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<div>2</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div> <div>MR. LOWE: Okay. I'm calling the regular March 27th, 2025 meeting of the Olmsted Township Zoning Commission to order at 7:00 PM.</div> <div>As an administrative note, we're recording these proceedings for the purposes of providing a historical record. As such, all members of the Zoning Commission and any departments that speak during the meeting are asked to speak your name clearly prior to your statement or comment, this would be for each time we speak.</div> <div>Additionally, if you have not signed-in and would like to speak tonight, this includes the Applicant or any members of the public that would like to speak, please sign in now. We will use that list to call people to the microphone.</div> <div>Since we are taking up a detailed and General Development Plan tonight, we will need to swear in all speakers. Is there anyone that didn't sign in but would like to speak?</div> <div>Would all who wish to speak, both</div> </div>	<div>4</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div> <div>and join me in the Pledge of Allegiance.</div> <div>- - - -</div> <div>(Thereupon, the Pledge of Allegiance was recited.)</div> <div>- - - -</div> <div>MR. LOWE: The first order of business is approval of the Minutes of the Special January 7th, 2025 meeting.</div> <div>Are there any additions, corrections, or revisions?</div> <div>Hearing none, do I hear a motion for approval?</div> <div>MR. HAMER: I move to approve.</div> <div>MR. LOWE: Is there a second?</div> <div>MS. OSELAND: I second.</div> <div>MR. LOWE: Will you please call the roll?</div> <div>MS. OSELAND: Mr. Lowe?</div> <div>MR. LOWE: Yes.</div> <div>MS. OSELAND: Ms. Oseland? Yes.</div> <div>Mr. Whelan?</div> <div>MR. WHELAN: Yes.</div> <div>MS. OSELAND: Mr. Hamer?</div> <div>MR. HAMER: Yes.</div> <div>MR. LOWE: Thank you. Now on to</div> </div>

<p style="text-align: right;">5</p> <p>1 new business. We do not have any old 2 business. We will now hear the new 3 business items before the Board brought by 4 applicants.</p> <p>5 The first item on the Agenda is 6 Application No. 24OLMT-DEV002, submitted by 7 the Carnegie Management & Development 8 Corporation for 27106-27076 Bagley Road 9 seeking recommendations to the Board of 10 Trustees for a Detailed Development 11 approval for Phase 1 of a Towne Center, 12 mixed use development for commercial, 13 retail, restaurant, medical office with 14 residential in the rear of the property.</p> <p>15 If the representatives from 16 Carnegie would please step to the podium 17 and present your item. And you please 18 state your names before speaking.</p> <p>19 MR. PAPANDREAS: Good evening. My 20 name is George Papandreas. I'm the 21 Executive Vice President for Carnegie 22 Management & Development Corporation. Good 23 evening to the members of the Zoning 24 Commission. We're certainly excited to be 25 here tonight to present to you our Detailed</p>	<p style="text-align: right;">7</p> <p>1 And that didn't really start 2 crystallizing until we got to the point 3 where we recognized there was adjacent land 4 that could gain control of all the property 5 all the way over to the corner of Stearns 6 and Bagley.</p> <p>7 So it was about two years ago that 8 that revolution came about that we realized 9 we could gain control of that property too. 10 And now we had, what we realized, was a 11 great opportunity to do something really, 12 really phenomenal there at that location, 13 and so we started crafting a vision. What 14 could that be? Well, it was this concept 15 called the Towne Center, but before we 16 could really come up with that vision, we 17 had to understand what exactly were the 18 needs of the community and what the 19 comments and concerns of the community 20 were, and so we started to engage with all 21 the stakeholders. That included all the 22 Trustees, the Board of Zoning Appeals, this 23 Board here, and the community for that 24 matter.</p> <p>25 And there were a number of</p>
<p style="text-align: right;">6</p> <p>1 Development plan. I have with me Mr. 2 Morgan Frantz, and Mr. Morgan Frantz is 3 also going to presenting tonight, but he's 4 probably going to -- he's going to be 5 focused on more of the detailed components 6 of the presentation.</p> <p>7 So before though I turn it over to 8 him, I'd like to make a few introductory 9 remarks to kind of give you a feeling for 10 refreshing the recollection of where we've 11 been and where we are, and obviously where 12 we're going.</p> <p>13 It was, I think about five years 14 ago, when we first were able to execute the 15 lease from Southwest General. And 16 Southwest General, as you know, has been a 17 tenant of ours for some time. And part of 18 that project contemplated some kind of 19 future development because we had acquired 20 a lot of land around it, there were a 21 number of curb cuts that were associated 22 with it, and so we had some ideas about 23 what that could be, but in no form or 24 fashion did we really have an idea how that 25 would involve.</p>	<p style="text-align: right;">8</p> <p>1 comments and a number of concerns that were 2 brought up that we took into account when 3 we tried to craft this vision, but in 4 addition to that, we obviously had to 5 investigate the market. I mean, no project 6 is really -- becomes a reality unless you 7 understand what you can do there. And so 8 we started exploring who the tenants could 9 be and what are the economics associated 10 with that.</p> <p>11 In so doing, we started 12 crystallizing. What we basically came up 13 with in the General Development Plan that 14 we submitted to you the last time.</p> <p>15 In doing that however, I have to 16 say that we had to keep in mind that the 17 prospective tenants that we were dealing 18 with -- now, we found out our great 19 tenants, by the way, strong tenants, 20 national-credit tenants with strong brands, 21 and obviously very rigid business models 22 too that we have to try and accommodate, so 23 that really started posing a challenge on 24 this journey, how we could integrate what 25 our vision was for the Towne Center, what</p>

<div>9</div> <div><div>1 the commons were, and then layering on top</div><div>2 of that the Towne Center plan, zoning</div><div>3 district overlay, which has a number of</div><div>4 mandates as well.</div><div>5 You know, to that extent, I have</div><div>6 to give a shoutout to the Building</div><div>7 Commission because the Building Department,</div><div>8 and for that matter, all the consultants,</div><div>9 they were tremendous, amazing, in how they</div><div>10 assisted us and how they allowed us or</div><div>11 helped us navigate interpreting the Code</div><div>12 and what its intent was.</div><div>13 And by the way, we think where</div><div>14 we're at right now, that spirit and intent</div><div>15 of that Code has been met. We really think</div><div>16 that we've worked very hard to try and</div><div>17 accommodate all the concerns that were</div><div>18 raised by this Board and all the other</div><div>19 stakeholders to get to the point where we</div><div>20 put together this Detailed Development plan</div><div>21 that you have before you today.</div><div>22 Now, at least of which actually,</div><div>23 after all of that, is making sure that it</div><div>24 financially viable. Obviously we all want</div><div>25 this project to be successful. That's in</div></div>	<div>11</div> <div><div>1 are, and our tenants too. It's because of</div><div>2 that, I think that's how we've become</div><div>3 successful, and that's how this company has</div><div>4 become successful. And that's why,</div><div>5 frankly, I've aligned myself for the last</div><div>6 20 years with it because their values align</div><div>7 with mine.</div><div>8 Having said that, I have to give</div><div>9 you a little example, a little story. We</div><div>10 have a number of shopping centers in North</div><div>11 Olmsted. And my brother came along -- this</div><div>12 was 15 years ago -- and he said I'd like to</div><div>13 open my office in North Olmsted, and I</div><div>14 found this center, and he says, this</div><div>15 particular center I want to open my</div><div>16 business just so happened to be the center</div><div>17 that I was actively engaged with and that I</div><div>18 had owned, and 15 years later, every single</div><div>19 day, he reminds me of that fact, and he</div><div>20 constantly is asking me to comply and to</div><div>21 perform. And I say that not just because</div><div>22 he's family, but we do that with everybody,</div><div>23 we do that with all of our tenants. We do</div><div>24 that with the communities because we love</div><div>25 establishing a relationship with them. And</div></div>
<div>10</div> <div><div>1 everybody's best interest or in a position</div><div>2 where we are bringing great jobs because of</div><div>3 that, a phenomenal tax base, and it allows</div><div>4 long-term stability. These are tenants</div><div>5 with long-term leases, and it allows you</div><div>6 and allows us to feel confident that what</div><div>7 we're doing is something good for the</div><div>8 community. I think that kind of brings us</div><div>9 full circle though, to who we're.</div><div>10 Carnegie, if you recall, is a</div><div>11 full-service real estate development</div><div>12 company. We've been in business for over</div><div>13 35 years. We were part of the Southwest</div><div>14 Generals for the last five years. We're</div><div>15 going to be for the next five years and</div><div>16 foreseeable future, the owners, because our</div><div>17 mission and our business model is one where</div><div>18 we hold the asset, we operate it, and</div><div>19 manage it throughout its useful life.</div><div>20 And I think that's an important point to</div><div>21 make because what it allows us to do is</div><div>22 establish relationships with you, which</div><div>23 we've been trying to do this entire time,</div><div>24 long term, listening to what your comments</div><div>25 are, listening to what your requirements</div></div>	<div>12</div> <div><div>1 I think that's important for this body too,</div><div>2 for you to understand that because as the</div><div>3 Township pursues its objective for the JED</div><div>4 initiative and other aspects that are</div><div>5 critical to the viability of your</div><div>6 community, those relationships become</div><div>7 invaluable. So I think that's important to</div><div>8 know.</div><div>9 In addition, this effort has been,</div><div>10 I think, quite productive. You know, when</div><div>11 we first submitted to the Board of Zoning</div><div>12 Appeals, there was a considerable amount of</div><div>13 concern about the orientation of the</div><div>14 building and the setbacks and the</div><div>15 differences that we were really having a</div><div>16 hard time trying to accommodate. In fact,</div><div>17 we had to come back a few times to do that.</div><div>18 And it wasn't until recently, they were</div><div>19 finally able to accomplish some serious</div><div>20 objectives, which was really a monumental</div><div>21 feat in any regard, we were able to</div><div>22 relocate the pump canopies to the side, we</div><div>23 were able to spring the buildings up</div><div>24 closer, we were able to introduce</div><div>25 consistent materials and texture and colors</div></div>

<p style="text-align: right;">13</p> <p>1 that would bring uniformity to the Center.</p> <p>2 These are all critical aspects and</p> <p>3 representative of the efforts that we</p> <p>4 employ in order to achieve what we feel is</p> <p>5 a great interpretation, meeting the spirit</p> <p>6 and intent for the Zoning Code along with</p> <p>7 complying and meeting your own concerns and</p> <p>8 objectives. So keep that in mind when we</p> <p>9 talk about who we are and what we do.</p> <p>10 In closing, I'd like to point out</p> <p>11 that -- before I turn it over to Morgan --</p> <p>12 all of our leases are currently in</p> <p>13 negotiation. We're about 90% to 95%</p> <p>14 complete. All eyes are on this meeting.</p> <p>15 And the reason for that is we've got</p> <p>16 certain obligations and we've got very</p> <p>17 timely obligations that they're expecting</p> <p>18 us to perform, and achieving an approval</p> <p>19 tonight -- which we hope to achieve,</p> <p>20 respectfully requesting that we achieve --</p> <p>21 is critical for us to be able to execute</p> <p>22 those leases shortly and then begin the</p> <p>23 next steps, which by the way, we understand</p> <p>24 involves the County, we know that there's a</p> <p>25 whole new series of steps and layers that</p>	<p style="text-align: right;">15</p> <p>1 communicate that properly to you, we</p> <p>2 engaged a consultant to prepare a 3D wire</p> <p>3 model. A 3D wire model is a model that</p> <p>4 allows us to go into the project and by</p> <p>5 virtue reality, see it, walk through it.</p> <p>6 And what we did is we downloaded all the</p> <p>7 specifications, everything from the</p> <p>8 materials, to the elevations, to the site</p> <p>9 plans, to the floor plans, to the lighting</p> <p>10 standards, to the signage, the landscaping</p> <p>11 materials, into this model. Allowed us to</p> <p>12 walk through it and take various vantage</p> <p>13 points and perspectives, snapshots, that we</p> <p>14 then rendered to reflect and give you a</p> <p>15 great idea of the character of this</p> <p>16 product. I think that's really important.</p> <p>17 Unfortunately, we weren't able to</p> <p>18 get that initially with the package, but we</p> <p>19 have it as part of the presentation</p> <p>20 tonight. Morgan is going to be</p> <p>21 interjecting all of those slides in his</p> <p>22 PowerPoint presentation, so you can see</p> <p>23 that.</p> <p>24 Having said that, I want to thank</p> <p>25 you. I'm really hoping that we can achieve</p>
<p style="text-align: right;">14</p> <p>1 we have to try and contemplate and balance</p> <p>2 as we navigate this journey to completion</p> <p>3 where we can hopefully begin construction.</p> <p>4 But again, we're here and if there</p> <p>5 are ever any comments or request or</p> <p>6 concerns, we're only ten minutes down the</p> <p>7 street, and we're available 24/7 as my</p> <p>8 brother would tell me, so that's something</p> <p>9 I want you to keep in mind.</p> <p>10 So as I turn this over to Morgan,</p> <p>11 I'd like to also point out what we did for</p> <p>12 you, because incidentally, this submission</p> <p>13 is far and above the level of detail that</p> <p>14 we would typically submit at this stage of</p> <p>15 any project. It's more akin to</p> <p>16 design/development where you identify</p> <p>17 materials and dimensions and specifications</p> <p>18 that aren't typically at the planning</p> <p>19 stage, which is fine, we have no problem</p> <p>20 with that. And what we have offered, we</p> <p>21 feel comfortable in doing so because we</p> <p>22 offer contextually and we understand that</p> <p>23 if there are any changes, we'd have to come</p> <p>24 back, but we feel pretty good about where</p> <p>25 we're at right now, but in order to</p>	<p style="text-align: right;">16</p> <p>1 this approval tonight and subsequent to his</p> <p>2 presentation, if there's anything you need</p> <p>3 or any comments or questions, we certainly</p> <p>4 want to entertain those and incorporate</p> <p>5 them as necessary in order for us to move</p> <p>6 onto the next step. Again, thank you very</p> <p>7 much. Morgan?</p> <p>8 MR. FRANTZ: So I have a</p> <p>9 presentation ready to share with the Board</p> <p>10 and those in the audience. And I recognize</p> <p>11 some of you folks may have to strain your</p> <p>12 neck, so I printed a copy of this so you</p> <p>13 don't have to turn around unless you want</p> <p>14 to. It's a pretty nice and big screen.</p> <p>15 My name is Morgan Frantz, and as</p> <p>16 George mentioned --</p> <p>17 UNIDENTIFIED SPEAKER: Can you</p> <p>18 talk a little louder?</p> <p>19 MR. FRANTZ: Yep. Definitely.</p> <p>20 Definitely. So, my name is Morgan Frantz.</p> <p>21 I'm, as George mentioned, a</p> <p>22 pre-construction manager at Carnegie. I've</p> <p>23 been very involved in this project for over</p> <p>24 a year now as we've worked through the</p> <p>25 various design stages in efforts to really</p>

<div>17</div> <div><p>1 be responsive to the community's needs and</p><p>2 desires with this property while balancing</p><p>3 the interests of our tenants and trying to</p><p>4 balance those design factors.</p><p>5 But before I get started, I just</p><p>6 wanted to hint or hit on the fact that you</p><p>7 guys have some really great people here in</p><p>8 Olmsted Township. I just came from the</p><p>9 Streetscape Steering Committee where they</p><p>10 outlaid in their public house, the vision</p><p>11 for the Bagley Road and Stearns Road, and</p><p>12 just the conversations and the</p><p>13 relationships I've been able to build and</p><p>14 conversations I've had with folks in this</p><p>15 process have been really incredible.</p><p>16 So it's been a wonder to work with you</p><p>17 folks up to this point, and I truly hope</p><p>18 that you enjoy this presentation and find</p><p>19 something that you would like to comment</p><p>20 on, because we welcome a dialogue in the</p><p>21 conversation.</p><p>22 So without further ado this is our</p><p>23 opening slide, which is also the main</p><p>24 entrance to the Center. We're calling this</p><p>25 the "Primary Access Drive", it doesn't have</p></div>	<div>19</div> <div><p>1 time, I will just be hitting the</p><p>2 highlights, so we can get right into</p><p>3 comments and questions, not to take up too</p><p>4 much of your time.</p><p>5 The premises we have made numerous</p><p>6 amounts of changes and the members of the</p><p>7 Board of Zoning Appeals who are here</p><p>8 tonight will be pleased to see that from</p><p>9 their comments during our first meeting in</p><p>10 November, we were able to rotate the</p><p>11 canopy, the fuel canopy for the Sheetz gas</p><p>12 station on the corner, as requested by the</p><p>13 BZA to face Stearns. That allowed us to</p><p>14 bring the building up closer to Bagley</p><p>15 Road, and similarly, we were able to bring</p><p>16 the restaurant closer to the road as well,</p><p>17 to be in more in line with the spirit of</p><p>18 the Towne Center Planned Development</p><p>19 District, having buildings up close to the</p><p>20 public street right-of-way.</p><p>21 The grocer, we were able to adjust</p><p>22 slightly, but that is a tenant that has</p><p>23 needs for visitors and traffic on the</p><p>24 public right-of-way, being able to see that</p><p>25 there are parking spaces available in the</p></div>
<div>18</div> <div><p>1 a name for the street, but this is what</p><p>2 gets residents of Olmsted Township and</p><p>3 users to the site right into the heart of</p><p>4 the Olmsted Towne Center.</p><p>5 We do recognize that there is a</p><p>6 robust process involved with this detailed</p><p>7 development, and we would remind everyone</p><p>8 that this is just Phase I, so we're only</p><p>9 talking about the commercial frontage at</p><p>10 this time, and we would be subsequently</p><p>11 coming back for Phase II, Detailed</p><p>12 Development Plan when that time comes.</p><p>13 This is an aerial shot looking to</p><p>14 the northeast from the intersection of</p><p>15 Bagley and Stearns, and you can see our</p><p>16 four -- well, five commercial tenants. You</p><p>17 have the gas station nearest to corner,</p><p>18 next is the restaurant, and we have the --</p><p>19 I'll use my laser pointer here -- there we</p><p>20 go -- then you have the grocer, a coffee</p><p>21 shop, and the existing Southwest General</p><p>22 Medical Office building.</p><p>23 Now, I recognize that this</p><p>24 detailed plan you have in front of you is</p><p>25 quite extensive, and in the interest of</p></div>	<div>20</div> <div><p>1 front of the house. So we did our best to</p><p>2 bring them up to the street, and this is as</p><p>3 close as we could get. And similarly with</p><p>4 the coffee shop immediately adjacent to the</p><p>5 grocer, we were able pull them up closer to</p><p>6 the street, but there are some minor site</p><p>7 requirements that the grocer has that</p><p>8 prevented us from going further.</p><p>9 We feel really good about this</p><p>10 plan that we have been able to put forward</p><p>11 today as the next iteration of the plans</p><p>12 that have been shared thus far.</p><p>13 Top of mind for many of the</p><p>14 community is traffic and how does traffic</p><p>15 move through the site, move around the</p><p>16 site, move off the site, move onto the</p><p>17 site, and we listened, we prepared a</p><p>18 Traffic Impact Analysis in consultation</p><p>19 with one of our traffic engineers, and we</p><p>20 believe that -- well, we know that they</p><p>21 would agree that the levels of service for</p><p>22 the Stearns and Bagley intersection, the</p><p>23 impacts will be negligible with our</p><p>24 development considering these specific</p><p>25 improvements, the specific offsite</p></div>

<p style="text-align: right;">21</p> <p>1 improvements of a deceleration main lane 2 northbound on Stearns to get traffic 3 quickly and effectively off of the main 4 public street coming north of Stearns, as 5 well as a one-lane expansion of Bagley Road 6 between parcels, premises A and C to 7 quickly and effectively get traffic off the 8 right-of-way as fast as possible.</p> <p>9 It's recommended that the curb cut 10 locations are where they are because we 11 want to effectively and quickly eliminate 12 stacking distances at these curb cuts, get 13 cars out of the property and onto the 14 right-of-way as quick as possible, and 15 conversely off of the right-of-way and onto 16 our development, into their destination as 17 quickly as possible as well.</p> <p>18 This is another shot, another 19 aerial rendering looking northwest. We 20 have highlighted the main internal road 21 network. This is how vehicles will 22 navigate the site when they're moving 23 between users and going from Stearns Road 24 to Bagley Road, if they want to stop and 25 get some coffee or they want to visit the</p>	<p style="text-align: right;">23</p> <p>1 Center can feel safe while they're 2 navigating these sidewalks in the morning 3 and in the evening.</p> <p>4 We have additionally addressed 5 some concerns, comments, and questions 6 during the last Zoning Commission meeting 7 regarding walkable neighborhoods. Walkable 8 neighborhoods that are on top of mind for 9 most folks. And we really worked hard to 10 bring in great access points, five in 11 total. One out from Stearns Road 12 right-of-way, and four off Bagley Road 13 right-of-way. To connect offsite visitors 14 who are coming by bike or walking from the 15 middle school down the road, if they want 16 to come to the Towne Center park, there are 17 numerous crosswalks which are shown in red.</p> <p>18 They're kind of a transparent 19 hatch to show exactly where these 20 crosswalks are and the yellow highlighting 21 shows where these paths are meant to be.</p> <p>22 We have explored and are exploring 23 wetland trails. We are in consultation 24 with our wetland consultant to understand 25 exactly what we can do in there. Those</p>
<p style="text-align: right;">22</p> <p>1 in-laws in the residences, or they're just 2 returning home after a day of work. And so 3 this is preliminarily -- or not 4 preliminary, this is pretty close to final. 5 There really won't be any changes to the 6 road network. And we -- with the 7 recommendation for approval tonight, we'll 8 be starting that process of understanding 9 exactly what those engineering standards 10 need to be to construct this private road.</p> <p>11 We have another shot, another 12 rendering looking east off of -- from the 13 Stearns entry. This is considered a 14 secondary entry. We believe it'll feed a 15 lot of traffic into the development and out 16 of the development. But the primary spine 17 on Bagley will take the most.</p> <p>18 And this is a shot showing some 19 pedestrians walking enjoying the 20 streetscape, the private streetscape, with 21 some pedestrian-scale architectural 22 gooseneck light fixtures to really bring 23 the scale to a more intimate level and 24 allow for residents to feel safe, where 25 residents of the Township and the Towne</p>	<p style="text-align: right;">24</p> <p>1 conversations are very favorable. We think 2 that we will be able to look into that even 3 more. And if viable, if we can come up 4 with a good network system, we'll certainly 5 pursue that, but in the essence of time and 6 to get the community a Towne Center park, 7 now we wanted to present what we can now in 8 part, Phase I, and then in Phase II we'll 9 be exploring the wetland trails.</p> <p>10 MR. LOWE: Can I ask a quick 11 clarifying question?</p> <p>12 MR. FRANTZ: Yes.</p> <p>13 MR. LOWE: When you say 14 "wetlands", is that the area --</p> <p>15 MR. FRANTZ: Yes.</p> <p>16 MR. LOWE: -- the large chunk of 17 vacant land there?</p> <p>18 MR. FRANTZ: Yeah. Thank you for 19 clarifying. So this line here -- and 20 apologies for the pointer here -- that 21 includes the wetland setback as well. So 22 in a short stretch, we have introduced -- 23 yep -- let's see -- well, we'll pick it up 24 here in a moment.</p> <p>25 So I'll pick it up here in a</p>

