner [1] - 32:4</p> <p>inside [1] - 31:24</p> <p>insulation [2] - 25:18, 25:19</p> <p>intending [2] - 5:7, 10:25</p> <p>intent [2] - 17:24, 35:6</p> <p>interested [2] - 8:21, 46:16</p> <p>interesting [2] - 9:11, 23:12</p> <p>interior [1] - 7:7</p> <p>interns [1] - 40:9</p> <p>introduce [2] - 8:4, 10:9</p> <p>involves [1] - 41:25</p> <p>issue [8] - 19:1, 20:18, 22:8, 22:9, 23:17, 27:20, 38:14, 40:16</p> <p>issues [8] - 21:7, 22:7, 27:5, 41:21, 42:1, 42:9, 42:12, 42:24</p> <p>items [1] - 30:4</p> <p>itself [3] - 22:15, 28:7, 35:15</p>	<p style="text-align: center;">K</p> <p>keep [2] - 39:20, 39:22</p> <p>keeping [1] - 27:16</p> <p>kind [12] - 6:12, 13:25, 16:5, 23:16, 38:21, 38:25, 40:5, 40:19, 40:20, 41:2, 41:23, 42:3</p> <p>kitchen [1] - 7:10</p> <p>Klinkenberg [1] - 3:14</p> <p>KLINKENBERG [5] - 27:10, 27:22, 28:1, 28:13, 44:3</p> <p>knowing [1] - 19:3</p>	<p>42:18</p> <p>looked [2] - 29:16, 42:3</p> <p>looking [4] - 10:17, 16:23, 18:15, 40:5</p> <p>looks [3] - 19:24, 35:5, 37:21</p> <p>lower [1] - 24:18</p>	<p>3:3, 3:4</p> <p>mention [1] - 25:24</p> <p>mentioned [1] - 29:5</p> <p>mesh [1] - 19:19</p> <p>mic [1] - 8:8</p> <p>microphone [1] - 8:4</p> <p>mid [1] - 9:6</p> <p>might [4] - 32:6, 40:16, 43:3, 44:5</p> <p>Mike [1] - 30:14</p> <p>minimal [1] - 39:1</p> <p>minimum [1] - 12:2</p> <p>minutes [4] - 4:6, 30:4, 30:7, 35:17</p> <p>mix [1] - 14:10</p> <p>mixed [1] - 6:13</p> <p>moderate [1] - 32:3</p> <p>monthly [1] - 18:9</p> <p>Montville [1] - 10:12</p> <p>monument [2] - 33:10, 33:13</p> <p>monumental [1] - 28:22</p> <p>morning [1] - 6:4</p> <p>motion [6] - 4:7, 4:23, 11:5, 11:21, 12:1, 12:21</p> <p>move [2] - 20:10, 22:5</p> <p>moved [1] - 4:8</p> <p>moving [6] - 29:11, 29:13, 37:15, 39:23, 41:19, 44:19</p> <p>MR [53] - 4:8, 4:10, 4:16, 4:20, 4:22, 6:7, 9:15, 10:6, 10:10, 11:3, 11:7, 11:11, 11:22, 11:25, 12:12, 12:16, 12:18, 13:6, 17:21, 18:12, 19:9, 19:10, 20:4, 22:1, 25:10, 26:5, 26:15, 26:21, 27:10, 27:22, 28:1, 28:9, 28:13, 29:3, 30:8, 35:18, 36:5, 36:13, 36:24, 37:12, 37:23, 38:1, 38:13, 38:20, 41:15, 43:15, 43:19, 43:25, 44:3, 44:13, 44:17, 44:22, 45:8</p> <p>MS [30] - 4:13, 4:14, 4:15, 4:17, 4:19, 4:21, 4:23, 7:24, 8:2, 8:6, 8:9, 8:12, 12:8, 12:11, 12:13, 12:15, 12:17, 12:19, 12:20, 12:21, 19:11, 22:4, 24:23, 25:5, 25:13, 26:6, 35:25, 37:20, 37:25, 39:7</p>	<p>MU [1] - 6:14</p> <p>multi [1] - 7:14</p> <p>multi-family [1] - 7:14</p> <p>multiple [1] - 13:8</p> <p>multiuse [1] - 6:14</p> <p>museum [1] - 32:1</p>
