

VILLAGE OF GLENWILLOW  
REGULAR MEETING OF PLANNING COMMISSION  
Wednesday, June 17, 2020  
6:05 p.m.

MEETING HELD VIA ZOOM

JEFFREY ADIE  
MAYOR MARK A. CEGELKA  
TIM HAUPERT  
SCOTT MCCOLL

MICHELLE L. HARPER, RPR

3

1 MR. SANDHU: Yes.

2 MR. HAUPERT: Thank you. I'll start  
3 over again. I apologize. We had a  
4 little problem for a few seconds.

18:05:23 5 Welcome to the Village of Glenwillow  
6 Planning Commission meeting on 6/17 at 6:05.  
7 This meeting is on a Zoom link that can be found  
8 on the Village website. We also have a court  
9 reporter with us today who will be taking down  
10 stenographic minutes for the meeting.

11 The first thing I'm going to ask is  
12 anybody that speaks tonight, please state your  
13 full name before you speak so the court reporter,  
14 Michelle, will have an idea of who is speaking,  
15 because sometimes people's computers will say a  
16 different name than they actually are. So again,  
17 before anybody speaks, please make sure you state  
18 your full name.

19 Okay. Let's start with roll call.

18:06:01 20 Councilman Jeff Adie?

21 MR. O'LEARY: I'm sorry. I think I  
22 might have -- might need to unmute there. If  
23 he's Jeffrey's iPad, I just unmutated it.

24 MR. MARONG: Yes. Please unmute Jeff.

18:06:18 25 MR. ADIE: Okay. I'm here.

2

1 MR. HAUPERT: Okay. Good evening,  
2 everybody. Can everybody hear me?

3 MR. SAFRAN: Yes.

4 MR. HAUPERT: So, again, please mute  
18:03:02 5 your background noise until we ask you to unmute  
6 them. Sam, I know you indicated you took care of  
7 some of that, too, for other people, but we're  
8 going to get -- did you get it? Hold on one  
9 second.

18:03:17 10 MR. O'LEARY: I'm working on going  
11 through and muting.

12 MR. MARONG: Thank you, Sam.

13 MR. O'LEARY: Okay, Mark. Pretty much  
14 everyone is muted except for you and the court  
18:04:10 15 reporter and Neil.

16 MR. SAFRAN: I just unmutated myself. I  
17 guess I can --

18 MR. O'LEARY: We lost Mark for a second  
19 there, but Mark Marong, the law director, should

18:04:42 20 be joining us back here in a second.

21 MR. MARONG: -- muted again.

22 We were muted by the administrator.  
23 We're back up, so we're good.

24 MR. HAUPERT: Can everybody hear me now?

18:05:12 25 You can? Okay.

4

1 MR. HAUPERT: Okay. Councilman Jeff  
2 Adie, present. Kel Billings?

3 MR. MARONG: So no Kel?

4 MR. O'LEARY: Well, all right. Sorry.

18:06:32 5 Is there any other -- some folks,  
6 their registered name is not their real name, so  
7 if Mr. Billings was in under something else, I  
8 wouldn't necessarily know, but I don't see him  
9 here.

18:06:53 10 MR. MARONG: Okay. I'm scrolling  
11 through right now to see if Kel Billings is on  
12 the call.

13 MR. O'LEARY: This might be also a time  
14 that I could mention that if you are muted and  
15 for some reason you need to chime in at that  
18:07:07 16 time, there's a chat function which is in the  
17 center of the bottom of the window, and if you  
18 hit the chat button and type something in, you  
19 know, everyone will be able to see it -- be  
20 unmuted and --

21 THE COURT REPORTER: Sam, you're cutting  
22 out a little bit. I don't know if you're on  
23 speakerphone, but I'm having a hard time hearing  
24 some of you.

25 MR. O'LEARY: Oh, okay. Thanks. I am

1 not on speaker, but I'll see what I can do to  
2 clean up the audio on my end.  
3 MR. HAUPERT: Sam, this is Tim Hauptert.  
4 Do you have -- now, can you have the ability to  
18:07:45 5 unmute, like, Jeff, Kel, the mayor, myself, Scott  
6 McColl? Are they all unmuted?

7 MR. O'LEARY: Yes, I will do that now.  
8 Scott McColl, I just requested to unmute.

9 MR. MARONG: Unmute, please, Michael  
18:08:05 10 Henry as well.

11 MR. O'LEARY: Okay.

12 MR. MARONG: And if you can unmute  
13 Jennifer's iPad, that is Attorney Ted Lesiak with  
14 the applicant, and he can help assist you who you  
18:08:19 15 are to unmute on behalf of the applicant for the  
16 meeting.

