

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 PLANNING COMMISSION

- - -

Transcript of Proceedings held on Thursday, the  
11th day of August, 2022 before the City of Medina  
Planning Commission, commencing at approximately  
6:30 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

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

APPEARANCES:

Rick Grice, Chairman,  
Nathan Case, Member,  
Monica Russell, Member,  
Paul Rose, Member.

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

Gregory A. Huber, City of Medina Law Director.

P22-19:

James Gerspacher, Applicant.

Chip Klinkenberg, Illes Architects, Inc.

- - -

## 1 PROCEEDINGS

2 P22-19

3 - - -

4 CHAIRMAN: Good evening,  
5 everyone. I'd like to welcome you all to the  
6 August 11th Medina City Planning Commission  
7 meeting.

8 The minutes of our last meeting were  
9 submitted to the members. Are there any  
10 additions or corrections?

11 MR. ROSE: Mr. Chairman.

12 CHAIRMAN: Mr. Rose.

13 MR. ROSE: Mr. Chairman, I  
14 move that we accept the minutes as submitted.

15 MS. RUSSELL: Second.

16 CHAIRMAN: We have a motion  
17 and a second.

18 Roll call.

19 MS. TOME: Case?

20 MR. CASE: Yes.

21 MS. TOME: Grice?

22 CHAIRMAN: Yes.

23 MS. TOME: Rose?

24 MR. ROSE: Yes.

25 MS. TOME: Russell?

1 MS. RUSSELL: Yes.

2 MS. TOME: Motion carried.

3 CHAIRMAN: Thank you.

4 At this time I'd ask for all of you to  
5 stand to be sworn. This has been our standard  
6 practice for many years. That way, if you  
7 choose to speak, great; if not, well, you've  
8 already been sworn in.

9 (Whereupon, Andrew Dutton, Sarah Tome,  
10 and all persons in attendance were then placed  
11 under oath by the Notary.)

12 CHAIRMAN: Thank you.

13 Mr. Dutton, announcements.

14 MR. DUTTON: I have no  
15 announcements. Thanks.

16 CHAIRMAN: Mr. Rose,  
17 City Council announcements?

18 MR. ROSE: I don't have any  
19 announcements. Thank you.

20 CHAIRMAN: Thank you.

21 We have one item on our agenda this  
22 evening. It is Case 22-19 for the properties  
23 at 253, 257 South Court Street, a conditional  
24 zoning certificate, site plan approval request.

25 One other thing before I get into that that

1 I failed to mention. Anybody that wishes to  
2 speak this evening, we'd love to hear from you,  
3 but we'd also ask two things; limit your  
4 comments to approximately five minutes, and if  
5 you have something new to add, we'd like to  
6 hear it, you know, as opposed to fifteen people  
7 saying "We don't like the same thing." If you  
8 have something new, please feel free to tell  
9 us.

10 Mr. Dutton.

11 MR. DUTTON: All right.  
12 Tonight we have Application P22-19 at 253 and  
13 257 South Court Street. The Planning  
14 Commission is here to review the conditional  
15 zoning certificate and site plan applications  
16 for the demolition of two buildings and the  
17 construction of a hotel.

18 The application -- the project will also be  
19 heard by the Board of Zoning Appeals later  
20 tonight and was previously heard by the  
21 Historic Preservation Board who chose to table  
22 the application to a following meeting.

23 So here we have the site located on the  
24 west side of South Court Street. To the south  
25 of the property is a public parking lot known

1 as the Feckley Lot. To the east across the  
2 street is Castle Noel for some perspective  
3 there.

4 The plan shows the existing two buildings  
5 on the site and the northeast corner is a  
6 smaller building. The central south portion is  
7 a larger office building. Both have multiple  
8 tenants. I've got a picture of the smaller  
9 building in the northeast corner. It's a  
10 one-story brick building built in 1962 and it's  
11 approximately twenty-six hundred square feet  
12 plus a basement.

13 The second structure is also a one-story  
14 with a flat roof built in 1945. It's  
15 eighty-six hundred square feet and is a mix of  
16 exterior materials.

17 Here we have a plan with the proposed  
18 building overlaid on the site of the existing  
19 buildings, so you see the smaller building in  
20 the northeast corner, a larger office building  
21 in the central south. For some kind of  
22 perspective there, the existing smaller  
23 building is about three feet from the  
24 right-of-way including the overhang, and the  
25 office building is about sixty feet. The

1 proposed building is set back ninety-six feet.  
2 This will require a variance from the BZA as  
3 the building must be brought up to the street.

4 So another perspective of the proposed site  
5 plan. So we've got a 12,784-square-foot  
6 building located in the center of the site. As  
7 I note, it's ninety-six feet from the  
8 right-of-way. There are -- in the east side  
9 of the building, there's an access point to  
10 South Court Street which has a drop-off area  
11 and approximately nine parking spaces. To the  
12 rear of the building there's a separate parking  
13 lot with a main access off of the City's  
14 parking lot to the south. There are also two  
15 connections to the north shown. The City  
16 Engineer has indicated that with these  
17 connections, these will need to be improved  
18 roadways, not just kind of vague throughways as  
19 shown on this plan.

20 So the building, as I noted, was 12,784.  
21 That will also require a variance. The maximum  
22 size of a building is five thousand square feet  
23 in the district.

24 As the building is set back ninety-six  
25 feet, there's parking in the front yard between

1 the building and the road. This is also not  
2 permitted and will require a variance. There  
3 is a conditional variance that will be  
4 necessary to the access drive which is wider  
5 than permitted both at the right-of-way and the  
6 curb.

7 You have some comments in your staff report  
8 from the City Engineer. He's noted that the  
9 project will need to follow stormwater  
10 regulations. He's requested a site distance  
11 analysis to be submitted, which we have not  
12 received at this time, and a parking analysis  
13 to be submitted, which you should have received  
14 yesterday. At this time the City Engineer  
15 hasn't had adequate time to review that report.

16 The fire department has also provided  
17 comments indicating that the building is  
18 generally accessible to their equipment on all  
19 sides. They do have some notes that they would  
20 need to work with the Applicant to ensure that  
21 their fire protection can be observed at the  
22 higher levels and the roof of the building.

23 There are also some additional items that  
24 need to be provided regarding sight-lining,  
25 aisle dimensions in the rear, and the trash

1 enclosure screen.

2 So here we have a rendering of the site.  
3 It basically shows the position of the building  
4 on the site with the setback along with a  
5 parking/drop-off area and entrance feature. It  
6 also shows the adjacent buildings to the north  
7 and the south.

8 So the architectural renderings show  
9 building materials. On the left side of that  
10 slide you can see the StoPowerwall  
11 construction, which also has -- will be clad in  
12 brick, stone, or stucco.

13 So the upper picture there is the front of  
14 the building. We've got the first floor as  
15 stone, second through fourth story is in brick,  
16 and the upper story is in a synthetic stucco.

17 So the building is 54.5 feet in height, so  
18 the code allows for a maximum height of forty  
19 feet, four-zero. The Planning Commission has  
20 the ability to increase that to sixty feet at  
21 their discretion.

22 Kind of back to the building materials.  
23 The bottom picture is the west elevation - the  
24 rear elevation - which is clad in stucco. So  
25 there will need to be an additional variance to

1 the building materials as the building is not  
2 primarily brick, stone, or wood.

3 Also, the front of the building is not  
4 broken up into storefronts every fifty feet, so  
5 that will also be heard by the BZA.

6 These elevations kind of round out the  
7 sides of the building, so the upper one is the  
8 south side of the building which would face the  
9 public parking lot. It has the same materials  
10 as the front of the building, the east side.  
11 The only exception being a concrete wall on the  
12 bottom, which is due to the grade difference.

13 And then the north side elevation is the  
14 synthetic stucco, which is the same as the  
15 north -- I'm sorry, the rear of the building.

16 The Applicant has provided some renderings  
17 regarding the height of the building or the  
18 massing of the building in areas. So this is  
19 looking north on Court Street with the building  
20 sketched in on the left of the picture, an  
21 additional rendering showing the building  
22 as it is along with the other buildings on  
23 South Court Street, so this will be looking  
24 from across the street at all the buildings on  
25 the west side of Court.

1           In addition, there's been some information  
2           provided regarding the height of the structure  
3           in comparison with the courthouse addition.  
4           They're actually similar in height; the  
5           courthouse being fifty-three feet, four inches,  
6           and the proposed building being fifty-four  
7           feet, five inches -- six inches. Sorry.

8           I also would like to mention our downtown  
9           strategic plan. This provides -- this was done  
10          in 2014 by OHM Advisors. It provides a vision  
11          for the downtown and includes multiple  
12          concepts. This is a flexible document. It  
13          indicates projects and the intent of the plan.  
14          This is one of the pages from it. There's  
15          actually two concepts that show a hotel with a  
16          hundred-plus rooms at a different site which is  
17          bound by Liberty, Elmwood, and Washington, so  
18          about a block to the north. So even though  
19          this site is -- in the plan is a block to the  
20          north, the proposal meets the intent of the  
21          plan of locating a hotel in the downtown area.

22          So staff supports a hotel redevelopment in  
23          the downtown area. It has the capacity to act  
24          as an anchor for the downtown and reinforce  
25          Medina as a destination; however, at this time

1 staff recommends tabling of the application for  
2 more -- for the parking analysis to be reviewed  
3 by the City Engineer and for more-detailed  
4 renderings to be submitted showing the building  
5 in context with the area.

6 Thank you.

7 CHAIRMAN: Okay. Thank you.

8 Mr. Gerspacher, any comments?

9 MR. GERSPACHER: Nope.

10 CHAIRMAN: All right.

11 MR. ROSE: Mr. Chairman, I  
12 do have a couple things.

13 One - so we don't belabor the point - I,  
14 too, would like to see more renderings of the  
15 different perspectives from the street so we  
16 can see and get a better idea on how you intend  
17 this to look and then taking any other  
18 information, comments, recommendations,  
19 whatever else that are made from this meeting  
20 and the other ones, it will definitely help all  
21 of us make a better decision.

22 Comment about the parking study and traffic  
23 study that was meant -- left for us. The very  
24 last three or four sheets -- or pages,  
25 mentioned Chardon, not Medina. I want to make

1           sure that the information is Medina's. So go  
2           back to whoever provided you that information  
3           and have them double-check that to make sure  
4           that it is for us and nobody else. Okay?  
5           Because I'm not voting on something for  
6           Chardon.

7           Okay. And back in the early '80s, I'm told  
8           that the merchants and property owners in the  
9           City of Medina were assessed a certain amount  
10          of dollars per parking place to build the  
11          Feckley Lot and the church lot out here where  
12          we just built the garage. Okay? Those lots  
13          that were paid for by businesses at the time  
14          are being relied upon in your plan here for  
15          parking somewhere, someplace. Because it's  
16          going to be taking away from business use for  
17          hotel use, we need to have some sort of  
18          compensation arrangement to get this right.

19          And how that's going to work, I don't know  
20          yet, because I'm still trying to gather the  
21          information on exactly who was given the -- who  
22          actually paid into it and how much, et cetera,  
23          et cetera. So those details have to be -- but  
24          I think that there is something --

25                           MR. GERSPACHER:                    Could you

1 repeat that, please?

2 MR. ROSE: Back in the early  
3 '80s there was a plan set out, and I believe it  
4 was a council action - Kathy's researching that  
5 now - where business owners, property owners,  
6 merchants in the downtown nine-block area were  
7 assessed a certain amount of money to build the  
8 Feckley Lot, which is the lot that everybody  
9 uses to go to Thyme; and the church lot, the  
10 one right out here between Sully's and the  
11 courthouse. They paid into this; they were  
12 assessed something. I'd like -- we're trying  
13 to find out exactly how much that was and who  
14 paid into it. Since it was private dollars  
15 that paid for those parking lots that everybody  
16 is using, I think we need to work out something  
17 here so that they're compensated for this,  
18 especially if -- you know, if you are relying  
19 on those lots - and based on what I read in  
20 that study, you are relying on those lots -  
21 we've got to work that out, too.

22 Okay. So those are the things that we need  
23 to have more answers for before I think we can  
24 move forward, and I would recommend that we  
25 just table this at this point and not waste

1           everybody's time.

2                   MS. RUSSELL:                   I have a quick  
3           question, one you all might -- might already  
4           know the answer.

5                   I was a little confused as to why the  
6           Methodist Church lot was included in the  
7           calculations. Isn't that owned by Castle Noel?

8                   MR. DUTTON:                   No.

9                   MS. RUSSELL:                   Is that a public  
10          lot?

11                   MR. DUTTON:                   It is owned by  
12          Castle Noel. We have a lease agreement -- the  
13          City has a lease agreement that it's a public  
14          parking lot.

15                   MS. RUSSELL:                   Got it, got it.  
16          Okay.

17                   CHAIRMAN:                   Were you,  
18          Mr. Rose, looking at making that into a motion  
19          or --

20                   MR. ROSE:                   Well, I'll give  
21          everybody else a chance to comment if they'd  
22          like.

23                   CHAIRMAN:                   If there's any  
24          more comments --

25                   MR. ROSE:                   Nathan?

1                   CHAIRMAN:                   I would just say,  
2                   Mr. Gerspacher, something to think about. If  
3                   we table it, we have to act on it, I believe,  
4                   next month, within the time frame. If you  
5                   table it, it can be almost any length of time.  
6                   So something to consider.

7                   MR. GERSPACHER:                   Well, I'm not  
8                   sure I'm understanding why it's being  
9                   tabled if we're only talking about a --  
10                  whether this parking study which was done by  
11                  TMS Engineers -- which, in fact, was the  
12                  company hired by the City of Medina to do the  
13                  North Court widening, so not that this City  
14                  isn't familiar with this engineering firm.

15                  And yes, the study was done for Medina, and  
16                  if that were being held up because we're not  
17                  sure whether this is Chardon or Medina, I would  
18                  just like to get on the table a few more  
19                  answers and questions that we need to address  
20                  besides whether this study was done for Chardon  
21                  or Medina.

22                  We paid a substantial amount of money to  
23                  have this parking study done. It clearly shows  
24                  that there is adequate -- more than adequate  
25                  parking available for our use as well as the

1           neighboring use, and so I guess I would like to  
2           understand where the concerns and objections  
3           are before moving on here. We're here. I'd  
4           like to hear them so that I'm in a position to  
5           either research out and find out what needs to  
6           be done or what answers need to be gotten, but  
7           we're certainly not getting the information  
8           feedback we need to make the adjustments that  
9           you apparently feel you need.

10                   MR. ROSE:                   Nathan, do you  
11           have anything that you'd like -- I wanted  
12           Nathan to have his opportunity, too.

13                   MR. CASE:                   Well, I  
14           believe -- I believe -- what's it, 2672, the  
15           ordinance that allows public parking? That  
16           was -- that was designed for the existing  
17           buildings within the Historic Square.