<p style="text-align: center;">J</p>	<p style="text-align: center;">L</p> <p>Lance [2] - 9:16, 30:9</p> <p>lane [1] - 39:19</p> <p>large [1] - 38:5</p> <p>larger [2] - 13:23, 21:21</p> <p>last [1] - 13:3</p> <p>Law [1] - 3:8</p> <p>law [1] - 46:15</p> <p>layout [1] - 6:18</p> <p>least [4] - 24:25, 34:4, 36:17, 43:22</p> <p>leave [1] - 44:7</p> <p>leaving [1] - 37:17</p> <p>left [1] - 16:24</p> <p>less [3] - 16:17, 25:11, 33:24</p> <p>less-educated [1] - 25:11</p> <p>levels [1] - 24:18</p> <p>Liberty [1] - 32:23</p> <p>life [3] - 24:2, 24:6, 25:22</p> <p>light [5] - 17:11, 38:6, 38:7, 42:9</p> <p>lightening [1] - 41:23</p> <p>limited [1] - 27:17</p> <p>limos [1] - 32:9</p> <p>line [5] - 17:2, 22:16, 27:14, 27:19</p> <p>lines [2] - 21:14, 21:19</p> <p>living [1] - 9:18</p> <p>load [1] - 33:14</p> <p>loading [4] - 20:12, 21:22, 37:16, 38:15</p> <p>lobby [1] - 31:23</p> <p>located [3] - 7:12, 13:16, 29:7</p> <p>location [2] - 17:5, 27:1</p> <p>look [9] - 19:11, 22:23, 23:19, 24:20, 27:10, 38:18, 40:17, 40:21,</p>	<p style="text-align: center;">M</p> <p>Macy [1] - 9:7</p> <p>Macy's [1] - 10:22</p> <p>mail [1] - 31:9</p> <p>main [4] - 11:15, 11:19, 14:20, 41:24</p> <p>maintain [1] - 35:2</p> <p>major [1] - 7:18</p> <p>majority [1] - 43:22</p> <p>Makenzie [3] - 1:14, 46:4, 46:21</p> <p>manufacturer [1] - 25:14</p> <p>map [3] - 6:20, 13:21, 14:11</p> <p>Mark [2] - 3:2, 11:6</p> <p>material [10] - 15:25, 23:21, 23:22, 24:11, 24:13, 24:18, 24:19, 26:1, 36:21</p> <p>materials [14] - 14:10, 16:11, 23:17, 23:18, 23:25, 25:12, 25:15, 29:17, 29:22, 30:21, 30:22, 31:20, 31:24</p> <p>maximum [1] - 15:12</p> <p>MCRMedina@msn.com [1] - 1:24</p> <p>mean [6] - 20:5, 21:11, 26:2, 33:18, 39:13, 42:21</p> <p>means [1] - 46:10</p> <p>mechanical [1] - 27:13</p> <p>MEDINA [3] - 1:4, 1:22, 46:2</p> <p>Medina [11] - 1:12, 1:15, 1:16, 1:23, 3:5, 3:8, 4:4, 9:6, 19:16, 31:2, 46:18</p> <p>meeting [5] - 13:15, 18:9, 18:13, 45:6, 45:12</p> <p>meetings [2] - 43:2, 43:13</p> <p>Melrose [2] - 3:11, 8:13</p> <p>MELROSE [5] - 7:24, 8:2, 8:6, 8:9, 8:12</p> <p>Member [4] - 3:2, 3:3,</p>	<p style="text-align: center;">N</p> <p>name [4] - 9:15, 10:10, 30:8, 41:4</p> <p>names [1] - 41:5</p> <p>natural [1] - 24:11</p> <p>nature [5] - 9:24, 