<div>25</div> <div><p>1 moment, but we have also introduced a stone</p><p>2 or other, like, you know, semi-porous</p><p>3 material that can be put in that wetland</p><p>4 setback to, at the very least, Phase I,</p><p>5 provides some closer access to the wetland,</p><p>6 the natural space in the form of a loop</p><p>7 road for passive recreation, walking,</p><p>8 running, just enjoying the scenery. So we</p><p>9 tried our best to be responsive and we</p><p>10 think that we're able to provide that.</p><p>11 Additionally, we received a</p><p>12 suggestion during the last Zoning</p><p>13 Commission for a textural change in the</p><p>14 concrete aprons to provide enhanced</p><p>15 pedestrian safety when crossing the three</p><p>16 crosswalks on Bagley Road. And these are</p><p>17 consistent with the standards for a</p><p>18 pedestrian safety system where car is</p><p>19 approaching, they see there's a change in</p><p>20 material, they know that there's a</p><p>21 difference, there's a change, and they can</p><p>22 be aware of any pedestrians that may be</p><p>23 crossing.</p><p>24 Additionally, this rendering</p><p>25 looking northeast, this is right in front</p></div>	<div>27</div> <div><p>1 provide an enhanced experience on the</p><p>2 Bagley Road right-of-way. And these</p><p>3 fencing sections really form a perimeter</p><p>4 and create a sense of identity around the</p><p>5 Olmsted Towne Center.</p><p>6 Additionally, we have re-looked at</p><p>7 the retention basins, the open space. The</p><p>8 retention basins, as you may recall,</p><p>9 formerly there were a couple in that corner</p><p>10 right behind the restaurant in this</p><p>11 triangle piece, we've since pulled it out</p><p>12 into one larger retention basin just for</p><p>13 management purposes and maintenance</p><p>14 purposes. It makes a lot more sense to be</p><p>15 consolidated. And that provided a lot of</p><p>16 opportunity to bring in some green space</p><p>17 behind the restaurant as well as to open up</p><p>18 this corner where the Towne Center park is</p><p>19 [unintelligible].</p><p>20 It's worth noting that all of our</p><p>21 stormwater retention basins will be built</p><p>22 in Phase I, so there is no concern of the</p><p>23 entire build-out. We are designing the</p><p>24 grades and the inlet structures -- the</p><p>25 grades of the inlet structures to match the</p></div>
<div>26</div> <div><p>1 of the primary access drive -- or the</p><p>2 "central spine" is what we, you know,</p><p>3 sometimes call it -- this showcases a</p><p>4 consistency of materials between the red</p><p>5 brick masonry base that shows up on the</p><p>6 entry signs, the sandstone, like capstone</p><p>7 at the top of these entry signs, as well as</p><p>8 the consistency of the red masonry on the</p><p>9 elevations for the Sheetz and for the</p><p>10 proposed restaurant here.</p><p>11 We worked really hard with our --</p><p>12 the brands -- who have strong brand</p><p>13 identities, as George mentioned -- to get</p><p>14 these consistent materials, to have a</p><p>15 cohesive design across the Center.</p><p>16 Additionally, I should note that</p><p>17 as the Streetscape Steering Committee has</p><p>18 been talking about improving the</p><p>19 streetscape environment, we have also been</p><p>20 looking at how we can address this. And</p><p>21 I'm very pleased to know that the</p><p>22 Streetscape recommendations are to provide</p><p>23 some kind of fencing, and we're also</p><p>24 showing that as a cross-hook style fencing.</p><p>25 So our efforts are very much aligned to</p></div>	<div>28</div> <div><p>1 total buildout, so that by the time we</p><p>2 complete Phase II, we'll already have the</p><p>3 retention basins built, and all we have to</p><p>4 do is extend and install some structures</p><p>5 and extend some conveyance pipe in Phase II</p><p>6 to complete the entire build-out of the</p><p>7 stormwater management system.</p><p>8 Also important to note is the open</p><p>9 space. In line with the Towne Center</p><p>10 Planned Development District standards for</p><p>11 required open space, we have been able to</p><p>12 dedicate or to identify this wetland and</p><p>13 wetland setback as our open space. So that</p><p>14 will remain in a natural preserved state,</p><p>15 and that will satisfy the 20% minimum</p><p>16 requirement in the TCPD District. And when</p><p>17 Phase II comes along, a portion of this 20%</p><p>18 overall open space will be allocated for</p><p>19 the residential and satisfied at 30%</p><p>20 residential open space requirements as</p><p>21 well.</p><p>22 Now, notwithstanding, we also have</p><p>23 a -- you can see significant green space of</p><p>24 landscape buffering between the residential</p><p>25 and the commercial, that's not included in</p></div>

<p style="text-align: right;">29</p> <p>1 open space, but it's an added amenity and 2 an added benefit. So there's significant 3 amount of green space in the residential 4 areas, buffering the residential and 5 commercial as well as through the rest of 6 the site.</p> <p>7 This is a good time to mention 8 that on the -- there was a note that Justin 9 and his team put together for the review 10 that we didn't provide lot coverage ratios 11 and hands up, that was my mistake, I didn't 12 include that, but I can say that for parcel 13 A, which is Phases I and II and excludes 14 the medical center, Phase I has a lot 15 coverage ratio of 61% of the 80% minimum -- 16 or 80% maximum rather, and the parcel B, 17 which is just the existing medical office, 18 we're expecting that to be 70%. So well 19 within the thresholds for open space -- or 20 sorry lot coverage requirements.</p> <p>21 We have pavilion amenities which 22 include grills, which include benches, the 23 parking area for residents of Olmsted 24 Township to visit the Towne Center park, 25 the pavilion that will have some power for</p>	<p style="text-align: right;">31</p> <p>1 meadow at the apex of the arc looking 2 towards the pavilion and going a long 3 way -- there we go. So this showcases the 4 breadth, the width of this landscape area, 5 which I don't have that number in front of 6 me, but I believe is an excess of 50 feet. 7 Well beyond the minimum required for 8 landscape buffering between the residential 9 and commercial uses. And I think this does 10 a great job of showing community in action, 11 community enjoying the resources that the 12 provided amenities that are going to 13 accompany the Center.</p> <p>14 This is a brief look at our 15 preliminary landscaping plan with some -- 16 or rather it's the landscaping palette. 17 The landscaping plan is in your plan set 18 that we provided with the application, but 19 this is kind of an image board showing what 20 we're thinking will look good in the 21 Center, includes perennials, ornamental 22 trees, all neighbor-friendly plants, et 23 cetera.</p> <p>24 Additionally, we have included a 25 comprehensive signage package to showcase</p>
<p style="text-align: right;">30</p> <p>1 community events as well and serve as a 2 gathering space for the community.</p> <p>3 And here's a rendering, which I 4 think is awesome, it shows the water 5 features with benches, pedestrians enjoying 6 it. You can see all the pedestrian-scale 7 light fixtures. You can see the pavilion. 8 We've got this architectural knee wall with 9 the family enjoying it, and really heavily 10 landscaped to create this natural 11 environment and serve and supplement and 12 compliment rather, the natural areas of the 13 wetland and the detention basin immediately 14 adjacent.</p> <p>15 MS. OSELAND: One question -- 16 MR. FRANTZ: Yes. 17 MS. OSELAND: -- is that pavilion 18 wheelchair accessible? 19 MR. FRANTZ: Yes, that'd be the 20 plan.</p> <p>21 This is a landscaped buffer area. 22 So if I go back three slides, this 23 landscaped area here, this meadow, this is 24 what we're talking about. So this next 25 rendering I'm going to show you is in that</p>	<p style="text-align: right;">32</p> <p>1 the consistency of materials across the 2 elevations for our tenants. And that 3 carries into the features that we help for 4 way finding throughout the site and to 5 welcome visitors into the site as well. 6 And that's in the form of red brick piers 7 at the end of these fenced pieces and 8 sandstone, like capstones, as well as the 9 [unintelligible] that's showcasing the 10 various business users here to welcome, to 11 help us way finding and show folks where 12 the businesses are.</p> <p>13 In some locations we have some 14 traffic management and that this is further 15 elucidated on sheet C7, which is the 16 Traffic Management Plan. Additionally, we 17 have some design standards to showcase 18 really what we're trying to accomplish here 19 from a design standpoint, the different 20 fixtures, the cross hook fencing, 21 pavilions, the benches, and a sampling of 22 the elevations, materials that we want to 23 introduce to keep consistent across the 24 various users and the features that we have 25 on the site.</p>

<p style="text-align: right;">33</p> <p>1 And so to conclude my 2 presentation, so I know some of you folks 3 are probably antsy to get into conversation 4 and questions and we'd love to hear some 5 feedback as well. 6 Here's some elevations showing 7 from the streetscape perspective, the 8 different business users and the 9 consistency of our building materials and 10 colors that go throughout the site. So all 11 this -- I'll highlight these -- this is the 12 Sheetz gas station, we've got the 13 restaurant next to them. You can see the 14 entry signage that we have here at a 15 45-degree angle to the main entry drive, 16 streetscape sidewalk running along Bagley. 17 Opposite corner, we have the grocer, we 18 have the coffee shop, and the existing 19 Southwest General. And you'll notice that 20 they have similar beige elevation with red 21 brick base and the sandstone like accents 22 throughout the elevations. 23 Here's another shot closer to the 24 corner of the property looking west. You 25 can see the Southwest General office</p>	<p style="text-align: right;">35</p> <p>1 interesting meeting, and I was pleased with 2 a lot of the clarifying items that you had 3 sent in the follow-up, so thank you. 4 MR. FRANTZ: I thank you for the 5 opportunity to respond to the comments, 6 that was [unintelligible] so thank you. 7 MR. LOWE: First, before I turn it 8 to my colleagues, with the entrance off 9 Stearns, I notice you have a turning lane 10 going northbound, but correct, there is no 11 turning lane heading south, turning into 12 the property; is that correct? 13 MR. FRANTZ: Correct. 14 MR. PAPANDREAS: There's an 15 existing turn lane. 16 MR. LOWE: Well, the existing turn 17 lane, right. Okay. 18 MR. FRANTZ: We had a conversation 19 and it was determined that that expansion 20 of that turn lane was needed for 21 [unintelligible] service. Yeah. 22 MR. LOWE: Okay. 23 MR. WHELAN: Mr. Chairman, can I 24 just ask a question? 25 MR. LOWE: Sure.</p>
<p style="text-align: right;">34</p> <p>1 building here on the right, coffee shop, 2 and the grocer. The opposite corner 3 standing pretty close to the corner of 4 Stearns and Bagley Road, gas station, 5 restaurant, and the grocer in the distance. 6 I think this shot does -- really 7 maybe the best job of showing off the 8 streetscape vision, which we know would be 9 coordinated with the Streetscape Steering 10 Committee, but we think this is very much 11 in line with what they're planning and 12 showcases an elevated experience with 13 landscaping, with benches, with shade 14 trees, all features that really help 15 enhance the pedestrian environment. 16 Thank you very much for your time. 17 We appreciate your review of this Detailed 18 Development Plan and George and I are 19 available to answer any questions you may 20 have at this time. 21 MR. LOWE: Thank you. And I will 22 say thank you for responding to comments 23 from the Building Department, as I was 24 reading through the original materials that 25 were sent, I thought this could be a very</p>	<p style="text-align: right;">36</p> <p>1 MR. WHELAN: Is it expected that 2 you guys are going to pay for this turn 3 lane or is the Township or how do you guys 4 envision these improvements? 5 MR. PAPANDREAS: Well, first that 6 brings up an interesting comment because 7 that's, you know, throughout this whole 8 process we have been trying to understand 9 the jurisdiction of where this falls, 10 whether it's the Township or whether it's 11 the County. It's my understanding that 12 it's the County that is going to be doing 13 the review and identifying the costs 14 associated with these improvements. So at 15 this juncture, that would be the course 16 that we take [unintelligible] -- 17 MR. LOWE: Okay. 18 MR. PAPANDREAS: -- but, you know, 19 we know that we still have enough layers to 20 go through here. We'll make sure they are 21 onboard with what our traffic engineer has 22 recommended and what we're proposing here. 23 So that's something that I know that 24 they're going to be very -- they're going 25 to scrutinize [unintelligible] like storm</p>

<p style="text-align: right;">37</p> <p>1 water management, you know, construction of</p> <p>2 the actual road [unintelligible] and</p> <p>3 structure itself.</p> <p>4 MR. WHELAN: And, George, just</p> <p>5 same with the middle-turn, suicide lane</p> <p>6 that you guys have on Bagley?</p> <p>7 MR. PAPANDREAS: Yeah, correct.</p> <p>8 Yeah.</p> <p>9 MR. WHELAN: Thank you.</p> <p>10 MR. LOWE: And on that turning</p> <p>11 lane on Bagley, I notice it does not</p> <p>12 continue all the way down further east to</p> <p>13 the existing medical building.</p> <p>14 Was it determined in the traffic</p> <p>15 study that there wasn't a need for a</p> <p>16 turning lane there?</p> <p>17 MR. PAPANDREAS: That's correct.</p> <p>18 MR. WHELAN: Okay. I guess lastly</p> <p>19 in the renderings, which I appreciate of</p> <p>20 the restaurant, the grocer, and the coffee</p> <p>21 shop, are those pretty much in line with</p> <p>22 what they wouldn't change is, I guess, is</p> <p>23 what I'm asking.</p> <p>24 MR. PAPANDREAS: Yeah, no, so like</p> <p>25 I said initially at the outset, we're very</p>	<p style="text-align: right;">39</p> <p>1 insulate the buildings --</p> <p>2 MR. HAMER: Yeah, I see a lot of</p> <p>3 that insulation standing along the freeway.</p> <p>4 MR. PAPANDREAS: I mean, you know,</p> <p>5 there are other -- we often have, in fact,</p> <p>6 we've done many projects where more</p> <p>7 apparently that doesn't seem to be a</p> <p>8 concern. People are well aware of it when</p> <p>9 they obviously are interested in purchasing</p> <p>10 the condos, and we do expect to introduce</p> <p>11 quality construction that will help with</p> <p>12 that, so -- and also but incidentally, not</p> <p>13 that it's a great consolation, but with</p> <p>14 that there's a retention basin there, that</p> <p>15 will not but right up to [unintelligible].</p> <p>16 MR. HAMER: Understand.</p> <p>17 MR. PAPANDREAS: That's one of the</p> <p>18 reasons why we put it back there.</p> <p>19 MR. HAMER: But right now you have</p> <p>20 no plans on [unintelligible] --</p> <p>21 MR. PAPANDREAS: No, there is --</p> <p>22 UNIDENTIFIED SPEAKER: -- other</p> <p>23 than distance and trees --</p> <p>24 MR. PAPANDREAS: Correct.</p> <p>25 MR. HAMER: -- if you will, and</p>
<p style="text-align: right;">38</p> <p>1 fortunate and we've been trying to balance</p> <p>2 everything that's going on here. We're</p> <p>3 like at 99.5%. They've shared with us what</p> <p>4 they think are -- the elevations that you</p> <p>5 see are what's going to be designed there.</p> <p>6 If there is a change, they would come back</p> <p>7 and ask that, ask your approval, but yes, I</p> <p>8 think -- I'm pretty sure this is exactly</p> <p>9 the way it will [unintelligible] unless</p> <p>10 something happens between now and -- there</p> <p>11 is middle of final plans for our review,</p> <p>12 which if we see a change, we'd</p> <p>13 automatically direct it towards you, and</p> <p>14 I'm sure that Justin Reed will pick up on</p> <p>15 that.</p> <p>16 MR. LOWE: I guess we want to</p> <p>17 start, go down the row. Ms. Oseland, do</p> <p>18 you have anything you'd like to address?</p> <p>19 MS. OSELAND: No, I'm okay.</p> <p>20 MR. HAMER: Just really one</p> <p>21 comment and maybe it's premature, a</p> <p>22 question regarding Phase II and noise</p> <p>23 abatement with the train, the railroad,</p> <p>24 behind those buildings.</p> <p>25 MR. PAPANDREAS: We are going to</p>	<p style="text-align: right;">40</p> <p>1 construction.</p> <p>2 MR. PAPANDREAS: Correct.</p> <p>3 MR. FRANTZ: But to be clear</p> <p>4 thought, we've been very focused on Phase I</p> <p>5 and if once we get to Phase II then</p> <p>6 certainly we'll have some [unintelligible].</p> <p>7 MR. HAMER: Understand. That's</p> <p>8 really all what I have for right now.</p> <p>9 MR. WHELAN: I had a quick</p> <p>10 question for you, Morgan.</p> <p>11 MR. FRANTZ: Yes.</p> <p>12 MR. WHELAN: On some of the images</p> <p>13 you showed there are benches, and I'm just</p> <p>14 looking at the overhead maps here. Are</p> <p>15 those marked anywhere or do you have an</p> <p>16 indication where those are going to be.</p> <p>17 MR. FRANTZ: Those were added</p> <p>18 after the fact. We were working with our</p> <p>19 rendering to get these put in to really sum</p> <p>20 up our vision for the space, so those</p> <p>21 aren't clearly indicated on the plan, but</p> <p>22 our intention is to provide benches.</p> <p>23 MR. WHELAN: Do you have any idea</p> <p>24 how many?</p> <p>25 MR. PAPANDREAS: I can probably</p>

<p style="text-align: right;">41</p> <p>1 guess. I don't have a number off the top 2 of my head, but the idea was to work with, 3 you know, the Cuyahoga County plan, I'm 4 sure they may have some requirements along 5 Bagley Road, and not necessarily dictate 6 specifically location of the benches. 7 We do know that we have, I think, 8 four of them, along the inner ring road 9 that were up against the pavilion, and I 10 think, just off the top of my head, I think 11 we have four of them or three of them along 12 Bagley. 13 MR. LOWE: Any other comments from 14 the Board? 15 Now the administration, it's my 16 understanding, do you prefer to wait until 17 after public comment? 18 MR. REED: We'll defer until after 19 public comment. 20 MR. LOWE: Okay. 21 MR. REED: And, Mr. Chair, if I 22 could remind, you know, anyone that would 23 come to speak from the audience, I would 24 recommend that they come up to the podium 25 so that we could get a good recording. And</p>	<p style="text-align: right;">43</p> <p>1 sidewalk, they put on Stearns Road, which 2 was really exciting there, even though we 3 waited for a long time, this is like right 4 up there as far as convenience, jobs and 5 just improving, I think the community. 6 I'm retired now, but I worked in 7 banking for over 30 years, and I've seen 8 like a lot of different projects, but I can 9 -- like, from my knowledge, Carnegie's been 10 like top notch and I think we're lucky to 11 have them here working on this project as 12 far as getting tenants, jobs, and I 13 think -- I know my kids will it, but just a 14 spot to like, walk around like another 15 area, and I just think it would be great. 16 So I just hope you guys approve it. That's 17 all. All right. Thanks. 18 MR. LOWE: Next we have, is it 19 Marie Dawley [phonetic]? 20 MS. DAWLEY: I'm part of the 21 design team. 22 MR. LOWE: Oh, thank you. 23 Lee? 24 MR. BECKMAN: I'm Lee Beckman. 25 I'm with Beck Suppliers. We own the</p>
<p style="text-align: right;">42</p> <p>1 also make sure they state their name prior 2 to speaking so that, you know, who's 3 talking for the Minutes. 4 MR. LOWE: Yes. Thank you. Okay. 5 We are going to now open up for public 6 comment as we just heard. In addition to 7 that, I would say please make sure you 8 address all of your questions and comments 9 to the Board. You may not address the 10 questions directly to the applicants. 11 Members of the Board may wish to address 12 your questions directly to the applicants 13 at a later time, but just for the sake, 14 please address any comments or questions to 15 the Board. 16 I'll just go down the list here. 17 I know some of you may want to address the 18 second item, but first here last name is 19 Impala. 20 MR. IMPALA: Diageo Impala 21 [phonetic]. I've been a resident of 22 Olmsted Township for 25 years, and I have 23 four children that went to the Olmsted 24 Falls schools, and I just want to say that 25 aside from the bridge that they did and the</p>	<p style="text-align: right;">44</p> <p>1 property, this catty-corner across 2 Friendship store. And I want to say I'm -- 3 we're in complete support of this. This is 4 excellent for the downtown. I think you're 5 going to attract a lot of people, and I 6 think it's going to -- I think it's really 7 going to improve the Township. 8 There's a couple things that I 9 want to make sure that we're thinking about 10 when we're doing this. This is a major 11 improvement that we're looking at, and I've 12 been doing design for fuel stations and 13 developments for about 20 years, so I have 14 somewhat of knowing what's going on. This 15 is -- it's an amazing presentation, it's 16 amazing what technology can do now. It's 17 come a longways from napkins. So this is a 18 huge improvement and I'm glad that you guys 19 were able to present this, it really helps 20 out in the vision of it. 21 A couple of the questions that I 22 have is more in regards to the traffic 23 study, which thank you for making sure was 24 included in this package. 25 I did notice that it was a</p>

1 preliminary and I'm -- after talking to
 2 Justin I understand that the County is
 3 really more of the people that really look
 4 into that traffic study, which is good, but
 5 some of the -- a couple of things that I'd
 6 like to make sure that is looked at is
 7 we're looking to make sure that what we're
 8 doing here is going to still be -- create a
 9 nice, safe environment for our community
 10 and the traffic flow and being able to get
 11 to everywhere we need to go. And we don't
 12 want to a cause more accidents or any
 13 accidents or improve that.

14 A couple things I wanted check on
 15 is one, the percentage of -- the trip
 16 percentage, or the bypass -- the pass trip
 17 percentage seems a little bit high. And
 18 these are little things, but it could
 19 affect how the patrols are placed,
 20 especially at the intersection. I was
 21 really surprised that there wasn't
 22 left-turn lanes on Bagley designed into it,
 23 but that's the traffic study guys. These
 24 guys are -- they usually know what they're
 25 doing. TMS, who they've used, I've used in

1 many projects and they're top-notch people,
 2 so I trust what they say.

3 The queue lane, which is the
 4 stacking for those turn lanes, especially
 5 off of Stearns, I've been there many times
 6 where that stacking on that left-turn lane
 7 is substantial, and coming out to this
 8 project onto -- doing a left turn out on
 9 Stearns there, I'm concerned with the
 10 crossing path of going across multiple
 11 lanes and that left-turn lane.

12 One of the things that I was
 13 curious about is they had mentioned that it
 14 was a secondary entrance on Stearns, on and
 15 off Stearns, that side, and in the traffic
 16 study had mentioned that it -- one of the
 17 reasons that they put that in there was
 18 because it was directly across from the CVS
 19 entrance. So it's not creating another --
 20 basically another intersection. So one of
 21 the things that I was worried about was I
 22 never looked at to make it across from the
 23 access road directly north of that would
 24 get it back farther from Bagley Road. And
 25 I think it's 250 feet that usually is what

1 ODOT wants back from the intersection, and
 2 I think this intersection or that entrance
 3 is about 210 feet, so I was wondering if
 4 that had been looked at, if that was a
 5 possibility to alleviate both the 250 foot
 6 setback that's standard plus get us a
 7 little bit farther past that turn lane so
 8 when people are turning out, less chance
 9 that they're going to have to turn through
 10 a full queue. So that's one of the things
 11 that I wanted to bring up.

12 Also wanted to know if the crash
 13 analysis had been looked at for that
 14 traffic study. A lot of times that will
 15 affect that left-turn lane that I was
 16 talking about onto Bagley or from Bagley on
 17 Stearns. Crash analysis can affect the
 18 counts for that.

19 And then also when this goes to
 20 County, it'd be nice to have a peer review
 21 of the traffic study just to -- just double
 22 check and make sure everybody was good with
 23 all the numbers. That's something that I
 24 think you guys would have to request from
 25 the County, but that's pretty much all I

1 had.

2 Overall the project's fantastic.
 3 And I think this is going to be a great
 4 project. I just want to make sure we're
 5 figuring a design out on the traffic flow
 6 to really keep the -- nobody wants to go to
 7 an intersection that they hate to go, I've
 8 got to go through that damn intersection.
 9 And I want to make sure that we're safe and
 10 we're really creating help than hindrance
 11 when we put this together because this
 12 project is going to be fantastic and it is
 13 going to draw people you, so that's all
 14 I've got. Thank you.

15 MR. LOWE: Dustin. Okay. I
 16 assume, is it Dave from L&F Holding also
 17 today?

18 UNIDENTIFIED SPEAKER: Good
 19 evening. My concern is this going to be
 20 the first start of it on where Sheetz is
 21 going to go across the street from the
 22 grocery store and all that, or is this
 23 going to be on Bagley Road where the
 24 driving range is?