18                   Now, what worries me about your parking  
19           study is it doesn't take into account the  
20           busiest times of your hotel will also be the  
21           busiest times of the Public Square - the  
22           Ice Festival, the Fourth of July Parade, the  
23           Farmer's Market. All of these things, the  
24           local people that support this will be robbed  
25           of the parking on the Square. That's a worry

1 of mine. I'd worry that we'd lose local  
2 support about everything that goes on in our  
3 Public Square to the benefit of people that  
4 don't live here.

5 I understand we have a parking code and it  
6 doesn't apply in the Historic District, so if  
7 this hotel were to be built outside of the  
8 Historic District, it would require one space  
9 for every room, one space for every two hundred  
10 feet of lobby space, and one space for every  
11 one hundred feet of meeting, restroom, or bar  
12 space. I don't know what the count is, I don't  
13 have the interior dimensions, but I'm assuming  
14 that is somewhere around one hundred and twenty  
15 spaces would be required if this were outside  
16 of the Historic District.

17 Now that it's within the Historic District,  
18 I just fear that we're robbing our citizens of  
19 parking that they've provided.

20 MS. RUSSELL: I have a couple  
21 questions. I have a few more questions or  
22 comments.

23 I'd like to understand a little more about  
24 how the traffic flow around the building would  
25 work. Like so there's parking in front and it

1           seemed like you'd have a -- like a little half  
2           circle there.

3                     And I don't know, Andrew, if you have,  
4           like, a better graphic I can see.

5                     But how are they exactly getting to the  
6           parking in the back? And, you know, how would  
7           deliveries be handled and things like that?  
8           I'm just trying to get a better understanding  
9           of how that traffic flow would work.

10                    MR. KLINKENBERG:           If you look to  
11           the lower-left corner of the site, there's a  
12           section here where we have a crossover access  
13           from the south parking lot to the rear of the  
14           building, and all of the deliveries for this  
15           facility would be in the rear of the building.

16                    MS. RUSSELL:                So they would  
17           need to drive through the -- come off  
18           South Court, drive through the public parking  
19           lot there?

20                    MR. KLINKENBERG:           Correct.

21                    MS. RUSSELL:                And then go into  
22           the back parking lot?

23                    MR. KLINKENBERG:           Hm-hm, that is  
24           correct.

25                    MS. RUSSELL:                Would that end up

1 taking away additional parking spots, or is it  
2 already --

3 MR. KLINKENBERG: No. There's a  
4 grass crossover there.

5 MR. GERSPACHER: I think it's far  
6 preferable to all of the other uptowners than  
7 where the deliveries have to park on the street  
8 to unload. This gets the traffic off the  
9 street for unloading both in front for  
10 passengers -- or guests, I should say, guests  
11 unloading, and it gets them off the street,  
12 allows them to disembark with their luggage off  
13 and come back out. If we were at the  
14 street-front, you wouldn't be able to do that.  
15 They'd have to park in the street to do that.  
16 So we think this is a much safer route by  
17 having that turnaround, allowing any of the  
18 power -- bus, limo, come in there, unload, move  
19 back out, go around, and park.

20 And the passengers will -- guests will have  
21 to do the same with their cars. They'll have  
22 to unload, go around and park, find a parking  
23 spot. We'll have almost three hundred parking  
24 spaces that are within three hundred and eighty  
25 feet of this doorstep of this building -- three

1           hundred and three parking spaces -- public  
2           parking spaces within three hundred and eighty  
3           feet of the doorstep of this hotel, and that's  
4           more than the study shows. The study shows  
5           two-fifty-nine. They missed two lots which  
6           add -- make it three hundred and three lots,  
7           again, all within three hundred and eighty  
8           feet, easy walking distance of the hotel. So  
9           more than adequate parking is indicated by this  
10          parking study at peak load times, peak times.

11                 This is an engineering study, engineering  
12          company that does parking studies all the time.  
13          This is -- this is the preferred way that  
14          engineers handle this and beyond -- and that's  
15          beyond how it's all done. But this is a  
16          standard parking study done everywhere under  
17          the same guidelines, and it's showing more than  
18          adequate parking in peak times for this  
19          facility, that we do not absorb all the  
20          parking. There's still parking left over even  
21          when we're at normal capacity, and if we were  
22          at -- and they show eighty rooms -- eighty-one  
23          rooms of capacity, which is thirteen or  
24          fourteen rooms over what we will average at  
25          sixty-eight percent occupancy. We're still

1 showing surplus public parking within three  
2 hundred and eighty feet of the doorstep of this  
3 facility, so --

4 MS. RUSSELL: A couple other  
5 questions.

6 The space between the hotel and  
7 The Raspberry and Rose building, is that going  
8 to be -- can you get traffic down -- like is  
9 that going to be an alley or --

10 MR. Gerspacher: Well, we -- I  
11 originally approached the neighbors because I  
12 thought they might want to have a  
13 more-dedicated easement out to the alleyway.  
14 I'm thinking that that would benefit everyone,  
15 because there's certainly no maintenance  
16 agreement. We had a gravel lot back there that  
17 everybody used and I think occasionally  
18 Medina Hardware fills in the holes, so you've  
19 got a -- people using -- unloading back there  
20 in a gravel parkway.

21 So I approached three of the neighbors and  
22 offered the opportunity to participate in  
23 creating an easement through there, and it was  
24 just drawn up arbitrarily to get an idea of  
25 what could be done. It could have been

1 modified. But it appears that some of those  
2 neighbors don't want that, so we are now  
3 proposing fire gates on those exits so that  
4 there won't be any traffic going through there,  
5 so that will add a couple more parking spaces  
6 for us and eliminate access around the  
7 building, so --

8 MS. RUSSELL: I'm a little  
9 confused.

10 MR. Gerspacher: But I thought --  
11 the neighborly gesture apparently has not been  
12 well-received, so we are --

13 MS. RUSSELL: Yeah, that's not  
14 exactly what I'm asking.

15 So just looking at some of the renderings,  
16 you know, there's the space between the hotel  
17 and the next building over. I'm just asking  
18 whether or not on your lot there's going to  
19 be -- you know, like will it be wide enough for  
20 cars to go down there? Because I'm still  
21 trying to think --

22 MR. Gerspacher: No.

23 MS. RUSSELL: -- you know,  
24 you've got your -- okay.

25 MR. Gerspacher: I mean that --

1           technically, I suppose you could squeeze them  
2           down there, but it would be very narrow.

3                   MS. RUSSELL:                It would be too  
4           narrow, okay. Yeah, that was just my question.

5                   MR. GERSPACHER:            You know, heating  
6           equipment, HVAC units that are currently there  
7           that would interfere with running up against --

8                   MS. RUSSELL:                Got it.

9                   MR. GERSPACHER:            -- the hotel,  
10          so --

11                  MS. RUSSELL:                Okay.

12                  MR. GERSPACHER:            It would have  
13          probably needed to utilize the neighboring  
14          properties to circumvent the hotel.

15                  MS. RUSSELL:                Got it.

16                            Are they going to be doing valet in the  
17          front there?

18                  MR. GERSPACHER:            Well, I'm  
19          certainly open to that conversation, but that's  
20          a mixed blessing. When you do valet, you still  
21          have to reserve parking spaces somewhere --

22                  MS. RUSSELL:                Right.

23                  MR. GERSPACHER:            -- for those  
24          valets to park those cars. Our parking study  
25          indicates that's not needed, we don't need to

1           rope off or sign off any of these spaces, they  
2           can stay and continue influx and be available  
3           to anyone on a first-come, first-served basis,  
4           and even in peak times we appear to have a  
5           surplus of parking that would permit everyone  
6           to find a parking space, so --

7                   MS. RUSSELL:                   But that would be  
8           another solution for parking - right? - is if  
9           the hotel leased out a lot somewhere and did  
10          valet, and that way they could park cars in  
11          addition if, you know, let's say there isn't  
12          enough public parking available.

13                   MR. GERSPACHER:                   But the public  
14          parking study shows that there is.

15                   MS. RUSSELL:                   Okay.

16                   MR. GERSPACHER:                   I mean, does it  
17          not?

18                   MS. RUSSELL:                   I'm not an expert  
19          on these engineering studies.

20                   MR. GERSPACHER:                   Well, I'm not  
21          sure that --

22                   MS. RUSSELL:                   I guess my  
23          concern is, you know, there are times certainly  
24          on the weekend where those lots do get really  
25          full as it is.

1                   And I love the idea of having a hotel here.  
2                   I think that would be wonderful.

3                   MR. Gerspacher:            I think you need  
4                   to also --

5                   MS. Russell:                I just want to --

6                   MR. Gerspacher:            -- keep in mind  
7                   that --

8                   MS. Russell:                -- make sure that  
9                   it works.

10                  MR. Gerspacher:            -- our traffic is  
11                  at -- the heaviest at night, not during the  
12                  day, so I think we tend to take advantage of  
13                  more opportunity for parking in the evenings  
14                  when there is less parking spaces utilized. So  
15                  during the day where there's businesses going  
16                  on and peak loads in those parking lots, it's  
17                  essentially an off-time for hotels, so they  
18                  tend to complement each other in terms of  
19                  usage. Our usage is at night; their usage -  
20                  businesses, shops, restaurants - typically are  
21                  daytime uses. So I think there's some balance  
22                  there that also contributes to the access  
23                  needed to provide the parking. We're talking  
24                  typically one car per room, so typically we're  
25                  talking sixty-eight cars a day. At peak times

1 we're talking perhaps a hundred cars a day.

2 I don't ever recall - and I've lived here  
3 pretty much all my life so far - that I've ever  
4 come uptown to a shop or a restaurant and had  
5 to go home because I couldn't find a parking  
6 space. It just hasn't happened, and it won't  
7 here. We've indicated there's still going to  
8 be surplus parking spaces available and we  
9 haven't even taken into account the  
10 five-hundred-and-fifty-some spaces that are  
11 available in the two garages that are on --  
12 just off the Square and the other public lots.  
13 So there's a huge capacity for parking here.

14 You know, apparently the City for some  
15 reason, in the Historic District decided there  
16 was no parking requirement, so I think we are  
17 dealing as best we can with a requirement that  
18 is a morphous at best and showing that with the  
19 lots that are nearby, like I say, within three  
20 hundred and eighty feet - some are much closer  
21 - that there is more than adequate parking  
22 for -- during peak times for us and our  
23 neighbors.

24 MS. RUSSELL: Okay. I think  
25 one of the other concerns that Mr. Rose

1 mentioned, though, is trying to get a better  
2 view of what the hotel will look like in  
3 comparison to the surrounding properties and  
4 what the different aspects will look like.  
5 Let's say you're coming up South Court towards  
6 town. We were provided, just as we walked in,  
7 with a rendering from - what is this? -  
8 Nelson Worldwide. It said it was the CDC.

9 Is that the Community Design Committee?

10 CHAIRMAN: Yes.

11 MS. RUSSELL: I don't know.

12 Did you have an opportunity to see it? We just  
13 saw this when we walked in.

14 MR. GERSPACHER: Yes, briefly.

15 MS. RUSSELL: So, you know,  
16 they gave us their perspective. And that is  
17 one of the other things we look at, is whether  
18 or not the building's harmonious with the  
19 surrounding developments, and that's something  
20 we want to look at, is this going to be like  
21 just this massive monolith of a building, or  
22 will the design of it be such that it does  
23 really tie into the rest of the -- you know,  
24 the buildings there and the surrounding area.

25 So I don't want to put words in Mr. Rose's

1           mouth --

2                   MR. GERSPACHER:           I think that's a  
3           reasonable request and I think we are going to  
4           attempt to address that.

5                   MS. RUSSELL:            Okay.

6                   MR. GERSPACHER:            But I guess,  
7           again, I would comment that this is not a  
8           monolith. This is fifty --

9                   MS. RUSSELL:            I didn't have a  
10          better word.

11                   MR. GERSPACHER:            -- fifty-three  
12          feet tall, which in comparison to the buildings  
13          in the surrounding areas, it maybe exceeds it  
14          by ten or fifteen feet. This isn't like it's a  
15          high-story multi, you know, sky rise building  
16          here. This is a five-story building with --  
17          that only is fifty-three feet tall at the  
18          rooftop, which is shorter than several of the  
19          surrounding buildings and, also, a smaller  
20          footprint than several of the buildings in the  
21          uptown.

22                   I've been around here long enough to know  
23          why that five-thousand square-foot rule was put  
24          in place. It was put in place because of a  
25          drug store on the north side, for no other

1           reason, and there's never been any logic to  
2           that five-thousand square-foot rule. It just  
3           simply was a way to rule out a new drug store  
4           coming in like the one did on Friendship and  
5           Court.

6                     So there are, I guess, reasonable  
7           limitations that we need to adhere to and  
8           certainly want to do that. We want to be a  
9           good neighbor, not a -- someone who is not  
10          contributing here, and I think the economic  
11          contribution here needs to be kept in mind in  
12          terms of size. Even though it's no monolith,  
13          it is a size that does contribute  
14          significantly. Every room contributes  
15          essentially six hundred and fifty dollars of  
16          customer tourist green money coming in fully  
17          into this town into our restaurants and our  
18          shops. I think that's important. I think they  
19          think that's important. I don't think that we  
20          can survive without continuing to cater to  
21          tourists, which we seem to be doing more and  
22          more.

23                     We have more and more attractions. The  
24          Foundry Social, Castle Noel, your museums are  
25          all begging tourists in to see these things,

1           and we want to bring more in to accommodate  
2           that and to make those productive sites. So  
3           this is an economic impact that I think needs  
4           to be taken into consideration with the size.

5                       MR. KLINKENBERG:           One of the things  
6           that we mentioned in the Historic presentation  
7           is -- and we did get a chance to look at that  
8           aerial rendering that was provided by that  
9           company, and unfortunately it was taken with a  
10          view being at several hundred feet in the air.  
11          Everything that we presented and what we are  
12          trying to produce is showing what is actually  
13          the walkable eye level of the individuals in  
14          our walking portion of our town, so a lot of  
15          these dimensions as well as the ghosted picture  
16          that we had coming up South Court Street  
17          indicates a five-foot level above the ground  
18          which is what you would actually see. So it's  
19          somewhat not accurate to show that aerial as  
20          being, you know, an overly sized monolith  
21          because it's not how anybody would ever see  
22          that building. This is a walking community.

23                      MR. ROSE:                       And that's  
24          exactly why I would like to see something at  
25          the five-foot level, so we can say "Ah, okay,

1           now I got it."

2                   MR. KLINKENBERG:           Well, we sort of  
3           have that, but we will definitely clarify the  
4           other sides of the building. I think that's  
5           important. It was brought up, and that's  
6           something that we can do.

7                   MR. ROSE:                   One thing I do  
8           want to add.

9                   Jim, I've been a proponent of a hotel in  
10          this town for years and I support this project  
11          with the following conditions, you know,  
12          whichever are agreed to. We have to make sure  
13          we get this right because we've got one shot.  
14          Okay? We want to make sure we get it right.  
15          And that's why I do want to see the pictures.  
16          I do want to make sure that they -- this  
17          company -- because I've done that before when I  
18          was at GM and I gave them some Baxter stuff.  
19          Okay? It happens, so --

20                   MR. GERSPACHER:           Where did you see  
21          the -- point to where you're talking.

22                   MR. ROSE:                   The e-mail that I  
23          received today at 4:32 from Andrew, it was like  
24          the last two pages. Let me see if I can --

25                   MR. GERSPACHER:           I mean, the

1 company's out of Twinsburg.