11:17, 31:17, 32:13, 35:2</p> <p>necessarily [2] - 19:3, 30:19</p> <p>need [7] - 22:22, 39:3, 41:12, 41:13, 42:18, 44:11</p> <p>needs [8] - 29:8, 29:16, 29:20, 33:21, 38:17, 39:14, 42:20, 44:23</p> <p>negative [2] - 9:17, 33:6</p> <p>next [4] - 18:9, 22:7, 22:8, 32:23</p> <p>next-door [1] - 32:23</p> <p>nice [1] - 33:12</p> <p>nine [2] - 15:15, 42:15</p> <p>ninety [3] - 14:25, 32:11, 42:15</p> <p>ninety-nine [1] - 42:15</p> <p>ninety-six [2] - 14:25, 32:11</p> <p>nobody [1] - 24:16</p> <p>Noel [2] - 13:20, 16:25</p> <p>none [2] - 10:5, 35:22</p> <p>North [3] - 1:16, 1:23, 39:24</p> <p>north [10] - 13:17, 14:1, 15:20, 16:15, 16:23, 17:3, 21:16, 26:16, 27:11, 30:12</p> <p>northeast [1] - 14:2</p> <p>Notary [4] - 1:14, 5:8, 46:4, 46:22</p> <p>note [1] - 13:11</p> <p>notes [1] - 14:22</p> <p>nothing [2] - 9:14, 46:9</p> <p>number [6] - 11:16, 14:22, 20:5, 31:15, 41:21, 42:2</p>	<p style="text-align: center;">O</p> <p>o'clock [2] - 34:6, 34:8</p>

<p>oath [1] - 5:8 obviously [3] - 20:6, 31:12, 40:24 OF [4] - 1:4, 46:1, 46:2 off-load [1] - 33:14 office [5] - 9:8, 13:23, 14:13, 41:23, 46:18 Ohio [6] - 1:15, 1:16, 1:23, 46:5, 46:18, 46:22 OHIO [1] - 46:1 once [1] - 31:5 one [21] - 6:17, 8:6, 11:16, 13:22, 14:3, 14:8, 19:12, 19:17, 22:10, 24:24, 28:16, 30:5, 30:11, 31:8, 31:15, 33:24, 34:8, 38:1, 39:5, 41:14, 42:2 one-story [4] - 6:17, 13:22, 14:3, 14:8 ones [1] - 24:1 open [4] - 9:13, 17:23, 27:18, 38:11 openings [1] - 27:18 opens [1] - 21:14 opinion [2] - 29:9, 38:3 opportunities [2] - 40:23, 41:9 opposed [2] - 19:25, 37:18 opted [1] - 19:22 options [1] - 39:13 order [1] - 4:4 ordinance [1] - 18:23 original [1] - 30:11 outlier [1] - 11:16 overhangs [1] - 23:9 overlay [1] - 14:11 overnight [1] - 39:10 own [1] - 8:14 owned [1] - 30:14 owner [4] - 9:16, 9:19, 30:9, 32:17</p>	<p>18:23, 18:24, 19:2, 19:23, 20:3, 23:5, 29:13, 29:15, 32:7, 33:7, 33:14, 33:15, 33:16, 33:17, 33:21, 34:2, 34:19, 35:13, 36:22, 36:25, 37:14, 38:4, 38:9, 40:1, 40:24, 41:8, 42:6, 42:7 Parking [1] - 37:5 part [4] - 15:23, 28:6, 34:11, 38:18 particular [1] - 30:6 party [1] - 46:15 Paul [3] - 3:3, 37:3, 37:10 pedestrian [2] - 31:17, 35:10 pen [1] - 26:3 people [15] - 8:21, 25:17, 31:1, 33:8, 33:14, 34:7, 34:24, 39:8, 39:10, 40:20, 41:3, 41:12, 42:2, 43:5, 43:8 per [1] - 29:19 percent [1] - 16:17 perhaps [2] - 9:12, 26:13 permitted [4] - 7:1, 7:3, 