25 MR. LOWE: Across from Shakers?

<p style="text-align: right;">49</p> <p>1 UNIDENTIFIED SPEAKER: Yeah, 2 across from Shakers. This is going to be 3 Phase I? 4 MR. LOWE: Uh-huh. 5 UNIDENTIFIED SPEAKER: Okay. Now 6 what about Phase II? Is there any plans on 7 that? Because my biggest concern with 8 Phase II is where are they going to put all 9 the rain water runoff. When that place 10 floods now, it floods on down past Jennings 11 Road, it floods right up there, four houses 12 past me on Bagley Road, and it floods in 13 front of the -- whatchamacallit -- the 14 middle school. 15 Nobody ever takes in contact what 16 it was years ago when them county ditches 17 were five to six-feet deep, and there was 18 no problem with any of the rainwater 19 runoff. The county used to clean them and 20 then the county decided to let the Township 21 clean them and they said, well, we can't go 22 on their property. Well, yes, you can. I 23 forgot what number it is in the state law 24 book, but you can, and the last time them 25 ditches were cleaned was in 1961 when</p>	<p style="text-align: right;">51</p> <p>1 UNIDENTIFIED SPEAKER: Yeah, I 2 didn't realize that it's [unintelligible]. 3 MR. LOWE: Is that allowed? 4 MR. GRIGGS: Sure. 5 MR. LOWE: Okay. 6 MR. GRIGGS: Swear him in and have 7 him come to the podium. 8 MR. LOWE: Okay. Can we get your 9 name real quick? 10 MR. SORGE: Hi. My name's Tim 11 Sorge. I own Swings & Things on the corner 12 of Bagley and Stearns. We've been there 13 for 43 years. 14 MR. LOWE: If I could just 15 interrupt real quick, would you mind, as we 16 did for the rest of our speakers swearing 17 in real quick. Do you swear to tell the 18 truth, the whole truth, and nothing but the 19 truth? 20 MR. SORGE: I do. 21 MR. LOWE: Thank you. Please 22 continue. 23 MR. SORGE: Again, my name's Tim 24 Sorge. I own Swings & Things. My wife and 25 I own it. We've been here for 43 years. I</p>
<p style="text-align: right;">50</p> <p>1 Theresa, across the street from me went 2 back to the old country and them ditches 3 were five to six feet deep. And they're 4 now like -- they're lucky to be two-feet 5 deep and the water just sits in there. 6 When they build this and all -- 7 where's that water all going to go? Back 8 to the railroad and down behind or in front 9 of the railroad? Do I have an answer? 10 MR. LOWE: You can address your 11 question to the developers in a moment. 12 UNIDENTIFIED SPEAKER: In a 13 moment. Okay. Right now that's all I have 14 to say. Thank you very much. 15 MR. LOWE: Thank you. 16 Michael, is it John or Josh? 17 MR. MICHAEL: Sure. 18 MR. LOWE: Would you like to speak 19 on this matter? No. Okay. 20 Andy? 21 UNIDENTIFIED SPEAKER: 22 [Unintelligible]. 23 MR. LOWE: I see. Okay. Well, I 24 think that does public -- I'm sorry, did I 25 miss you?</p>	<p style="text-align: right;">52</p> <p>1 have been coming to these meetings, I've 2 served on a number of committees, I'm 3 currently on the Towne Center Committee. 4 I've been on Master Planning Committee 5 meetings. I guess a little sidebar, when 6 we started in 1982, we've never been 7 accused of being real smart, but we did a 8 traffic study in '82 on Bagley Road and 9 counted more people on horseback than out 10 driving cars. So, and you can't make that 11 stuff up, but it's a true story. 12 Having said that, we've seen the 13 Township and the corner grow exponentially. 14 At the same time it's been a journey and 15 it's been frustrating. We work hard, we've 16 been named the best fun park in the world. 17 We're proud of that. And we've been to a 18 number -- you know, I've got a number of 19 friends in -- when I say a number, two or 20 three friends in commercial real estate, 21 we've seen a number of presentations over 22 the years, or heard of a number 23 presentations. As soon as we mention 24 "Carnegie", people say don't let them get 25 away. That's the term I've heard from two</p>

<p>53</p> <p>1 different groups. It's a quality company. 2 I have nothing -- I'm not connected with 3 them in any way, but I think the rendering 4 and their planning and what they've done, I 5 don't think we can do any better. 6 And I'm assuming they've met all 7 of your requirements. I'm assuming that 8 they'll work with you to do that, but I 9 would, I guess, from a standpoint of a 10 person being on that corner, this is really 11 exciting stuff. And we've got a quality 12 company, and I would implore you to do 13 everything you can to work with them and 14 not let them get away because I think this 15 is -- this will put Olmsted Township on the 16 map and I think it will really enhance the 17 community. Thank you. 18 MR. LOWE: Thank you. Okay. I 19 think we can close the public comment 20 section for this item, and I will now turn 21 it over to the Administration. 22 MR. REED: Justin Reed, Building 23 Commissioner, Olmsted Township. As the 24 Board is aware, when the application was 25 submitted, myself, the Building Department,</p> <p>54</p> <p>1 the fire department, and the engineering 2 department were able to provide you with a 3 staff report from each department. I will 4 say that the Applicant worked diligently to 5 respond to that staff report, provided 6 revised drawings, provided responses. And 7 as far as the Building Department is 8 concerned they responded adequately to all 9 of the concerns that were identified. 10 In the staff report, you'll notice 11 that there were a few items that we just 12 want to make sure are noted if the Board 13 chooses to recommend approval, and that 14 would be the -- because the roads are 15 private roads we just want to ensure that 16 the roads are constructed to the 17 satisfaction of the Township engineer. I 18 don't feel that that'll be an issue, but 19 that is something that we want to make sure 20 that we get those details. The engineer 21 had expressed that he did not have concerns 22 with the width of the road or anything of 23 that nature, but when it comes down to the 24 detailed design of the street materials, we 25 want to be able to have the opportunity to</p>	<p>55</p> <p>1 look at that and have our engineer approve 2 that before we issue building permits. 3 As far as the road improvements, 4 that is under the County jurisdiction with 5 regards to the turning lanes at Bagley Road 6 and Stearns Road. We would recommend that 7 those improvements be made as part of the 8 traffic study that was done, but they will 9 have to go to the County to gain their 10 approvals and follow that process for 11 implementation, it will not be through the 12 Township. 13 And then lastly, with regards to 14 the indications on the parking, you know, 15 the counts we found were satisfactory. 16 There were a few small deviations or 17 observations that we had that were minor 18 deficiencies, but those items can be 19 addressed with the Board of Zoning Appeals 20 if they're unable to meet the parking 21 standard when they come in for building 22 permits. 23 Those are the only comments that 24 we have. I feel that the Applicant has 25 responded very well to all the requests, to</p> <p>56</p> <p>1 all the information that we've asked for 2 from all the departments. And we have no 3 concerns with what they're proposing. 4 MR. WHELAN: Justin, did they meet 5 those counts with nine-foot spaces or die 6 they go to the ten foot, that was a point? 7 MR. REED: They do meet those 8 counts with the nine-foot spaces as 9 proposed. 10 MR. WHELAN: And they'll need a 11 variance for that? 12 MR. REED: If they're unable to 13 make the parking spaces meet the template. 14 Now, you'll notice when you look 15 at the plan, there were only a few small 16 sections that had that issue. I believe it 17 was in the southeast corner of the 18 development, but, yes, when they come back 19 for their building plans, they're going to 20 be providing their engineer drawings and if 21 they're unable to make that work, then they 22 would go to the Board of Zoning Appeals for 23 a variance. If they are able to make it 24 work, then they would not need a variance. 25 That's all the comments I have. Comments</p>
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<p style="text-align: right;">57</p> <p>1 from the Administrator?</p> <p>2 ADMINISTRATOR: No comments.</p> <p>3 MR. LOWE: Does any member from</p> <p>4 the Board have any questions for the</p> <p>5 Administration further?</p> <p>6 MR. HAMER: You had commented --</p> <p>7 Paul Hamer -- you had commented that road</p> <p>8 specs meet the County specs and they didn't</p> <p>9 have those.</p> <p>10 MR. FRANTZ: So we have revised</p> <p>11 that to ensuring that the road specs meet</p> <p>12 the Township engineer satisfaction because</p> <p>13 they are private roads. They don't have to</p> <p>14 meet the County specs.</p> <p>15 MR. HAMER: They don't have to</p> <p>16 meet the County?</p> <p>17 MR. FRANTZ: Correct.</p> <p>18 MR. HAMER: Okay.</p> <p>19 MR. FRANTZ: Correct.</p> <p>20 MR. HAMER: And I apologize with</p> <p>21 all the paperwork that I received here.</p> <p>22 Fire, police, garbage, does not have a</p> <p>23 problem to the layout of the roads at this</p> <p>24 time?</p> <p>25 MR. FRANTZ: We received no</p>	<p style="text-align: right;">59</p> <p>1 questions.</p> <p>2 First, in regards to traffic. Was</p> <p>3 the trip percentage -- I didn't quite get</p> <p>4 it all, but if you could recall from the</p> <p>5 question, were they considered too high?</p> <p>6 Do you have a response to that first</p> <p>7 question there.</p> <p>8 MR. PAPANDREAS: I'm not sure that</p> <p>9 we had -- I think he was looking at a crash</p> <p>10 percentage evaluation. I'm not sure -- I</p> <p>11 would actually defer that to our -- I don't</p> <p>12 recall seeing that in our Traffic Impact</p> <p>13 Analysis, but the other question that I</p> <p>14 heard was whether or not there was an</p> <p>15 investigation about moving curb cut further</p> <p>16 north. And we have investigated that very,</p> <p>17 very, very diligently. The problem with</p> <p>18 that, first and foremost, is it directly</p> <p>19 impacts the wetlands, the major wetland</p> <p>20 area that exists immediately to the east.</p> <p>21 That was right off the bat</p> <p>22 insurmountable, but more importantly, even</p> <p>23 if we were able to keep it there, the way</p> <p>24 it would cut off the remainder of the</p> <p>25 wetlands and the access [unintelligible]</p>
<p style="text-align: right;">58</p> <p>1 comment with regards to the roads. It was</p> <p>2 submitted to --</p> <p>3 MR. HAMER: No [unintelligible]</p> <p>4 issues?</p> <p>5 MR. FRANTZ: Yes, it was submitted</p> <p>6 to the other departments.</p> <p>7 MR. LOWE: Anything further?</p> <p>8 ADMINISTRATION: Nothing further</p> <p>9 from the Administration.</p> <p>10 MR. LOWE: I guess, I will turn it</p> <p>11 back to the Board now. Does anyone have</p> <p>12 any other comments they'd like to make</p> <p>13 before we move to vote on this item?</p> <p>14 MR. GRIGGS: Mr. Chair --</p> <p>15 MR. LOWE: Yeah.</p> <p>16 MR. GRIGGS: -- after you're done</p> <p>17 with that, I would recommend allowing the</p> <p>18 proponent a moment to respond --</p> <p>19 MR. LOWE: Oh, yes.</p> <p>20 MR. GRIGGS: -- to any questions</p> <p>21 from the public.</p> <p>22 MR. LOWE: Thank you. Hearing</p> <p>23 none, I guess I will turn it back now to</p> <p>24 the Applicant's as was just said, I guess</p> <p>25 it would be great to address some of these</p>	<p style="text-align: right;">60</p> <p>1 curb, in order to service the rest of the</p> <p>2 facility logistically would be</p> <p>3 [unintelligible] to do it.</p> <p>4 MR. FRANTZ: I would add -- Morgan</p> <p>5 Frantz for the record that the grading --</p> <p>6 MR. REED: Mr. Frantz, if you</p> <p>7 could get --</p> <p>8 MR. FRANTZ: Yeah.</p> <p>9 MR. REED: -- closer to that</p> <p>10 microphone.</p> <p>11 MR. FRANTZ: Thank you, Justin.</p> <p>12 Morgan Frantz. I would add to that that</p> <p>13 the grades associated with the bridge</p> <p>14 increase pretty dramatically up through</p> <p>15 that section so that was another factor</p> <p>16 that made exploring an option a challenge.</p> <p>17 MR. PAPANDREAS: So I believe the</p> <p>18 other question -- well, there was a concern</p> <p>19 -- there was a comment about the parking</p> <p>20 stalls. I'd like to just point out that,</p> <p>21 you know, throughout all of our projects</p> <p>22 the industry standards have been typically</p> <p>23 nine feet. I recognize that the zoning</p> <p>24 code requires ten feet, but there was also</p> <p>25 some commentary about the fact that we had</p>

<p style="text-align: right;">61</p> <p>1 24-foot aisles and was it 18-foot full 2 stalls, I think, or -- but in any event, 3 you have 25 and require 19, we can easily 4 accommodate those, so we're going to make 5 -- be making those corrections when we 6 should have made it in this actually. We 7 could have done it, but we ran out of time 8 with all the information that we provided 9 to you here today because it was quite 10 extensive and quite a challenge to put this 11 all together in the short time that we had, 12 but in any event we intend to address that. 13 MR. LOWE: And then lastly, if you 14 could comment on the stormwater concern. 15 MR. PAPANDREAS: Yes. The 16 stormwater. Well, we've always known that 17 to be a very deep and big concern of the 18 community. Our civil engineer has been 19 analyzing that very, very thoroughly. And 20 our approach is, Morgan had indicated 21 during his presentation, we're going to go 22 ahead and put the entire stormwater 23 retention system in place, first Phase, and 24 not only is that going to address current 25 water problems, but it'll also accommodate</p>	<p style="text-align: right;">63</p> <p>1 question. I was going to ask this earlier, 2 but I did not. The retention basins, I 3 didn't see in the renderings that any of 4 them had a fountain feature. Is that 5 something that would -- 6 MR. PAPANDREAS: For the lease, 7 yes, we got to do it before the lease. 8 MR. LOWE: Okay. 9 MR. PAPANDREAS: Yes. I think we 10 will be doing that. In fact, that was -- 11 we did have it in the old one but we 12 eliminated because one of the comments, if 13 you recall, that it was too small and maybe 14 it would spoil the water or the water 15 becomes stagnant. So, but we do intend to 16 put it in the other one. I think that's a 17 great -- we definitely want to do that, 18 yeah. 19 MR. HAMER: Following up on that. 20 Stearns Road curb cut -- 21 MR. PAPANDREAS: Yes. 22 MR. HAMER: -- I assume the 23 traffic guys have evaluated right turn only 24 exit? 25 MR. PAPANDREAS: They have looked</p>
<p style="text-align: right;">62</p> <p>1 the future and it'll allow us to see the 2 performance. 3 We're over-designing what we're 4 accomplishing for the first Phase, and 5 there's some pros and cons to that. You 6 know, the cons are that it's costing us a 7 lot more money to do that. The pros are 8 that we're able to use some of the soils to 9 bring the elevations of the property up and 10 to implement and introduce all of the 11 infrastructure right out of the gate, 12 because we're going to be doing this first 13 phase and doing it later would be very 14 obtrusive to the operations of those 15 tenants. 16 So yes, indeed, we have studied 17 that. We've looked at both phases and the 18 impact that that stormwater design will 19 have, what the capacities and the volumes 20 need to be, and we are designing it to make 21 sure that it is not going to interfere or 22 that it will not have any kind of drainage 23 that exists -- that doesn't exist at the 24 same level that it is at right now. 25 MR. LOWE: One last quick</p>	<p style="text-align: right;">64</p> <p>1 at that as a full movement intersection, 2 and they found it to be acceptable. 3 MR. HAMER: I mean the comment 4 that was raised was you've got the exit 5 coming out of CVS plus -- 6 MR. PAPANDREAS: Understood. 7 MR. HAMER: -- then if you're 8 going to make a left-hand turn, it's a 9 challenge, it's going to be a challenge. 10 MR. PAPANDREAS: Well, as I said, 11 we rely on the recommendation of our 12 engineer. And we look specifically -- 13 actually we actually analyze that because 14 it is a requirement in the Sheetz lease 15 that we get that at that intersection, so 16 we get that, and they corroborated that 17 position. 18 MR. HAMER: Well, I'm sure the 19 tenant wants it both -- 20 MR. PAPANDREAS: Yeah. I am sure 21 they do too. 22 MR. HAMER: Understand. 23 MR. PAPANDREAS: By the way, I 24 want to thank this Commission, again, the 25 Building Department and all the consultants</p>

<p style="text-align: right;">65</p> <p>1 and the commentary that we got from, we're 2 honored to hear, that commentary was 3 enlightening and we enjoyed that. And 4 we're here -- as we've been saying all 5 along -- for the long term. So we're 6 looking forward moving to the next phase, 7 and for you obtaining or delivering that 8 approval.</p> <p>9 MR. LOWE: This is Sean Lowe. I 10 would say thank you again. I appreciated 11 the new 3D renderings. I think that adds 12 to the excitement and trying to visualize 13 the reality of this coming to fruition. So 14 thank you for that.</p> <p>15 Any other questions.</p> <p>16 MR. WHELAN: Yeah, sorry, 17 gentlemen. One more question, the comment 18 from our Building Department that the roads 19 should be constructed to satisfaction of 20 the engineer. Does that sound doable to 21 you, does that sound like something you 22 would be onboard with? I just want to make 23 sure it doesn't sound too open-ended or 24 anything like that.</p> <p>25 MR. PAPANDREAS: Again, remember,</p>	<p style="text-align: right;">67</p> <p>1 that the Administration had laid out. So 2 with that, I move to recommend approval to 3 the Board of Trustees for the Detailed 4 Development Plan for Phase I of a Town 5 Center mixed-use development as described 6 in Application No. 24OLMT-DEV002 with the 7 following conditions that the internal 8 roadways and infrastructure must be 9 reviewed and approved to the satisfaction 10 of the Township engineer prior to the 11 issuance of any permits.</p> <p>12 Secondly that any compliant 13 parking -- any noncompliant parking would 14 require a variance from the Board of Zoning 15 Appeals.</p> <p>16 And finally, that right-of-way 17 improvements per the traffic study must be 18 approved by Cuyahoga County and installed.</p> <p>19 Is there a second?</p> <p>20 MR. WHELAN: Second.</p> <p>21 MR. LOWE: If acting secretary 22 would please call the roll.</p> <p>23 MS. OSELAND: Mr. Lowe?</p> <p>24 MR. LOWE: Yes.</p> <p>25 MS. OSELAND: Ms. Oseland? Yes.</p>
<p style="text-align: right;">66</p> <p>1 this is our -- these are roads we're going 2 to be maintaining, we have an obligation to 3 our tenants to keep those costs down. One 4 of the ways that we do that is to provide 5 quality product. We do that in all of our 6 centers. That helps with the longevity, it 7 prevents obsolescence. So we have industry 8 standards that we comply. Whenever we're 9 doing, let's say primary drives, service 10 drives, they're much more heavy-duty 11 asphalt than department fields, obviously. 12 So yes, we expect that whatever 13 specifications are going to be presented, 14 that they'll be in keeping with what our 15 expectations are.</p> <p>16 MR. LOWE: Are members of the 17 Board prepared to vote on the item before 18 us?</p> <p>19 MR. HAMER: Yes.</p> <p>20 MR. WHELAN: Yes.</p> <p>21 MS. OSELAND: Yes.</p> <p>22 MR. LOWE: Okay. I will say in 23 the motion that I'm going to present, I 24 will have a number of conditions attached 25 to it that align with some of the items</p>	<p style="text-align: right;">68</p> <p>1 Mr. Whelan?</p> <p>2 MR. WHELAN: Yes.</p> <p>3 MS. OSELAND: Mr. Hamer?</p> <p>4 MR. HAMER: -- Yes.</p> <p>5 MR. LOWE: Motion carries.</p> <p>6 MR. PAPANDREAS: Thank you very 7 much.</p> <p>8 MR. LOWE: Now we'll move to our 9 second item. The second item on the Agenda 10 is Application No. 24OLMT-ZC003, submitted 11 by Granger Property Development, LLC, AKA 12 Pride One for 27153 Bagley Road seeking 13 recommendations to the Board of Trustees 14 for a major modification to their 15 previously-approved development plan for 16 the Towne Center mixed-use development of 17 commercial and residential.</p> <p>18 If representatives Pride One would 19 please step to the podium to present their 20 item and if you would please state your 21 names before speaking.</p> <p>22 UNIDENTIFIED VOICE: Can I make a 23 comment real quick?</p> <p>24 MR. LOWE: Yeah.</p> <p>25 UNIDENTIFIED SPEAKER: So any</p>

<p style="text-align: right;">69</p> <p>1 members of the audience that, you know, 2 want to chat or whatever, step outside, so 3 that way everyone can hear the current 4 proponent. 5 MR. KNEREM: This is Michael 6 Knerem with Granger Property Development, 7 AKA Pride One. So I'm just seeking a 8 modification to the existing plan that we 9 had approved. 10 This is my third time here. We 11 had the first plan approved, the minor 12 modification approved, now I'm asking for 13 another modification before we go to the 14 Detailed Development Plan. 15 So as you see on the site plan, 16 the overall layout is pretty much the same 17 as I was here last time. So it's really 18 more of just some of the deviations I'm 19 requesting which I'll briefly go through. 20 So we are requesting a deviation 21 from the front setback on Bagley Road to be 22 30 feet, which is aligned with all the 23 nearby surrounding properties and also 24 accomplishes the goal that was brought up 25 of adding more commercial space. So that</p>	<p style="text-align: right;">71</p> <p>1 considered open space, but here it's a 2 70-foot contiguous area, I believe, which 3 makes it a little bit more difficult, so 4 we're suggesting to include the stormwater 5 and do the conversations with Justin, you 6 know, he brought up potentially, you know, 7 adding a walking trail around it to add as 8 an amenity, which plays into his comments 9 and part of the approval, and I would say 10 that that is the plan, but it will be -- 11 we're still in the general plan, so that 12 would come into detail as we get through 13 more engineering and understand the site 14 better. You know, but that is the plan, to 15 have a walking trail. 16 Making sure that I don't have any 17 other ones that I requested. I believe 18 that is all -- oh, the other one was 19 between the commercial and the residential. 20 So it'll be essentially three parcels, one 21 of the residential, one of Lot B, one of 22 Lot C, so we're just requesting a variance 23 that the total distance setback between the 24 residential and the commercial is 40 feet 25 in total, 30 feet from residential to</p>
<p style="text-align: right;">70</p> <p>1 will allow us to add an additional 20 feet 2 but still be in line with the other 3 properties. 4 Another variance that we're -- deviation 5 we're requesting is that the project be 6 phased. So similar to Carnegie, but in the 7 reverse. So we're requesting to do the 8 residential portion first and then the 9 commercial be Phase II, so that's another 10 variation deviation we're requesting. 11 Similar to Carnegie as well, we're 12 requesting to do private roads, which we 13 have shown here which is a pretty standard 14 spec that we do in all of our communities. 15 Obviously, wider roadway shown for the 16 commercial, all that will be more detailed 17 on the Detailed Development Plan. 18 Then we're also requesting 19 modifications to the open space 20 requirements to simply include detention 21 within it. Yeah, we have a 50 unit laid 22 out, and the way that the open space 23 requirements are written are different than 24 we're typically used to. Usually it's 25 anything that's not concrete or building is</p>	<p style="text-align: right;">72</p> <p>1 commercial, and ten feet from commercial to 2 residential, but that still meets the 3 40-foot requirement, just reversing it. 4 Other than that, I'm happy to 5 answer any questions or go into anything 6 more detailed. The plan is pretty much the 7 same, so I'm happy to answer any questions. 8 MR. LOWE: Thank you. This is 9 Sean Lowe. And this may have been in your 10 original application. There was an item I 11 think in regards to covered parking for one 12 versus two-bedroom units -- 13 MR. KNEREM: Yeah. 14 MR. LOWE: -- is that still part 15 of -- 16 MR. KNEREM: Yeah, so if we do 17 one-bedroom units -- talking with Justin 18 and from his staff report -- that would be 19 through the BZA, which I already submitted 20 for by the March deadline to go, so that 21 would just be, you know, we're still 22 obviously in the general phase, so, you 23 know, if we do one bedrooms, it would just 24 be one parking spot, which we're requesting 25 through BZA. It would be one covered, one</p>

<p style="text-align: right;">73</p> <p>1 garage, and then one in the driveway, which</p> <p>2 is the standard across all the communities,</p> <p>3 as we've built these one bedrooms and</p> <p>4 there's no street parking allowed in our</p> <p>5 communities, we'll have guest parking spots</p> <p>6 here as well. So there's no street parking</p> <p>7 allowed, and we'll have guest spots.</p> <p>8 They're not shown here, but obviously</p> <p>9 through the detail it will be.</p> <p>10 MR. LOWE: Do you have a sense of</p> <p>11 where those would be?</p> <p>12 MR. KNEREM: Given this site plan,</p> <p>13 which, you know, obviously could modify,</p> <p>14 but assuming this is the final, you know,</p> <p>15 there's a few open areas like the bottom</p> <p>16 left area. There's like the buildings that</p> <p>17 kind of like [unintelligible] space east</p> <p>18 and west and north and south -- it's hard</p> <p>19 to kind of describe it because we don't</p> <p>20 have them labeled with like bottom right of</p> <p>21 the stormwater detention, there we could</p> <p>22 fit four or five spots across from there,</p> <p>23 another three or four spots, and then north</p> <p>24 of the first building on the left side</p> <p>25 could fit four or five spots there.</p>	<p style="text-align: right;">75</p> <p>1 MS. OSELAND: Melanie Oseland. In</p> <p>2 the residential area, are there any</p> <p>3 sidewalks there?</p> <p>4 MR. KNEREM: Yeah. So if you look</p> <p>5 closely, it's like on the left side of the</p> <p>6 road.</p> <p>7 MS. OSELAND: Oh, okay.</p> <p>8 MR. KNEREM: Yep, yep.</p> <p>9 MS. OSELAND: So there is a</p> <p>10 sidewalk there?</p> <p>11 MR. KNEREM: Yeah, there is a</p> <p>12 sidewalk. And like I said this is just,</p> <p>13 you know, the general, you know, that's how</p> <p>14 we have it shown right now, but there</p> <p>15 definitely will be a sidewalk, you know,</p> <p>16 whether it's on that side or the other side</p> <p>17 or connected to the road or separated, that</p> <p>18 will be kind of figured out through the</p> <p>19 detailed case, but we will have one.</p> <p>20 MS. OSELAND: Okay. So in one of</p> <p>21 the other meetings, I forget which one it</p> <p>22 was, I asked you, are these going to be</p> <p>23 rental or owner properties, I believe it's</p> <p>24 probably owner?</p> <p>25 MR. KNEREM: That is still my</p>
<p style="text-align: right;">74</p> <p>1 MR. LOWE: I know it's not germane</p> <p>2 to this what's before us, but I know in a</p> <p>3 previous meeting you had said that when we</p> <p>4 had to shrink, we had to shrink the size of</p> <p>5 the residential that was due to the</p> <p>6 wetlands and the current owners could</p> <p>7 potentially remedy their properties in</p> <p>8 order to be developable. Has there been</p> <p>9 any updates that you could share on that?</p> <p>10 MR. KNEREM: There has not been</p> <p>11 any updates with them. They're very hard</p> <p>12 to communicate with and get ahold of. We</p> <p>13 would love to do that, but obviously we</p> <p>14 have a stub proposed into there, and, you</p> <p>15 know, I'm pretty positive it'll happen one</p> <p>16 day just when -- it's hard when you're</p> <p>17 dealing with difficult sellers. So would</p> <p>18 love to, but, you know, we don't have it</p> <p>19 under control anymore, but we have</p> <p>20 discussed with them and, you know, I think</p> <p>21 that over time that is what will happen.</p> <p>22 MR. LOWE: I may have one or two</p> <p>23 more questions, but I'd like to go down the</p> <p>24 row first to make sure everyone gets the</p> <p>25 questions that they have answered.</p>	<p style="text-align: right;">76</p> <p>1 answer.</p> <p>2 MS. OSELAND: That's still your</p> <p>3 answer?</p> <p>4 MR. KNEREM: Yeah.</p> <p>5 MS. OSELAND: Okay. So my</p> <p>6 question is, but Pride One --</p> <p>7 MR. KNEREM: Uh-huh.</p> <p>8 MS. OSELAND: -- I look on your</p> <p>9 website I see --</p> <p>10 MR. KNEREM: Yeah.</p> <p>11 MS. OSELAND: -- hotels,</p> <p>12 apartments, assisted living, I don't see</p> <p>13 any --</p> <p>14 MR. KNEREM: Yeah, so it would be,</p> <p>15 if they're for sale, it would be lot</p> <p>16 development -- which would be similar to, I</p> <p>17 think what Carnegie's kind of suggesting --</p> <p>18 It would be lot development and then you</p> <p>19 would sell the lots to a builder. So we</p> <p>20 would put in all the infrastructure, the</p> <p>21 water, sewer, utilities, and then you -- we</p> <p>22 would sell the lots for, you know,</p> <p>23 townhomes to a Breeze [phonetic] or a</p> <p>24 custom home builder, you know, one of</p> <p>25 those. They would be the ones physically</p>