2 MR. ROSE: Let me see here.  
3 It was in the PDF, "Parking Supply and Demand  
4 Study."

5 MR. GERSPACHER: Yeah, I see, too.  
6 The graphs are showing Chardon.

7 MR. ROSE: Yeah, yeah. I  
8 just want to make sure that they didn't slip in  
9 the wrong thing. Okay?

10 MR. GERSPACHER: I understand. I  
11 will address that.

12 MR. ROSE: Okay. Attention  
13 to detail.

14 And then we still --

15 MR. GERSPACHER: Just keep in mind  
16 I got this report about the same time you did.

17 MR. ROSE: Okay. All right.  
18 So --

19 MR. GERSPACHER: The gentleman  
20 that was doing it unfortunately had COVID  
21 and --

22 MR. ROSE: So get the wet  
23 noodle out. Get the wet noodle out, whack him.  
24 Okay? All right.

25 So -- and then we do have to find out

1           about -- we're researching that now, about the  
2           dollars that were used to build the two parking  
3           lots that you're relying on.   Okay?

4                   MR. Gerspacher:           Well, I would say  
5           upfront that I'm certainly open to offsetting  
6           their contribution or being a contributor if  
7           that's what the equitable solution is.

8                   MR. Rose:                   Okay.

9                   MR. Gerspacher:           I was unaware  
10          that there was such a situation, but I'd be  
11          interested in hearing the results of your  
12          research.

13                   MR. Rose:                   Okay.   And as  
14          soon as I find out and Mr. Huber approves it,  
15          you'll know about it.

16                   Okay.   So do you want me to make the motion  
17          to table this for now or would you prefer to --

18                   MR. Gerspacher:           I want to know if  
19          there's any other issues that we need to be  
20          dealing with besides what you've already  
21          raised.

22                   MR. Rose:                   Okay.   So at  
23          least from the Planning perspective, this way  
24          you can go at the speed you want to if you ask  
25          for it to be tabled.   Then you can go and do

1 the tabling -- or go at your speed.

2 MR. DUTTON: We do have the  
3 public hearing, which I suppose it could be  
4 pushed to the next day and hold it then, or we  
5 can hold it now.

6 CHAIRMAN: It is a  
7 conditionally permitted use.

8 MR. ROSE: Okay. That's  
9 your call, Chair.

10 CHAIRMAN: That's fine. We  
11 can open up the public hearing if you want to.

12 And at this time, then I would ask anybody  
13 that has any comment, please go, I guess, to  
14 the back --

15 MR. ROSE: There's a table.

16 CHAIRMAN: -- right over  
17 here. Give us your name and address and any  
18 comments you have regarding this project.

19 MR. TRAVES: I guess I might  
20 be the only person possibly.

21 My name is Lance Traves. I'm the owner of  
22 239 South Court Street.

23 CHAIRMAN: Is your mic on?  
24 Is it green?

25 MR. TRAVES: Yes, I believe

1 so.

2 CHAIRMAN: There you go.

3 MR. TRAVES: I'm Lance Traves,  
4 the owner of 239 South Court Street, also the  
5 owner of Labyrinth Management Group,  
6 environmental health and safety consulting  
7 firm, that's been a City of Medina taxpayer  
8 also for approximately twenty years, and we  
9 have been, as I consider it, an adversely  
10 affected party by this development, but you've  
11 already received many materials from myself,  
12 and I do have some additional ones to submit  
13 and will be submitting follow-ups.

14 First, for the record, I would like to say  
15 that I believe it's highly prejudicial to the  
16 public for this board to even consider this  
17 application in concert, on the same day as all  
18 the other board meetings. Obviously this is a  
19 significant project for the City of Medina; it  
20 merits its own individual hearing. Hopefully  
21 that will be accommodated in the next hearing  
22 and with opportunity for additional comment  
23 publicly because, otherwise, I clearly think  
24 it's prejudicial, arbitrary, and a use of  
25 discretion by the City of Medina.

1           Regardless of that, we're here to have  
2           comments, and I would just like to say that you  
3           know your standards in regards to the review  
4           and your criteria, but there is a statement,  
5           Paragraph 2, that says, "All the development  
6           features including principal buildings, open  
7           spaces, service roads, driveways and parking  
8           areas are so located ... to minimize the  
9           possibility --" the possibility "-- of any  
10          adverse impact (sic) upon adjacent  
11          development."

12           And I believe that regardless of the  
13          Applicant's statements in regards to the fire  
14          gate, quote/unquote, it's on the site plan, and  
15          you are approving a conditional zoning  
16          certificate which shows a gap in the access on  
17          the northeast corner of that building. That  
18          has a direct adverse impact if he pursues  
19          access litigation against us property owners on  
20          the south side.

21           Obviously the City of Medina - you have all  
22          information - has declined to actually declare  
23          that that is publicly a private street if it  
24          were to traverse multiple properties across  
25          there. I believe that's the legal status of

1           that. I believe it's prejudicial for them not  
2           to state that upfront. And then we'd have a  
3           revised site plan, because obviously he can't  
4           run that as an access for his customers to use  
5           in the future if it's a private street, because  
6           it's unsafe for us property owners and our  
7           historic structures. Which, by the way, my  
8           building dates to 1872.

9           I'm not against a hotel. I propose  
10          moderate minimizations in the size and moderate  
11          changes to this design which can all be  
12          accommodated.

13          And, frankly, the new information is pretty  
14          amazing. Jim just said his average -- his  
15          business plan is considering sixty-eight  
16          percent occupancy against ninety-nine rooms.  
17          That means his room count is, on average,  
18          sixty-seven rooms.

19          Now, if I'm a truly boutique hotel and I'm  
20          always booking up at a hundred percent  
21          occupancy, I would be looking at raising my  
22          rates, right? Because I know what St. Paul  
23          Hotel in Wooster charges. I know what the  
24          boutique hotels in Marietta, Ohio charge, what  
25          they charge in Columbus, Ohio, and that is a

1           nefariously factually untrue statement to say  
2           that "I can't do it on a smaller size" when, in  
3           fact, he's already said he's done his business  
4           plan at sixty-eight percent occupancy.

5           Now, he's talking about one car per room,  
6           but he also mentioned Foundry Social. Do you  
7           think that the hotel occupants are going to  
8           actually walk to Foundry Social, which is  
9           probably -- I haven't measured it because it's  
10          new information, but it's probably, what, a  
11          half a mile away? No. They're going to ask  
12          for their car or they're going to want their  
13          car, and when they come back, they're going to  
14          drop off their elderly family members or others  
15          at that front. So this is not a -- this is not  
16          a true -- this traffic count, whatever was done  
17          on the traffic study, is not real, because he's  
18          already said they're going to visit other  
19          areas. So the positions that he's even stating  
20          publicly here are counter-facts to his own  
21          information.

22          Now, we talked about the parking, and my  
23          building actually uses that parking lot -- the  
24          Feckley parking lot. We have employees that  
25          use that, we walk by it all the time, and it is

1           occupied all the time, and you're talking about  
2           converting a public use to a private purpose,  
3           because even if they're not marked as reserved  
4           for the hotel, people -- and people are coming  
5           to visit the Historic District, they actually  
6           will come and park when they want to check  
7           in -- when is check-in normally? One or two  
8           o'clock in the afternoon. They will park at  
9           one or two o'clock in the afternoon, and that  
10          car, if they're doing what we suspect, which we  
11          hope, will be actually at that location until  
12          ten o'clock in the morning when they check out.  
13          That's a much different scenario than what the  
14          Applicant has submitted.

15                 And I, as an adversely affected party, have  
16          not been provided the parking study to be able  
17          to provide comments, so I assume that the City  
18          is going to provide that to the people that  
19          have actually put adverse comments into the  
20          record, because that would be interesting.

21                 Because those people are -- if they're  
22          going to come to the district, they're coming  
23          to walk around and enjoy the district. I  
24          understand that. My point is the size of the  
25          hotel is excessive. It's not a huge amount

1           that I would put in, in my proposals. You can  
2           avoid the pedestrian safety issues associated  
3           with the street-fronting by not having -- by  
4           adding a driveway, by eliminating maybe twenty  
5           rooms, right? That's fifteen percent reduction  
6           in overall.

7           And he's actually already in his business  
8           plan saying he's only going to be at  
9           sixty-eight percent occupancy. So right there  
10          I factually don't believe that he is encumbered  
11          by having an actual smaller hotel.

12          Your purpose on a conditional zoning  
13          certificate is actually weighing whether it  
14          will be harmonious and in accordance with the  
15          general requirements of the Historic District;  
16          it's going to be designed and operated to be,  
17          you know, harmonious to all of us neighbors;  
18          it's not going to be hazardous or disturbing to  
19          any existing neighboring uses; it's not going  
20          to be detrimental to the property and users in  
21          the immediate area.

22          I'm for -- if Jim had come and said, "I got  
23          a seventy-room hotel. I got my own driveway  
24          going to the back. I -- you know, I'm trying  
25          to set it back because I don't want to be, you

1 know, over-towering the adjacent Raspberry and  
2 Rose building --" Mike Rose was not adverse to  
3 the fact he's going to have a five-story  
4 building? You know, it's not consistent with  
5 the history of what has been done in Medina, in  
6 the Historic District, of which I will submit,  
7 just to make sure they're in the record now,  
8 two additional projects that were recently  
9 done.

10 Mike Rose's West Liberty Street is a  
11 street-fronted four-story project. It's a  
12 beautiful project. It's going to use, again,  
13 for private purposes, a city garage, but okay,  
14 I understand we need to have nice development  
15 that's infill. It's appropriate. But does he  
16 have something that's set -- well, his lot  
17 isn't big enough to set it back, but he's  
18 complying with the guidelines. There's a  
19 no-zero footback.

20 I want you to imagine the nice boutique  
21 hotels that are all over the United States and  
22 in Ohio that are actually straight on the  
23 street. It allows pedestrian traffic to be not  
24 interfered by DoorDash, by the limos, by all  
25 the other stuff.

1           And frankly, even if he doesn't want to  
2           have a driveway down the side, if he moves it  
3           forward, we don't have to worry about our  
4           access coming super-back in the future next to  
5           our building, and more importantly, the City's  
6           already agreed that they're going to use that  
7           parking lot on the south side anyway, so he can  
8           access his existing rear parking lot, it will  
9           be twice as big.

10           And you know what? All those cars and all  
11           that obnoxious limo and all that other  
12           activity, it will all be in the back, people  
13           actually enter the hotel for their initial  
14           check-in through the back. There's additional  
15           parking back there. So when he's low on  
16           occupancy, they can just be parked there. And  
17           they get out, they walk out the beautiful --  
18           maybe it's a vestibule that they come out of so  
19           they're out of the rain or whatever. They walk  
20           right onto the city street. It's a beautiful  
21           hotel that still can have seventy rooms. It's  
22           a very modest reduction and it still would  
23           require other variances to comply with code.

24           So I'm saying there's lots of options that  
25           he can do, but the plan that you have, it needs

1 to be tabled, and not only that, if you're  
2 going to do a conditional zoning certificate,  
3 it's for the plan that's as submitted, so as an  
4 adversely affected party, I want to see the  
5 plan modified to be accurate as it's being  
6 approved. Of course you can always, you know,  
7 verbally state much of that, but the  
8 consideration --

9 I'm not against this. It will be a  
10 positive development to have a hotel.  
11 Economics are fuzzy at best. Jim hasn't  
12 provided any of that for really public  
13 scrutiny. I hope you guys are looking at it.

14 When people come, even if -- I have  
15 visitors to my business actually from Chicago,  
16 from out of state lots of times. They love the  
17 Historic District. They stay in the hotels at  
18 I-71 because that's where they're available.  
19 But you know what? They're already spending  
20 their money here. Already people are traveling  
21 that distance to be in the city to actually do  
22 that.

23 And I've already stated that, at the  
24 Historic Preservation Board, you don't have a  
25 bed tax. There's eleven -- according to Jim,

1 eleven tenants there already that they're going  
2 to demo the buildings, they're going to  
3 displace the salary and payroll that's  
4 associated with those eleven tenants, which  
5 probably is like what? Twenty-five employees  
6 conservatively if that's two per tenant. So  
7 that's a payroll right there that he's demoing  
8 and he's displacing, which may go to the  
9 township. Maybe they, you know, locate back in  
10 the city and stuff. That's fine. I'm just  
11 saying the economic analysis is fuzzy, fuzzy at  
12 best.

13 So yes, I want a hotel. I want a hotel  
14 that's consistent with the Historic District,  
15 the character. I want a hotel that my street,  
16 which my building is an 1872 building, is not  
17 prejudicially treated differently than what was  
18 done on West Liberty. It's a four-story  
19 street-fronting building that's beautiful. And  
20 I don't want to be adversely affected sometime  
21 in the future where I have to litigate against  
22 the Applicant for an access easement, because  
23 you know what? My lot is the same lot as  
24 Raspberry and The Rose in the city. So, like,  
25 even though history -- it looks like -- why the

1           heck would I ever give an easement that would  
2           potentially draw that driveway right on the  
3           corner of my building?

4                    That second big, long building up on that  
5           board, that's mine. That's that road -- that  
6           private road that he wants to have sometime in  
7           the future to basically be right on the corner  
8           of my 1872 building. And I'm not talking about  
9           me, I'm talking about potentially someone who I  
10          might want to sell it to. So he's taking a  
11          private project and putting all the  
12          externalities on the public through the city  
13          and on myself and other South Court people,  
14          which I do think is very unfair.

15                   So I will close my comments with that, but  
16          I'd like to have these in the record.

17                           CHAIRMAN:                    Thank you.  
18          Please give those to Mr. Dutton.

19                           Anybody else wishing to comment?

20                           MS. JENNIE:                    I do.

21                           CHAIRMAN:                    Sure.

22                           MS. JENNIE:                    How do you work  
23          this thing?

24                           CHAIRMAN:                    Little button on  
25          the front. If you got a green light, you're

1 good.

2 MS. JENNIE: I got a green  
3 light. Oh, all right.

4 My name is Betsy Jennie, and I have a  
5 business on South Court Street across the  
6 street from where this hotel is proposed, and  
7 I've been there for fourteen-and-a-half years,  
8 and I can tell you that the parking is not  
9 adequate right now for the businesses daily and  
10 the events and the citizens. I have customers  
11 constantly tell me the reason they stopped is  
12 because they could get a parking spot because  
13 they can't always.

14 And they keep talking about the hotel  
15 parking and the guests. Well, what about all  
16 the employees that will also need parking for  
17 this hotel? That's not being talked about. I  
18 think it is going to adversely affect all of  
19 the businesses, the citizens, and everyone else  
20 who already uses those lots, and for him to say  
21 it is not is ridiculous. It's a really big  
22 concern.

23 And, also, like you said, the aesthetics of  
24 it and being harmonious with the rest of the  
25 Square.

1 I guess that's it.

2 CHAIRMAN: Okay. Thank you.  
3 Anyone else?

4 (No verbal response.)