15:6, 15:11 person [2] - 9:17, 39:10 personal [1] - 38:2 persons [3] - 5:7, 46:7, 46:11 pertaining [1] - 18:14 phone [1] - 41:24 picture [1] - 33:5 pictures [2] - 7:5, 18:19 pieces [1] - 32:1 place [2] - 22:20, 32:5 placed [1] - 5:8 places [2] - 34:20, 35:8 plan [2] - 14:16, 19:12 planned [1] - 19:24 planning [1] - 22:11 Planning [14] - 3:5, 13:13, 17:12, 18:13, 19:7, 24:25, 26:9, 30:3, 31:13, 36:1, 36:10, 36:19, 37:4, 37:11 plans [1] - 40:10 plat [1] - 27:8 plenty [1] - 39:13 plugging [1] - 21:24</p>	<p>point [7] - 10:15, 13:24, 19:2, 26:13, 27:2, 28:18, 28:24 points [2] - 30:6, 44:18 poke [1] - 26:3 poorly [2] - 43:7, 43:8 portion [3] - 10:24, 14:17, 16:13 portions [1] - 18:14 position [2] - 15:18, 37:13 positive [1] - 10:24 postponement [1] - 18:6 potential [1] - 10:13 practices [1] - 32:20 precedent [1] - 31:14 predominantly [1] - 11:12 prepared [1] - 11:22 presence [1] - 46:11 present [4] - 7:23, 18:18, 43:14, 43:23 presentation [2] - 8:1, 19:22 presents [1] - 42:7 Preservation [4] - 13:12, 17:12, 41:22, 42:13 preserved [1] - 9:24 pretty [5] - 23:3, 39:25, 42:8, 43:3, 43:6 prevent [1] - 27:2 previous [1] - 18:13 primarily [1] - 16:20 primary [1] - 26:24 principle [1] - 31:7 problem [2] - 38:22, 40:8 problems [1] - 40:7 Proceedings [1] - 1:10 PROCEEDINGS [1] - 4:1 process [2] - 19:13, 19:25 product [1] - 25:15 products [1] - 24:5 PROFESSIONAL [1] - 1:22 professional [1] - 11:8 prohibition [1] - 11:9 project [3] - 13:11, 37:8, 43:4 Properties [1] - 9:9 properties [2] - 6:22, 9:22 property [11] - 6:10,</p>	<p>6:21, 7:12, 7:15, 7:16, 10:14, 10:17, 13:16, 27:19, 32:17, 37:15 proposal [1] - 34:16 proposed [8] - 7:4, 14:12, 14:14, 14:16, 15:14, 16:24, 17:3, 17:7 proposing [1] - 23:20 provided [2] - 16:22, 17:9 provides [1] - 31:18 providing [1] - 29:14 Pub [2] - 32:23, 32:24 Public [3] - 1:14, 46:4, 46:22 public [3] - 6:15, 30:1, 34:14 publicly [1] - 30:20 pull [2] - 39:19, 40:14 pull-off [1] - 40:14 pulled [1] - 42:2 pulling [2] - 21:16, 21:17 purposes [2] - 7:8, 8:15 pushing [2] - 21:12, 35:5 put [5] - 30:24, 33:10, 34:9, 37:6, 44:8</p>	<p>really [10] - 22:15, 23:11, 23:12, 24:6, 24:17, 25:8, 26:4, 29:16, 29:20, 38:16 reapplication [1] - 36:4 rear [3] - 14:20, 15:23, 33:9 reason [6] - 11:9, 11:15, 20:3, 21:1, 21:3, 23:22 reasons [1] - 20:5 recommends [1] - 17:13 red [4] - 27:12, 27:14, 38:6 regards [3] - 