<p style="text-align: right;">77</p> <p>1 building and selling the homes.</p> <p>2 MR. LOWE: Is that something</p> <p>3 you've done with other properties?</p> <p>4 MR. KNEREM: Yeah, yeah. Yep,</p> <p>5 we've done a ton of that. And we've</p> <p>6 already talked to four or five different</p> <p>7 builders who have all given us offers to do</p> <p>8 this.</p> <p>9 MS. OSELAND: If it was rental --</p> <p>10 MR. KNEREM: Yep.</p> <p>11 MS. OSELAND: -- let's pretend it</p> <p>12 was rental --</p> <p>13 MR. KNEREM: Yep.</p> <p>14 MS. OSELAND: -- would there be</p> <p>15 any availability for some accessible</p> <p>16 showers?</p> <p>17 MR. KNEREM: Yeah.</p> <p>18 MS. OSELAND: Like not a step in,</p> <p>19 but a roll in?</p> <p>20 MR. KNEREM: I'm trying to think</p> <p>21 if we've done that.</p> <p>22 MS. OSELAND: If it were a rental,</p> <p>23 would the builder be flexible enough for</p> <p>24 that to have three units with --</p> <p>25 MR. KNEREM: Yeah, I think we</p>	<p style="text-align: right;">79</p> <p>1 MR. LOWE: Is that a requirement</p> <p>2 of the Township or the County at all to</p> <p>3 have --</p> <p>4 MR. REED: Typically, that's done</p> <p>5 as part of -- oh, this is Justin Reed,</p> <p>6 Olmsted Township Building Commission --</p> <p>7 typically that is part of the traffic</p> <p>8 studies that are performed. And being that</p> <p>9 this is Bagley Road, which is a county</p> <p>10 road, they're going to have jurisdiction on</p> <p>11 that. They are going to go to the County</p> <p>12 Planning Commission and the County is going</p> <p>13 to review that.</p> <p>14 MR. LOWE: Okay. Anything else</p> <p>15 from the Board? I'll turn it back over to</p> <p>16 members of the public, those that remain --</p> <p>17 let's see -- and forgive me if I go out of</p> <p>18 order.</p> <p>19 Lee, are you still here.</p> <p>20 UNIDENTIFIED SPEAKER:</p> <p>21 [Unintelligible] very unprofessional, I</p> <p>22 realize, my laptop is still plugged in, so</p> <p>23 apologizes to Michael [unintelligible]</p> <p>24 Pride One team to interrupt there.</p> <p>25 MR. LOWE: Thank you. Dustin?</p>
<p style="text-align: right;">78</p> <p>1 would definitely be flexible with that for</p> <p>2 sure. Yeah, all of our units meet all the,</p> <p>3 you know, ADA requirements and whatnot, but</p> <p>4 yeah, I definitely think we would be open</p> <p>5 to something like that in few of the units</p> <p>6 for sure.</p> <p>7 MS. OSELAND: Thank you.</p> <p>8 MR. KNEREM: Very reasonable</p> <p>9 request.</p> <p>10 MR. HAMER: I'm fine.</p> <p>11 MR. WHELAN: This is Justin</p> <p>12 Whelan. Just a question here, because your</p> <p>13 diagram stops in the middle of Bagley.</p> <p>14 Where does that curb cut intersect</p> <p>15 with? Is it near Razzels on</p> <p>16 [unintelligible] or is that further down,</p> <p>17 do you know?</p> <p>18 MR. KNEREM: Oh, boy, that's a</p> <p>19 great question. I want to say it does, but</p> <p>20 I'm not 100% positive. I'm guessing that's</p> <p>21 why we put it there.</p> <p>22 I would say that the plan is</p> <p>23 always to, you know, if possible have the</p> <p>24 two entrances across from each other, you</p> <p>25 know, that is always the goal.</p>	<p style="text-align: right;">80</p> <p>1 Oh, you're from the developer.</p> <p>2 Dave, anything more?</p> <p>3 UNIDENTIFIED SPEAKER: With the</p> <p>4 gentleman that just got done talking, is</p> <p>5 that going to be on the south side of</p> <p>6 Bagley Road like next to Friendship Auto</p> <p>7 Wash and where the driving range is, is</p> <p>8 that where that's going to be?</p> <p>9 MR. KNEREM: Yes.</p> <p>10 UNIDENTIFIED SPEAKER: Just</p> <p>11 shaking my head, where is the water going</p> <p>12 to go? That's all I got to say. Where's</p> <p>13 the water going to go? It don't go no</p> <p>14 place now, and all that asphalt down there,</p> <p>15 it's just going to back up like you people</p> <p>16 would not believe. Because when you've</p> <p>17 been there 40 -- when you've been there 79</p> <p>18 years, you watch it and you see what</p> <p>19 happens to it. And I've watched it and</p> <p>20 seen what happened to it, and it floods big</p> <p>21 time across, down the street, past Jennings</p> <p>22 Road. It floods when you get across in</p> <p>23 terms of Jennings Road is on Bagley Road</p> <p>24 where the county ditch goes through there,</p> <p>25 if you ever go by after a big rain, that</p>

<p style="text-align: right;">81</p> <p>1 water is halfway up the property almost 2 touching Bagley Road, and I can't plan 3 anymore, that's all I say. 4 MR. LOWE: Thank you. 5 Andy or Josh or John? Tim, want 6 to say anything more? Any questions? 7 MR. SORGE: I didn't realize that 8 it -- oh, I have to come up there. 9 MR. LOWE: No problem. 10 MR. SORGE: Again, my name's Tim 11 Sorge. I own Swings & Things and my 12 comment is a little different from the 13 Carnegie Development. Again, being here 14 for 43 years, this is a challenging parcel. 15 Most of the parcels there are almost 1,000 16 feet deep, and I think -- I would ask as a 17 businessowner on the corner, that you take 18 into consideration some of the challenges 19 that you're going to have. 20 Initially when this project was 21 proposed, they had the Gallagher property 22 and then they found some wetlands, as I 23 understand it, and other -- on the west 24 side of the property, I guess, there was a 25 chance that was going to be part -- that</p>	<p style="text-align: right;">83</p> <p>1 big jet there that I'm not sure I'll live 2 long enough to see that developed, but, you 3 know, there's a lot of opportunities here 4 in the Township and I just think that we've 5 got to try to work with these developers 6 that are willing do things and work with 7 us. Thank you. 8 MS. OSELAND: Thank you. 9 MR. LOWE: Did I miss anyone else 10 from the public before I turn it back to 11 the Administration? 12 Okay. Justin, do you have any 13 comments? 14 MR. REED: All right. Justin 15 Reed, Olmsted Township Building Department, 16 I just want to say much like the previous 17 development, we received an initial 18 application, we performed a Staff Review. 19 We issued a Staff Review Report. The 20 Applicant then supplied some revisions and 21 responses to that, which was distributed to 22 the Zoning Commission here. And in my 23 staff report you'll see that, you know, 24 they came back and responded to most of the 25 items.</p>
<p style="text-align: right;">82</p> <p>1 was very exciting, but I think Pride One is 2 trying to do something and I'm worried that 3 if we don't work or if you don't work with 4 them within reason, obviously, it might be 5 a long time that that site is just going to 6 be challenging. I mean, it's 1,000 feet 7 deep and it's going to have to be a 8 multi-use type of construction or a plan of 9 some sort. 10 I think you've got a good plan 11 with both residential and commercial. I 12 would just ask that as, again, a long -- a 13 person that's been in the community for 43 14 years that you try to work with them and 15 take every consideration and perhaps -- and 16 sometimes you've got to bend a little bit, 17 I'm not sure if that's an issue, but I just 18 hate to see -- we got such -- you know, 19 with the Carnegie Development and with a 20 Towne Center, there's just some really 21 exciting things happening here and I think 22 we want to try to keep them all going 23 forward and keep the momentum going. And I 24 think what that will do is create other 25 developments. I mean, we've have got that</p>	<p style="text-align: right;">84</p> <p>1 I would like to point out not so 2 much as a condition, but just as something 3 to note, one of the items was a 20-foot 4 setback deviation from 260.10(c). I don't 5 see any concerns or issues with that other 6 than, you know, this is the General 7 Development Plan, so it's not going to have 8 much detail. 9 If they move forward in the 10 process when they come back for the 11 Detailed Development Plan, I think it's 12 important to show the landscaping to ensure 13 privacy for the residential units. And 14 they did indicate that in their response 15 that they would be able to provide that, 16 but I think it's important to note that, 17 you know, when you're reducing that 18 setback, you want to make sure that you 19 provide that landscaping privacy. 20 With regards to the streets, you 21 know, they are requesting to allow private 22 streets. You know, we don't have any 23 concerns on the Administration side on that 24 other than similar to the last -- with the 25 updated General Development Plan, they had</p>

<p style="text-align: right;">85</p> <p>1 showed a section detail and some slight 2 information. As this is the General 3 Development Plan I would ask that a 4 condition be placed to identify that that 5 typical detail, this is not included as 6 part of the approval, we would need details 7 submitted to our Township engineer for 8 review and approval prior to building 9 permits being issued or development permits 10 being issued to ensure that the Township 11 engineer feels that they're to the Township 12 standards.</p> <p>13 Because they're requesting private 14 roads, they would not have to comply with 15 the County standards per our code, but we 16 want to still ensure that the Township 17 engineer is comfortable with what they're 18 submitting. So we would ask that the 19 issued be placed that streets are designed 20 to the satisfaction of the Township 21 engineer.</p> <p>22 With regards to the detention pond 23 and the open space calculations, you know, 24 the Zoning Commission and Trustees will 25 vote on that deviation as they see fit.</p>	<p style="text-align: right;">87</p> <p>1 Lastly, I would say with regards 2 to these streets, I would recommend -- and 3 they did state that there'd be no parking 4 on those streets and that an easement would 5 be reported for emergency and safety 6 vehicle access because they would be 7 private streets. Again, we want to make 8 that all the emergency vehicles can fit 9 through those streets efficiently.</p> <p>10 That is all the comments I have. 11 Do you have any comments, Administrator?</p> <p>12 MR. LOWE: Thank you. I guess, 13 Michael, I don't know if you already 14 addressed the concern from Dave about the 15 stormwater. Do you have anything more to 16 say on that?</p> <p>17 MR. KNEREM: [Unintelligible].</p> <p>18 UNIDENTIFIED SPEAKER: If you 19 could come to the podium. Sorry. Thanks.</p> <p>20 MR. KNEREM: My only comment would 21 be that obviously as we go through 22 engineering, the requirement as the 23 engineer is that the water has to leave the 24 property the same speed as it's currently 25 leaving it now.</p>
<p style="text-align: right;">86</p> <p>1 There are some stipulations in the Code as 2 noted in the Staff Review Report that could 3 help to lend an interpretation that 4 detention basin could be part of that 5 overall open space, and that's where some 6 conversations were made with regards to 7 some recreation area around that, which we 8 would highly recommend regardless creating 9 some walking paths as connectability 10 between the residential units and the 11 commercial area at the north side of the 12 property regardless of that detention 13 basin.</p> <p>14 So we would ask that there's some 15 sort of a condition placed with regards to 16 ensuring that when they come back to their 17 Detailed Development Plan, that they 18 identify some way to make that an open 19 recreational area.</p> <p>20 I would like to add though, that 21 is a Township regulation, I cannot speak 22 for the County Planning Commission, which 23 they will go to next. They have their own 24 open space standards, and they will have to 25 go through that process with the County.</p>	<p style="text-align: right;">88</p> <p>1 I think a lot of the water issues 2 in the Township really are due to the 3 property across the street with all of 4 their parking area that is stoned, that 5 they don't have any detention for a large 6 area of covered surface. So I don't really 7 think that's necessarily due to the new 8 development. And I do not think we will 9 contribute to that problem at all.</p> <p>10 MR. LOWE: And lastly, a big part 11 of why you're here, right, it's the phasing 12 of the project.</p> <p>13 MR. KNEREM: Yes.</p> <p>14 MR. LOWE: Can you speak to that 15 and kind of how that came to be and what 16 certain assurances we would have that Phase 17 II would eventually come to pass?</p> <p>18 MR. KNEREM: Yeah, so, I mean, 19 really we want the commercial to go as soon 20 as possible. Obviously, Carnegie's doing 21 their commercial first. We had our lots 22 marketed and have gotten, you know, some 23 interest, but we're -- due to the timing of 24 our contract on the land, we really need to 25 move forward quickly, and for us to get a</p>

<p style="text-align: right;">89</p> <p>1 Detailed Development Plan I don't want to 2 submit something on the Detailed 3 Development Plan for the commercial with no 4 idea who the tenants will be. So that is 5 kind of the reason behind the phasing of 6 it. 7 So, you know, being able to do the 8 residential now will allow us to purchase 9 the parcel and do the project, and, I mean, 10 we really want the commercial to go as soon 11 as it can. I mean, we'll be holding that 12 cost internally, so, I mean, we don't want 13 the upfront to be vacant, but we also don't 14 want to build commercial buildings that 15 could be vacant. So, you know, it's kind 16 of a balance, but I think our interests are 17 aligned with the Township. I mean, we have 18 our money into it, we have no reason to 19 wait on the commercial if we have a good 20 user. So I think our interests are aligned 21 in that. That's just kind of the reason 22 and explanation due to the timing that we 23 [unintelligible]. 24 MR. LOWE: Anyone else have 25 question?</p>	<p style="text-align: right;">91</p> <p>1 Is there a second? 2 MR. WHELAN: Second. 3 MR. LOWE: If the acting secretary 4 will please call the roll. 5 MS. OSELAND: Mr. Lowe? 6 MR. LOWE: Yes. 7 MS. OSELAND: Ms. Oseland? Yes. 8 Mr. Whelan? 9 MR. WHELAN: Yes. 10 MS. OSELAND: Mr. Hamer? 11 MR. HAMER: Yes. 12 MR. LOWE: Motion carries. Thank 13 you all. It looks like the Guardians ended 14 up winning while we were sitting here, so 15 that's good. The date of the next 16 scheduled regularly scheduled meeting of 17 the Zoning Commission is April 24th, 2025 18 at 7:00 PM. 19 Do I hear a motion to adjourn. 20 MR. WHELAN: So moved. 21 MR. LOWE: Is there a second? 22 MS. OSELAND: Second. 23 MR. LOWE: If the acting secretary 24 would please call the roll. 25 MS. OSELAND: Mr. Lowe?</p>
<p style="text-align: right;">90</p> <p>1 Is the Board prepared to vote on 2 this matter? 3 MR. WHELAN: Yes. 4 MR. LOWE: I move to recommend to 5 the Board of Trustees for major 6 modification to the previously-approved 7 General Development Plan as described in 8 Application No. 24OLMT-ZC003, which 9 includes phasing -- which includes, I 10 should say, extending the General 11 Development Plan for Phase II to 36 months 12 with the following conditions: That the 13 streets are designated as no parking on the 14 Detailed Development Plan and an easement 15 recorded for emergency and safety vehicle 16 access. That typical street section detail 17 in any street dimensions are not approved 18 as part of a General Development Plan, the 19 internal roadways of infrastructure must be 20 reviewed and approved through the 21 satisfaction of the Township engineer prior 22 to the issuance of any permit. 23 And finally, that the developer 24 identify walking paths and other 25 recreational uses of the spaces.</p>	<p style="text-align: right;">92</p> <p>1 MR. LOWE: Yes. 2 MS. OSELAND: Ms. Oseland? Yes. 3 Mr. Whelan? 4 MR. WHELAN: Yes. 5 MS. OSELAND: Mr. Hamer? 6 MR. HAMER: Yes. 7 MR. LOWE: Meeting adjourned at 8 8:33 PM. 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

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C E R T I F I C A T E

I, MARK WILLIAMS, a Notary Public within
and for the State of Ohio, do hereby certify that
I attended the foregoing hearing in its entirety,
that I wrote the same in stenotypy, and that this
is a true and correct transcript of my
computer-aided notes.

IN WITNESS WHEREOF, I have hereunto set my
hand and seal of office, at Cleveland, Ohio, this
5 day of MAY A.D. 2025.

MARK WILLIAMS - e-signature

MARK WILLIAMS, Notary Public, State of Ohio
My Commission expires June 12, 2027

	4	25:5, 26:1, 46:23, 59:25, 87:6, 90:16 accessible [2] - 30:18, 77:15 accidents [2] - 45:12, 45:13 accommodate [5] - 8:22, 9:17, 12:16, 61:4, 61:25 accompany [1] - 31:13 accomplish [2] - 12:19, 32:18 accomplishes [1] - 69:24 accomplishing [1] - 62:4 account [1] - 8:2 accused [1] - 52:7 achieve [4] - 13:4, 13:19, 13:20, 15:25 achieving [1] - 13:18 acquired [1] - 6:19 acting [3] - 67:21, 91:3, 91:23 action [1] - 31:10 actively [1] - 11:17 actual [1] - 37:2 ADA [1] - 78:3 add [5] - 60:4, 60:12, 70:1, 71:7, 86:20 added [3] - 29:1, 29:2, 40:17 adding [2] - 69:25, 71:7 addition [3] - 8:4, 12:9, 42:6 additional [1] - 70:1 Additionally [7] - 2:14, 25:11, 25:24, 26:16, 27:6, 31:24, 32:16 additionally [1] - 23:4 additions [1] - 4:9 address [11] - 26:20, 38:18, 42:8, 42:9, 42:11, 42:14, 42:17, 50:10, 58:25, 61:12, 61:24 addressed [3] - 23:4, 55:19, 87:14 adds [1] - 65:11 adequately [1] - 54:8 adjacent [3] - 7:3, 20:4, 30:14 adjourn [1] - 91:19 adjourned [1] - 92:7 adjust [1] - 19:21 Administration [6] - 53:21, 57:5, 58:9, 67:1, 83:11, 84:23	administration [1] - 41:15 ADMINISTRATION [1] - 58:8 administrative [1] - 2:5 Administrator [2] - 57:1, 87:11 ADMINISTRATOR [1] - 57:2 ado [1] - 17:22 aerial [2] - 18:13, 21:19 affect [3] - 45:19, 47:15, 47:17 Agenda [2] - 5:5, 68:9 agenda [1] - 3:4 ago [4] - 6:14, 7:7, 11:12, 49:16 agree [1] - 20:21 ahead [1] - 61:22 ahold [1] - 74:12 aided [1] - 93:6 aisles [1] - 61:1 AKA [2] - 68:11, 69:7 akin [1] - 14:15 align [2] - 11:6, 66:25 aligned [5] - 11:5, 26:25, 69:22, 89:17, 89:20 Allegiance [2] - 4:1, 4:3 alleviate [1] - 47:5 allocated [1] - 28:18 allow [5] - 22:24, 62:1, 70:1, 84:21, 89:8 allowed [5] - 9:10, 19:13, 51:3, 73:4, 73:7 Allowed [1] - 15:11 allowing [1] - 58:17 allows [5] - 10:3, 10:5, 10:6, 10:21, 15:4 almost [2] - 81:1, 81:15 ALSO [1] - 1:11 amazing [3] - 9:9, 44:15, 44:16 amenities [2] - 29:21, 31:12 amenity [2] - 29:1, 71:8 amount [2] - 12:12, 29:3 amounts [1] - 19:6 analysis [2] - 47:13, 47:17 Analysis [2] - 20:18, 59:13 analyze [1] - 64:13	analyzing [1] - 61:19 Andy [2] - 50:20, 81:5 angle [1] - 33:15 answer [6] - 34:19, 50:9, 72:5, 72:7, 76:1, 76:3 answered [2] - 3:8, 74:25 antsy [1] - 33:3 apartments [1] - 76:12 apex [1] - 31:1 apologies [1] - 24:20 apologize [1] - 57:20 apologizes [1] - 79:23 Appeals [6] - 7:22, 12:12, 19:7, 55:19, 56:22, 67:15 Applicant [4] - 2:16, 54:4, 55:24, 83:20 Applicant's [1] - 58:24 applicants [4] - 3:1, 5:4, 42:10, 42:12 application [4] - 31:18, 53:24, 72:10, 83:18 Application [4] - 5:6, 67:6, 68:10, 90:8 appreciate [2] - 34:17, 37:19 appreciated [1] - 65:10 approach [1] - 61:20 approaching [1] - 25:19 approval [13] - 4:7, 4:12, 5:11, 13:18, 16:1, 22:7, 38:7, 54:13, 65:8, 67:2, 71:9, 85:6, 85:8 approvals [1] - 55:10 approve [3] - 4:13, 43:16, 55:1 approved [9] - 67:9, 67:18, 68:15, 69:9, 69:11, 69:12, 90:6, 90:17, 90:20 April [1] - 91:17 aprons [1] - 25:14 arc [1] - 31:1 architectural [2] - 22:21, 30:8 area [15] - 24:14, 29:23, 30:21, 30:23, 31:4, 43:15, 59:20, 71:2, 73:16, 75:2, 86:7, 86:11, 86:19, 88:4, 88:6 areas [3] - 29:4, 30:12, 73:15 aside [1] - 42:25
'82 [1] - 52:8	40 [2] - 71:24, 80:17 40-foot [1] - 72:3 43 [4] - 51:13, 51:25, 81:14, 82:13 45-degree [1] - 33:15			
1	5			
1 [1] - 5:11 1,000 [2] - 81:15, 82:6 100% [1] - 78:20 12 [1] - 93:11 15 [2] - 11:12, 11:18 18-foot [1] - 61:1 19 [1] - 61:3 1961 [1] - 49:25 1982 [1] - 52:6	5 [1] - 93:8 50 [2] - 31:6, 70:21			
2	6			
	61% [1] - 29:15			
	7			
20 [3] - 11:6, 44:13, 70:1 20% [2] - 28:15, 28:17 20-foot [1] - 84:3 2025 [5] - 1:6, 2:2, 4:8, 91:17, 93:8 2027 [1] - 93:11 210 [1] - 47:3 216)664-0541 [1] - 1:17 24-foot [1] - 61:1 24/7 [1] - 14:7 24OLMT [4] - 5:6, 67:6, 68:10, 90:8 24OLMT-DEV002 [2] - 5:6, 67:6 24OLMT-ZC003 [2] - 68:10, 90:8 24th [1] - 91:17 25 [2] - 42:22, 61:3 250 [2] - 46:25, 47:5 260.10(c) [1] - 84:4 27 [1] - 1:6 27106-27076 [1] - 5:8 27153 [1] - 68:12 27th [1] - 2:2	70% [1] - 29:18 70-foot [1] - 71:2 79 [1] - 80:17 7:00 [3] - 1:6, 2:4, 91:18 7th [1] - 4:8			
	8			
	80% [2] - 29:15, 29:16 8:33 [1] - 92:8			
	9			
	90% [1] - 13:13 95% [1] - 13:13 99.5% [1] - 38:3			
	A			
	A.D [1] - 93:8 abatement [1] - 38:23 able [27] - 3:3, 6:14, 12:19, 12:21, 12:23, 12:24, 13:21, 15:17, 17:13, 19:10, 19:15, 19:21, 19:24, 20:5, 20:10, 24:2, 25:10, 28:11, 44:19, 45:10, 54:2, 54:25, 56:23, 59:23, 62:8, 84:15, 89:7 accents [1] - 33:21 acceptable [1] - 64:2 Access [1] - 17:25 access [7] - 23:10,			
3				
30 [3] - 43:7, 69:22, 71:25 30% [1] - 28:19 35 [1] - 10:13 36 [1] - 90:11 3D [3] - 15:2, 15:3, 65:11				