5 CHAIRMAN: Okay. We'll  
6 close the public hearing. I'll ask the  
7 Commission if they have any other comments,  
8 questions, motions.

9 MR. ROSE: I just want to  
10 ask Mr. Gerspacher, would you prefer that we  
11 table it or you table it?

12 MR. GERSPACHER: We'll table.

13 MR. ROSE: You'll table it?

14 MR. GERSPACHER: (Nodding  
15 affirmatively.)

16 MR. ROSE: Okay. All right.  
17 So you can go at your own speed then. Okay.

18 CHAIRMAN: All righty.  
19 Well, that concludes our meeting for this  
20 evening. Thank you all for coming, and as soon  
21 as the Applicant has additional materials,  
22 you'll see it back on our agenda.

23 Thank you.

24 (Meeting concluded.)

25

- - -

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

4 CERTIFICATE

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

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

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

18 IN WITNESS WHEREOF, I have hereunto set my hand  
19 and affixed my seal of office at Medina, Ohio this  
20 30th day of August, 2022.

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



<p>39:12, 39:13, 40:10  <b>carried</b> [1] - 4:2  <b>cars</b> [7] - 20:21, 23:20, 24:24, 25:10, 26:25, 27:1, 43:10  <b>Case</b> [3] - 2:2, 3:19, 4:22  <b>case</b> [1] - 49:9  <b>CASE</b> [2] - 3:20, 17:13  <b>Castle</b> [4] - 6:2, 15:7, 15:12, 30:24  <b>cater</b> [1] - 30:20  <b>CDC</b> [1] - 28:8  <b>center</b> [1] - 7:6  <b>central</b> [2] - 6:6, 6:21  <b>certain</b> [2] - 13:9, 14:7  <b>certainly</b> [6] - 17:7, 22:15, 24:19, 25:23, 30:8, 34:5  <b>certificate</b> [5] - 4:24, 5:15, 37:16, 41:13, 44:2  <b>CERTIFICATE</b> [1] - 49:3  <b>certify</b> [3] - 49:6, 49:12, 49:14  <b>cetera</b> [2] - 13:22, 13:23  <b>Chair</b> [1] - 35:9  <b>CHAIRMAN</b> [25] - 3:4, 3:12, 3:16, 3:22, 4:3, 4:12, 4:16, 4:20, 12:7, 12:10, 15:17, 15:23, 16:1, 28:10, 35:6, 35:10, 35:16, 35:23, 36:2, 46:17, 46:21, 46:24, 48:2, 48:5, 48:18  <b>Chairman</b> [4] - 2:2, 3:11, 3:13, 12:11  <b>chance</b> [2] - 15:21, 31:7  <b>changes</b> [1] - 38:11  <b>character</b> [1] - 45:15  <b>Chardon</b> [5] - 12:25, 13:6, 16:17, 16:20, 33:6  <b>charge</b> [2] - 38:24, 38:25  <b>charges</b> [1] - 38:23  <b>check</b> [5] - 13:3, 40:6, 40:7, 40:12, 43:14  <b>check-in</b> [2] - 40:7, 43:14  <b>Chicago</b> [1] - 44:15  <b>Chip</b> [1] - 2:12  <b>choose</b> [1] - 4:7  <b>chose</b> [1] - 5:21  <b>church</b> [2] - 13:11, 14:9</p>	<p><b>Church</b> [1] - 15:6  <b>circle</b> [1] - 19:2  <b>circumvent</b> [1] - 24:14  <b>citizens</b> [3] - 18:18, 47:10, 47:19  <b>city</b> [6] - 42:13, 43:20, 44:21, 45:10, 45:24, 46:12  <b>CITY</b> [1] - 1:4  <b>City</b> [20] - 1:11, 1:15, 2:5, 2:8, 3:6, 4:17, 7:15, 8:8, 8:14, 12:3, 13:9, 15:13, 16:12, 16:13, 27:14, 36:7, 36:19, 36:25, 37:21, 40:17  <b>City's</b> [2] - 7:13, 43:5  <b>clad</b> [2] - 9:11, 9:24  <b>clarify</b> [1] - 32:3  <b>clearly</b> [2] - 16:23, 36:23  <b>close</b> [2] - 46:15, 48:6  <b>closer</b> [1] - 27:20  <b>code</b> [3] - 9:18, 18:5, 43:23  <b>Columbus</b> [1] - 38:25  <b>coming</b> [8] - 28:5, 30:4, 30:16, 31:16, 40:4, 40:22, 43:4, 48:20  <b>commencing</b> [1] - 1:12  <b>comment</b> [6] - 12:22, 15:21, 29:7, 35:13, 36:22, 46:19  <b>comments</b> [13] - 5:4, 8:7, 8:17, 12:8, 12:18, 15:24, 18:22, 35:18, 37:2, 40:17, 40:19, 46:15, 48:7  <b>commission</b> [1] - 49:23  <b>COMMISSION</b> [1] - 1:4  <b>Commission</b> [5] - 1:12, 3:6, 5:14, 9:19, 48:7  <b>commissioned</b> [1] - 49:5  <b>Committee</b> [1] - 28:9  <b>Community</b> [3] - 2:5, 2:6, 28:9  <b>community</b> [1] - 31:22  <b>company</b> [4] - 16:12, 21:12, 31:9, 32:17  <b>company's</b> [1] - 33:1  <b>comparison</b> [3] - 11:3, 28:3, 29:12  <b>compensated</b> [1] - 14:17</p>	<p><b>compensation</b> [1] - 13:18  <b>complement</b> [1] - 26:18  <b>complete</b> [1] - 49:13  <b>comply</b> [1] - 43:23  <b>complying</b> [1] - 42:18  <b>concepts</b> [2] - 11:12, 11:15  <b>concern</b> [2] - 25:23, 47:22  <b>concerns</b> [2] - 17:2, 27:25  <b>concert</b> [1] - 36:17  <b>concluded</b> [1] - 48:24  <b>concludes</b> [1] - 48:19  <b>concrete</b> [1] - 10:11  <b>conditional</b> [6] - 4:23, 5:14, 8:3, 37:15, 41:12, 44:2  <b>conditionally</b> [1] - 35:7  <b>conditions</b> [1] - 32:11  <b>confused</b> [2] - 15:5, 23:9  <b>connections</b> [2] - 7:15, 7:17  <b>conservatively</b> [1] - 45:6  <b>consider</b> [3] - 16:6, 36:9, 36:16  <b>consideration</b> [2] - 31:4, 44:8  <b>considering</b> [1] - 38:15  <b>consistent</b> [2] - 42:4, 45:14  <b>constantly</b> [1] - 47:11  <b>construction</b> [2] - 5:17, 9:11  <b>consulting</b> [1] - 36:6  <b>context</b> [1] - 12:5  <b>continue</b> [1] - 25:2  <b>continuing</b> [1] - 30:20  <b>contribute</b> [1] - 30:13  <b>contributes</b> [2] - 26:22, 30:14  <b>contributing</b> [1] - 30:10  <b>contribution</b> [2] - 30:11, 34:6  <b>contributor</b> [1] - 34:6  <b>conversation</b> [1] - 24:19  <b>converting</b> [1] - 40:2  <b>corner</b> [7] - 6:5, 6:9, 6:20, 19:11, 37:17, 46:3, 46:7  <b>Correct</b> [1] - 19:20  <b>correct</b> [1] - 19:24</p>	<p><b>corrections</b> [1] - 3:10  <b>council</b> [1] - 14:4  <b>Council</b> [1] - 4:17  <b>counsel</b> [1] - 49:15  <b>count</b> [3] - 18:12, 38:17, 39:16  <b>counter</b> [1] - 39:20  <b>counter-facts</b> [1] - 39:20  <b>COUNTY</b> [1] - 49:2  <b>couple</b> [4] - 12:12, 18:20, 22:4, 23:5  <b>course</b> [1] - 44:6  <b>COURT</b> [1] - 1:22  <b>Court</b> [16] - 4:23, 5:13, 5:24, 7:10, 10:19, 10:23, 10:25, 16:13, 19:18, 28:5, 30:5, 31:16, 35:22, 36:4, 46:13, 47:5  <b>courthouse</b> [3] - 11:3, 11:5, 14:11  <b>COVID</b> [1] - 33:20  <b>creating</b> [1] - 22:23  <b>criteria</b> [1] - 37:4  <b>crossover</b> [2] - 19:12, 20:4  <b>curb</b> [1] - 8:6  <b>customer</b> [1] - 30:16  <b>customers</b> [2] - 38:4, 47:10</p>	<p><b>detail</b> [1] - 33:13  <b>detailed</b> [1] - 12:3  <b>details</b> [1] - 13:23  <b>detrimental</b> [1] - 41:20  <b>Development</b> [2] - 2:5, 2:6  <b>development</b> [5] - 36:10, 37:5, 37:11, 42:14, 44:10  <b>developments</b> [1] - 28:19  <b>difference</b> [1] - 10:12  <b>different</b> [4] - 11:16, 12:15, 28:4, 40:13  <b>differently</b> [1] - 45:17  <b>dimensions</b> [3] - 8:25, 18:13, 31:15  <b>direct</b> [1] - 37:18  <b>Director</b> [2] - 2:6, 2:8  <b>discretion</b> [2] - 9:21, 36:25  <b>disembark</b> [1] - 20:12  <b>displace</b> [1] - 45:3  <b>displacing</b> [1] - 45:8  <b>distance</b> [3] - 8:10, 21:8, 44:21  <b>District</b> [10] - 18:6, 18:8, 18:16, 18:17, 27:15, 40:5, 41:15, 42:6, 44:17, 45:14  <b>district</b> [3] - 7:23, 40:22, 40:23  <b>disturbing</b> [1] - 41:18  <b>document</b> [1] - 11:12  <b>dollars</b> [4] - 13:10, 14:14, 30:15, 34:2  <b>done</b> [15] - 11:9, 16:10, 16:15, 16:20, 16:23, 17:6, 21:15, 21:16, 22:25, 32:17, 39:3, 39:16, 42:5, 42:9, 45:18  <b>DoorDash</b> [1] - 42:24  <b>doorstep</b> [3] - 20:25, 21:3, 22:2  <b>double</b> [1] - 13:3  <b>double-check</b> [1] - 13:3  <b>down</b> [4] - 22:8, 23:20, 24:2, 43:2  <b>downtown</b> [6] - 11:8, 11:11, 11:21, 11:23, 11:24, 14:6  <b>draw</b> [1] - 46:2  <b>drawn</b> [1] - 22:24  <b>drive</b> [3] - 8:4, 19:17, 19:18  <b>driveway</b> [4] - 41:4, 41:23, 43:2, 46:2  <b>driveways</b> [1] - 37:7</p>
<b>D</b>				
<p><b>daily</b> [1] - 47:9  <b>dates</b> [1] - 38:8  <b>daytime</b> [1] - 26:21  <b>dealing</b> [2] - 27:17, 34:20  <b>decided</b> [1] - 27:15  <b>decision</b> [1] - 12:21  <b>declare</b> [1] - 37:22  <b>declined</b> [1] - 37:22  <b>dedicated</b> [1] - 22:13  <b>definitely</b> [2] - 12:20, 32:3  <b>deliveries</b> [3] - 19:7, 19:14, 20:7  <b>Demand</b> [1] - 33:3  <b>demo</b> [1] - 45:2  <b>demoing</b> [1] - 45:7  <b>demolition</b> [1] - 5:16  <b>department</b> [1] - 8:16  <b>Department</b> [1] - 2:5  <b>Design</b> [1] - 28:9  <b>design</b> [2] - 28:22, 38:11  <b>designed</b> [2] - 17:16, 41:16  <b>destination</b> [1] - 11:25</p>				