23:5, 30:20, 31:14 register [1] - 20:10 REGISTERED [1] - 1:22 regular [1] - 18:9 reiterate [2] - 29:4, 29:5 related [1] - 15:5 relation [2] - 17:4, 32:15 relative [1] - 46:14 relief [1] - 12:3 remember [1] - 10:22 rendering [2] - 15:17, 23:18 renderings [6] - 15:21, 16:22, 17:1, 17:15, 25:2, 36:20 reporter [1] - 5:3 REPORTERS [2] - 1:22, 1:22 represented [1] - 41:15 representing [1] - 10:13 request [3] - 30:5, 30:6, 36:11 requested [4] - 12:1, 18:6, 36:6, 36:19 requesting [1] - 33:22 requests [1] - 22:10 require [2] - 20:2, 39:4 required [3] - 14:24, 15:3, 16:7 requirement [1] - 16:8 requirements [2] - 18:22, 36:8 requires [4] - 15:12, 16:18, 16:19, 38:24 residence [2] - 7:2, 9:7 resident [1] - 10:11 residential [10] - 6:9,</p>
P			Q	
<p>p.m [1] - 1:13 packet [1] - 7:5 Page [1] - 2:3 panel's [1] - 37:12 parcels [1] - 6:21 park [1] - 20:22 parked [1] - 39:11 parking [39] - 10:18, 13:18, 14:19, 14:20, 14:21, 15:6, 15:19, 16:11, 16:16, 18:21,</p>			R	

6:23, 7:9, 7:14, 8:18, 9:12, 9:23, 9:24, 10:21
respect [1] - 33:16
respond [1] - 36:16
response [5] - 10:4, 29:24, 35:21, 42:13, 45:4
responses [1] - 17:9
restricted [1] - 30:3
retail [1] - 9:20
reverting [1] - 9:12
review [1] - 17:14
reviewed [1] - 13:11
reviewing [1] - 18:22
ridged [1] - 25:18
ridiculous [1] - 33:25
right-of-way [3] - 14:24, 15:13, 15:15
Rob [1] - 3:4
Robert [1] - 10:11
rod [1] - 41:23
roll [2] - 4:11, 12:10
roof [1] - 14:8
room [1] - 7:10
rooms [1] - 42:15
Rose [3] - 19:17, 30:14, 37:3
ROSZAK [6] - 4:10, 4:20, 12:16, 18:12, 29:3, 38:13
Roszak [3] - 3:3, 4:19, 12:15
round [1] - 19:23
RPR [3] - 1:14, 46:4, 46:21

S

Sabo [3] - 1:14, 46:4, 46:21
safer [1] - 35:11
safety [3] - 21:4, 35:10, 35:14
Sarah [2] - 3:7, 5:6
satisfied [1] - 42:20
Saturday [1] - 34:5
Saturdays [1] - 38:8
schedule [2] - 42:10, 43:17
scheduled [2] - 41:18, 44:14
seal [1] - 46:18
second [6] - 4:9, 4:10, 12:7, 12:8, 14:7, 16:1
secondarily [1] - 42:5
secondary [1] - 11:18
section [1] - 6:24
Section [3] - 6:25,

7:20, 17:10
sections [1] - 13:8
see [12] - 6:12, 10:5, 19:1, 23:14, 25:6, 25:21, 26:12, 31:2, 34:7, 37:9, 38:3, 43:1
sell [1] - 8:17
seller [1] - 10:16
send [1] - 31:9
sense [2] - 29:9, 42:24
separate [1] - 43:13
session [3] - 42:11, 43:13, 44:12
sessions [1] - 41:18
set [9] - 7:9, 14:25, 21:8, 32:10, 38:25, 39:2, 39:4, 40:13, 46:17