aspects [2] - 12:4, 13:2 asphalt [2] - 66:11, 80:14 asset [1] - 10:18 assisted [2] - 9:10, 76:12 associated [4] - 6:21, 8:9, 36:14, 60:13 assume [2] - 48:16, 63:22 assuming [3] - 53:6, 53:7, 73:14 assurances [1] - 88:16 AT [1] - 1:6 attached [1] - 66:24 attended [1] - 93:5 attract [1] - 44:5 audience [3] - 16:10, 41:23, 69:1 Auto [1] - 80:6 automatically [1] - 38:13 availability [1] - 77:15 available [3] - 14:7, 19:25, 34:19 aware [3] - 25:22, 39:8, 53:24 awesome [1] - 30:4	Beckman [1] - 43:24 become [3] - 11:2, 11:4, 12:6 becomes [2] - 8:6, 63:15 bedroom [2] - 72:12, 72:17 bedrooms [2] - 72:23, 73:3 begin [2] - 13:22, 14:3 behind [5] - 27:10, 27:17, 38:24, 50:8, 89:5 beige [1] - 33:20 benches [7] - 29:22, 30:5, 32:21, 34:13, 40:13, 40:22, 41:6 bend [1] - 82:16 benefit [1] - 29:2 best [5] - 10:1, 20:1, 25:9, 34:7, 52:16 better [2] - 53:5, 71:14 between [9] - 21:6, 21:23, 26:4, 28:24, 31:8, 38:10, 71:19, 71:23, 86:10 beyond [1] - 31:7 big [6] - 16:14, 61:17, 80:20, 80:25, 83:1, 88:10 biggest [1] - 49:7 bike [1] - 23:14 bit [4] - 45:17, 47:7, 71:3, 82:16 Board [25] - 5:3, 5:9, 7:22, 7:23, 9:18, 12:11, 16:9, 19:7, 41:14, 42:9, 42:11, 42:15, 53:24, 54:12, 55:19, 56:22, 57:4, 58:11, 66:17, 67:3, 67:14, 68:13, 79:15, 90:1, 90:5 board [1] - 31:19 BOARD [1] - 1:8 body [1] - 12:1 book [1] - 49:24 bottom [2] - 73:15, 73:20 boy [1] - 78:18 brand [1] - 26:12 brands [2] - 8:20, 26:12 breadth [1] - 31:4 Breeze [1] - 76:23 brick [3] - 26:5, 32:6, 33:21 bridge [2] - 42:25, 60:13 brief [1] - 31:14	briefly [1] - 69:19 bring [9] - 13:1, 19:14, 19:15, 20:2, 22:22, 23:10, 27:16, 47:11, 62:9 bringing [1] - 10:2 brings [2] - 10:8, 36:6 brother [2] - 11:11, 14:8 brought [4] - 5:3, 8:2, 69:24, 71:6 buffer [1] - 30:21 buffering [3] - 28:24, 29:4, 31:8 build [5] - 17:13, 27:23, 28:6, 50:6, 89:14 build-out [2] - 27:23, 28:6 builder [3] - 76:19, 76:24, 77:23 builders [1] - 77:7 building [13] - 12:14, 18:22, 19:14, 33:9, 34:1, 37:13, 55:2, 55:21, 56:19, 70:25, 73:24, 77:1, 85:8 Building [10] - 9:6, 9:7, 34:23, 53:22, 53:25, 54:7, 64:25, 65:18, 79:6, 83:15 BUILDING [1] - 1:11 buildings [6] - 12:23, 19:19, 38:24, 39:1, 73:16, 89:14 buildout [1] - 28:1 built [3] - 27:21, 28:3, 73:3 business [10] - 4:7, 5:1, 5:2, 5:3, 8:21, 10:12, 10:17, 11:16, 32:10, 33:8 businesses [1] - 32:12 businessowner [1] - 81:17 BY [1] - 1:14 bypass [1] - 45:16 BZA [3] - 19:13, 72:19, 72:25	capacities [1] - 62:19 capstone [1] - 26:6 capstones [1] - 32:8 car [1] - 25:18 Carnegie [10] - 5:7, 5:16, 5:21, 10:10, 16:22, 52:24, 70:6, 70:11, 81:13, 82:19 Carnegie's [3] - 43:9, 76:17, 88:20 carries [3] - 32:3, 68:5, 91:12 cars [2] - 21:13, 52:10 case [1] - 75:19 catty [1] - 44:1 catty-corner [1] - 44:1 center [4] - 11:14, 11:15, 11:16, 29:14 Center [22] - 5:11, 7:15, 8:25, 9:2, 13:1, 17:24, 18:4, 19:18, 23:1, 23:16, 24:6, 26:15, 27:5, 27:18, 28:9, 29:24, 31:13, 31:21, 52:3, 67:5, 68:16, 82:20 centers [2] - 11:10, 66:6 central [1] - 26:2 certain [2] - 13:16, 88:16 certainly [4] - 5:24, 16:3, 24:4, 40:6 certify [1] - 93:4 cetera [1] - 31:23 Chair [2] - 41:21, 58:14 Chairman [1] - 35:23 challenge [5] - 8:23, 60:16, 61:10, 64:9 challenges [1] - 81:18 challenging [2] - 81:14, 82:6 chance [2] - 47:8, 81:25 change [6] - 25:13, 25:19, 25:21, 37:22, 38:6, 38:12 changes [3] - 14:23, 19:6, 22:5 character [1] - 15:15 chat [1] - 69:2 check [2] - 45:14, 47:22 children [1] - 42:23 chooses [1] - 54:13 chunk [1] - 24:16 circle [1] - 10:9 civil [1] - 61:18 clarifying [3] - 24:11,	24:19, 35:2 clean [2] - 49:19, 49:21 cleaned [1] - 49:25 clear [1] - 40:3 clearly [2] - 2:11, 40:21 Cleveland [1] - 93:7 close [5] - 19:19, 20:3, 22:4, 34:3, 53:19 closely [1] - 75:5 closer [7] - 12:24, 19:14, 19:16, 20:5, 25:5, 33:23, 60:9 closing [1] - 13:10 Code [4] - 9:11, 9:15, 13:6, 86:1 code [2] - 60:24, 85:15 coffee [6] - 18:20, 20:4, 21:25, 33:18, 34:1, 37:20 cohesive [1] - 26:15 colleagues [1] - 35:8 colors [2] - 12:25, 33:10 comfortable [2] - 14:21, 85:17 coming [7] - 18:11, 21:4, 23:14, 46:7, 52:1, 64:5, 65:13 COMMENCING [1] - 1:6 comment [16] - 2:12, 17:19, 36:6, 38:21, 41:17, 41:19, 42:6, 53:19, 58:1, 60:19, 61:14, 64:3, 65:17, 68:23, 81:12, 87:20 commentary [3] - 60:25, 65:1, 65:2 commented [2] - 57:6, 57:7 comments [22] - 7:19, 8:1, 10:24, 14:5, 16:3, 19:3, 19:9, 23:5, 34:22, 35:5, 41:13, 42:8, 42:14, 55:23, 56:25, 57:2, 58:12, 63:12, 71:8, 83:13, 87:10, 87:11 Comments [1] - 56:25 commercial [23] - 5:12, 18:9, 18:16, 28:25, 29:5, 31:9, 52:20, 68:17, 69:25, 70:9, 70:16, 71:19, 71:24, 72:1, 82:11, 86:11, 88:19, 88:21, 89:3, 89:10, 89:14, 89:19
B				
Bagley [34] - 5:8, 7:6, 17:11, 18:15, 19:14, 20:22, 21:5, 21:24, 22:17, 23:12, 25:16, 27:2, 33:16, 34:4, 37:6, 37:11, 41:5, 41:12, 45:22, 46:24, 47:16, 48:23, 49:12, 51:12, 52:8, 55:5, 68:12, 69:21, 78:13, 79:9, 80:6, 80:23, 81:2 balance [4] - 14:1, 17:4, 38:1, 89:16 balancing [1] - 17:2 banking [1] - 43:7 base [3] - 10:3, 26:5, 33:21 basin [5] - 27:12, 30:13, 39:14, 86:4, 86:13 basins [5] - 27:7, 27:8, 27:21, 28:3, 63:2 bat [1] - 59:21 Beck [1] - 43:25 BECKMAN [1] - 43:24				
C				
C7 [1] - 32:15 calculations [1] - 85:23 cannot [1] - 86:21 canopies [1] - 12:22 canopy [2] - 19:11				

COMMISSION [1] - 1:2 Commission [14] - 2:3, 2:9, 5:24, 9:7, 23:6, 25:13, 64:24, 79:6, 79:12, 83:22, 85:24, 86:22, 91:17, 93:11 Commissioner [1] - 53:23 COMMISSIONER [1] - 1:11 Committee [5] - 17:9, 26:17, 34:10, 52:3, 52:4 committees [1] - 52:2 commons [1] - 9:1 communicate [2] - 15:1, 74:12 communities [4] - 11:24, 70:14, 73:2, 73:5 community [16] - 7:18, 7:19, 7:23, 10:8, 12:6, 20:14, 24:6, 30:1, 30:2, 31:10, 31:11, 43:5, 45:9, 53:17, 61:18, 82:13 community's [1] - 17:1 company [4] - 10:12, 11:3, 53:1, 53:12 complete [4] - 13:14, 28:2, 28:6, 44:3 completion [1] - 14:2 compliant [1] - 67:12 compliment [1] - 30:12 comply [3] - 11:20, 66:8, 85:14 complying [1] - 13:7 components [1] - 6:5 comprehensive [1] - 31:25 computer [1] - 93:6 computer-aided [1] - 93:6 concept [1] - 7:14 concern [9] - 12:13, 27:22, 39:8, 48:19, 49:7, 60:18, 61:14, 61:17, 87:14 concerned [2] - 46:9, 54:8 concerns [11] - 7:19, 8:1, 9:17, 13:7, 14:6, 23:5, 54:9, 54:21, 56:3, 84:5, 84:23 conclude [1] - 33:1	concrete [2] - 25:14, 70:25 condition [3] - 84:2, 85:4, 86:15 conditions [3] - 66:24, 67:7, 90:12 condos [1] - 39:10 confident [1] - 10:6 connect [1] - 23:13 connectability [1] - 86:9 connected [2] - 53:2, 75:17 cons [2] - 62:5, 62:6 considerable [1] - 12:12 consideration [2] - 81:18, 82:15 considered [3] - 22:13, 59:5, 71:1 considering [1] - 20:24 consistency [4] - 26:4, 26:8, 32:1, 33:9 consistent [4] - 12:25, 25:17, 26:14, 32:23 consolation [1] - 39:13 consolidated [1] - 27:15 constantly [1] - 11:20 construct [1] - 22:10 constructed [2] - 54:16, 65:19 construction [6] - 14:3, 16:22, 37:1, 39:11, 40:1, 82:8 consultant [2] - 15:2, 23:24 consultants [2] - 9:8, 64:25 consultation [2] - 20:18, 23:23 contact [1] - 49:15 contemplate [1] - 14:1 contemplated [1] - 6:18 contextually [1] - 14:22 contiguous [1] - 71:2 continue [2] - 37:12, 51:22 contract [1] - 88:24 contribute [1] - 88:9 control [3] - 7:4, 7:9, 74:19 convenience [1] - 43:4 conversation [3] -	17:21, 33:3, 35:18 conversations [5] - 17:12, 17:14, 24:1, 71:5, 86:6 conversely [1] - 21:15 conveyance [1] - 28:5 coordinated [1] - 34:9 copy [1] - 16:12 corner [15] - 7:5, 18:17, 19:12, 27:9, 27:18, 33:17, 33:24, 34:2, 34:3, 44:1, 51:11, 52:13, 53:10, 56:17, 81:17 Corporation [2] - 5:8, 5:22 Correct [5] - 35:13, 39:24, 40:2, 57:17, 57:19 correct [5] - 35:10, 35:12, 37:7, 37:17, 93:6 corrections [2] - 4:10, 61:5 corroborated [1] - 64:16 cost [1] - 89:12 costing [1] - 62:6 costs [2] - 36:13, 66:3 counted [1] - 52:9 country [1] - 50:2 counts [4] - 47:18, 55:15, 56:5, 56:8 County [19] - 13:24, 36:11, 36:12, 41:3, 45:2, 47:20, 47:25, 55:4, 55:9, 57:8, 57:14, 57:16, 67:18, 79:2, 79:11, 79:12, 85:15, 86:22, 86:25 county [5] - 49:16, 49:19, 49:20, 79:9, 80:24 couple [5] - 27:9, 44:8, 44:21, 45:5, 45:14 course [1] - 36:15 coverage [3] - 29:10, 29:15, 29:20 covered [3] - 72:11, 72:25, 88:6 craft [1] - 8:3 crafting [1] - 7:13 crash [2] - 47:12, 59:9 Crash [1] - 47:17 create [4] - 27:4, 30:10, 45:8, 82:24 creating [3] - 46:19, 48:10, 86:8 credit [1] - 8:20	critical [3] - 12:5, 13:2, 13:21 cross [2] - 26:24, 32:20 cross-hook [1] - 26:24 crossing [3] - 25:15, 25:23, 46:10 crosswalks [3] - 23:17, 23:20, 25:16 crystallizing [2] - 7:2, 8:12 curb [7] - 6:21, 21:9, 21:12, 59:15, 60:1, 63:20, 78:14 curious [1] - 46:13 current [3] - 61:24, 69:3, 74:6 custom [1] - 76:24 cut [5] - 21:9, 59:15, 59:24, 63:20, 78:14 cuts [2] - 6:21, 21:12 Cuyahoga [2] - 41:3, 67:18 CVS [2] - 46:18, 64:5	described [2] - 67:5, 90:7 design [10] - 16:25, 17:4, 26:15, 32:17, 32:19, 43:21, 44:12, 48:5, 54:24, 62:18 design/development [1] - 14:16 designated [1] - 90:13 designed [3] - 38:5, 45:22, 85:19 designing [3] - 27:23, 62:3, 62:20 desires [1] - 17:2 destination [1] - 21:16 detail [7] - 14:13, 71:12, 73:9, 84:8, 85:1, 85:5, 90:16 Detailed [13] - 5:10, 5:25, 9:20, 18:11, 34:17, 67:3, 69:14, 70:17, 84:11, 86:17, 89:1, 89:2, 90:14 detailed [8] - 2:20, 6:5, 18:6, 18:24, 54:24, 70:16, 72:6, 75:19 details [2] - 54:20, 85:6 detention [7] - 30:13, 70:20, 73:21, 85:22, 86:4, 86:12, 88:5 determined [2] - 35:19, 37:14 DEV002 [2] - 5:6, 67:6 developable [1] - 74:8 developed [1] - 83:2 developer [2] - 80:1, 90:23 developers [2] - 50:11, 83:5 development [17] - 5:12, 6:19, 10:11, 18:7, 20:24, 21:16, 22:15, 22:16, 56:18, 67:5, 68:15, 68:16, 76:16, 76:18, 83:17, 85:9, 88:8 Development [29] - 2:21, 5:7, 5:10, 5:22, 6:1, 8:13, 9:20, 18:12, 19:18, 28:10, 34:18, 67:4, 68:11, 69:6, 69:14, 70:17, 81:13, 82:19, 84:7, 84:11, 84:25, 85:3, 86:17, 89:1, 89:3, 90:7, 90:11, 90:14, 90:18 developments [2] -
--	--	--	---	---

44:13, 82:25 deviation [5] - 69:20, 70:4, 70:10, 84:4, 85:25 deviations [2] - 55:16, 69:18 Diageo [1] - 42:20 diagram [1] - 78:13 dialogue [1] - 17:20 dictate [1] - 41:5 die [1] - 56:5 difference [1] - 25:21 differences [1] - 12:15 different [7] - 32:19, 33:8, 43:8, 53:1, 70:23, 77:6, 81:12 difficult [2] - 71:3, 74:17 diligently [2] - 54:4, 59:17 dimensions [2] - 14:17, 90:17 direct [1] - 38:13 directly [5] - 42:10, 42:12, 46:18, 46:23, 59:18 discussed [1] - 74:20 distance [3] - 34:5, 39:23, 71:23 distances [1] - 21:12 distributed [1] - 83:21 District [3] - 19:19, 28:10, 28:16 district [1] - 9:3 ditch [1] - 80:24 ditches [3] - 49:16, 49:25, 50:2 doable [1] - 65:20 done [10] - 39:6, 53:4, 55:8, 58:16, 61:7, 77:3, 77:5, 77:21, 79:4, 80:4 double [1] - 47:21 down [13] - 14:6, 23:15, 37:12, 38:17, 42:16, 49:10, 50:8, 54:23, 66:3, 74:23, 78:16, 80:14, 80:21 downloaded [1] - 15:6 downtown [1] - 44:4 drainage [1] - 62:22 dramatically [1] - 60:14 draw [1] - 48:13 drawings [2] - 54:6, 56:20 drive [2] - 26:1, 33:15 Drive [1] - 17:25 drives [2] - 66:9, 66:10 driveway [1] - 73:1	driving [3] - 48:24, 52:10, 80:7 due [5] - 74:5, 88:2, 88:7, 88:23, 89:22 during [5] - 2:10, 19:9, 23:6, 25:12, 61:21 Dustin [2] - 48:15, 79:25 duty [1] - 66:10	25:8, 30:5, 30:9, 31:11 enlightening [1] - 65:3 ensure [4] - 54:15, 84:12, 85:10, 85:16 ensuring [2] - 57:11, 86:16 entertain [1] - 16:4 entire [4] - 10:23, 27:23, 28:6, 61:22 entirety [1] - 93:5 entrance [5] - 17:24, 35:8, 46:14, 46:19, 47:2 entrances [1] - 78:24 entry [6] - 22:13, 22:14, 26:6, 26:7, 33:14, 33:15 environment [4] - 26:19, 30:11, 34:15, 45:9 envision [1] - 36:4 especially [2] - 45:20, 46:4 ESQ [1] - 1:12 essence [1] - 24:5 essentially [1] - 71:20 establish [1] - 10:22 establishing [1] - 11:25 estate [2] - 10:11, 52:20 et [1] - 31:22 evaluated [1] - 63:23 evaluation [1] - 59:10 evening [4] - 5:19, 5:23, 23:3, 48:19 event [2] - 61:2, 61:12 events [1] - 30:1 eventually [1] - 88:17 everywhere [1] - 45:11 exactly [5] - 7:17, 22:9, 23:19, 23:25, 38:8 example [1] - 11:9 excellent [1] - 44:4 excess [1] - 31:6 excited [1] - 5:24 excitement [1] - 65:12 exciting [4] - 43:2, 53:11, 82:1, 82:21 excludes [1] - 29:13 execute [2] - 6:14, 13:21 Executive [1] - 5:21 exist [1] - 62:23 existing [7] - 18:21, 29:17, 33:18, 35:15, 35:16, 37:13, 69:8	exists [2] - 59:20, 62:23 exit [2] - 63:24, 64:4 expansion [2] - 21:5, 35:19 expect [2] - 39:10, 66:12 expectations [1] - 66:15 expected [1] - 36:1 expecting [2] - 13:17, 29:18 experience [2] - 27:1, 34:12 expires [1] - 93:11 explanation [1] - 89:22 explored [1] - 23:22 exploring [4] - 8:8, 23:22, 24:9, 60:16 exponentially [1] - 52:13 expressed [1] - 54:21 extend [2] - 28:4, 28:5 extending [1] - 90:10 extensive [2] - 18:25, 61:10 extent [1] - 9:5 eyes [1] - 13:14	69:22, 70:1, 71:24, 71:25, 72:1, 81:16, 82:6 fenced [1] - 32:7 fencing [4] - 26:23, 26:24, 27:3, 32:20 few [7] - 6:8, 12:17, 54:11, 55:16, 56:15, 73:15, 78:5 fields [1] - 66:11 figured [1] - 75:18 figuring [1] - 48:5 final [3] - 22:4, 38:11, 73:14 finally [3] - 12:19, 67:16, 90:23 financially [1] - 9:24 fine [2] - 14:19, 78:10 Fire [1] - 57:22 fire [1] - 54:1 First [2] - 35:7, 59:2 first [18] - 4:6, 5:5, 6:14, 12:11, 19:9, 36:5, 42:18, 48:20, 59:6, 59:18, 61:23, 62:4, 62:12, 69:11, 70:8, 73:24, 74:24, 88:21 fit [4] - 73:22, 73:25, 85:25, 87:8 five [10] - 6:13, 10:14, 10:15, 18:16, 23:10, 49:17, 50:3, 73:22, 73:25, 77:6 fixtures [3] - 22:22, 30:7, 32:20 flexible [2] - 77:23, 78:1 floods [6] - 49:10, 49:11, 49:12, 80:20, 80:22 floor [1] - 15:9 flow [2] - 45:10, 48:5 focused [2] - 6:5, 40:4 folks [6] - 16:11, 17:14, 17:17, 23:9, 32:11, 33:2 follow [2] - 35:3, 55:10 follow-up [1] - 35:3 following [2] - 67:7, 90:12 Following [1] - 63:19 foot [4] - 47:5, 56:5, 56:6, 56:8 foregoing [1] - 93:5 foremost [1] - 59:18 foreseeable [1] - 10:16 forget [1] - 75:21 forgive [1] - 79:17	
	E		F		
	e-signature [1] - 93:10 easement [2] - 87:4, 90:14 easily [1] - 61:3 east [4] - 22:12, 37:12, 59:20, 73:17 economics [1] - 8:9 effectively [3] - 21:3, 21:7, 21:11 efficiently [1] - 87:9 effort [1] - 12:9 efforts [3] - 13:3, 16:25, 26:25 elevated [1] - 34:12 elevation [1] - 33:20 elevations [8] - 15:8, 26:9, 32:2, 32:22, 33:6, 33:22, 38:4, 62:9 eliminate [1] - 21:11 eliminated [1] - 63:12 elucidated [1] - 32:15 emergency [3] - 87:5, 87:8, 90:15 employ [1] - 13:4 end [1] - 32:7 ended [2] - 65:23, 91:13 engage [1] - 7:20 engaged [2] - 11:17, 15:2 engineer [16] - 36:21, 54:17, 54:20, 55:1, 56:20, 57:12, 61:18, 64:12, 65:20, 67:10, 85:7, 85:11, 85:17, 85:21, 87:23, 90:21 engineering [4] - 22:9, 54:1, 71:13, 87:22 engineers [1] - 20:19 enhance [2] - 34:15, 53:16 enhanced [2] - 25:14, 27:1 enjoy [1] - 17:18 enjoyed [1] - 65:3 enjoying [5] - 22:19,			face [1] - 19:13 facility [1] - 60:2 fact [7] - 11:19, 12:16, 17:6, 39:5, 40:18, 60:25, 63:10 factor [1] - 60:15 factors [1] - 17:4 Falls [1] - 42:24 falls [1] - 36:9 family [2] - 11:22, 30:9 fantastic [2] - 48:2, 48:12 far [6] - 14:13, 20:12, 43:4, 43:12, 54:7, 55:3 fashion [1] - 6:24 fast [1] - 21:8 favorable [1] - 24:1 feat [1] - 12:21 feature [1] - 63:4 features [4] - 30:5, 32:3, 32:24, 34:14 feed [1] - 22:14 feedback [1] - 33:5 feet [15] - 31:6, 46:25, 47:3, 49:17, 50:3, 50:4, 60:23, 60:24,	