<p><b>drop</b> [2] - 7:10, 39:14  <b>drop-off</b> [1] - 7:10  <b>drug</b> [2] - 29:25, 30:3  <b>due</b> [1] - 10:12  <b>duly</b> [2] - 49:5, 49:7  <b>during</b> [3] - 26:11, 26:15, 27:22  <b>Dutton</b> [5] - 2:6, 4:9, 4:13, 5:10, 46:18  <b>DUTTON</b> [5] - 4:14, 5:11, 15:8, 15:11, 35:2</p>	<p><b>entrance</b> [1] - 9:5  <b>environmental</b> [1] - 36:6  <b>equipment</b> [2] - 8:18, 24:6  <b>equitable</b> [1] - 34:7  <b>especially</b> [1] - 14:18  <b>essentially</b> [2] - 26:17, 30:15  <b>et</b> [2] - 13:22, 13:23  <b>evening</b> [4] - 3:4, 4:22, 5:2, 48:20  <b>evenings</b> [1] - 26:13  <b>event</b> [1] - 49:16  <b>events</b> [1] - 47:10  <b>everywhere</b> [1] - 21:16  <b>exactly</b> [5] - 13:21, 14:13, 19:5, 23:14, 31:24  <b>exceeds</b> [1] - 29:13  <b>exception</b> [1] - 10:11  <b>excessive</b> [1] - 40:25  <b>existing</b> [6] - 6:4, 6:18, 6:22, 17:16, 41:19, 43:8  <b>exits</b> [1] - 23:3  <b>expert</b> [1] - 25:18  <b>expires</b> [1] - 49:23  <b>exterior</b> [1] - 6:16  <b>externalities</b> [1] - 46:12  <b>eye</b> [1] - 31:13</p>	<p>18:11, 20:25, 21:3, 21:8, 22:2, 27:20, 29:12, 29:14, 29:17, 31:10  <b>Festival</b> [1] - 17:22  <b>few</b> [2] - 16:18, 18:21  <b>fifteen</b> [3] - 5:6, 29:14, 41:5  <b>fifty</b> [9] - 10:4, 11:5, 11:6, 21:5, 27:10, 29:8, 29:11, 29:17, 30:15  <b>fifty-four</b> [1] - 11:6  <b>fifty-three</b> [3] - 11:5, 29:11, 29:17  <b>fills</b> [1] - 22:18  <b>fine</b> [2] - 35:10, 45:10  <b>fire</b> [4] - 8:16, 8:21, 23:3, 37:13  <b>firm</b> [2] - 16:14, 36:7  <b>first</b> [5] - 9:14, 25:3, 36:14, 49:7  <b>first-come</b> [1] - 25:3  <b>first-served</b> [1] - 25:3  <b>five</b> [11] - 5:4, 7:22, 11:7, 27:10, 29:16, 29:23, 30:2, 31:17, 31:25, 42:3, 45:5  <b>five-foot</b> [2] - 31:17, 31:25  <b>five-hundred-and-fifty-some</b> [1] - 27:10  <b>five-story</b> [2] - 29:16, 42:3  <b>five-thousand</b> [2] - 29:23, 30:2  <b>flat</b> [1] - 6:14  <b>flexible</b> [1] - 11:12  <b>floor</b> [1] - 9:14  <b>flow</b> [2] - 18:24, 19:9  <b>follow</b> [2] - 8:9, 36:13  <b>follow-ups</b> [1] - 36:13  <b>following</b> [2] - 5:22, 32:11  <b>foot</b> [4] - 29:23, 30:2, 31:17, 31:25  <b>footback</b> [1] - 42:19  <b>footprint</b> [1] - 29:20  <b>forty</b> [1] - 9:18  <b>forward</b> [2] - 14:24, 43:3  <b>Foundry</b> [3] - 30:24, 39:6, 39:8  <b>four</b> [6] - 9:19, 11:5, 11:6, 12:24, 42:11, 45:18  <b>four-story</b> [2] - 42:11, 45:18  <b>four-zero</b> [1] - 9:19  <b>fourteen</b> [2] - 21:24,</p>	<p>47:7  <b>fourteen-and-a-half</b> [1] - 47:7  <b>Fourth</b> [1] - 17:22  <b>fourth</b> [1] - 9:15  <b>frame</b> [1] - 16:4  <b>frankly</b> [2] - 38:13, 43:1  <b>free</b> [1] - 5:8  <b>Friendship</b> [1] - 30:4  <b>front</b> [10] - 7:25, 9:13, 10:3, 10:10, 18:25, 20:9, 20:14, 24:17, 39:15, 46:25  <b>fronted</b> [1] - 42:11  <b>fronting</b> [2] - 41:3, 45:19  <b>full</b> [2] - 25:25, 49:12  <b>fully</b> [1] - 30:16  <b>future</b> [4] - 38:5, 43:4, 45:21, 46:7  <b>fuzzy</b> [3] - 44:11, 45:11</p>	<p>22:20  <b>great</b> [1] - 4:7  <b>green</b> [4] - 30:16, 35:24, 46:25, 47:2  <b>Gregory</b> [1] - 2:8  <b>Grice</b> [2] - 2:2, 3:21  <b>grounded</b> [1] - 31:17  <b>Group</b> [1] - 36:5  <b>guess</b> [7] - 17:1, 25:22, 29:6, 30:6, 35:13, 35:19, 48:1  <b>guests</b> [4] - 20:10, 20:20, 47:15  <b>guidelines</b> [2] - 21:17, 42:18  <b>guys</b> [1] - 44:13</p>
<p style="text-align: center;"><b>E</b></p> <p><b>e-mail</b> [1] - 32:22  <b>early</b> [2] - 13:7, 14:2  <b>easement</b> [4] - 22:13, 22:23, 45:22, 46:1  <b>east</b> [3] - 6:1, 7:8, 10:10  <b>easy</b> [1] - 21:8  <b>economic</b> [3] - 30:10, 31:3, 45:11  <b>economics</b> [1] - 44:11  <b>eight</b> [5] - 21:25, 26:25, 38:15, 39:4, 41:9  <b>eighty</b> [8] - 6:15, 20:24, 21:2, 21:7, 21:22, 22:2, 27:20  <b>eighty-one</b> [1] - 21:22  <b>eighty-six</b> [1] - 6:15  <b>either</b> [1] - 17:5  <b>elderly</b> [1] - 39:14  <b>elevation</b> [3] - 9:23, 9:24, 10:13  <b>elevations</b> [1] - 10:6  <b>eleven</b> [3] - 44:25, 45:1, 45:4  <b>eliminate</b> [1] - 23:6  <b>eliminating</b> [1] - 41:4  <b>Elmwood</b> [2] - 1:15, 11:17  <b>employees</b> [3] - 39:24, 45:5, 47:16  <b>enclosure</b> [1] - 9:1  <b>encumbered</b> [1] - 41:10  <b>end</b> [1] - 19:25  <b>Engineer</b> [4] - 7:16, 8:8, 8:14, 12:3  <b>engineering</b> [4] - 16:14, 21:11, 25:19  <b>engineers</b> [1] - 21:14  <b>Engineers</b> [1] - 16:11  <b>enjoy</b> [1] - 40:23  <b>ensure</b> [1] - 8:20  <b>enter</b> [1] - 43:13  <b>entitled</b> [1] - 49:13</p>	<p style="text-align: center;"><b>F</b></p> <p><b>face</b> [1] - 10:8  <b>facility</b> [3] - 19:15, 21:19, 22:3  <b>fact</b> [3] - 16:11, 39:3, 42:3  <b>facts</b> [1] - 39:20  <b>factually</b> [2] - 39:1, 41:10  <b>failed</b> [1] - 5:1  <b>familiar</b> [1] - 16:14  <b>family</b> [1] - 39:14  <b>far</b> [2] - 20:5, 27:3  <b>Farmer's</b> [1] - 17:23  <b>fear</b> [1] - 18:18  <b>feature</b> [1] - 9:5  <b>features</b> [1] - 37:6  <b>Feckley</b> [4] - 6:1, 13:11, 14:8, 39:24  <b>feedback</b> [1] - 17:8  <b>feet</b> [25] - 6:11, 6:15, 6:23, 6:25, 7:1, 7:7, 7:22, 7:25, 9:17, 9:19, 9:20, 10:4, 11:5, 11:7, 18:10,</p>	<p>18:11, 20:25, 21:3, 21:8, 22:2, 27:20, 29:12, 29:14, 29:17, 31:10  <b>Festival</b> [1] - 17:22  <b>few</b> [2] - 16:18, 18:21  <b>fifteen</b> [3] - 5:6, 29:14, 41:5  <b>fifty</b> [9] - 10:4, 11:5, 11:6, 21:5, 27:10, 29:8, 29:11, 29:17, 30:15  <b>fifty-four</b> [1] - 11:6  <b>fifty-three</b> [3] - 11:5, 29:11, 29:17  <b>fills</b> [1] - 22:18  <b>fine</b> [2] - 35:10, 45:10  <b>fire</b> [4] - 8:16, 8:21, 23:3, 37:13  <b>firm</b> [2] - 16:14, 36:7  <b>first</b> [5] - 9:14, 25:3, 36:14, 49:7  <b>first-come</b> [1] - 25:3  <b>first-served</b> [1] - 25:3  <b>five</b> [11] - 5:4, 7:22, 11:7, 27:10, 29:16, 29:23, 30:2, 31:17, 31:25, 42:3, 45:5  <b>five-foot</b> [2] - 31:17, 31:25  <b>five-hundred-and-fifty-some</b> [1] - 27:10  <b>five-story</b> [2] - 29:16, 42:3  <b>five-thousand</b> [2] - 29:23, 30:2  <b>flat</b> [1] - 6:14  <b>flexible</b> [1] - 11:12  <b>floor</b> [1] - 9:14  <b>flow</b> [2] - 18:24, 19:9  <b>follow</b> [2] - 8:9, 36:13  <b>follow-ups</b> [1] - 36:13  <b>following</b> [2] - 5:22, 32:11  <b>foot</b> [4] - 29:23, 30:2, 31:17, 31:25  <b>footback</b> [1] - 42:19  <b>footprint</b> [1] - 29:20  <b>forty</b> [1] - 9:18  <b>forward</b> [2] - 14:24, 43:3  <b>Foundry</b> [3] - 30:24, 39:6, 39:8  <b>four</b> [6] - 9:19, 11:5, 11:6, 12:24, 42:11, 45:18  <b>four-story</b> [2] - 42:11, 45:18  <b>four-zero</b> [1] - 9:19  <b>fourteen</b> [2] - 21:24,</p>	<p style="text-align: center;"><b>G</b></p> <p><b>gap</b> [1] - 37:16  <b>garage</b> [2] - 13:12, 42:13  <b>garages</b> [1] - 27:11  <b>gate</b> [1] - 37:14  <b>gates</b> [1] - 23:3  <b>gather</b> [1] - 13:20  <b>general</b> [1] - 41:15  <b>generally</b> [1] - 8:18  <b>gentleman</b> [1] - 33:19  <b>Gerspacher</b> [4] - 2:11, 12:8, 16:2, 48:10  <b>GERSPACHER</b> [34] - 12:9, 13:25, 16:7, 20:5, 22:10, 23:10, 23:22, 23:25, 24:5, 24:9, 24:12, 24:18, 24:23, 25:13, 25:16, 25:20, 26:3, 26:6, 26:10, 28:14, 29:2, 29:6, 29:11, 32:20, 32:25, 33:5, 33:10, 33:15, 33:19, 34:4, 34:9, 34:18, 48:12, 48:14  <b>gesture</b> [1] - 23:11  <b>ghosted</b> [1] - 31:15  <b>given</b> [1] - 13:21  <b>GM</b> [1] - 32:18  <b>grade</b> [1] - 10:12  <b>graphic</b> [1] - 19:4  <b>graphs</b> [1] - 33:6  <b>grass</b> [1] - 20:4  <b>gravel</b> [2] - 22:16,</p>	<p style="text-align: center;"><b>H</b></p> <p><b>half</b> [3] - 19:1, 39:11, 47:7  <b>Hall</b> [1] - 1:15  <b>hand</b> [1] - 49:17  <b>handle</b> [1] - 21:14  <b>handled</b> [1] - 19:7  <b>Hardware</b> [1] - 22:18  <b>harmonious</b> [4] - 28:18, 41:14, 41:17, 47:24  <b>hazardous</b> [1] - 41:18  <b>health</b> [1] - 36:6  <b>hear</b> [3] - 5:2, 5:6, 17:4  <b>heard</b> [3] - 5:19, 5:20, 10:5  <b>hearing</b> [6] - 34:11, 35:3, 35:11, 36:20, 36:21, 48:6  <b>heating</b> [1] - 24:5  <b>heaviest</b> [1] - 26:11  <b>heck</b> [1] - 46:1  <b>height</b> [5] - 9:17, 9:18, 10:17, 11:2, 11:4  <b>held</b> [3] - 1:10, 1:15, 16:16  <b>help</b> [1] - 12:20  <b>hereby</b> [1] - 49:6  <b>hereunto</b> [1] - 49:17  <b>high</b> [1] - 29:15  <b>high-story</b> [1] - 29:15  <b>higher</b> [1] - 8:22  <b>highly</b> [1] - 36:15  <b>hired</b> [1] - 16:12  <b>Historic</b> [14] - 5:21, 17:17, 18:6, 18:8, 18:16, 18:17, 27:15, 31:6, 40:5, 41:15, 42:6, 44:17, 44:24, 45:14  <b>historic</b> [1] - 38:7</p>