setback [12] - 14:23, 15:5, 20:2, 20:3, 22:11, 31:15, 32:3, 32:14, 33:11, 35:4, 35:11, 39:1
sets [1] - 20:6
setting [5] - 20:11, 20:15, 20:17, 21:1, 22:14
seven [2] - 15:16, 33:22
shared [1] - 13:25
shooting [1] - 44:18
short [1] - 25:22
short-life [1] - 25:22
shot [1] - 19:17
show [4] - 15:21, 28:5, 31:22, 31:23
showing [4] - 7:6, 14:16, 17:1, 17:15
shows [4] - 6:20, 13:21, 14:11, 15:18
side [15] - 6:11, 8:4, 9:4, 13:17, 13:25, 14:1, 14:19, 14:20, 15:22, 16:15, 22:13, 26:10, 26:16, 27:16, 33:8
sides [1] - 21:3
sidewalk [2] - 29:8, 29:12
sight [3] - 21:14, 21:19, 24:16
sign [5] - 28:16, 28:20, 28:22, 33:10, 33:13
signage [3] - 28:4, 28:5, 28:8
significant [1] - 23:3
significantly [1] - 20:6
similar [3] - 17:5, 30:2, 36:18

simple [1] - 25:10
simply [1] - 21:12
single [9] - 6:17, 6:20, 7:2, 7:13, 7:17, 11:10, 11:17, 13:24, 22:24
single-car [1] - 6:17
single-family [6] - 6:20, 7:2, 7:13, 7:17, 11:10, 11:17
single-story [1] - 22:24
sit [2] - 34:10, 34:12
site [8] - 7:4, 13:22, 14:3, 14:12, 14:16, 14:17, 15:19, 17:3
six [6] - 14:5, 14:9, 14:25, 17:8, 30:5, 32:11
sixty [1] - 20:7
sixty-some [1] - 20:7
size [7] - 15:1, 15:3, 18:19, 20:16, 28:10, 33:19, 42:4
sized [1] - 31:5
small [2] - 9:18, 35:7
smaller [4] - 13:22, 14:13, 21:18, 42:25
smaller-ranch-type [1] - 21:18
solid [1] - 23:24
solve [1] - 40:7
some-thirty [1] - 37:4
someone [2] - 11:5, 11:20
sorry [2] - 10:8, 25:12
sort [1] - 42:11
sought [1] - 12:2
south [8] - 6:10, 14:22, 15:20, 16:10, 16:23, 20:23, 21:16, 33:7
South [15] - 9:16, 13:7, 13:17, 18:20, 20:13, 21:25, 22:12, 22:22, 23:1, 29:11, 30:9, 30:12, 30:15, 37:14, 39:23
space [3] - 19:22, 27:13, 34:9
spaces [2] - 23:4, 29:15
span [1] - 24:6
special [2] - 18:10, 37:8
specific [1] - 30:4
specifically [1] - 32:13
specified [1] - 33:17
Square [6] - 10:1, 20:19, 20:21, 24:14,

34:15, 41:7
square [9] - 6:16, 14:5, 14:9, 14:15, 15:1, 15:2, 15:3, 33:23, 42:21
squares [1] - 27:12
ss [1] - 46:1
staff [2] - 17:13, 43:14
staged [1] - 7:7
stand [1] - 5:4
standard [1] - 28:16
standards [2] - 7:19, 17:10
standing [1] - 23:23
standpoint [8] - 21:4, 22:12, 31:11, 33:1, 33:5, 34:1, 35:10, 36:4
start [6] - 23:2, 24:4, 24:7, 40:5, 42:11
State [3] - 1:15, 46:5, 46:22
STATE [1] - 46:1
staying [1] - 39:9
stenotype [1] - 46:11
still [2] - 29:14, 37:7
Sto [4] - 24:5, 25:12, 25:14, 26:1
stone [9] - 16:1, 16:18, 16:20, 24:17, 25:24, 25:25, 26:1, 26:2, 29:19