interrupt [2] - 51:15, 79:24 intersect [1] - 78:14 intersection [10] - 18:14, 20:22, 45:20, 46:20, 47:1, 47:2, 48:7, 48:8, 64:1, 64:15 intimate [1] - 22:23 introduce [4] - 12:24, 32:23, 39:10, 62:10 introduced [2] - 24:22, 25:1 introductory [1] - 6:8 invaluable [1] - 12:7 investigate [1] - 8:5 investigated [1] - 59:16 investigation [1] - 59:15 involve [1] - 6:25 involved [2] - 16:23, 18:6 involves [1] - 13:24 issuance [2] - 67:11, 90:22 issue [4] - 54:18, 55:2, 56:16, 82:17 issued [4] - 83:19, 85:9, 85:10, 85:19 issues [3] - 58:4, 84:5, 88:1 it'd [1] - 47:20 it'll [5] - 22:14, 61:25, 62:1, 71:20, 74:15 item [10] - 5:5, 5:17, 42:18, 53:20, 58:13, 66:17, 68:9, 68:20, 72:10 items [8] - 3:4, 5:3, 35:2, 54:11, 55:18, 66:25, 83:25, 84:3 iteration [1] - 20:11 itself [1] - 37:3	journey [3] - 8:24, 14:2, 52:14 juncture [1] - 36:15 June [1] - 93:11 jurisdiction [3] - 36:9, 55:4, 79:10 Justin [12] - 29:8, 38:14, 45:2, 53:22, 56:4, 60:11, 71:5, 72:17, 78:11, 79:5, 83:12, 83:14 JUSTIN [2] - 1:9, 1:11	35:9, 35:11, 35:15, 35:17, 35:20, 36:3, 37:5, 37:11, 37:16, 46:3, 46:6, 46:11, 47:7, 47:15 lanes [4] - 45:22, 46:4, 46:11, 55:5 laptop [1] - 79:22 large [2] - 24:16, 88:5 larger [1] - 27:12 laser [1] - 18:19 last [10] - 8:14, 10:14, 11:5, 23:6, 25:12, 42:18, 49:24, 62:25, 69:17, 84:24 lastly [5] - 37:18, 55:13, 61:13, 87:1, 88:10 law [1] - 49:23 laws [1] - 22:1 layering [1] - 9:1 layers [2] - 13:25, 36:19 layout [2] - 57:23, 69:16 lease [4] - 6:15, 63:6, 63:7, 64:14 leases [3] - 10:5, 13:12, 13:22 least [2] - 9:22, 25:4 leave [1] - 87:23 leaving [1] - 87:25 Lee [3] - 43:23, 43:24, 79:19 left [9] - 45:22, 46:6, 46:8, 46:11, 47:15, 64:8, 73:16, 73:24, 75:5 left-hand [1] - 64:8 left-turn [4] - 45:22, 46:6, 46:11, 47:15 lend [1] - 86:3 less [1] - 47:8 level [3] - 14:13, 22:23, 62:24 levels [1] - 20:21 life [1] - 10:19 light [2] - 22:22, 30:7 lighting [1] - 15:9 line [6] - 19:17, 24:19, 28:9, 34:11, 37:21, 70:2 list [2] - 2:18, 42:16 listened [1] - 20:17 listening [2] - 10:24, 10:25 live [1] - 83:1 living [1] - 76:12 LLC [1] - 68:11 location [2] - 7:12,	41:6 locations [2] - 21:10, 32:13 logistically [1] - 60:2 long-term [2] - 10:4, 10:5 longevity [1] - 66:6 longways [1] - 44:17 look [9] - 24:2, 31:14, 31:20, 45:3, 55:1, 56:14, 64:12, 75:4, 76:8 looked [7] - 27:6, 45:6, 46:22, 47:4, 47:13, 62:17, 63:25 looking [12] - 18:13, 21:19, 22:12, 25:25, 26:20, 31:1, 33:24, 40:14, 44:11, 45:7, 59:9, 65:6 looks [1] - 91:13 loop [1] - 25:6 louder [1] - 16:18 love [4] - 11:24, 33:4, 74:13, 74:18 LOWE [80] - 1:8, 2:1, 3:8, 3:13, 3:25, 4:6, 4:14, 4:16, 4:19, 4:25, 24:10, 24:13, 24:16, 34:21, 35:7, 35:16, 35:22, 35:25, 36:17, 37:10, 38:16, 41:13, 41:20, 42:4, 43:18, 43:22, 48:15, 48:25, 49:4, 50:10, 50:15, 50:18, 50:23, 51:3, 51:5, 51:8, 51:14, 51:21, 53:18, 57:3, 58:7, 58:10, 58:15, 58:19, 58:22, 61:13, 62:25, 63:8, 65:9, 66:16, 66:22, 67:21, 67:24, 68:5, 68:8, 68:24, 72:8, 72:14, 73:10, 74:1, 74:22, 77:2, 79:1, 79:14, 79:25, 81:4, 81:9, 83:9, 87:12, 88:10, 88:14, 89:24, 90:4, 91:3, 91:6, 91:12, 91:21, 91:23, 92:1, 92:7 Lowe [7] - 3:12, 4:18, 65:9, 67:23, 72:9, 91:5, 91:25 lucky [2] - 43:10, 50:4	21:3, 21:20, 33:15 maintaining [1] - 66:2 maintenance [1] - 27:13 major [4] - 44:10, 59:19, 68:14, 90:5 manage [1] - 10:19 management [4] - 27:13, 28:7, 32:14, 37:1 Management [3] - 5:7, 5:22, 32:16 manager [1] - 16:22 mandates [1] - 9:4 map [1] - 53:16 maps [1] - 40:14 MARCH [1] - 1:6 March [2] - 2:2, 72:20 Marie [1] - 43:19 MARK [4] - 1:14, 93:4, 93:10, 93:11 marked [1] - 40:15 market [1] - 8:5 marketed [1] - 88:22 masonry [2] - 26:5, 26:8 Master [1] - 52:4 match [1] - 27:25 material [2] - 25:3, 25:20 materials [11] - 12:25, 14:17, 15:8, 15:11, 26:4, 26:14, 32:1, 32:22, 33:9, 34:24, 54:24 matter [4] - 7:24, 9:8, 50:19, 90:2 maximum [1] - 29:16 MAY [1] - 93:8 meadow [2] - 30:23, 31:1 mean [10] - 8:5, 39:4, 64:3, 82:6, 82:25, 88:18, 89:9, 89:11, 89:12, 89:17 meant [1] - 23:21 Medical [1] - 18:22 medical [4] - 5:13, 29:14, 29:17, 37:13 meet [9] - 55:20, 56:4, 56:7, 56:13, 57:8, 57:11, 57:14, 57:16, 78:2 Meeting [1] - 92:7 meeting [11] - 2:2, 2:10, 4:8, 13:5, 13:7, 13:14, 19:9, 23:6, 35:1, 74:3, 91:16 meetings [3] - 52:1, 52:5, 75:21
J	K			
January [1] - 4:8 JED [1] - 12:3 Jennings [3] - 49:10, 80:21, 80:23 jet [1] - 83:1 JK [1] - 1:16 job [2] - 31:10, 34:7 jobs [3] - 10:2, 43:4, 43:12 John [2] - 50:16, 81:5 join [1] - 4:1 Josh [2] - 50:16, 81:5	keep [9] - 8:16, 13:8, 14:9, 32:23, 48:6, 59:23, 66:3, 82:22, 82:23 keeping [1] - 66:14 kids [1] - 43:13 kind [15] - 6:9, 6:18, 10:8, 23:18, 26:23, 31:19, 62:22, 73:17, 73:19, 75:18, 76:17, 88:15, 89:5, 89:15, 89:21 knee [1] - 30:8 KNEREM [26] - 69:5, 72:13, 72:16, 73:12, 74:10, 75:4, 75:8, 75:11, 75:25, 76:4, 76:7, 76:10, 76:14, 77:4, 77:10, 77:13, 77:17, 77:20, 77:25, 78:8, 78:18, 80:9, 87:17, 87:20, 88:13, 88:18 Knerem [1] - 69:6 knowing [1] - 44:14 knowledge [1] - 43:9 known [1] - 61:16	35:9, 35:11, 35:15, 35:17, 35:20, 36:3, 37:5, 37:11, 37:16, 46:3, 46:6, 46:11, 47:7, 47:15 lanes [4] - 45:22, 46:4, 46:11, 55:5 laptop [1] - 79:22 large [2] - 24:16, 88:5 larger [1] - 27:12 laser [1] - 18:19 last [10] - 8:14, 10:14, 11:5, 23:6, 25:12, 42:18, 49:24, 62:25, 69:17, 84:24 lastly [5] - 37:18, 55:13, 61:13, 87:1, 88:10 law [1] - 49:23 laws [1] - 22:1 layering [1] - 9:1 layers [2] - 13:25, 36:19 layout [2] - 57:23, 69:16 lease [4] - 6:15, 63:6, 63:7, 64:14 leases [3] - 10:5, 13:12, 13:22 least [2] - 9:22, 25:4 leave [1] - 87:23 leaving [1] - 87:25 Lee [3] - 43:23, 43:24, 79:19 left [9] - 45:22, 46:6, 46:8, 46:11, 47:15, 64:8, 73:16, 73:24, 75:5 left-hand [1] - 64:8 left-turn [4] - 45:22, 46:6, 46:11, 47:15 lend [1] - 86:3 less [1] - 47:8 level [3] - 14:13, 22:23, 62:24 levels [1] - 20:21 life [1] - 10:19 light [2] - 22:22, 30:7 lighting [1] - 15:9 line [6] - 19:17, 24:19, 28:9, 34:11, 37:21, 70:2 list [2] - 2:18, 42:16 listened [1] - 20:17 listening [2] - 10:24, 10:25 live [1] - 83:1 living [1] - 76:12 LLC [1] - 68:11 location [2] - 7:12,	41:6 locations [2] - 21:10, 32:13 logistically [1] - 60:2 long-term [2] - 10:4, 10:5 longevity [1] - 66:6 longways [1] - 44:17 look [9] - 24:2, 31:14, 31:20, 45:3, 55:1, 56:14, 64:12, 75:4, 76:8 looked [7] - 27:6, 45:6, 46:22, 47:4, 47:13, 62:17, 63:25 looking [12] - 18:13, 21:19, 22:12, 25:25, 26:20, 31:1, 33:24, 40:14, 44:11, 45:7, 59:9, 65:6 looks [1] - 91:13 loop [1] - 25:6 louder [1] - 16:18 love [4] - 11:24, 33:4, 74:13, 74:18 LOWE [80] - 1:8, 2:1, 3:8, 3:13, 3:25, 4:6, 4:14, 4:16, 4:19, 4:25, 24:10, 24:13, 24:16, 34:21, 35:7, 35:16, 35:22, 35:25, 36:17, 37:10, 38:16, 41:13, 41:20, 42:4, 43:18, 43:22, 48:15, 48:25, 49:4, 50:10, 50:15, 50:18, 50:23, 51:3, 51:5, 51:8, 51:14, 51:21, 53:18, 57:3, 58:7, 58:10, 58:15, 58:19, 58:22, 61:13, 62:25, 63:8, 65:9, 66:16, 66:22, 67:21, 67:24, 68:5, 68:8, 68:24, 72:8, 72:14, 73:10, 74:1, 74:22, 77:2, 79:1, 79:14, 79:25, 81:4, 81:9, 83:9, 87:12, 88:10, 88:14, 89:24, 90:4, 91:3, 91:6, 91:12, 91:21, 91:23, 92:1, 92:7 Lowe [7] - 3:12, 4:18, 65:9, 67:23, 72:9, 91:5, 91:25 lucky [2] - 43:10, 50:4	21:3, 21:20, 33:15 maintaining [1] - 66:2 maintenance [1] - 27:13 major [4] - 44:10, 59:19, 68:14, 90:5 manage [1] - 10:19 management [4] - 27:13, 28:7, 32:14, 37:1 Management [3] - 5:7, 5:22, 32:16 manager [1] - 16:22 mandates [1] - 9:4 map [1] - 53:16 maps [1] - 40:14 MARCH [1] - 1:6 March [2] - 2:2, 72:20 Marie [1] - 43:19 MARK [4] - 1:14, 93:4, 93:10, 93:11 marked [1] - 40:15 market [1] - 8:5 marketed [1] - 88:22 masonry [2] - 26:5, 26:8 Master [1] - 52:4 match [1] - 27:25 material [2] - 25:3, 25:20 materials [11] - 12:25, 14:17, 15:8, 15:11, 26:4, 26:14, 32:1, 32:22, 33:9, 34:24, 54:24 matter [4] - 7:24, 9:8, 50:19, 90:2 maximum [1] - 29:16 MAY [1] - 93:8 meadow [2] - 30:23, 31:1 mean [10] - 8:5, 39:4, 64:3, 82:6, 82:25, 88:18, 89:9, 89:11, 89:12, 89:17 meant [1] - 23:21 Medical [1] - 18:22 medical [4] - 5:13, 29:14, 29:17, 37:13 meet [9] - 55:20, 56:4, 56:7, 56:13, 57:8, 57:11, 57:14, 57:16, 78:2 Meeting [1] - 92:7 meeting [11] - 2:2, 2:10, 4:8, 13:5, 13:7, 13:14, 19:9, 23:6, 35:1, 74:3, 91:16 meetings [3] - 52:1, 52:5, 75:21
J	L			
January [1] - 4:8 JED [1] - 12:3 Jennings [3] - 49:10, 80:21, 80:23 jet [1] - 83:1 JK [1] - 1:16 job [2] - 31:10, 34:7 jobs [3] - 10:2, 43:4, 43:12 John [2] - 50:16, 81:5 join [1] - 4:1 Josh [2] - 50:16, 81:5	L&F [1] - 48:16 labeled [1] - 73:20 laid [2] - 67:1, 70:21 land [4] - 6:20, 7:3, 24:17, 88:24 landscape [3] - 28:24, 31:4, 31:8 landscaped [3] - 30:10, 30:21, 30:23 landscaping [7] - 15:10, 31:15, 31:16, 31:17, 34:13, 84:12, 84:19 lane [16] - 21:1, 21:5,	35:9, 35:11, 35:15, 35:17, 35:20, 36:3, 37:5, 37:11, 37:16, 46:3, 46:6, 46:11, 47:7, 47:15 lanes [4] - 45:22, 46:4, 46:11, 55:5 laptop [1] - 79:22 large [2] - 24:16, 88:5 larger [1] - 27:12 laser [1] - 18:19 last [10] - 8:14, 10:14, 11:5, 23:6, 25:12, 42:18, 49:24, 62:25, 69:17, 84:24 lastly [5] - 37:18, 55:13, 61:13, 87:1, 88:10 law [1] - 49:23 laws [1] - 22:1 layering [1] - 9:1 layers [2] - 13:25, 36:19 layout [2] - 57:23, 69:16 lease [4] - 6:15, 63:6, 63:7, 64:14 leases [3] - 10:5, 13:12, 13:22 least [2] - 9:22, 25:4 leave [1] - 87:23 leaving [1] - 87:25 Lee [3] - 43:23, 43:24, 79:19 left [9] - 45:22, 46:6, 46:8, 46:11, 47:15, 64:8, 73:16, 73:24, 75:5 left-hand [1] - 64:8 left-turn [4] - 45:22, 46:6, 46:11, 47:15 lend [1] - 86:3 less [1] - 47:8 level [3] - 14:13, 22:23, 62:24 levels [1] - 20:21 life [1] - 10:19 light [2] - 22:22, 30:7 lighting [1] - 15:9 line [6] - 19:17, 24:19, 28:9, 34:11, 37:21, 70:2 list [2] - 2:18, 42:16 listened [1] - 20:17 listening [2] - 10:24, 10:25 live [1] - 83:1 living [1] - 76:12 LLC [1] - 68:11 location [2] - 7:12,	41:6 locations [2] - 21:10, 32:13 logistically [1] - 60:2 long-term [2] - 10:4, 10:5 longevity [1] - 66:6 longways [1] - 44:17 look [9] - 24:2, 31:14, 31:20, 45:3, 55:1, 56:14, 64:12, 75:4, 76:8 looked [7] - 27:6, 45:6, 46:22, 47:4, 47:13, 62:17, 63:25 looking [12] - 18:13, 21:19, 22:12, 25:25, 26:20, 31:1, 33:24, 40:14, 44:11, 45:7, 59:9, 65:6 looks [1] - 91:13 loop [1] - 25:6 louder [1] - 16:18 love [4] - 11:24, 33:4, 74:13, 74:18 LOWE [80] - 1:8, 2:1, 3:8, 3:13, 3:25, 4:6, 4:14, 4:16, 4:19, 4:25, 24:10, 24:13, 24:16, 34:21, 35:7, 35:16, 35:22, 35:25, 36:17, 37:10, 38:16, 41:13, 41:20, 42:4, 43:18, 43:22, 48:15, 48:25, 49:4, 50:10, 50:15, 50:18, 50:23, 51:3, 51:5, 51:8, 51:14, 51:21, 53:18, 57:3, 58:7, 58:10, 58:15, 58:19, 58:22, 61:13, 62:25, 63:8, 65:9, 66:16, 66:22, 67:21, 67:24, 68:5, 68:8, 68:24, 72:8, 72:14, 73:10, 74:1, 74:22, 77:2, 79:1, 79:14, 79:25, 81:4, 81:9, 83:9, 87:12, 88:10, 88:14, 89:24, 90:4, 91:3, 91:6, 91:12, 91:21, 91:23, 92:1, 92:7 Lowe [7] - 3:12, 4:18, 65:9, 67:23, 72:9, 91:5, 91:25 lucky [2] - 43:10, 50:4	21:3, 21:20, 33:15 maintaining [1] - 66:2 maintenance [1] - 27:13 major [4] - 44:10, 59:19, 68:14, 90:5 manage [1] - 10:19 management [4] - 27:13, 28:7, 32:14, 37:1 Management [3] - 5:7, 5:22, 32:16 manager [1] - 16:22 mandates [1] - 9:4 map [1] - 53:16 maps [1] - 40:14 MARCH [1] - 1:6 March [2] - 2:2, 72:20 Marie [1] - 43:19 MARK [4] - 1:14, 93:4, 93:10, 93:11 marked [1] - 40:15 market [1] - 8:5 marketed [1] - 88:22 masonry [2] - 26:5, 26:8 Master [1] - 52:4 match [1] - 27:25 material [2] - 25:3, 25:20 materials [11] - 12:25, 14:17, 15:8, 15:11, 26:4, 26:14, 32:1, 32:22, 33:9, 34:24, 54:24 matter [4] - 7:24, 9:8, 50:19, 90:2 maximum [1] - 29:16 MAY [1] - 93:8 meadow [2] - 30:23, 31:1 mean [10] - 8:5, 39:4, 64:3, 82:6, 82:25, 88:18, 89:9, 89:11, 89:12, 89:17 meant [1] - 23:21 Medical [1] - 18:22 medical [4] - 5:13, 29:14, 29:17, 37:13 meet [9] - 55:20, 56:4, 56:7, 56:13, 57:8, 57:11, 57:14, 57:16, 78:2 Meeting [1] - 92:7 meeting [11] - 2:2, 2:10, 4:8, 13:5, 13:7, 13:14, 19:9, 23:6, 35:1, 74:3, 91:16 meetings [3] - 52:1, 52:5, 75:21
J	L			
January [1] - 4:8 JED [1] - 12:3 Jennings [3] - 49:10, 80:21, 80:23 jet [1] - 83:1 JK [1] - 1:16 job [2] - 31:10, 34:7 jobs [3] - 10:2, 43:4, 43:12 John [2] - 50:16, 81:5 join [1] - 4:1 Josh [2] - 50:16, 81:5	L&F [1] - 48:16 labeled [1] - 73:20 laid [2] - 67:1, 70:21 land [4] - 6:20, 7:3, 24:17, 88:24 landscape [3] - 28			

<p>meets ^[1] - 72:2</p> <p>MELANIE ^[1] - 1:9</p> <p>Melanie ^[1] - 75:1</p> <p>member ^[1] - 57:3</p> <p>MEMBERS ^[1] - 1:8</p> <p>Members ^[1] - 42:11</p> <p>members ^[8] - 2:8, 2:16, 3:1, 5:23, 19:6, 66:16, 69:1, 79:16</p> <p>mention ^[2] - 29:7, 52:23</p> <p>mentioned ^[5] - 16:16, 16:21, 26:13, 46:13, 46:16</p> <p>met ^[2] - 9:15, 53:6</p> <p>Michael ^[4] - 50:16, 69:5, 79:23, 87:13</p> <p>MICHAEL ^[1] - 50:17</p> <p>microphone ^[2] - 2:19, 60:10</p> <p>middle ^[5] - 23:15, 37:5, 38:11, 49:14, 78:13</p> <p>middle-turn ^[1] - 37:5</p> <p>might ^[1] - 82:4</p> <p>mind ^[6] - 8:16, 13:8, 14:9, 20:13, 23:8, 51:15</p> <p>mine ^[1] - 11:7</p> <p>minimum ^[3] - 28:15, 29:15, 31:7</p> <p>minor ^[3] - 20:6, 55:17, 69:11</p> <p>Minutes ^[2] - 4:7, 42:3</p> <p>minutes ^[1] - 14:6</p> <p>miss ^[2] - 50:25, 83:9</p> <p>mission ^[1] - 10:17</p> <p>mistake ^[1] - 29:11</p> <p>mixed ^[3] - 5:12, 67:5, 68:16</p> <p>mixed-use ^[2] - 67:5, 68:16</p> <p>model ^[5] - 10:17, 15:3, 15:11</p> <p>models ^[1] - 8:21</p> <p>modification ^[5] - 68:14, 69:8, 69:12, 69:13, 90:6</p> <p>modifications ^[1] - 70:19</p> <p>modify ^[1] - 73:13</p> <p>moment ^[5] - 24:24, 25:1, 50:11, 50:13, 58:18</p> <p>momentum ^[1] - 82:23</p> <p>money ^[2] - 62:7, 89:18</p> <p>months ^[1] - 90:11</p> <p>monumental ^[1] - 12:20</p>	<p>Morgan ^[12] - 6:2, 13:11, 14:10, 15:20, 16:7, 16:15, 16:20, 40:10, 60:4, 60:12, 61:20</p> <p>morning ^[1] - 23:2</p> <p>Most ^[1] - 81:15</p> <p>most ^[3] - 22:17, 23:9, 83:24</p> <p>Motion ^[2] - 68:5, 91:12</p> <p>motion ^[3] - 4:11, 66:23, 91:19</p> <p>move ^[12] - 4:13, 16:5, 20:15, 20:16, 58:13, 67:2, 68:8, 84:9, 88:25, 90:4</p> <p>moved ^[1] - 91:20</p> <p>movement ^[1] - 64:1</p> <p>moving ^[3] - 21:22, 59:15, 65:6</p> <p>mow ^[1] - 69:12</p> <p>MR ^[224] - 2:1, 3:8, 3:13, 3:16, 3:19, 3:22, 3:24, 3:25, 4:6, 4:13, 4:14, 4:16, 4:19, 4:22, 4:24, 4:25, 5:19, 16:8, 16:19, 24:10, 24:12, 24:13, 24:15, 24:16, 24:18, 30:16, 30:19, 34:21, 35:4, 35:7, 35:13, 35:14, 35:16, 35:18, 35:22, 35:23, 35:25, 36:1, 36:5, 36:17, 36:18, 37:4, 37:7, 37:9, 37:10, 37:17, 37:18, 37:24, 38:16, 38:20, 38:25, 39:2, 39:4, 39:16, 39:17, 39:19, 39:21, 39:24, 39:25, 40:2, 40:3, 40:7, 40:9, 40:11, 40:12, 40:17, 40:23, 40:25, 41:13, 41:18, 41:20, 41:21, 42:4, 42:20, 43:18, 43:22, 43:24, 48:15, 48:25, 49:4, 50:10, 50:15, 50:17, 50:18, 50:23, 51:3, 51:4, 51:5, 51:6, 51:8, 51:10, 51:14, 51:20, 51:21, 51:23, 53:18, 53:22, 56:4, 56:7, 56:10, 56:12, 57:3, 57:6, 57:10, 57:15, 57:17, 57:18, 57:19, 57:20, 57:25, 58:3, 58:5, 58:7, 58:10,</p>	<p>58:14, 58:15, 58:16, 58:19, 58:20, 58:22, 59:8, 60:4, 60:6, 60:8, 60:9, 60:11, 60:17, 61:13, 61:15, 62:25, 63:6, 63:8, 63:9, 63:19, 63:21, 63:22, 63:25, 64:3, 64:6, 64:7, 64:10, 64:18, 64:20, 64:22, 64:23, 65:9, 65:16, 65:25, 66:16, 66:19, 66:20, 66:22, 67:20, 67:21, 67:24, 68:2, 68:4, 68:5, 68:6, 68:8, 68:24, 69:5, 72:8, 72:13, 72:14, 72:16, 73:10, 73:12, 74:1, 74:10, 74:22, 75:4, 75:8, 75:11, 75:25, 76:4, 76:7, 76:10, 76:14, 77:2, 77:4, 77:10, 77:13, 77:17, 77:20, 77:25, 78:8, 78:10, 78:11, 78:18, 79:1, 79:4, 79:14, 79:25, 80:9, 81:4, 81:7, 81:9, 81:10, 83:9, 83:14, 87:12, 87:17, 87:20, 88:10, 88:13, 88:14, 88:18, 89:24, 90:3, 90:4, 91:2, 91:3, 91:6, 91:9, 91:11, 91:12, 91:20, 91:21, 91:23, 92:1, 92:4, 92:6, 92:7</p> <p>MS ^[39] - 3:12, 3:14, 3:17, 3:20, 3:23, 4:15, 4:18, 4:20, 4:23, 30:15, 30:17, 38:19, 43:20, 66:21, 67:23, 67:25, 68:3, 75:1, 75:7, 75:9, 75:20, 76:2, 76:5, 76:8, 76:11, 77:9, 77:11, 77:14, 77:18, 77:22, 78:7, 83:8, 91:5, 91:7, 91:10, 91:22, 91:25, 92:2, 92:5</p> <p>multi ^[1] - 82:8</p> <p>multi-use ^[1] - 82:8</p> <p>multiple ^[1] - 46:10</p> <p>must ^[3] - 67:8, 67:17, 90:19</p>	<p>16:15, 16:20, 18:1, 42:1, 42:18, 51:9</p> <p>name's ^[3] - 51:10, 51:23, 81:10</p> <p>named ^[1] - 52:16</p> <p>names ^[2] - 5:18, 68:21</p> <p>napkins ^[1] - 44:17</p> <p>national ^[1] - 8:20</p> <p>national-credit ^[1] - 8:20</p> <p>natural ^[4] - 25:6, 28:14, 30:10, 30:12</p> <p>nature ^[1] - 54:23</p> <p>navigate ^[3] - 9:11, 14:2, 21:22</p> <p>navigating ^[1] - 23:2</p> <p>near ^[1] - 78:15</p> <p>nearby ^[1] - 69:23</p> <p>nearest ^[1] - 18:17</p> <p>necessarily ^[2] - 41:5, 88:7</p> <p>necessary ^[1] - 16:5</p> <p>neck ^[1] - 16:12</p> <p>need ^[10] - 2:22, 16:2, 22:10, 37:15, 45:11, 56:10, 56:24, 62:20, 85:6, 88:24</p> <p>needed ^[1] - 35:20</p> <p>needs ^[3] - 7:18, 17:1, 19:23</p> <p>negligible ^[1] - 20:23</p> <p>negotiation ^[1] - 13:13</p> <p>neighbor ^[1] - 31:22</p> <p>neighbor-friendly ^[1] - 31:22</p> <p>neighborhoods ^[2] - 23:7, 23:8</p> <p>network ^[3] - 21:21, 22:6, 24:4</p> <p>never ^[2] - 46:22, 52:6</p> <p>new ^[5] - 5:1, 5:2, 13:25, 65:11, 88:7</p> <p>next ^[11] - 10:15, 13:23, 16:6, 18:18, 20:11, 30:24, 33:13, 65:6, 80:6, 86:23, 91:15</p> <p>Next ^[1] - 43:18</p> <p>nice ^[3] - 16:14, 45:9, 47:20</p> <p>nine ^[3] - 56:5, 56:8, 60:23</p> <p>nine-foot ^[2] - 56:5, 56:8</p> <p>nobody ^[1] - 48:6</p> <p>Nobody ^[1] - 49:15</p> <p>noise ^[1] - 38:22</p> <p>noncompliant ^[1] - 67:13</p>	<p>none ^[2] - 4:11, 58:23</p> <p>north ^[6] - 21:4, 46:23, 59:16, 73:18, 73:23, 86:11</p> <p>North ^[2] - 11:10, 11:13</p> <p>northbound ^[2] - 21:2, 35:10</p> <p>northeast ^[2] - 18:14, 25:25</p> <p>northwest ^[1] - 21:19</p> <p>Notary ^[2] - 93:4, 93:11</p> <p>notch ^[2] - 43:10, 46:1</p> <p>note ^[6] - 2:5, 26:16, 28:8, 29:8, 84:3, 84:16</p> <p>noted ^[2] - 54:12, 86:2</p> <p>notes ^[1] - 93:6</p> <p>nothing ^[3] - 51:18, 53:2, 58:8</p> <p>notice ^[6] - 33:19, 35:9, 37:11, 44:25, 54:10, 56:14</p> <p>noting ^[1] - 27:20</p> <p>notwithstanding ^[1] - 28:22</p> <p>November ^[1] - 19:10</p> <p>number ^[15] - 6:21, 7:25, 8:1, 9:3, 11:10, 31:5, 41:1, 49:23, 52:2, 52:18, 52:19, 52:21, 52:22, 66:24</p> <p>numbers ^[1] - 47:23</p> <p>numerous ^[2] - 19:5, 23:17</p>
<div>O</div>				
<p>objective ^[1] - 12:3</p> <p>objectives ^[2] - 12:20, 13:8</p> <p>obligation ^[1] - 66:2</p> <p>obligations ^[2] - 13:16, 13:17</p> <p>observations ^[1] - 55:17</p> <p>obsolescence ^[1] - 66:7</p> <p>obtaining ^[1] - 65:7</p> <p>obtrusive ^[1] - 62:14</p> <p>Obviously ^[3] - 9:24, 70:15, 88:20</p> <p>obviously ^[11] - 6:11, 8:4, 8:21, 39:9, 66:11, 72:22, 73:8, 73:13, 74:13, 82:4, 87:21</p> <p>ODOT ^[1] - 47:1</p>				