<p><b>history</b> [2] - 42:5, 45:25</p> <p><b>hm</b> [2] - 19:23</p> <p><b>hm-hm</b> [1] - 19:23</p> <p><b>hold</b> [2] - 35:4, 35:5</p> <p><b>holes</b> [1] - 22:18</p> <p><b>home</b> [1] - 27:5</p> <p><b>hope</b> [2] - 40:11, 44:13</p> <p><b>hopefully</b> [1] - 36:20</p> <p><b>hotel</b> [33] - 5:17, 11:15, 11:21, 11:22, 13:17, 17:20, 18:7, 21:3, 21:8, 22:6, 23:16, 24:9, 24:14, 25:9, 26:1, 28:2, 32:9, 38:9, 38:19, 39:7, 40:4, 40:25, 41:11, 41:23, 43:13, 43:21, 44:10, 45:13, 45:15, 47:6, 47:14, 47:17</p> <p><b>Hotel</b> [1] - 38:23</p> <p><b>hotels</b> [4] - 26:17, 38:24, 42:21, 44:17</p> <p><b>Huber</b> [2] - 2:8, 34:14</p> <p><b>huge</b> [2] - 27:13, 40:25</p> <p><b>hundred</b> [19] - 6:11, 6:15, 11:16, 18:9, 18:11, 18:14, 20:23, 20:24, 21:1, 21:2, 21:6, 21:7, 22:2, 27:1, 27:10, 27:20, 30:15, 31:10, 38:20</p> <p><b>hundred-plus</b> [1] - 11:16</p> <p><b>HVAC</b> [1] - 24:6</p>	<p><b>including</b> [2] - 6:24, 37:6</p> <p><b>increase</b> [1] - 9:20</p> <p><b>indicated</b> [3] - 7:16, 21:9, 27:7</p> <p><b>indicates</b> [3] - 11:13, 24:25, 31:17</p> <p><b>indicating</b> [1] - 8:17</p> <p><b>individual</b> [1] - 36:20</p> <p><b>individuals</b> [1] - 31:13</p> <p><b>infill</b> [1] - 42:15</p> <p><b>influx</b> [1] - 25:2</p> <p><b>information</b> [10] - 11:1, 12:18, 13:1, 13:2, 13:21, 17:7, 37:22, 38:13, 39:10, 39:21</p> <p><b>initial</b> [1] - 43:13</p> <p><b>intend</b> [1] - 12:16</p> <p><b>intent</b> [2] - 11:13, 11:20</p> <p><b>interested</b> [2] - 34:11, 49:16</p> <p><b>interesting</b> [1] - 40:20</p> <p><b>interfere</b> [1] - 24:7</p> <p><b>interfered</b> [1] - 42:24</p> <p><b>interior</b> [1] - 18:13</p> <p><b>issues</b> [2] - 34:19, 41:2</p> <p><b>item</b> [1] - 4:21</p> <p><b>items</b> [1] - 8:23</p>	<p><b>larger</b> [2] - 6:7, 6:20</p> <p><b>last</b> [3] - 3:8, 12:24, 32:24</p> <p><b>law</b> [1] - 49:15</p> <p><b>Law</b> [1] - 2:8</p> <p><b>lease</b> [2] - 15:12, 15:13</p> <p><b>leased</b> [1] - 25:9</p> <p><b>least</b> [1] - 34:23</p> <p><b>left</b> [5] - 9:9, 10:20, 12:23, 19:11, 21:20</p> <p><b>legal</b> [1] - 37:25</p> <p><b>length</b> [1] - 16:5</p> <p><b>less</b> [1] - 26:14</p> <p><b>level</b> [3] - 31:13, 31:17, 31:25</p> <p><b>levels</b> [1] - 8:22</p> <p><b>Liberty</b> [3] - 11:17, 42:10, 45:18</p> <p><b>life</b> [1] - 27:3</p> <p><b>light</b> [2] - 46:25, 47:3</p> <p><b>limit</b> [1] - 5:3</p> <p><b>limitations</b> [1] - 30:7</p> <p><b>limo</b> [2] - 20:18, 43:11</p> <p><b>limos</b> [1] - 42:24</p> <p><b>lining</b> [1] - 8:24</p> <p><b>litigate</b> [1] - 45:21</p> <p><b>litigation</b> [1] - 37:19</p> <p><b>live</b> [1] - 18:4</p> <p><b>lived</b> [1] - 27:2</p> <p><b>load</b> [1] - 21:10</p> <p><b>loads</b> [1] - 26:16</p> <p><b>lobby</b> [1] - 18:10</p> <p><b>local</b> [2] - 17:24, 18:1</p> <p><b>locate</b> [1] - 45:9</p> <p><b>located</b> [3] - 5:23, 7:6, 37:8</p> <p><b>locating</b> [1] - 11:21</p> <p><b>location</b> [1] - 40:11</p> <p><b>logic</b> [1] - 30:1</p> <p><b>look</b> [7] - 12:17, 19:10, 28:2, 28:4, 28:17, 28:20, 31:7</p> <p><b>looking</b> [6] - 10:19, 10:23, 15:18, 23:15, 38:21, 44:13</p> <p><b>looks</b> [1] - 45:25</p> <p><b>lose</b> [1] - 18:1</p> <p><b>love</b> [3] - 5:2, 26:1, 44:16</p> <p><b>low</b> [1] - 43:15</p> <p><b>lower</b> [1] - 19:11</p> <p><b>lower-left</b> [1] - 19:11</p> <p><b>luggage</b> [1] - 20:12</p>	<p><b>maintenance</b> [1] - 22:15</p> <p><b>Makenzie</b> [3] - 1:13, 49:4, 49:21</p> <p><b>Management</b> [1] - 36:5</p> <p><b>Marietta</b> [1] - 38:24</p> <p><b>marked</b> [1] - 40:3</p> <p><b>Market</b> [1] - 17:23</p> <p><b>massing</b> [1] - 10:18</p> <p><b>massive</b> [1] - 28:21</p> <p><b>materials</b> [7] - 6:16, 9:9, 9:22, 10:1, 10:9, 36:11, 48:21</p> <p><b>maximum</b> [2] - 7:21, 9:18</p> <p><b>MCRMedina@msn.com</b> [1] - 1:24</p> <p><b>mean</b> [3] - 23:25, 25:16, 32:25</p> <p><b>means</b> [2] - 38:17, 49:10</p> <p><b>meant</b> [1] - 12:23</p> <p><b>measured</b> [1] - 39:9</p> <p><b>MEDINA</b> [3] - 1:4, 1:22, 49:2</p> <p><b>Medina</b> [21] - 1:11, 1:15, 1:16, 1:23, 2:5, 2:8, 3:6, 11:25, 12:25, 13:9, 16:12, 16:15, 16:17, 16:21, 22:18, 36:7, 36:19, 36:25, 37:21, 42:5, 49:18</p> <p><b>Medina's</b> [1] - 13:1</p> <p><b>meeting</b> [7] - 3:7, 3:8, 5:22, 12:19, 18:11, 48:19, 48:24</p> <p><b>meetings</b> [1] - 36:18</p> <p><b>meets</b> [1] - 11:20</p> <p><b>Member</b> [3] - 2:2, 2:3, 2:3</p> <p><b>members</b> [2] - 3:9, 39:14</p> <p><b>mention</b> [2] - 5:1, 11:8</p> <p><b>mentioned</b> [4] - 12:25, 28:1, 31:6, 39:6</p> <p><b>merchants</b> [2] - 13:8, 14:6</p> <p><b>merits</b> [1] - 36:20</p> <p><b>Methodist</b> [1] - 15:6</p> <p><b>mic</b> [1] - 35:23</p> <p><b>might</b> [5] - 15:3, 22:12, 35:19, 46:10</p> <p><b>Mike</b> [2] - 42:2, 42:10</p> <p><b>mile</b> [1] - 39:11</p> <p><b>mind</b> [3] - 26:6, 30:11, 33:15</p> <p><b>mine</b> [2] - 18:1, 46:5</p> <p><b>minimizations</b> [1] -</p>	<p>38:10</p> <p><b>minimize</b> [1] - 37:8</p> <p><b>minutes</b> [3] - 3:8, 3:14, 5:4</p> <p><b>missed</b> [1] - 21:5</p> <p><b>mix</b> [1] - 6:15</p> <p><b>mixed</b> [1] - 24:20</p> <p><b>moderate</b> [2] - 38:10</p> <p><b>modest</b> [1] - 43:22</p> <p><b>modified</b> [2] - 23:1, 44:5</p> <p><b>money</b> [4] - 14:7, 16:22, 30:16, 44:20</p> <p><b>Monica</b> [1] - 2:3</p> <p><b>monolith</b> [4] - 28:21, 29:8, 30:12, 31:20</p> <p><b>month</b> [1] - 16:4</p> <p><b>more-dedicated</b> [1] - 22:13</p> <p><b>more-detailed</b> [1] - 12:3</p> <p><b>morning</b> [1] - 40:12</p> <p><b>morphous</b> [1] - 27:18</p> <p><b>motion</b> [4] - 3:16, 4:2, 15:18, 34:16</p> <p><b>motions</b> [1] - 48:8</p> <p><b>mouth</b> [1] - 29:1</p> <p><b>move</b> [3] - 3:14, 14:24, 20:18</p> <p><b>moves</b> [1] - 43:2</p> <p><b>moving</b> [1] - 17:3</p> <p><b>MR</b> [75] - 3:11, 3:13, 3:20, 3:24, 4:14, 4:18, 5:11, 12:9, 12:11, 13:25, 14:2, 15:8, 15:11, 15:20, 15:25, 16:7, 17:10, 17:13, 19:10, 19:20, 19:23, 20:3, 20:5, 22:10, 23:10, 23:22, 23:25, 24:5, 24:9, 24:12, 24:18, 24:23, 25:13, 25:16, 25:20, 26:3, 26:6, 26:10, 28:14, 29:2, 29:6, 29:11, 31:5, 31:23, 32:2, 32:7, 32:20, 32:22, 32:25, 33:2, 33:5, 33:7, 33:10, 33:12, 33:15, 33:17, 33:19, 33:22, 34:4, 34:8, 34:9, 34:13, 34:18, 34:22, 35:2, 35:8, 35:15, 35:19, 35:25, 36:3, 48:9, 48:12, 48:13, 48:14, 48:16</p> <p><b>MS</b> [37] - 3:15, 3:19, 3:21, 3:23, 3:25, 4:1, 4:2, 15:2, 15:9,</p>					
<p><b>I</b></p>	<p><b>J</b></p>	<p><b>James</b> [1] - 2:11</p> <p><b>JENNIE</b> [3] - 46:20, 46:22, 47:2</p> <p><b>Jennie</b> [1] - 47:4</p> <p><b>Jim</b> [5] - 32:9, 38:14, 41:22, 44:11, 44:25</p> <p><b>July</b> [1] - 17:22</p>	<p><b>K</b></p>	<p><b>Kathy's</b> [1] - 14:4</p> <p><b>keep</b> [3] - 26:6, 33:15, 47:14</p> <p><b>kept</b> [1] - 30:11</p> <p><b>kind</b> [4] - 6:21, 7:18, 9:22, 10:6</p> <p><b>Klinkenberg</b> [1] - 2:12</p> <p><b>KLINKENBERG</b> [6] - 19:10, 19:20, 19:23, 20:3, 31:5, 32:2</p> <p><b>known</b> [1] - 5:25</p>	<p><b>L</b></p>	<p><b>Labyrinth</b> [1] - 36:5</p> <p><b>Lance</b> [2] - 35:21, 36:3</p>	<p><b>M</b></p>	<p><b>mail</b> [1] - 32:22</p> <p><b>main</b> [1] - 7:13</p>	<p><b>I-71</b> [1] - 44:18</p> <p><b>Ice</b> [1] - 17:22</p> <p><b>idea</b> [3] - 12:16, 22:24, 26:1</p> <p><b>Illes</b> [1] - 2:12</p> <p><b>imagine</b> [1] - 42:20</p> <p><b>immediate</b> [1] - 41:21</p> <p><b>impact</b> [3] - 31:3, 37:10, 37:18</p> <p><b>important</b> [3] - 30:18, 30:19, 32:5</p> <p><b>importantly</b> [1] - 43:5</p> <p><b>improved</b> [1] - 7:17</p> <p><b>IN</b> [1] - 49:17</p> <p><b>INC</b> [1] - 1:22</p> <p><b>Inc</b> [1] - 2:12</p> <p><b>inches</b> [3] - 11:5, 11:7</p> <p><b>included</b> [1] - 15:6</p> <p><b>includes</b> [1] - 11:11</p>

<p>15:15, 18:20, 19:16, 19:21, 19:25, 22:4, 23:8, 23:13, 23:23, 24:3, 24:8, 24:11, 24:15, 24:22, 25:7, 25:15, 25:18, 25:22, 26:5, 26:8, 27:24, 28:11, 28:15, 29:5, 29:9, 46:20, 46:22, 47:2</p> <p><b>multi</b> [1] - 29:15</p> <p><b>multiple</b> [3] - 6:7, 11:11, 37:24</p> <p><b>museums</b> [1] - 30:24</p> <p><b>must</b> [1] - 7:3</p>	<p><b>ninety-six</b> [3] - 7:1, 7:7, 7:24</p> <p><b>no-zero</b> [1] - 42:19</p> <p><b>nobody</b> [1] - 13:4</p> <p><b>Noel</b> [4] - 6:2, 15:7, 15:12, 30:24</p> <p><b>noodle</b> [2] - 33:23</p> <p><b>normal</b> [1] - 21:21</p> <p><b>normally</b> [1] - 40:7</p> <p><b>North</b> [3] - 1:15, 1:23, 16:13</p> <p><b>north</b> [8] - 7:15, 9:6, 10:13, 10:15, 10:19, 11:18, 11:20, 29:25</p> <p><b>northeast</b> [4] - 6:5, 6:9, 6:20, 37:17</p> <p><b>Notary</b> [4] - 1:14, 4:11, 49:4, 49:22</p> <p><b>note</b> [1] - 7:7</p> <p><b>noted</b> [2] - 7:20, 8:8</p> <p><b>notes</b> [1] - 8:19</p> <p><b>nothing</b> [1] - 49:9</p>	<p>40:7, 40:9</p> <p><b>one-story</b> [2] - 6:10, 6:13</p> <p><b>ones</b> [2] - 12:20, 36:12</p> <p><b>open</b> [4] - 24:19, 34:5, 35:11, 37:6</p> <p><b>operated</b> [1] - 41:16</p> <p><b>opportunity</b> [5] - 17:12, 22:22, 26:13, 28:12, 36:22</p> <p><b>opposed</b> [1] - 5:6</p> <p><b>options</b> [1] - 43:24</p> <p><b>ordinance</b> [1] - 17:15</p> <p><b>originally</b> [1] - 22:11</p> <p><b>otherwise</b> [1] - 36:23</p> <p><b>outside</b> [2] - 18:7, 18:15</p> <p><b>over-towering</b> [1] - 42:1</p> <p><b>overall</b> [1] - 41:6</p> <p><b>overhang</b> [1] - 6:24</p> <p><b>overlaid</b> [1] - 6:18</p> <p><b>overly</b> [1] - 31:20</p> <p><b>own</b> [4] - 36:20, 39:20, 41:23, 48:17</p> <p><b>owned</b> [2] - 15:7, 15:11</p> <p><b>owner</b> [3] - 35:21, 36:4, 36:5</p> <p><b>owners</b> [5] - 13:8, 14:5, 37:19, 38:6</p>	<p>21:16, 21:18, 21:20, 22:1, 23:5, 24:21, 24:24, 25:5, 25:6, 25:8, 25:12, 25:14, 26:13, 26:14, 26:16, 26:23, 27:5, 27:8, 27:13, 27:16, 27:21, 34:2, 37:7, 39:22, 39:23, 39:24, 40:16, 43:7, 43:8, 43:15, 47:8, 47:12, 47:15, 47:16</p> <p><b>Parking</b> [1] - 33:3</p> <p><b>parking/drop</b> [1] - 9:5</p> <p><b>parking/drop-off</b> [1] - 9:5</p> <p><b>parkway</b> [1] - 22:20</p> <p><b>participate</b> [1] - 22:22</p> <p><b>party</b> [4] - 36:10, 40:15, 44:4, 49:15</p> <p><b>passengers</b> [2] - 20:10, 20:20</p> <p><b>Paul</b> [2] - 2:3, 38:22</p> <p><b>payroll</b> [2] - 45:3, 45:7</p> <p><b>PDF</b> [1] - 33:3</p> <p><b>peak</b> [7] - 21:10, 21:18, 25:4, 26:16, 26:25, 27:22</p> <p><b>pedestrian</b> [2] - 41:2, 42:23</p> <p><b>people</b> [12] - 5:6, 17:24, 18:3, 22:19, 40:4, 40:18, 40:21, 43:12, 44:14, 44:20, 46:13</p> <p><b>per</b> [4] - 13:10, 26:24, 39:5, 45:6</p> <p><b>percent</b> [6] - 21:25, 38:16, 38:20, 39:4, 41:5, 41:9</p> <p><b>perhaps</b> [1] - 27:1</p> <p><b>permit</b> [1] - 25:5</p> <p><b>permitted</b> [3] - 8:2, 8:5, 35:7</p> <p><b>person</b> [1] - 35:20</p> <p><b>persons</b> [3] - 4:10, 49:7, 49:11</p> <p><b>perspective</b> [5] - 6:2, 6:22, 7:4, 28:16, 34:23</p> <p><b>perspectives</b> [1] - 12:15</p> <p><b>picture</b> [5] - 6:8, 9:13, 9:23, 10:20, 31:15</p> <p><b>pictures</b> [1] - 32:15</p> <p><b>place</b> [3] - 13:10, 29:24</p> <p><b>placed</b> [1] - 4:10</p> <p><b>plan</b> [20] - 4:24, 5:15, 6:4, 6:17, 7:5, 7:19,</p>	<p>11:9, 11:13, 11:19, 11:21, 13:14, 14:3, 37:14, 38:3, 38:15, 39:4, 41:8, 43:25, 44:3, 44:5</p> <p><b>PLANNING</b> [1] - 1:4</p> <p><b>Planning</b> [6] - 1:12, 2:5, 3:6, 5:13, 9:19, 34:23</p> <p><b>plus</b> [2] - 6:12, 11:16</p> <p><b>point</b> [5] - 7:9, 12:13, 14:25, 32:21, 40:24</p> <p><b>portion</b> [2] - 6:6, 31:14</p> <p><b>position</b> [2] - 9:3, 17:4</p> <p><b>positions</b> [1] - 39:19</p> <p><b>positive</b> [1] - 44:10</p> <p><b>possibility</b> [2] - 37:9</p> <p><b>possibly</b> [1] - 35:20</p> <p><b>potentially</b> [2] - 46:2, 46:9</p> <p><b>power</b> [1] - 20:18</p> <p><b>practice</b> [1] - 4:6</p> <p><b>prefer</b> [2] - 34:17, 48:10</p> <p><b>preferable</b> [1] - 20:6</p> <p><b>preferred</b> [1] - 21:13</p> <p><b>prejudicial</b> [3] - 36:15, 36:24, 38:1</p> <p><b>prejudicially</b> [1] - 45:17</p> <p><b>presence</b> [1] - 49:11</p> <p><b>presentation</b> [1] - 31:6</p> <p><b>presented</b> [1] - 31:11</p> <p><b>Preservation</b> [2] - 5:21, 44:24</p> <p><b>pretty</b> [2] - 27:3, 38:13</p> <p><b>previously</b> [1] - 5:20</p> <p><b>primarily</b> [1] - 10:2</p> <p><b>principal</b> [1] - 37:6</p> <p><b>private</b> [7] - 14:14, 37:23, 38:5, 40:2, 42:13, 46:6, 46:11</p> <p><b>Proceedings</b> [1] - 1:10</p> <p><b>PROCEEDINGS</b> [1] - 3:1</p> <p><b>produce</b> [1] - 31:12</p> <p><b>productive</b> [1] - 31:2</p> <p><b>PROFESSIONAL</b> [1] - 1:22</p> <p><b>project</b> [8] - 5:18, 8:9, 32:10, 35:18, 36:19, 42:11, 42:12, 46:11</p> <p><b>projects</b> [2] - 11:13, 42:8</p> <p><b>properties</b> [4] - 4:22, 24:14, 28:3, 37:24</p> <p><b>property</b> [6] - 5:25, 13:8, 14:5, 37:19,</p>
<b>N</b>	<b>O</b>	<b>P</b>		
<p><b>name</b> [3] - 35:17, 35:21, 47:4</p> <p><b>narrow</b> [2] - 24:2, 24:4</p> <p><b>nathan</b> [1] - 15:25</p> <p><b>Nathan</b> [3] - 2:2, 17:10, 17:12</p> <p><b>nearby</b> [1] - 27:19</p> <p><b>necessary</b> [1] - 8:4</p> <p><b>need</b> [19] - 7:17, 8:9, 8:20, 8:24, 9:25, 13:17, 14:16, 14:22, 16:19, 17:6, 17:8, 17:9, 19:17, 24:25, 26:3, 30:7, 34:19, 42:14, 47:16</p> <p><b>needed</b> [3] - 24:13, 24:25, 26:23</p> <p><b>needs</b> [4] - 17:5, 30:11, 31:3, 43:25</p> <p><b>nefariously</b> [1] - 39:1</p> <p><b>neighbor</b> [1] - 30:9</p> <p><b>neighboring</b> [3] - 17:1, 24:13, 41:19</p> <p><b>neighborly</b> [1] - 23:11</p> <p><b>neighbors</b> [5] - 22:11, 22:21, 23:2, 27:23, 41:17</p> <p><b>Nelson</b> [1] - 28:8</p> <p><b>never</b> [1] - 30:1</p> <p><b>new</b> [5] - 5:5, 5:8, 30:3, 38:13, 39:10</p> <p><b>next</b> [5] - 16:4, 23:17, 35:4, 36:21, 43:4</p> <p><b>nice</b> [2] - 42:14, 42:20</p> <p><b>night</b> [2] - 26:11, 26:19</p> <p><b>nine</b> [4] - 7:11, 14:6, 21:5, 38:16</p> <p><b>nine-block</b> [1] - 14:6</p> <p><b>ninety</b> [4] - 7:1, 7:7, 7:24, 38:16</p> <p><b>ninety-nine</b> [1] - 38:16</p>	<p><b>o'clock</b> [3] - 40:8, 40:9, 40:12</p> <p><b>oath</b> [1] - 4:11</p> <p><b>objections</b> [1] - 17:2</p> <p><b>obnoxious</b> [1] - 43:11</p> <p><b>observed</b> [1] - 8:21</p> <p><b>obviously</b> [3] - 36:18, 37:21, 38:3</p> <p><b>occasionally</b> [1] - 22:17</p> <p><b>occupancy</b> [6] - 21:25, 38:16, 38:21, 39:4, 41:9, 43:16</p> <p><b>occupants</b> [1] - 39:7</p> <p><b>occupied</b> [1] - 40:1</p> <p><b>OF</b> [3] - 1:4, 49:1, 49:2</p> <p><b>off-time</b> [1] - 26:17</p> <p><b>offered</b> [1] - 22:22</p> <p><b>office</b> [4] - 6:7, 6:20, 6:25, 49:18</p> <p><b>offsetting</b> [1] - 34:5</p> <p><b>Ohio</b> [9] - 1:14, 1:16, 1:23, 38:24, 38:25, 42:22, 49:5, 49:18, 49:22</p> <p><b>OHIO</b> [1] - 49:1</p> <p><b>OHM</b> [1] - 11:10</p> <p><b>one</b> [25] - 4:21, 4:25, 6:10, 6:13, 10:7, 11:14, 12:13, 14:10, 15:3, 18:8, 18:9, 18:10, 18:11, 18:14, 21:22, 26:24, 27:25, 28:17, 30:4, 31:5, 32:7, 32:13, 39:5,</p>	<p><b>p.m.</b> [1] - 1:13</p> <p><b>P22-19</b> [3] - 2:10, 3:2, 5:12</p> <p><b>pages</b> [3] - 11:14, 12:24, 32:24</p> <p><b>paid</b> [6] - 13:13, 13:22, 14:11, 14:14, 14:15, 16:22</p> <p><b>Parade</b> [1] - 17:22</p> <p><b>Paragraph</b> [1] - 37:5</p> <p><b>par</b> [8] - 20:7, 20:15, 20:19, 20:22, 24:24, 25:10, 40:6, 40:8</p> <p><b>parked</b> [1] - 43:16</p> <p><b>parking</b> [69] - 5:25, 7:11, 7:12, 7:14, 7:25, 8:12, 10:9, 12:2, 12:22, 13:10, 13:15, 14:15, 15:14, 16:10, 16:23, 16:25, 17:15, 17:18, 17:25, 18:5, 18:19, 18:25, 19:6, 19:13, 19:18, 19:22, 20:1, 20:22, 20:23, 21:1, 21:2, 21:9, 21:10, 21:12,</p>		