stop [1] - 30:7
StoPowerwall [1] - 15:24
storefront [1] - 31:21
storefronts [1] - 16:6
story [8] - 6:17, 13:22, 14:3, 14:8, 16:2, 22:24, 32:18, 32:22
straight [1] - 34:16
Street [19] - 1:23, 6:5, 6:11, 9:17, 13:7, 13:17, 13:24, 14:18, 14:24, 15:10, 18:20, 20:13, 21:25, 25:3, 29:11, 30:10, 30:12, 37:14, 38:4
street [19] - 7:18, 11:18, 13:19, 16:23, 17:2, 20:9, 22:14, 22:17, 23:8, 31:14, 32:7, 32:13, 33:11, 34:17, 37:16, 37:18, 37:19, 38:10, 38:16
street-facing [1] - 33:11
street-front [3] - 22:14, 22:17, 23:8
streetscape [3] -

20:17, 21:1, 21:9
streetscapes [1] - 35:9
structure [3] - 7:15, 7:16, 11:15
stucco [5] - 16:3, 24:5, 25:15, 25:16, 25:17
stucco-type [1] - 25:15
study [3] - 18:24, 36:25, 37:21
subject [1] - 6:21
submission [1] - 17:14
submitted [1] - 33:25
substantial [1] - 30:23
substantially [1] - 33:2
success [1] - 40:13
suck [1] - 40:11
sufficient [1] - 43:23
suggestion [3] - 43:9, 43:11, 44:8
suggestions [1] - 22:5
suit [1] - 46:16
Sully's [2] - 32:23, 32:24
support [5] - 9:18, 9:19, 10:15, 10:18, 24:8
surprised [1] - 25:8
surrounding [1] - 9:23
sworn [3] - 5:2, 5:4, 46:7

T

table [7] - 6:25, 7:3, 8:4, 13:14, 22:6, 36:2, 36:6
tabled [1] - 18:14
tables [1] - 36:3
taller [1] - 17:13
target [2] - 41:20, 44:19
ten [3] - 24:5, 24:6, 27:15
ten-foot [1] - 27:15
ten-year [1] - 24:6
terms [1] - 39:1
testify [2] - 5:7, 46:8
testimony [3] - 5:2, 46:7, 46:10
therefore [1] - 8:16
thin [1] - 24:8
thinking [2] - 28:7, 28:12
thirteen [2] - 33:23,

<p>42:20 thirty [4] - 15:14, 21:13, 24:2, 37:4 thirty-eight [1] - 15:14 thirty-five [1] - 21:13 thoughts [3] - 38:11, 38:12, 45:3 thousand [5] - 15:2, 15:3, 33:22, 33:23, 42:21 thousands [1] - 30:25 three [3] - 17:6, 38:7, 43:12 Thursday [2] - 1:10, 34:5 Thyme2 [1] - 33:13 tight [2] - 37:22, 42:8 timeline [1] - 36:3 timing [1] - 44:10 today [1] - 31:8 together [2] - 43:12, 44:9 Tome [2] - 3:7, 5:6 TOME [12] - 4:13, 4:15, 4:17, 4:19, 4:21, 4:23, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21 tonight [2] - 13:13, 17:25 top [3] - 16:5, 16:10, 24:15 totality [1] - 22:23 touch [1] - 24:15 towering [1] - 32:19 town [1] - 39:8 towns [2] - 9:18, 35:7 Township [1] - 10:12 traditional [1] - 25:16 traffic [6] - 20:9, 20:12, 21:22, 37:13, 38:4, 40:1 Transcript [1] - 1:10 transcription [1] - 46:13 transitional [1] - 7:13 TRAVES [3] - 9:15, 30:8, 35:18 Traves [3] - 9:16, 30:9, 