17 MR. O'LEARY: Okay. Okay. I think the  
18 folks you just mentioned should all be unmuted at  
19 this point.

18:08:29 20 MR. HAUPERT: Okay. Well, I'm going to  
21 start over again, and I apologize for the little  
22 technical issues, but we'll get this worked out,  
23 okay? So here we go again.

24 Welcome to the Village of Glenwillow  
18:08:39 25 Planning Commission meeting on 6/17 at 6:00 p.m.  
Molnar Reporting Services, LLC (440) 340-6161

1 Again, this meeting is on Zoom. The link can be  
2 found at the Village website. We also have a  
3 court reporter with us tonight who will be taking  
4 down stenographic minutes for the meeting.

18:08:48 5 Again, I ask anybody that speaks tonight, please  
6 state your full name before you speak so the  
7 court reporter will not have to guess on who's  
8 speaking at that time.

9 Starting roll call again. Councilman

18:09:02 10 Adie?

11 MR. ADIE: Here.

12 MR. HAUPERT: Kel Billings? Mayor?

13 MAYOR CEGELKA: Here.

14 MR. HAUPERT: Tim Hauptert, I'm here, and  
18:09:18 15 I'm the chairman. Scott McColl?

16 SCOTT MCCOLL: Here.

17 MR. HAUPERT: Okay. Also with us  
18 tonight, we have Mark Marong, who is our law  
19 director.

18:09:23 20 MR. MARONG: Thank you, Mr. Chairman. I  
21 will be on the same Zoom screen as our chairman,  
22 so you'll be seeing a lot of both of us.

23 MR. HAUPERT: Also here tonight, we have  
24 Bob Rodic, who is the chief building official.

18:09:39 25 Bob, can you hear us?

Molnar Reporting Services, LLC (440) 340-6161

1 MR. RODIC: Yes, I can.

2 MR. HAUPERT: Okay. We also have Mike  
3 Henry, who is a Village engineer. Mike, can you  
4 hear us?

18:09:48 5 MR. HENRY: Yes, I can hear you fine.

6 MR. HAUPERT: Okay. And then also, we  
7 have Sam O'Leary. He will be the administrator  
8 for the Zoom meeting tonight, so if anybody is  
9 muted or video is turned off, again, you can  
18:09:55 10 message Sam in the chat function and he will be  
11 able to fix this for you.

12 Is there anyone here tonight that wants  
13 to speak at the public hearing? If there are,  
14 please just unmute for a second and say yes.

18:10:09 15 MR. LESIAK: Yes.

16 MR. MARONG: Sam, if you could unmute  
17 all for the public hearing portion, just unmute  
18 so the chairman can explain the ground rules for  
19 people who want to speak.

18:10:18 20 MR. O'LEARY: Everyone is unmuted.

21 MR. MARONG: Okay.

22 MR. HAUPERT: So again, is there -- I'll  
23 ask one more time. Is there anybody here that  
24 wants to speak at the public hearing tonight?

18:10:27 25 (Zoom overlapping speakers.)

Molnar Reporting Services, LLC (440) 340-6161

1 MR. HAUPERT: Well, okay. Let's  
2 everybody mute again, because we do have people  
3 that are going to speak, so we will bring them in  
4 at that time. So we'll just go forward with  
18:10:52 5 that. Can you hear me now? Okay.

6 So when it is your time to speak at the  
7 public hearing, we will take everyone one by one.  
8 You will have three minutes to make your  
9 comments --

18:11:11 10 (Zoom audio interference.)

11 MR. HAUPERT: Can you guys all still  
12 hear me? Okay.

13 So again, we will bring you in one by  
14 one and you will have three minutes to make your  
18:11:19 15 comments or concerns about the variance that's in  
16 front of us here tonight, okay?

17 Now, before we open up the public  
18 hearing tonight, I'm going to ask the commission  
19 to review the minutes on the agenda. Now, my  
18:11:34 20 commission members, have you had a chance to take  
21 a look at the minutes?