<p>38:6, 41:20  <b>proponent</b> [1] - 32:9  <b>proposal</b> [1] - 11:20  <b>proposals</b> [1] - 41:1  <b>propose</b> [1] - 38:9  <b>proposed</b> [5] - 6:17, 7:1, 7:4, 11:6, 47:6  <b>proposing</b> [1] - 23:3  <b>protection</b> [1] - 8:21  <b>provide</b> [3] - 26:23, 40:17, 40:18  <b>provided</b> [10] - 8:16, 8:24, 10:16, 11:2, 13:2, 18:19, 28:6, 31:8, 40:16, 44:12  <b>provides</b> [2] - 11:9, 11:10  <b>Public</b> [5] - 1:14, 17:21, 18:3, 49:4, 49:22  <b>public</b> [18] - 5:25, 10:9, 15:9, 15:13, 17:15, 19:18, 21:1, 22:1, 25:12, 25:13, 27:12, 35:3, 35:11, 36:16, 40:2, 44:12, 46:12, 48:6  <b>publicly</b> [3] - 36:23, 37:23, 39:20  <b>purpose</b> [2] - 40:2, 41:12  <b>purposes</b> [1] - 42:13  <b>pursues</b> [1] - 37:18  <b>pushed</b> [1] - 35:4  <b>put</b> [5] - 28:25, 29:23, 29:24, 40:19, 41:1  <b>putting</b> [1] - 46:11</p>	<p>9:24, 10:15, 19:13, 19:15, 43:8  <b>reason</b> [3] - 27:15, 30:1, 47:11  <b>reasonable</b> [2] - 29:3, 30:6  <b>received</b> [5] - 8:12, 8:13, 23:12, 32:23, 36:11  <b>recently</b> [1] - 42:8  <b>recommend</b> [1] - 14:24  <b>recommendations</b> [1] - 12:18  <b>recommends</b> [1] - 12:1  <b>record</b> [4] - 36:14, 40:20, 42:7, 46:16  <b>redevelopment</b> [1] - 11:22  <b>reduction</b> [2] - 41:5, 43:22  <b>regarding</b> [4] - 8:24, 10:17, 11:2, 35:18  <b>regardless</b> [2] - 37:1, 37:12  <b>regards</b> [2] - 37:3, 37:13  <b>REGISTERED</b> [1] - 1:22  <b>regulations</b> [1] - 8:10  <b>reinforce</b> [1] - 11:24  <b>relative</b> [1] - 49:14  <b>relied</b> [1] - 13:14  <b>relying</b> [3] - 14:18, 14:20, 34:3  <b>rendering</b> [4] - 9:2, 10:21, 28:7, 31:8  <b>renderings</b> [5] - 9:8, 10:16, 12:4, 12:14, 23:15  <b>repeat</b> [1] - 14:1  <b>report</b> [3] - 8:7, 8:15, 33:16  <b>REPORTERS</b> [2] - 1:22, 1:22  <b>request</b> [2] - 4:24, 29:3  <b>requested</b> [1] - 8:10  <b>require</b> [5] - 7:2, 7:21, 8:2, 18:8, 43:23  <b>required</b> [1] - 18:15  <b>requirement</b> [2] - 27:16, 27:17  <b>requirements</b> [1] - 41:15  <b>research</b> [2] - 17:5, 34:12  <b>researching</b> [2] - 14:4, 34:1</p>	<p><b>reserve</b> [1] - 24:21  <b>reserved</b> [1] - 40:3  <b>response</b> [1] - 48:4  <b>rest</b> [2] - 28:23, 47:24  <b>restaurant</b> [1] - 27:4  <b>restaurants</b> [2] - 26:20, 30:17  <b>restroom</b> [1] - 18:11  <b>results</b> [1] - 34:11  <b>review</b> [3] - 5:14, 8:15, 37:3  <b>reviewed</b> [1] - 12:2  <b>revised</b> [1] - 38:3  <b>Rick</b> [1] - 2:2  <b>ridiculous</b> [1] - 47:21  <b>right-of-way</b> [3] - 6:24, 7:8, 8:5  <b>rightly</b> [1] - 48:18  <b>rise</b> [1] - 29:15  <b>road</b> [3] - 8:1, 46:5, 46:6  <b>roads</b> [1] - 37:7  <b>roadways</b> [1] - 7:18  <b>robbed</b> [1] - 17:24  <b>robbing</b> [1] - 18:18  <b>roll</b> [1] - 3:18  <b>roof</b> [2] - 6:14, 8:22  <b>rooftop</b> [1] - 29:18  <b>room</b> [6] - 18:9, 26:24, 30:14, 38:17, 39:5, 41:23  <b>rooms</b> [8] - 11:16, 21:22, 21:23, 21:24, 38:16, 38:18, 41:5, 43:21  <b>rope</b> [1] - 25:1  <b>Rose</b> [10] - 2:3, 3:12, 3:23, 4:16, 15:18, 22:7, 27:25, 42:2, 45:24  <b>ROSE</b> [25] - 3:11, 3:13, 3:24, 4:18, 12:11, 14:2, 15:20, 15:25, 17:10, 31:23, 32:7, 32:22, 33:2, 33:7, 33:12, 33:17, 33:22, 34:8, 34:13, 34:22, 35:8, 35:15, 48:9, 48:13, 48:16  <b>Rose's</b> [2] - 28:25, 42:10  <b>round</b> [1] - 10:6  <b>route</b> [1] - 20:16  <b>RPR</b> [3] - 1:13, 49:4, 49:21  <b>rule</b> [3] - 29:23, 30:2, 30:3  <b>run</b> [1] - 38:4  <b>running</b> [1] - 24:7  <b>Russell</b> [2] - 2:3, 3:25</p>	<p><b>RUSSELL</b> [29] - 3:15, 4:1, 15:2, 15:9, 15:15, 18:20, 19:16, 19:21, 19:25, 22:4, 23:8, 23:13, 23:23, 24:3, 24:8, 24:11, 24:15, 24:22, 25:7, 25:15, 25:18, 25:22, 26:5, 26:8, 27:24, 28:11, 28:15, 29:5, 29:9</p>	<p>12:4, 21:17, 22:1, 27:18, 31:12, 33:6  <b>shown</b> [2] - 7:15, 7:19  <b>shows</b> [8] - 6:4, 9:3, 9:6, 16:23, 21:4, 25:14, 37:16  <b>sic</b> [1] - 37:10  <b>side</b> [11] - 5:24, 7:8, 9:9, 10:8, 10:10, 10:13, 10:25, 29:25, 37:20, 43:2, 43:7  <b>sides</b> [3] - 8:19, 10:7, 32:4  <b>sight</b> [1] - 8:24  <b>sight-lining</b> [1] - 8:24  <b>sign</b> [1] - 25:1  <b>significant</b> [1] - 36:19  <b>significantly</b> [1] - 30:14  <b>similar</b> [1] - 11:4  <b>simply</b> [1] - 30:3  <b>site</b> [15] - 4:24, 5:15, 5:23, 6:5, 6:18, 7:4, 7:6, 8:10, 9:2, 9:4, 11:16, 11:19, 19:11, 37:14, 38:3  <b>sites</b> [1] - 31:2  <b>situation</b> [1] - 34:10  <b>six</b> [7] - 6:11, 6:15, 7:1, 7:7, 7:24, 11:7, 30:15  <b>sixty</b> [8] - 6:25, 9:20, 21:25, 26:25, 38:15, 38:18, 39:4, 41:9  <b>sixty-eight</b> [5] - 21:25, 26:25, 38:15, 39:4, 41:9  <b>sixty-seven</b> [1] - 38:18  <b>size</b> [7] - 7:22, 30:12, 30:13, 31:4, 38:10, 39:2, 40:24  <b>sized</b> [1] - 31:20  <b>sketched</b> [1] - 10:20  <b>sky</b> [1] - 29:15  <b>slide</b> [1] - 9:10  <b>slip</b> [1] - 33:8  <b>smaller</b> [7] - 6:6, 6:8, 6:19, 6:22, 29:19, 39:2, 41:11  <b>Social</b> [3] - 30:24, 39:6, 39:8  <b>solution</b> [2] - 25:8, 34:7  <b>someone</b> [2] - 30:9, 46:9  <b>someplace</b> [1] - 13:15  <b>sometime</b> [2] - 45:20, 46:6  <b>somewhat</b> [1] - 31:19  <b>somewhere</b> [4] -</p>
<b>Q</b>			<b>S</b>	
<p><b>qualified</b> [1] - 49:6  <b>questions</b> [5] - 16:19, 18:21, 22:5, 48:8  <b>quick</b> [1] - 15:2  <b>quote/unquote</b> [1] - 37:14</p>			<p><b>Sabo</b> [3] - 1:13, 49:4, 49:21  <b>safer</b> [1] - 20:16  <b>safety</b> [2] - 36:6, 41:2  <b>salary</b> [1] - 45:3  <b>Sarah</b> [2] - 2:6, 4:9  <b>saw</b> [1] - 28:13  <b>scenario</b> [1] - 40:13  <b>screen</b> [1] - 9:1  <b>scrutiny</b> [1] - 44:13  <b>seal</b> [1] - 49:18  <b>second</b> [5] - 3:15, 3:17, 6:13, 9:15, 46:4  <b>section</b> [1] - 19:12  <b>see</b> [17] - 6:19, 9:10, 12:14, 12:16, 19:4, 28:12, 30:25, 31:18, 31:21, 31:24, 32:15, 32:20, 32:24, 33:2, 33:5, 44:4, 48:22  <b>seem</b> [1] - 30:21  <b>sell</b> [1] - 46:10  <b>separate</b> [1] - 7:12  <b>served</b> [1] - 25:3  <b>service</b> [1] - 37:7  <b>set</b> [7] - 7:1, 7:24, 14:3, 41:25, 42:16, 42:17, 49:17  <b>setback</b> [1] - 9:4  <b>seven</b> [1] - 38:18  <b>seventy</b> [2] - 41:23, 43:21  <b>seventy-room</b> [1] - 41:23  <b>several</b> [3] - 29:18, 29:20, 31:10  <b>sheets</b> [1] - 12:24  <b>shop</b> [1] - 27:4  <b>shops</b> [2] - 26:20, 30:18  <b>shorter</b> [1] - 29:18  <b>shot</b> [1] - 32:13  <b>show</b> [4] - 9:8, 11:15, 21:22, 31:19  <b>showing</b> [7] - 10:21,</p>	<p><b>qualified</b> [1] - 49:6  <b>questions</b> [5] - 16:19, 18:21, 22:5, 48:8  <b>quick</b> [1] - 15:2  <b>quote/unquote</b> [1] - 37:14</p>
<b>R</b>				
<p><b>rain</b> [1] - 43:19  <b>raised</b> [1] - 34:21  <b>raising</b> [1] - 38:21  <b>Raspberry</b> [3] - 22:7, 42:1, 45:24  <b>rates</b> [1] - 38:22  <b>read</b> [1] - 14:19  <b>real</b> [1] - 39:17  <b>really</b> [4] - 25:24, 28:23, 44:12, 47:21  <b>rear</b> [7] - 7:12, 8:25,</p>				