43:5 trick [1] - 44:3 true [1] - 25:25 truly [2] - 10:21, 25:17 truth [3] - 46:8, 46:9 try [2] - 39:24, 40:13 trying [2] - 8:16, 41:19 turn [3] - 38:23, 39:3, 39:24 turning [1] - 37:21 twelve [1] - 33:22</p>	<p>twenty [5] - 14:5, 15:13, 15:15, 20:21, 24:2 twenty-four [1] - 15:13 twenty-nine [1] - 15:15 twenty-six [1] - 14:5 two [7] - 13:21, 27:12, 31:9, 34:23, 38:7, 41:25, 43:2 type [3] - 21:18, 25:15, 25:22 types [1] - 32:9 typical [2] - 6:19, 16:5</p>	<p>verbal [4] - 10:4, 29:24, 35:21, 45:4 versa [1] - 41:8 vestibule [1] - 35:12 vibrancy [1] - 9:25 vibrant [2] - 35:8, 35:9 vice [1] - 41:8 view [1] - 16:23 virtually [1] - 20:24 visibility [1] - 21:16 visible [2] - 20:22, 20:23 visits [1] - 9:10 visual [1] - 20:18 visualize [1] - 26:12 vocal [1] - 43:6 volume [1] - 38:4 vote [3] - 17:25, 42:21, 42:23</p>	<p style="text-align: center;">Y</p>
	U	W	<p>yard [1] - 23:5 year [1] - 24:6 years [3] - 23:24, 24:3, 37:4 yourself [2] - 8:5, 10:9</p>
	<p>under [3] - 5:8, 8:18, 23:9 unfortunately [1] - 8:15 unique [3] - 31:2, 31:17, 32:2 units [2] - 26:16, 26:23 unless [1] - 26:13 unload [1] - 20:10 unloading [5] - 20:12, 21:22, 34:25, 37:14, 37:16 untrained [1] - 23:20 up [15] - 7:9, 16:6, 18:7, 18:24, 19:1, 21:14, 21:24, 23:7, 28:20, 31:9, 34:22, 37:15, 39:24, 40:13, 42:23 up-or-down [1] - 42:23 upfront [1] - 14:13 upgraded [1] - 31:20 upper [1] - 16:2 urban [1] - 22:11 uses [4] - 6:23, 7:1, 7:9, 34:15 utilizing [1] - 27:2</p>	<p>walk [2] - 34:24, 41:6 walking [1] - 34:11 wall [2] - 16:13 wants [3] - 8:18, 33:9, 33:20 welcome [2] - 20:8, 43:15 west [5] - 13:16, 14:20, 15:23, 22:13, 22:21 West [1] - 32:23 WHEREOF [1] - 46:17 whole [1] - 46:8 wide [1] - 21:20 wider [2] - 15:11, 21:23 width [3] - 15:12, 23:15, 24:9 WILLIAMS [9] - 4:8, 4:22, 11:7, 11:22, 11:25, 12:18, 19:9, 19:11, 22:1 Williams [3] - 3:2, 4:21, 12:17 willing [1] - 11:21 windows [2] - 27:16, 31:21 wish [2] - 5:5, 17:19 wishing [3] - 5:1, 30:2, 35:20 WITNESS [1] - 46:17 wonder [1] - 41:20 wondering [1] - 19:21 wood [1] - 16:21 written [1] - 11:14</p>	Z
	V		<p>Z22-22 [4] - 3:10, 6:1, 6:4, 6:8 Z22-22..... [1] - 2:4 Z22-24 [4] - 3:12, 13:1, 13:4, 13:6 Z22-24..... [1] - 2:5 zero [6] - 14:25, 31:15, 32:3, 33:11, 35:4, 35:11 zero-foot [1] - 35:4 zero-setback [1] - 33:11 zoned [1] - 6:13 ZONING [1] - 1:4 zoning [4] - 6:13, 6:24, 7:1, 8:20 Zoning [2] - 1:12, 4:5</p>