22 MR. MCCOLL: Yes.

23 MR. HAUPERT: Okay. Before we do that,  
24 I think what we're going to do is, the easiest  
18:11:42 25 would be possibly to have Mr. Rodic briefly

Molnar Reporting Services, LLC (440) 340-6161



1 introduce the request here tonight. Then I'd  
 2 like the applicant to give their full  
 3 presentation before I open up the public hearing.  
 4 This way, everyone on the call can hear  
 18:11:55 5 completely the proposal and the comments.  
 6 Is this good with everybody if we run it  
 7 this way? A nod or a yes would be fine. Okay.  
 8 Thumbs up will work. Thank you, Mr. McColl.  
 9 So --  
 18:12:09 10 MR. MARONG: Mr. Chairman, before you  
 11 begin, can you unmute Scott McColl, the mayor,  
 12 Jeff Adie, Mike Henry, Bob Rodic, Jennifer's iPad  
 13 is --  
 14 MR. O'LEARY: Hey, Mark, I'll stop you  
 18:12:26 15 right there. I just changed the setting, so  
 16 folks should have the ability to unmute  
 17 themselves. So if you're one of the folks that  
 18 Mark just mentioned, let me know if you're not  
 19 able to unmute.  
 18:12:39 20 MR. HAUPERT: So at this point, can my  
 21 commission members please unmute their iPads,  
 22 phones, or whatever they're on?  
 23 Okay. So first of all, what we're going  
 24 to do, let's approve the minutes from March 18,  
 18:12:53 25 2020. Has everybody had a chance to take a look  
 Molnar Reporting Services, LLC (440) 340-6161

1 at those minutes?  
 2 MR. MCCOLL: Yes.  
 3 MALE SPEAKER: Yes.  
 4 MALE SPEAKER: Yes.  
 18:12:59 5 MR. HAUPERT: Okay. Can I have a motion  
 6 to approve those minutes?  
 7 MR. ADIE: I'll make the motion. Jeff  
 8 Adie will make the motion to approve.  
 9 MR. HAUPERT: Thank you, Jeff Adie.  
 18:13:10 10 Second?  
 11 MR. MCCOLL: Scott McColl will second.  
 12 MR. HAUPERT: Scott, second. Okay, roll  
 13 call. Councilman Adie?  
 14 MR. ADIE: Yes.  
 18:13:21 15 MR. HAUPERT: Kel Billings, not present.  
 16 Mayor?  
 17 MAYOR CEGELKA: Yes.  
 18 MR. HAUPERT: Tim Haupt, yes. Scott  
 19 McColl?  
 18:13:30 20 MR. MCCOLL: Yes.  
 21 MR. HAUPERT: Thank you. Okay. The  
 22 second thing on the agenda is the meeting minutes  
 23 from April 29, 2020. Has everybody had a chance  
 24 to review those minutes?  
 18:13:41 25 MR. ADIE: Yes.  
 Molnar Reporting Services, LLC (440) 340-6161

1 MAYOR CEGELKA: Yes.  
 2 MR. HAUPERT: Thank you. Can I have a  
 3 motion to approve those minutes?  
 4 MR. MCCOLL: Scott --  
 18:13:49 5 MAYOR CEGELKA: I'll make the motion to  
 6 approve those minutes.  
 7 MR. HAUPERT: Mayor? Was that the  
 8 mayor?  
 9 MAYOR CEGELKA: Yeah, Mark.  
 18:13:55 10 MR. HAUPERT: Okay. Second?  
 11 MR. MCCOLL: I will second it.  
 12 MR. HAUPERT: Scott McColl. Okay.  
 13 Again, please remember to, before you speak,  
 14 please say your name for the court reporter.  
 18:14:05 15 Okay, roll call. Jeff Adie?  
 16 MR. ADIE: Yes.  
 17 MR. HAUPERT: Kel Billings, absent.  
 18 Mayor?  
 19 MAYOR CEGELKA: Yes.  
 18:14:17 20 MR. HAUPERT: Tim Haupt, yes. Scott  
 21 McColl?  
 22 MR. MCCOLL: Yes.  
 23 MR. HAUPERT: Okay. Minutes are taken  
 24 care of.  
 18:14:27 25 Okay. Now let's move onto our meeting.  
 Molnar Reporting Services, LLC (440) 340-6161