<p>13:15, 18:14, 24:21, 25:9</p> <p><b>soon</b> [2] - 34:14, 48:20</p> <p><b>sorry</b> [2] - 10:15, 11:7</p> <p><b>sort</b> [2] - 13:17, 32:2</p> <p><b>south</b> [9] - 5:24, 6:6, 6:21, 7:14, 9:7, 10:8, 19:13, 37:20, 43:7</p> <p><b>South</b> [12] - 4:23, 5:13, 5:24, 7:10, 10:23, 19:18, 28:5, 31:16, 35:22, 36:4, 46:13, 47:5</p> <p><b>space</b> [9] - 18:8, 18:9, 18:10, 18:12, 22:6, 23:16, 25:6, 27:6</p> <p><b>spaces</b> [12] - 7:11, 18:15, 20:24, 21:1, 21:2, 23:5, 24:21, 25:1, 26:14, 27:8, 27:10, 37:7</p> <p><b>speed</b> [3] - 34:24, 35:1, 48:17</p> <p><b>spending</b> [1] - 44:19</p> <p><b>spot</b> [2] - 20:23, 47:12</p> <p><b>spots</b> [1] - 20:1</p> <p><b>Square</b> [6] - 17:17, 17:21, 17:25, 18:3, 27:12, 47:25</p> <p><b>square</b> [5] - 6:11, 6:15, 7:22, 29:23, 30:2</p> <p><b>square-foot</b> [2] - 29:23, 30:2</p> <p><b>squeeze</b> [1] - 24:1</p> <p><b>ss</b> [1] - 49:1</p> <p><b>St</b> [1] - 38:22</p> <p><b>staff</b> [3] - 8:7, 11:22, 12:1</p> <p><b>stand</b> [1] - 4:5</p> <p><b>standard</b> [2] - 4:5, 21:16</p> <p><b>standards</b> [1] - 37:3</p> <p><b>State</b> [3] - 1:14, 49:5, 49:22</p> <p><b>state</b> [3] - 38:2, 44:7, 44:16</p> <p><b>STATE</b> [1] - 49:1</p> <p><b>statement</b> [2] - 37:4, 39:1</p> <p><b>statements</b> [1] - 37:13</p> <p><b>States</b> [1] - 42:21</p> <p><b>stating</b> [1] - 39:19</p> <p><b>status</b> [1] - 37:25</p> <p><b>stay</b> [2] - 25:2, 44:17</p> <p><b>stenotype</b> [1] - 49:11</p> <p><b>still</b> [9] - 13:20, 21:20, 21:25, 23:20, 24:20, 27:7, 33:14, 43:21,</p>	<p>43:22</p> <p><b>stone</b> [3] - 9:12, 9:15, 10:2</p> <p><b>StoPowerwall</b> [1] - 9:10</p> <p><b>stopped</b> [1] - 47:11</p> <p><b>store</b> [2] - 29:25, 30:3</p> <p><b>storefronts</b> [1] - 10:4</p> <p><b>stormwater</b> [1] - 8:9</p> <p><b>story</b> [9] - 6:10, 6:13, 9:15, 9:16, 29:15, 29:16, 42:3, 42:11, 45:18</p> <p><b>straight</b> [1] - 42:22</p> <p><b>strategic</b> [1] - 11:9</p> <p><b>street</b> [18] - 6:2, 7:3, 10:24, 12:15, 20:7, 20:9, 20:11, 20:14, 20:15, 37:23, 38:5, 41:3, 42:11, 42:23, 43:20, 45:15, 45:19, 47:6</p> <p><b>Street</b> [12] - 1:23, 4:23, 5:13, 5:24, 7:10, 10:19, 10:23, 31:16, 35:22, 36:4, 42:10, 47:5</p> <p><b>street-front</b> [1] - 20:14</p> <p><b>street-fronted</b> [1] - 42:11</p> <p><b>street-fronting</b> [2] - 41:3, 45:19</p> <p><b>structure</b> [2] - 6:13, 11:2</p> <p><b>structures</b> [1] - 38:7</p> <p><b>stucco</b> [4] - 9:12, 9:16, 9:24, 10:14</p> <p><b>studies</b> [2] - 21:12, 25:19</p> <p><b>Study</b> [1] - 33:4</p> <p><b>study</b> [17] - 12:22, 12:23, 14:20, 16:10, 16:15, 16:20, 16:23, 17:19, 21:4, 21:10, 21:11, 21:16, 24:24, 25:14, 39:17, 40:16</p> <p><b>stuff</b> [3] - 32:18, 42:25, 45:10</p> <p><b>submit</b> [2] - 36:12, 42:6</p> <p><b>submitted</b> [7] - 3:9, 3:14, 8:11, 8:13, 12:4, 40:14, 44:3</p> <p><b>submitting</b> [1] - 36:13</p> <p><b>substantial</b> [1] - 16:22</p> <p><b>suit</b> [1] - 49:16</p> <p><b>Sully's</b> [1] - 14:10</p> <p><b>super</b> [1] - 43:4</p> <p><b>super-back</b> [1] - 43:4</p> <p><b>Supply</b> [1] - 33:3</p>	<p><b>support</b> [3] - 17:24, 18:2, 32:10</p> <p><b>supports</b> [1] - 11:22</p> <p><b>suppose</b> [2] - 24:1, 35:3</p> <p><b>surplus</b> [3] - 22:1, 25:5, 27:8</p> <p><b>surrounding</b> [5] - 28:3, 28:19, 28:24, 29:13, 29:19</p> <p><b>survive</b> [1] - 30:20</p> <p><b>suspect</b> [1] - 40:10</p> <p><b>sworn</b> [3] - 4:5, 4:8, 49:7</p> <p><b>synthetic</b> [2] - 9:16, 10:14</p>	<p>3:23, 3:25, 4:2</p> <p><b>tonight</b> [2] - 5:12, 5:20</p> <p><b>tourist</b> [1] - 30:16</p> <p><b>tourists</b> [2] - 30:21, 30:25</p> <p><b>towards</b> [1] - 28:5</p> <p><b>towering</b> [1] - 42:1</p> <p><b>town</b> [4] - 28:6, 30:17, 31:14, 32:10</p> <p><b>township</b> [1] - 45:9</p> <p><b>traffic</b> [10] - 12:22, 18:24, 19:9, 20:8, 22:8, 23:4, 26:10, 39:16, 39:17, 42:23</p> <p><b>Transcript</b> [1] - 1:10</p> <p><b>transcription</b> [1] - 49:13</p> <p><b>trash</b> [1] - 8:25</p> <p><b>traveling</b> [1] - 44:20</p> <p><b>traverse</b> [1] - 37:24</p> <p><b>TRAVES</b> [3] - 35:19, 35:25, 36:3</p> <p><b>Traves</b> [2] - 35:21, 36:3</p> <p><b>treated</b> [1] - 45:17</p> <p><b>true</b> [1] - 39:16</p> <p><b>truly</b> [1] - 38:19</p> <p><b>truth</b> [3] - 49:8, 49:9</p> <p><b>trying</b> [7] - 13:20, 14:12, 19:8, 23:21, 28:1, 31:12, 41:24</p> <p><b>turnaround</b> [1] - 20:17</p> <p><b>twenty</b> [5] - 6:11, 18:14, 36:8, 41:4, 45:5</p> <p><b>twenty-five</b> [1] - 45:5</p> <p><b>twenty-six</b> [1] - 6:11</p> <p><b>twice</b> [1] - 43:9</p> <p><b>Twinsburg</b> [1] - 33:1</p> <p><b>two</b> [15] - 5:3, 5:16, 6:4, 7:14, 11:15, 18:9, 21:5, 27:11, 32:24, 34:2, 40:7, 40:9, 42:8, 45:6</p> <p><b>two-fifty-nine</b> [1] - 21:5</p> <p><b>typically</b> [3] - 26:20, 26:24</p>	<p><b>unloading</b> [3] - 20:9, 20:11, 22:19</p> <p><b>unsafe</b> [1] - 38:6</p> <p><b>untrue</b> [1] - 39:1</p> <p><b>up</b> [12] - 7:3, 10:4, 16:16, 19:25, 22:24, 24:7, 28:5, 31:16, 32:5, 35:11, 38:20, 46:4</p> <p><b>upfront</b> [2] - 34:5, 38:2</p> <p><b>upper</b> [3] - 9:13, 9:16, 10:7</p> <p><b>ups</b> [1] - 36:13</p> <p><b>uptown</b> [2] - 27:4, 29:21</p> <p><b>uptowners</b> [1] - 20:6</p> <p><b>usage</b> [3] - 26:19</p> <p><b>users</b> [1] - 41:20</p> <p><b>uses</b> [5] - 14:9, 26:21, 39:23, 41:19, 47:20</p> <p><b>utilize</b> [1] - 24:13</p> <p><b>utilized</b> [1] - 26:14</p>
<b>T</b>				
<p><b>table</b> [11] - 5:21, 14:25, 16:3, 16:5, 16:18, 34:17, 35:15, 48:11, 48:12, 48:13</p> <p><b>tabled</b> [3] - 16:9, 34:25, 44:1</p> <p><b>tabling</b> [2] - 12:1, 35:1</p> <p><b>tall</b> [2] - 29:12, 29:17</p> <p><b>tax</b> [1] - 44:25</p> <p><b>taxpayer</b> [1] - 36:7</p> <p><b>technically</b> [1] - 24:1</p> <p><b>ten</b> [2] - 29:14, 40:12</p> <p><b>tenant</b> [1] - 45:6</p> <p><b>tenants</b> [3] - 6:8, 45:1, 45:4</p> <p><b>tend</b> [2] - 26:12, 26:18</p> <p><b>terms</b> [2] - 26:18, 30:12</p> <p><b>testify</b> [1] - 49:8</p> <p><b>testimony</b> [2] - 49:7, 49:10</p> <p><b>they've</b> [1] - 18:19</p> <p><b>thinking</b> [1] - 22:14</p> <p><b>thirteen</b> [1] - 21:23</p> <p><b>thousand</b> [3] - 7:22, 29:23, 30:2</p> <p><b>three</b> [16] - 6:23, 11:5, 12:24, 20:23, 20:24, 20:25, 21:1, 21:2, 21:6, 21:7, 22:1, 22:21, 27:19, 29:11, 29:17</p> <p><b>throughways</b> [1] - 7:18</p> <p><b>Thursday</b> [1] - 1:10</p> <p><b>Thyme</b> [1] - 14:9</p> <p><b>tie</b> [1] - 28:23</p> <p><b>TMS</b> [1] - 16:11</p> <p><b>today</b> [1] - 32:23</p> <p><b>Tome</b> [2] - 2:6, 4:9</p> <p><b>TOME</b> [5] - 3:19, 3:21,</p>	<p><b>unaware</b> [1] - 34:9</p> <p><b>under</b> [2] - 4:11, 21:16</p> <p><b>unfair</b> [1] - 46:14</p> <p><b>unfortunately</b> [2] - 31:9, 33:20</p> <p><b>United</b> [1] - 42:21</p> <p><b>units</b> [1] - 24:6</p> <p><b>unload</b> [3] - 20:8, 20:18, 20:22</p>			
<b>V</b>				
<p><b>vague</b> [1] - 7:18</p> <p><b>valet</b> [3] - 24:16, 24:20, 25:10</p> <p><b>valets</b> [1] - 24:24</p> <p><b>variance</b> [5] - 7:2, 7:21, 8:2, 8:3, 9:25</p> <p><b>variances</b> [1] - 43:23</p> <p><b>verbal</b> [1] - 48:4</p> <p><b>verbally</b> [1] - 44:7</p> <p><b>vestibule</b> [1] - 43:18</p> <p><b>view</b> [2] - 28:2, 31:10</p> <p><b>vision</b> [1] - 11:10</p> <p><b>visit</b> [2] - 39:18, 40:5</p> <p><b>visitors</b> [1] - 44:15</p> <p><b>voting</b> [1] - 13:5</p>	<p><b>walk</b> [5] - 39:8, 39:25, 40:23, 43:17, 43:19</p> <p><b>walkable</b> [1] - 31:13</p> <p><b>walked</b> [2] - 28:6, 28:13</p> <p><b>walking</b> [3] - 21:8, 31:14, 31:22</p> <p><b>wall</b> [1] - 10:11</p> <p><b>wants</b> [1] - 46:6</p> <p><b>Washington</b> [1] - 11:17</p> <p><b>waste</b> [1] - 14:25</p> <p><b>weekend</b> [1] - 25:24</p> <p><b>weighing</b> [1] - 41:13</p> <p><b>welcome</b> [1] - 3:5</p> <p><b>well-received</b> [1] -</p>			
<b>W</b>				

23:12  
**west** [3] - 5:24, 9:23,  
 10:25  
**West** [2] - 42:10,  
 45:18  
**wet** [2] - 33:22, 33:23  
**whack** [1] - 33:23  
**WHEREOF** [1] - 49:17  
**whichever** [1] - 32:12  
**whole** [1] - 49:8  
**wide** [1] - 23:19  
**widening** [1] - 16:13  
**wider** [1] - 8:4  
**wishes** [1] - 5:1  
**wishing** [1] - 46:19  
**WITNESS** [1] - 49:17  
**wonderful** [1] - 26:2  
**wood** [1] - 10:2  
**Wooster** [1] - 38:23  
**word** [1] - 29:10  
**words** [1] - 28:25  
**works** [1] - 26:9  
**Worldwide** [1] - 28:8  
**worries** [1] - 17:18  
**worry** [3] - 17:25,  
 18:1, 43:3

## Y

**yard** [1] - 7:25  
**years** [4] - 4:6, 32:10,  
 36:8, 47:7  
**yesterday** [1] - 8:14

## Z

**zero** [2] - 9:19, 42:19  
**Zoning** [1] - 5:19  
**zoning** [5] - 4:24,  
 5:15, 37:15, 41:12,  
 44:2