<p>offer [1] - 14:22</p> <p>offered [1] - 14:20</p> <p>offers [1] - 77:7</p> <p>office [5] - 5:13, 11:13, 29:17, 33:25, 93:7</p> <p>Office [1] - 18:22</p> <p>offsite [2] - 20:25, 23:13</p> <p>often [1] - 39:5</p> <p>Ohio [3] - 93:4, 93:7, 93:11</p> <p>old [3] - 5:1, 50:2, 63:11</p> <p>OLMSTED [1] - 1:2</p> <p>Olmsted [14] - 2:3, 11:11, 11:13, 17:8, 18:2, 18:4, 27:5, 29:23, 42:22, 42:23, 53:15, 53:23, 79:6, 83:15</p> <p>ON [1] - 1:6</p> <p>onboard [2] - 36:21, 65:22</p> <p>once [1] - 40:5</p> <p>one [33] - 10:17, 20:19, 21:5, 23:11, 27:12, 38:20, 39:17, 45:15, 46:16, 46:20, 47:10, 63:11, 63:12, 63:16, 71:18, 71:20, 71:21, 72:11, 72:17, 72:23, 72:24, 72:25, 73:1, 73:3, 74:15, 74:22, 75:19, 75:20, 75:21, 76:24, 84:3</p> <p>One [11] - 30:15, 46:12, 62:25, 65:17, 66:3, 68:12, 68:18, 69:7, 76:6, 79:24, 82:1</p> <p>one-bedroom [1] - 72:17</p> <p>one-lane [1] - 21:5</p> <p>ones [2] - 71:17, 76:25</p> <p>open [22] - 11:13, 11:15, 27:7, 27:17, 28:8, 28:11, 28:13, 28:18, 28:20, 29:1, 29:19, 42:5, 65:23, 70:19, 70:22, 71:1, 73:15, 78:4, 85:23, 86:5, 86:18, 86:24</p> <p>open-ended [1] - 65:23</p> <p>opening [1] - 17:23</p> <p>operate [1] - 10:18</p> <p>operations [1] - 62:14</p> <p>opportunities [1] - 83:3</p>	<p>opportunity [4] - 7:11, 27:16, 35:5, 54:25</p> <p>Opposite [1] - 33:17</p> <p>opposite [1] - 34:2</p> <p>option [1] - 60:16</p> <p>order [8] - 2:3, 4:6, 13:4, 14:25, 16:5, 60:1, 74:8, 79:18</p> <p>orientation [1] - 12:13</p> <p>original [2] - 34:24, 72:10</p> <p>ornamental [1] - 31:21</p> <p>Oseland [8] - 3:10, 3:14, 4:20, 38:17, 67:25, 75:1, 91:7, 92:2</p> <p>OSELAND [39] - 1:9, 3:12, 3:14, 3:17, 3:20, 3:23, 4:15, 4:18, 4:20, 4:23, 30:15, 30:17, 38:19, 66:21, 67:23, 67:25, 68:3, 75:1, 75:7, 75:9, 75:20, 76:2, 76:5, 76:8, 76:11, 77:9, 77:11, 77:14, 77:18, 77:22, 78:7, 83:8, 91:5, 91:7, 91:10, 91:22, 91:25, 92:2, 92:5</p> <p>outlaid [1] - 17:10</p> <p>outset [1] - 37:25</p> <p>outside [1] - 69:2</p> <p>over-designing [1] - 62:3</p> <p>overall [3] - 28:18, 69:16, 86:5</p> <p>Overall [1] - 48:2</p> <p>overhead [1] - 40:14</p> <p>overlay [1] - 9:3</p> <p>own [7] - 13:7, 43:25, 51:11, 51:24, 51:25, 81:11, 86:23</p> <p>owned [1] - 11:18</p> <p>owner [2] - 75:23, 75:24</p> <p>owners [2] - 10:16, 74:6</p>	<p>39:17, 39:21, 39:24, 40:2, 40:25, 59:8, 60:17, 61:15, 63:6, 63:9, 63:21, 63:25, 64:6, 64:10, 64:20, 64:23, 65:25, 68:6</p> <p>Papandreas [1] - 5:20</p> <p>paperwork [1] - 57:21</p> <p>parcel [4] - 29:12, 29:16, 81:14, 89:9</p> <p>parcels [3] - 21:6, 71:20, 81:15</p> <p>park [5] - 23:16, 24:6, 27:18, 29:24, 52:16</p> <p>parking [16] - 19:25, 29:23, 55:14, 55:20, 56:13, 60:19, 67:13, 72:11, 72:24, 73:4, 73:5, 73:6, 87:3, 88:4, 90:13</p> <p>part [15] - 6:17, 10:13, 15:19, 24:8, 43:20, 55:7, 71:9, 72:14, 79:5, 79:7, 81:25, 85:6, 86:4, 88:10, 90:18</p> <p>PARTICIPATING [1] - 3:7</p> <p>particular [1] - 11:15</p> <p>pass [2] - 45:16, 88:17</p> <p>passive [1] - 25:7</p> <p>past [4] - 47:7, 49:10, 49:12, 80:21</p> <p>path [1] - 46:10</p> <p>paths [3] - 23:21, 86:9, 90:24</p> <p>patrols [1] - 45:19</p> <p>Paul [1] - 57:7</p> <p>PAUL [1] - 1:10</p> <p>pavilion [6] - 29:21, 29:25, 30:7, 30:17, 31:2, 41:9</p> <p>pavilions [1] - 32:21</p> <p>pay [1] - 36:2</p> <p>pedestrian [5] - 22:21, 25:15, 25:18, 30:6, 34:15</p> <p>pedestrian-scale [2] - 22:21, 30:6</p> <p>pedestrians [3] - 22:19, 25:22, 30:5</p> <p>peer [1] - 47:20</p> <p>people [10] - 2:19, 17:7, 44:5, 45:3, 46:1, 47:8, 48:13, 52:9, 52:24, 80:15</p> <p>People [1] - 39:8</p> <p>per [2] - 67:17, 85:15</p> <p>percentage [5] - 45:15, 45:16, 45:17,</p>	<p>59:3, 59:10</p> <p>perennials [1] - 31:21</p> <p>perform [2] - 11:21, 13:18</p> <p>performance [1] - 62:2</p> <p>performed [2] - 79:8, 83:18</p> <p>perhaps [1] - 82:15</p> <p>perimeter [1] - 27:3</p> <p>permit [1] - 90:22</p> <p>permits [5] - 55:2, 55:22, 67:11, 85:9</p> <p>person [2] - 53:10, 82:13</p> <p>perspective [1] - 33:7</p> <p>perspectives [1] - 15:13</p> <p>PETER [1] - 1:12</p> <p>phase [3] - 62:13, 65:6, 72:22</p> <p>Phase [23] - 5:11, 18:8, 18:11, 24:8, 25:4, 27:22, 28:2, 28:5, 28:17, 29:14, 38:22, 40:4, 40:5, 49:3, 49:6, 49:8, 61:23, 62:4, 67:4, 70:9, 88:16, 90:11</p> <p>phased [1] - 70:6</p> <p>phases [1] - 62:17</p> <p>Phases [1] - 29:13</p> <p>phasing [3] - 88:11, 89:5, 90:9</p> <p>phenomenal [2] - 7:12, 10:3</p> <p>phonetic [2] - 43:19, 76:23</p> <p>phonetic [1] - 42:21</p> <p>physically [1] - 76:25</p> <p>pick [3] - 24:23, 24:25, 38:14</p> <p>piece [1] - 27:11</p> <p>pieces [1] - 32:7</p> <p>piers [1] - 32:6</p> <p>pipe [1] - 28:5</p> <p>place [3] - 49:9, 61:23, 80:14</p> <p>placed [4] - 45:19, 85:4, 85:19, 86:15</p> <p>Plan [19] - 2:21, 8:13, 18:12, 32:16, 34:18, 67:4, 69:14, 70:17, 84:7, 84:11, 84:25, 85:3, 86:17, 89:1, 89:3, 90:7, 90:11, 90:14, 90:18</p> <p>plan [25] - 6:1, 9:2, 9:20, 18:24, 20:10, 30:20, 31:15, 31:17,</p>	<p>40:21, 41:3, 56:15, 68:15, 69:8, 69:11, 69:15, 71:10, 71:11, 71:14, 72:6, 73:12, 78:22, 81:2, 82:8, 82:10</p> <p>Planned [2] - 19:18, 28:10</p> <p>Planning [3] - 52:4, 79:12, 86:22</p> <p>planning [3] - 14:18, 34:11, 53:4</p> <p>plans [7] - 15:9, 20:11, 38:11, 39:20, 49:6, 56:19</p> <p>plants [1] - 31:22</p> <p>plays [1] - 71:8</p> <p>pleased [3] - 19:8, 26:21, 35:1</p> <p>Pledge [2] - 4:1, 4:3</p> <p>plugged [1] - 79:22</p> <p>plus [2] - 47:6, 64:5</p> <p>PM [3] - 2:4, 91:18, 92:8</p> <p>podium [5] - 5:16, 41:24, 51:7, 68:19, 87:19</p> <p>point [9] - 7:2, 9:19, 10:20, 13:10, 14:11, 17:17, 56:6, 60:20, 84:1</p> <p>pointer [2] - 18:19, 24:20</p> <p>points [2] - 15:13, 23:10</p> <p>police [1] - 57:22</p> <p>pond [1] - 85:22</p> <p>porous [1] - 25:2</p> <p>portion [2] - 28:17, 70:8</p> <p>posing [1] - 8:23</p> <p>position [2] - 10:1, 64:17</p> <p>positive [2] - 74:15, 78:20</p> <p>possibility [1] - 47:5</p> <p>possible [5] - 21:8, 21:14, 21:17, 78:23, 88:20</p> <p>potentially [2] - 71:6, 74:7</p> <p>power [1] - 29:25</p> <p>PowerPoint [1] - 15:22</p> <p>pre [1] - 16:22</p> <p>pre-construction [1] - 16:22</p> <p>prefer [1] - 41:16</p> <p>preliminarily [1] - 22:3</p> <p>preliminary [3] - 22:4,</p>
---	---	--	---	--

<p>31:15, 45:1 premature [1] - 38:21 premises [2] - 19:5, 21:6 prepare [1] - 15:2 prepared [3] - 20:17, 66:17, 90:1 PRESENT [1] - 1:11 present [6] - 5:17, 5:25, 24:7, 44:19, 66:23, 68:19 presentation [9] - 6:6, 15:19, 15:22, 16:2, 16:9, 17:18, 33:2, 44:15, 61:21 presentations [2] - 52:21, 52:23 presented [1] - 66:13 presenting [1] - 6:3 preserved [1] - 28:14 President [1] - 5:21 pretend [1] - 77:11 pretty [12] - 14:24, 16:14, 22:4, 34:3, 37:21, 38:8, 47:25, 60:14, 69:16, 70:13, 72:6, 74:15 prevented [1] - 20:8 prevents [1] - 66:7 previous [2] - 74:3, 83:16 previously [2] - 68:15, 90:6 previously-approved [2] - 68:15, 90:6 Pride [6] - 68:12, 68:18, 69:7, 76:6, 79:24, 82:1 Primary [1] - 17:25 primary [3] - 22:16, 26:1, 66:9 printed [1] - 16:12 privacy [2] - 84:13, 84:19 private [8] - 22:10, 22:20, 54:15, 57:13, 70:12, 84:21, 85:13, 87:7 problem [6] - 14:19, 49:18, 57:23, 59:17, 81:9, 88:9 problems [1] - 61:25 proceedings [1] - 2:6 process [7] - 17:15, 18:6, 22:8, 36:8, 55:10, 84:10, 86:25 product [2] - 15:16, 66:5 productive [1] - 12:10 project [14] - 6:18, 8:5,</p>	<p>9:25, 14:15, 15:4, 16:23, 43:11, 46:8, 48:4, 48:12, 70:5, 81:20, 88:12, 89:9 project's [1] - 48:2 projects [4] - 39:6, 43:8, 46:1, 60:21 properly [1] - 15:1 properties [5] - 69:23, 70:3, 74:7, 75:23, 77:3 property [16] - 5:14, 7:4, 7:9, 17:2, 21:13, 33:24, 35:12, 44:1, 49:22, 62:9, 81:1, 81:21, 81:24, 86:12, 87:24, 88:3 Property [2] - 68:11, 69:6 proponent [2] - 58:18, 69:4 proposed [4] - 26:10, 56:9, 74:14, 81:21 proposing [2] - 36:22, 56:3 pros [2] - 62:5, 62:7 prospective [1] - 8:17 proud [1] - 52:17 provide [10] - 25:10, 25:14, 26:22, 27:1, 29:10, 40:22, 54:2, 66:4, 84:15, 84:19 provided [6] - 27:15, 31:12, 31:18, 54:5, 54:6, 61:8 provides [1] - 25:5 providing [2] - 2:7, 56:20 Public [2] - 93:4, 93:11 public [14] - 2:17, 3:1, 17:10, 19:20, 19:24, 21:4, 41:17, 41:19, 42:5, 50:24, 53:19, 58:21, 79:16, 83:10 pull [1] - 20:5 pulled [1] - 27:11 pump [1] - 12:22 purchase [1] - 89:8 purchasing [1] - 39:9 purposes [3] - 2:7, 27:13, 27:14 pursue [1] - 24:5 pursues [1] - 12:3 put [16] - 9:20, 20:10, 25:3, 29:9, 39:18, 40:19, 43:1, 46:17, 48:11, 49:8, 53:15, 61:10, 61:22, 63:16, 76:20, 78:21</p>	<p>Q</p> <p>quality [4] - 39:11, 53:1, 53:11, 66:5 questions [19] - 16:3, 19:3, 23:5, 33:4, 34:19, 42:8, 42:10, 42:12, 42:14, 44:21, 57:4, 58:20, 59:1, 65:15, 72:5, 72:7, 74:23, 74:25, 81:6 queue [2] - 46:3, 47:10 quick [8] - 21:14, 24:10, 40:9, 51:9, 51:15, 51:17, 62:25, 68:23 quickly [5] - 21:3, 21:7, 21:11, 21:17, 88:25 quite [5] - 12:10, 18:25, 59:3, 61:9, 61:10</p> <p>R</p> <p>railroad [3] - 38:23, 50:8, 50:9 rain [2] - 49:9, 80:25 rainwater [1] - 49:18 raised [2] - 9:18, 64:4 ran [1] - 61:7 range [2] - 48:24, 80:7 rather [3] - 29:16, 30:12, 31:16 ratio [1] - 29:15 ratios [1] - 29:10 Razzels [1] - 78:15 re [1] - 27:6 re-looked [1] - 27:6 reading [1] - 34:24 ready [1] - 16:9 real [7] - 10:11, 51:9, 51:15, 51:17, 52:7, 52:20, 68:23 reality [3] - 8:6, 15:5, 65:13 realize [3] - 51:2, 79:22, 81:7 realized [2] - 7:8, 7:10 really [45] - 6:24, 7:1, 7:11, 7:12, 7:16, 8:6, 8:23, 9:15, 12:15, 12:20, 15:16, 15:25, 16:25, 17:7, 17:15, 20:9, 22:5, 22:22, 23:9, 26:11, 27:3, 30:9, 32:18, 34:6,</p>	<p>34:14, 38:20, 40:8, 40:19, 43:2, 44:6, 44:19, 45:3, 45:21, 48:6, 48:10, 53:10, 53:16, 69:17, 82:20, 88:2, 88:6, 88:19, 88:24, 89:10 rear [1] - 5:14 reason [5] - 13:15, 82:4, 89:5, 89:18, 89:21 reasonable [1] - 78:8 reasons [2] - 39:18, 46:17 received [4] - 25:11, 57:21, 57:25, 83:17 recently [1] - 12:18 recited [1] - 4:4 recognize [4] - 16:10, 18:5, 18:23, 60:23 recognized [1] - 7:3 recollection [1] - 6:10 recommend [8] - 41:24, 54:13, 55:6, 58:17, 67:2, 86:8, 87:2, 90:4 recommendation [2] - 22:7, 64:11 recommendations [3] - 5:9, 26:22, 68:13 recommended [2] - 21:9, 36:22 record [2] - 2:7, 60:5 recorded [1] - 90:15 recording [2] - 2:6, 41:25 recreation [2] - 25:7, 86:7 recreational [2] - 86:19, 90:25 red [5] - 23:17, 26:4, 26:8, 32:6, 33:20 reducing [1] - 84:17 Reed [5] - 3:21, 38:14, 53:22, 79:5, 83:15 REED [11] - 1:11, 3:22, 41:18, 41:21, 53:22, 56:7, 56:12, 60:6, 60:9, 79:4, 83:14 reflect [1] - 15:14 refreshing [1] - 6:10 regard [1] - 12:21 regarding [3] - 3:4, 23:7, 38:22 regardless [2] - 86:8, 86:12 regards [11] - 44:22, 55:5, 55:13, 58:1, 59:2, 72:11, 84:20, 85:22, 86:6, 86:15,</p>	<p>87:1 regular [1] - 2:2 regularly [1] - 91:16 regulation [1] - 86:21 relationship [1] - 11:25 relationships [3] - 10:22, 12:6, 17:13 relocate [1] - 12:22 rely [1] - 64:11 remain [2] - 28:14, 79:16 remainder [1] - 59:24 remarks [1] - 6:9 remedy [1] - 74:7 remember [1] - 65:25 remind [2] - 18:7, 41:22 reminds [1] - 11:19 rendered [1] - 15:14 rendering [7] - 21:19, 22:12, 25:24, 30:3, 30:25, 40:19, 53:3 renderings [3] - 37:19, 63:3, 65:11 rental [4] - 75:23, 77:9, 77:12, 77:22 report [5] - 54:3, 54:5, 54:10, 72:18, 83:23 Report [2] - 83:19, 86:2 reported [1] - 87:5 REPORTING [1] - 1:16 representative [1] - 13:3 representatives [2] - 5:15, 68:18 request [3] - 14:5, 47:24, 78:9 requested [2] - 19:12, 71:17 requesting [12] - 13:20, 69:19, 69:20, 70:5, 70:7, 70:10, 70:12, 70:18, 71:22, 72:24, 84:21, 85:13 requests [1] - 55:25 require [2] - 61:3, 67:14 required [2] - 28:11, 31:7 requirement [5] - 28:16, 64:14, 72:3, 79:1, 87:22 requirements [9] - 10:25, 20:7, 28:20, 29:20, 41:4, 53:7, 70:20, 70:23, 78:3 requires [1] - 60:24 residences [1] - 22:1</p>
--	--	---	---	---

<p>resident [1] - 42:21</p> <p>residential [20] - 5:14, 28:19, 28:20, 28:24, 29:3, 29:4, 31:8, 68:17, 70:8, 71:19, 71:21, 71:24, 71:25, 72:2, 74:5, 75:2, 82:11, 84:13, 86:10, 89:8</p> <p>residents [4] - 18:2, 22:24, 22:25, 29:23</p> <p>resources [1] - 31:11</p> <p>respectfully [1] - 13:20</p> <p>respond [3] - 35:5, 54:5, 58:18</p> <p>responded [3] - 54:8, 55:25, 83:24</p> <p>responding [1] - 34:22</p> <p>response [2] - 59:6, 84:14</p> <p>responses [2] - 54:6, 83:21</p> <p>responsive [2] - 17:1, 25:9</p> <p>rest [3] - 29:5, 51:16, 60:1</p> <p>restaurant [9] - 5:13, 18:18, 19:16, 26:10, 27:10, 27:17, 33:13, 34:5, 37:20</p> <p>retail [1] - 5:13</p> <p>retention [8] - 27:7, 27:8, 27:12, 27:21, 28:3, 39:14, 61:23, 63:2</p> <p>retired [1] - 43:6</p> <p>returning [1] - 22:2</p> <p>reverse [1] - 70:7</p> <p>reversing [1] - 72:3</p> <p>review [7] - 29:9, 34:17, 36:13, 38:11, 47:20, 79:13, 85:8</p> <p>Review [3] - 83:18, 83:19, 86:2</p> <p>reviewed [2] - 67:9, 90:20</p> <p>revised [2] - 54:6, 57:10</p> <p>revisions [2] - 4:10, 83:20</p> <p>revolution [1] - 7:8</p> <p>right-of-way [9] - 19:20, 19:24, 21:8, 21:14, 21:15, 23:12, 23:13, 27:2, 67:16</p> <p>rigid [1] - 8:21</p> <p>ring [1] - 41:8</p> <p>rise [1] - 3:2</p>	<p>Road [30] - 5:8, 17:11, 19:15, 21:5, 21:23, 21:24, 23:11, 23:12, 25:16, 27:2, 34:4, 41:5, 43:1, 46:24, 48:23, 49:11, 49:12, 52:8, 55:5, 55:6, 63:20, 68:12, 69:21, 79:9, 80:6, 80:22, 80:23, 81:2</p> <p>road [16] - 19:16, 21:20, 22:6, 22:10, 23:15, 25:7, 37:2, 41:8, 46:23, 54:22, 55:3, 57:7, 57:11, 75:6, 75:17, 79:10</p> <p>roads [10] - 54:14, 54:15, 54:16, 57:13, 57:23, 58:1, 65:18, 66:1, 70:12, 85:14</p> <p>roadway [1] - 70:15</p> <p>roadways [2] - 67:8, 90:19</p> <p>robust [1] - 18:6</p> <p>roll [6] - 3:11, 4:17, 67:22, 77:19, 91:4, 91:24</p> <p>rotate [1] - 19:10</p> <p>row [2] - 38:17, 74:24</p> <p>running [2] - 25:8, 33:16</p> <p>runoff [2] - 49:9, 49:19</p>	<p>screen [1] - 16:14</p> <p>scrutinize [1] - 36:25</p> <p>seal [1] - 93:7</p> <p>SEAN [1] - 1:8</p> <p>Sean [2] - 65:9, 72:9</p> <p>second [8] - 4:14, 4:15, 42:18, 67:19, 68:9, 91:1, 91:21</p> <p>Second [3] - 67:20, 91:2, 91:22</p> <p>secondary [2] - 22:14, 46:14</p> <p>Secondly [1] - 67:12</p> <p>secretary [3] - 67:21, 91:3, 91:23</p> <p>section [4] - 53:20, 60:15, 85:1, 90:16</p> <p>sections [2] - 27:3, 56:16</p> <p>see [28] - 15:5, 15:22, 18:15, 19:8, 19:24, 24:23, 25:19, 28:23, 30:6, 30:7, 33:13, 33:25, 38:5, 38:12, 39:2, 50:23, 62:1, 63:3, 69:15, 76:9, 76:12, 79:17, 80:18, 82:18, 83:2, 83:23, 84:5, 85:25</p> <p>seeing [1] - 59:12</p> <p>seeking [3] - 5:9, 68:12, 69:7</p> <p>seem [1] - 39:7</p> <p>sell [2] - 76:19, 76:22</p> <p>sellers [1] - 74:17</p> <p>selling [1] - 77:1</p> <p>semi [1] - 25:2</p> <p>semi-porous [1] - 25:2</p> <p>sense [3] - 27:4, 27:14, 73:10</p> <p>sent [2] - 34:25, 35:3</p> <p>separated [1] - 75:17</p> <p>series [1] - 13:25</p> <p>serious [1] - 12:19</p> <p>serve [2] - 30:1, 30:11</p> <p>served [1] - 52:2</p> <p>service [5] - 10:11, 20:21, 35:21, 60:1, 66:9</p> <p>set [2] - 31:17, 93:7</p> <p>setback [8] - 24:21, 25:4, 28:13, 47:6, 69:21, 71:23, 84:4, 84:18</p> <p>setbacks [1] - 12:14</p> <p>sewer [1] - 76:21</p> <p>shade [1] - 34:13</p> <p>Shakers [2] - 48:25, 49:2</p>	<p>shaking [1] - 80:11</p> <p>share [2] - 16:9, 74:9</p> <p>shared [2] - 20:12, 38:3</p> <p>sheet [1] - 32:15</p> <p>Sheetz [5] - 19:11, 26:9, 33:12, 48:20, 64:14</p> <p>shop [5] - 18:21, 20:4, 33:18, 34:1, 37:21</p> <p>shopping [1] - 11:10</p> <p>short [2] - 24:22, 61:11</p> <p>shortly [1] - 13:22</p> <p>shot [6] - 18:13, 21:18, 22:11, 22:18, 33:23, 34:6</p> <p>shoutout [1] - 9:6</p> <p>show [4] - 23:19, 30:25, 32:11, 84:12</p> <p>showcase [2] - 31:25, 32:17</p> <p>showcases [3] - 26:3, 31:3, 34:12</p> <p>showcasing [1] - 32:9</p> <p>showed [2] - 40:13, 85:1</p> <p>showers [1] - 77:16</p> <p>showing [6] - 22:18, 26:24, 31:10, 31:19, 33:6, 34:7</p> <p>shown [5] - 23:17, 70:13, 70:15, 73:8, 75:14</p> <p>shows [3] - 23:21, 26:5, 30:4</p> <p>shrink [2] - 74:4</p> <p>side [10] - 12:22, 46:15, 73:24, 75:5, 75:16, 80:5, 81:24, 84:23, 86:11</p> <p>sidebar [1] - 52:5</p> <p>sidewalk [5] - 33:16, 43:1, 75:10, 75:12, 75:15</p> <p>sidewalks [2] - 23:2, 75:3</p> <p>sign [2] - 2:18, 2:23</p> <p>signage [3] - 15:10, 31:25, 33:14</p> <p>signature [1] - 93:10</p> <p>signed [2] - 2:15, 3:3</p> <p>signed-in [2] - 2:15, 3:3</p> <p>significant [2] - 28:23, 29:2</p> <p>signs [2] - 26:6, 26:7</p> <p>similar [4] - 33:20, 70:6, 76:16, 84:24</p> <p>Similar [1] - 70:11</p>	<p>similarly [2] - 19:15, 20:3</p> <p>simply [1] - 70:20</p> <p>single [1] - 11:18</p> <p>site [17] - 15:8, 18:3, 20:6, 20:15, 20:16, 20:17, 21:22, 29:6, 32:4, 32:5, 32:25, 33:10, 69:15, 71:13, 73:12, 82:5</p> <p>sits [1] - 50:5</p> <p>sitting [1] - 91:14</p> <p>six [2] - 49:17, 50:3</p> <p>six-feet [1] - 49:17</p> <p>size [1] - 74:4</p> <p>slide [1] - 17:23</p> <p>slides [2] - 15:21, 30:22</p> <p>slight [1] - 85:1</p> <p>slightly [1] - 19:22</p> <p>small [3] - 55:16, 56:15, 63:13</p> <p>smart [1] - 52:7</p> <p>snapshots [1] - 15:13</p> <p>soils [1] - 62:8</p> <p>sometimes [2] - 26:3, 82:16</p> <p>somewhat [1] - 44:14</p> <p>soon [3] - 52:23, 88:19, 89:10</p> <p>SORGE [5] - 51:10, 51:20, 51:23, 81:7, 81:10</p> <p>Sorge [3] - 51:11, 51:24, 81:11</p> <p>sorry [3] - 29:20, 50:24, 65:16</p> <p>Sorry [1] - 87:19</p> <p>sort [2] - 82:9, 86:15</p> <p>sound [3] - 65:20, 65:21, 65:23</p> <p>south [3] - 35:11, 73:18, 80:5</p> <p>southeast [1] - 56:17</p> <p>Southwest [6] - 6:15, 6:16, 10:13, 18:21, 33:19, 33:25</p> <p>space [22] - 25:6, 27:7, 27:16, 28:9, 28:11, 28:13, 28:18, 28:20, 28:23, 29:1, 29:3, 29:19, 30:2, 40:20, 69:25, 70:19, 70:22, 71:1, 73:17, 85:23, 86:5, 86:24</p> <p>spaces [5] - 19:25, 56:5, 56:8, 56:13, 90:25</p> <p>SPEAKER [13] - 16:17, 39:22, 48:18,</p>
--	--	--	---	--

S

safe [4] - 22:24, 23:1, 45:9, 48:9

safety [4] - 25:15, 25:18, 87:5, 90:15

sake [1] - 42:13

sale [1] - 76:15

sampling [1] - 32:21

Sanchez [1] - 3:20

sandstone [3] - 26:6, 32:8, 33:21

satisfaction [6] - 54:17, 57:12, 65:19, 67:9, 85:20, 90:21

satisfactory [1] - 55:15

satisfied [1] - 28:19

satisfy [1] - 28:15

scale [3] - 22:21, 22:23, 30:6

scenery [1] - 25:8

scheduled [2] - 91:16

school [2] - 23:15, 49:14

schools [1] - 42:24

<p>49:1, 49:5, 50:12, 50:21, 51:1, 68:25, 79:20, 80:3, 80:10, 87:18</p> <p>speakers [2] - 2:22, 51:16</p> <p>SPEAKERS [1] - 3:7</p> <p>speaking [3] - 5:18, 42:2, 68:21</p> <p>spec [1] - 70:14</p> <p>Special [1] - 4:8</p> <p>specific [2] - 20:24, 20:25</p> <p>specifically [2] - 41:6, 64:12</p> <p>specifications [3] - 14:17, 15:7, 66:13</p> <p>specs [4] - 57:8, 57:11, 57:14</p> <p>speed [1] - 87:24</p> <p>spine [2] - 22:16, 26:2</p> <p>spirit [3] - 9:14, 13:5, 19:17</p> <p>spoil [1] - 63:14</p> <p>spot [2] - 43:14, 72:24</p> <p>spots [5] - 73:5, 73:7, 73:22, 73:23, 73:25</p> <p>spring [1] - 12:23</p> <p>stability [1] - 10:4</p> <p>stacking [3] - 21:12, 46:4, 46:6</p> <p>Staff [3] - 83:18, 83:19, 86:2</p> <p>staff [5] - 54:3, 54:5, 54:10, 72:18, 83:23</p> <p>stage [2] - 14:14, 14:19</p> <p>stages [1] - 16:25</p> <p>stagnant [1] - 63:15</p> <p>stakeholders [2] - 7:21, 9:19</p> <p>stalls [2] - 60:20, 61:2</p> <p>stand [1] - 3:25</p> <p>standard [4] - 47:6, 55:21, 70:13, 73:2</p> <p>standards [10] - 15:10, 22:9, 25:17, 28:10, 32:17, 60:22, 66:8, 85:12, 85:15, 86:24</p> <p>standing [2] - 34:3, 39:3</p> <p>standpoint [2] - 32:19, 53:9</p> <p>start [3] - 7:1, 38:17, 48:20</p> <p>started [7] - 7:13, 7:20, 8:8, 8:11, 8:23, 17:5, 52:6</p> <p>starting [1] - 22:8</p>	<p>State [2] - 93:4, 93:11</p> <p>state [6] - 5:18, 28:14, 42:1, 49:23, 68:20, 87:3</p> <p>statement [1] - 2:11</p> <p>station [4] - 18:17, 19:12, 33:12, 34:4</p> <p>stations [1] - 44:12</p> <p>Stearns [20] - 7:5, 17:11, 18:15, 19:13, 20:22, 21:2, 21:4, 21:23, 23:11, 34:4, 35:9, 43:1, 46:5, 46:9, 46:14, 46:15, 47:17, 51:12, 55:6, 63:20</p> <p>Steering [3] - 17:9, 26:17, 34:9</p> <p>stenotypy [1] - 93:5</p> <p>step [5] - 5:16, 16:6, 68:19, 69:2, 77:18</p> <p>steps [2] - 13:23, 13:25</p> <p>Sterns [1] - 22:13</p> <p>still [12] - 36:19, 45:8, 70:2, 71:11, 72:2, 72:14, 72:21, 75:25, 76:2, 79:19, 79:22, 85:16</p> <p>stipulations [1] - 86:1</p> <p>stone [1] - 25:1</p> <p>stoned [1] - 88:4</p> <p>stop [1] - 21:24</p> <p>stops [1] - 78:13</p> <p>store [2] - 44:2, 48:22</p> <p>storm [1] - 36:25</p> <p>stormwater [9] - 27:21, 28:7, 61:14, 61:16, 61:22, 62:18, 71:4, 73:21, 87:15</p> <p>story [2] - 11:9, 52:11</p> <p>strain [1] - 16:11</p> <p>street [15] - 14:7, 18:1, 19:20, 20:2, 20:6, 21:4, 48:21, 50:1, 54:24, 73:4, 73:6, 80:21, 88:3, 90:16, 90:17</p> <p>streets [8] - 84:20, 84:22, 85:19, 87:2, 87:4, 87:7, 87:9, 90:13</p> <p>Streetscape [4] - 17:9, 26:17, 26:22, 34:9</p> <p>streetscape [6] - 22:20, 26:19, 33:7, 33:16, 34:8</p> <p>stretch [1] - 24:22</p> <p>strong [3] - 8:19, 8:20, 26:12</p>	<p>structure [1] - 37:3</p> <p>structures [3] - 27:24, 27:25, 28:4</p> <p>stub [1] - 74:14</p> <p>studied [1] - 62:16</p> <p>studies [1] - 79:8</p> <p>study [10] - 37:15, 44:23, 45:4, 45:23, 46:16, 47:14, 47:21, 52:8, 55:8, 67:17</p> <p>stuff [2] - 52:11, 53:11</p> <p>style [1] - 26:24</p> <p>submission [1] - 14:12</p> <p>submit [2] - 14:14, 89:2</p> <p>submitted [9] - 5:6, 8:14, 12:11, 53:25, 58:2, 58:5, 68:10, 72:19, 85:7</p> <p>submitting [1] - 85:18</p> <p>subsequent [1] - 16:1</p> <p>subsequently [1] - 18:10</p> <p>substantial [1] - 46:7</p> <p>successful [3] - 9:25, 11:3, 11:4</p> <p>suggesting [2] - 71:4, 76:17</p> <p>suggestion [1] - 25:12</p> <p>suicide [1] - 37:5</p> <p>sum [1] - 40:19</p> <p>supplement [1] - 30:11</p> <p>supplied [1] - 83:20</p> <p>Suppliers [1] - 43:25</p> <p>support [1] - 44:3</p> <p>surface [1] - 88:6</p> <p>surprised [1] - 45:21</p> <p>surrounding [1] - 69:23</p> <p>Swear [1] - 51:6</p> <p>swear [3] - 2:22, 3:5, 51:17</p> <p>swearing [1] - 51:16</p> <p>Swings [3] - 51:11, 51:24, 81:11</p> <p>sworn [1] - 3:2</p> <p>system [4] - 24:4, 25:18, 28:7, 61:23</p>	<p>ten [4] - 14:6, 56:6, 60:24, 72:1</p> <p>tenant [3] - 6:17, 19:22, 64:19</p> <p>tenants [15] - 8:8, 8:17, 8:19, 8:20, 10:4, 11:1, 11:23, 17:3, 18:16, 32:2, 43:12, 62:15, 66:3, 89:4</p> <p>term [5] - 10:4, 10:5, 10:24, 52:25, 65:5</p> <p>terms [1] - 80:23</p> <p>textural [1] - 25:13</p> <p>texture [1] - 12:25</p> <p>that'd [1] - 30:19</p> <p>that'll [1] - 54:18</p> <p>there'd [1] - 87:3</p> <p>Theresa [1] - 50:1</p> <p>Thereupon [1] - 4:3</p> <p>they've [3] - 45:25, 53:4, 53:6</p> <p>They've [1] - 38:3</p> <p>thinking [2] - 31:20, 44:9</p> <p>third [1] - 69:10</p> <p>thoroughly [1] - 61:19</p> <p>three [7] - 25:15, 30:22, 41:11, 52:20, 71:20, 73:23, 77:24</p> <p>thresholds [1] - 29:19</p> <p>throughout [6] - 10:19, 32:4, 33:10, 33:22, 36:7, 60:21</p> <p>THURSDAY [1] - 1:6</p> <p>Tim [4] - 51:10, 51:23, 81:5, 81:10</p> <p>timely [1] - 13:17</p> <p>timing [2] - 88:23, 89:22</p> <p>TMS [1] - 45:25</p> <p>today [4] - 9:21, 20:11, 48:17, 61:9</p> <p>together [4] - 9:20, 29:9, 48:11, 61:11</p> <p>ton [1] - 77:5</p> <p>tonight [9] - 2:15, 2:21, 5:25, 6:3, 13:19, 15:20, 16:1, 19:8, 22:7</p> <p>took [1] - 8:2</p> <p>Top [1] - 20:13</p> <p>top [7] - 9:1, 23:8, 26:7, 41:1, 41:10, 43:10, 46:1</p> <p>top-notch [1] - 46:1</p> <p>total [4] - 23:11, 28:1, 71:23, 71:25</p> <p>touching [1] - 81:2</p> <p>towards [2] - 31:2,</p>	<p>38:13</p> <p>Town [1] - 67:4</p> <p>Towne [16] - 5:11, 7:15, 8:25, 9:2, 18:4, 19:18, 22:25, 23:16, 24:6, 27:5, 27:18, 28:9, 29:24, 52:3, 68:16, 82:20</p> <p>townhomes [1] - 76:23</p> <p>TOWNSHIP [1] - 1:2</p> <p>Township [31] - 2:3, 12:3, 17:8, 18:2, 22:25, 29:24, 36:3, 36:10, 42:22, 44:7, 49:20, 52:13, 53:15, 53:23, 54:17, 55:12, 57:12, 67:10, 79:2, 79:6, 83:4, 83:15, 85:7, 85:10, 85:11, 85:16, 85:20, 86:21, 88:2, 89:17, 90:21</p> <p>traffic [24] - 19:23, 20:14, 20:19, 21:2, 21:7, 22:15, 32:14, 36:21, 37:14, 44:22, 45:4, 45:10, 45:23, 46:15, 47:14, 47:21, 48:5, 52:8, 55:8, 59:2, 63:23, 67:17, 79:7</p> <p>Traffic [3] - 20:18, 32:16, 59:12</p> <p>trail [2] - 71:7, 71:15</p> <p>trails [2] - 23:23, 24:9</p> <p>train [1] - 38:23</p> <p>TRANSCRIBED [1] - 1:14</p> <p>transcript [1] - 93:6</p> <p>transparent [1] - 23:18</p> <p>trees [3] - 31:22, 34:14, 39:23</p> <p>tremendous [1] - 9:9</p> <p>triangle [1] - 27:11</p> <p>tried [2] - 8:3, 25:9</p> <p>trip [3] - 45:15, 45:16, 59:3</p> <p>true [2] - 52:11, 93:6</p> <p>truly [1] - 17:17</p> <p>trust [1] - 46:2</p> <p>Trustees [6] - 5:10, 7:22, 67:3, 68:13, 85:24, 90:5</p> <p>truth [6] - 3:5, 3:6, 51:18, 51:19</p> <p>try [6] - 8:22, 9:16, 14:1, 82:14, 82:22, 83:5</p> <p>trying [9] - 10:23,</p>
--	---	--	--	--

T

tax [1] - 10:3

TCPD [1] - 28:16

team [3] - 29:9, 43:21, 79:24

technology [1] - 44:16

template [1] - 56:13

12:16, 17:3, 32:18, 36:8, 38:1, 65:12, 77:20, 82:2 turn [25] - 6:7, 13:11, 14:10, 16:13, 35:7, 35:15, 35:16, 35:20, 36:2, 37:5, 45:22, 46:4, 46:6, 46:8, 46:11, 47:7, 47:9, 47:15, 53:20, 58:10, 58:23, 63:23, 64:8, 79:15, 83:10 turning [7] - 35:9, 35:11, 37:10, 37:16, 47:8, 55:5 two [7] - 7:7, 50:4, 52:19, 52:25, 72:12, 74:22, 78:24 two-bedroom [1] - 72:12 two-feet [1] - 50:4 type [1] - 82:8 typical [2] - 85:5, 90:16 Typically [1] - 79:4 typically [5] - 14:14, 14:18, 60:22, 70:24, 79:7	38:9 unprofessional [1] - 79:21 up [38] - 2:20, 7:16, 8:2, 8:12, 12:23, 17:17, 19:3, 19:14, 19:19, 20:2, 20:5, 24:3, 24:23, 24:25, 26:5, 27:17, 29:11, 35:3, 36:6, 38:14, 39:15, 40:20, 41:9, 41:24, 42:5, 43:4, 47:11, 49:11, 52:11, 60:14, 62:9, 63:19, 69:24, 71:6, 80:15, 81:1, 81:8, 91:14 updated [1] - 84:25 updates [2] - 74:9, 74:11 upfront [1] - 89:13 useful [1] - 10:19 user [1] - 89:20 users [5] - 18:3, 21:23, 32:10, 32:24, 33:8 uses [2] - 31:9, 90:25 utilities [1] - 76:21	85:25, 90:1 W wait [2] - 41:16, 89:19 waited [1] - 43:3 walk [3] - 15:5, 15:12, 43:14 walkable [1] - 23:7 Walkable [1] - 23:7 walking [7] - 22:19, 23:14, 25:7, 71:7, 71:15, 86:9, 90:24 wall [1] - 30:8 wants [3] - 47:1, 48:6, 64:19 Wash [1] - 80:7 watch [1] - 80:18 watched [1] - 80:19 water [14] - 30:4, 37:1, 49:9, 50:5, 50:7, 61:25, 63:14, 76:21, 80:11, 80:13, 81:1, 87:23, 88:1 ways [1] - 66:4 website [1] - 76:9 welcome [3] - 17:20, 32:5, 32:10 west [3] - 33:24, 73:18, 81:23 wetland [10] - 23:23, 23:24, 24:9, 24:21, 25:3, 25:5, 28:12, 28:13, 30:13, 59:19 wetlands [5] - 24:14, 59:19, 59:25, 74:6, 81:22 whatchamacallit [1] - 49:13 whatnot [1] - 78:3 wheelchair [1] - 30:18 Whelan [6] - 3:15, 4:21, 68:1, 78:12, 91:8, 92:3 WHELAN [23] - 1:9, 3:16, 4:22, 35:23, 36:1, 37:4, 37:9, 37:18, 40:9, 40:12, 40:23, 56:4, 56:10, 65:16, 66:20, 67:20, 68:2, 78:11, 90:3, 91:2, 91:9, 91:20, 92:4 WHEREOF [1] - 93:7 whole [4] - 3:6, 13:25, 36:7, 51:18 wider [1] - 70:15 width [2] - 31:4, 54:22 wife [1] - 51:24	WILLIAMS [4] - 1:14, 93:4, 93:10, 93:11 willing [1] - 83:6 winning [1] - 91:14 wire [2] - 15:2, 15:3 wish [2] - 2:25, 42:11 WITNESS [1] - 93:7 wonder [1] - 17:16 wondering [1] - 47:3 world [1] - 52:16 worried [2] - 46:21, 82:2 worth [1] - 27:20 written [1] - 70:23 wrote [1] - 93:5 WWW.JARKUB. COM [1] - 1:18
			Y year [1] - 16:24 years [18] - 6:13, 7:7, 10:13, 10:14, 10:15, 11:6, 11:12, 11:18, 42:22, 43:7, 44:13, 49:16, 51:13, 51:25, 52:22, 80:18, 81:14, 82:14 yellow [1] - 23:20
U unable [3] - 55:20, 56:12, 56:21 under [2] - 55:4, 74:19 Understood [1] - 64:6 Unfortunately [1] - 15:17 UNIDENTIFIED [14] - 16:17, 39:22, 48:18, 49:1, 49:5, 50:12, 50:21, 51:1, 68:22, 68:25, 79:20, 80:3, 80:10, 87:18 uniformity [1] - 13:1 unintelligible [16] - 32:9, 35:6, 35:21, 36:16, 36:25, 37:2, 38:9, 39:20, 58:3, 59:25, 60:3, 73:17, 78:16, 79:21, 79:23, 87:17 unintelligible] [6] - 27:19, 39:15, 40:6, 50:22, 51:2, 89:23 unit [1] - 70:21 units [7] - 72:12, 72:17, 77:24, 78:2, 78:5, 84:13, 86:10 unless [3] - 8:6, 16:13,	V vacant [3] - 24:17, 89:13, 89:15 values [1] - 11:6 vantage [1] - 15:12 variance [6] - 56:11, 56:23, 56:24, 67:14, 70:4, 71:22 variation [1] - 70:10 various [4] - 15:12, 16:25, 32:10, 32:24 vehicle [2] - 87:6, 90:15 vehicles [2] - 21:21, 87:8 versus [1] - 72:12 viability [1] - 12:5 viable [2] - 9:24, 24:3 Vice [1] - 5:21 virtue [1] - 15:5 vision [8] - 7:13, 7:16, 8:3, 8:25, 17:10, 34:8, 40:20, 44:20 visit [2] - 21:25, 29:24 visitors [3] - 19:23, 23:13, 32:5 visualize [1] - 65:12 VOICE [1] - 68:22 volumes [1] - 62:19 vote [4] - 58:13, 66:17,	Z ZC003 [2] - 68:10, 90:8 ZONING [1] - 1:2 zoning [2] - 9:2, 60:23 Zoning [15] - 2:3, 2:8, 5:23, 7:22, 12:11, 13:6, 19:7, 23:6, 25:12, 55:19, 56:22, 67:14, 83:22, 85:24, 91:17	