1 Before, like I said, before we go any further,  
 2 I'm going to have Mr. Rodic --  
 3 MR. MARONG: Mr. Chairman, if I can  
 4 interrupt, because we kind of were muted and  
 18:14:38 5 kicked off, Mr. Lesiak, can you explain who is  
 6 with you on the call from the applicant? I know  
 7 that we are -- kind of been muted, kicked off.  
 8 So that way, we can introduce ourselves first and  
 9 then we know who is there with you.  
 18:14:47 10 MR. LESIAK: Okay.  
 11 MR. MARONG: And it may give our  
 12 administrator a better understanding as who is  
 13 going to be on the call for the public hearing.  
 14 That way, we can mute and unmute.  
 18:14:58 15 I appreciate everyone bearing with us on  
 16 Zoom. This is our first Zoom planning  
 17 commission.  
 18 MR. LESIAK: Yeah. This is new for all  
 19 of us, I believe. Basically, I'm looking for --  
 18:15:14 20 we did have my client on -- or there was several  
 21 people in the room there. I'm not seeing them at  
 22 the moment. We do have our architect here,  
 23 Mr. Safran.  
 24 MR. SAFRAN: Neil Safran is here.  
 18:15:34 25 MR. LESIAK: And David Kane is here, our  
 Molnar Reporting Services, LLC (440) 340-6161



1 engineer.

2 MR. KANE: I'm here. It's David.

3 MR. LESIAK: Like I said, I may --

4 perhaps the clients are trying to get back on at  
18:15:48 5 this point.

6 MR. MARONG: Okay. Our administrator,  
7 Sam, if you can look and see if anyone is  
8 requesting access to the meeting.

9 MR. O'LEARY: We don't have anyone in  
18:15:58 10 the waiting room at the moment. There is --  
11 there are a couple of folks who have not  
12 otherwise been identified, I'll say, as planning  
13 commission members.

14 MR. LESIAK: Oh, I -- they're back here.

18:16:14 15 I found them. It's under the GGSSA.

16 MR. O'LEARY: Sure. Yeah. And also, do  
17 you need -- do you think that -- has everyone  
18 understood my directions about their ability to  
19 unmute themselves, or do we think --

18:16:31 20 MR. MARONG: Sam, yes, I think everyone  
21 understood, but if you could just keep GGSSA  
22 unmuted, and then everyone who is not a planning  
23 commission member or a member that was the  
24 applicant, if you can mute those people as those  
18:16:46 25 people would be here for the public hearing. So

Molnar Reporting Services, LLC (440) 340-6161

1 when it's appropriate for them to participate, we  
2 can then unmute those people and take them one by  
3 one, as our chairman will explain when we lay out  
4 our ground rules for the public hearing.

18:17:01 5 But I think our chairman just indicated  
6 he would like to have Bob start by just briefly  
7 introducing the request and then having the  
8 applicant present so that everyone can hear the  
9 presentation before we have any public comment.  
18:17:15 10 Hopefully, that will be helpful for everyone on  
11 the Zoom so we can all hear their presentation  
12 first.

13 MR. HAUPERT: So, Mr. Rodic, can you  
14 please introduce this request for us tonight?

18:17:31 15 BOB RODIC: Sure thing. Guru Gobind  
16 Singh, Sikh Society of Cleveland, is seeking a  
17 use variance for the purpose of constructing a  
18 Sikh temple on the property, which is located on  
19 Richmond and Pettibone Road.

18:17:43 20 The property is zoned Country Home  
21 District. The Country Home District has  
22 permitted uses that would include single family  
23 dwellings, adult family homes or small  
24 residential facilities, government -- Village  
18:17:59 25 government facilities, including buildings,

Molnar Reporting Services, LLC (440) 340-6161

1 structures and grounds, agricultural, limited to  
2 the raising of fruits, vegetables, or nursery  
3 stock, public parks and playgrounds owned or  
4 operated by the Village, and private recreational  
18:18:17 5 development.

6 If I could back up, the first four going  
7 down to the public parks and playgrounds are all  
8 uses that are permitted by right. The private  
9 recreational development is a conditionally  
18:18:32 10 permitted use.

11 An assembly hall, place of worship, or  
12 church is conditionally permitted as a  
13 conditional use in the Limited Industrial  
14 District as described in the Business and  
18:18:45 15 Industrial District Permitted Use Table in  
16 Chapter 1139.02.

17 However, the conditions that relate to  
18 setback do not -- the conditions that they would  
19 need to work with are relating to the setback and  
18:19:02 20 not to the use.

21 That's what I have, Mr. Chairman.

22 MR. HAUPERT: Okay. Thank you.

23 Mr. Lesiak, who is going to present on behalf of  
24 the applicant? And they may proceed.

18:19:18 25 MR. LESIAK: I'm going to do that. My

Molnar Reporting Services, LLC (440) 340-6161

1 name is Ted Lesiak. It's L-E-S-I-A-K.

2 MR. MARONG: And Ted, one thing before  
3 you begin, not to cut you off. If you need  
4 anything brought up as a screen share, like any  
18:19:29 5 documents, if you can indicate which document  
6 you'd like and our administrator can try to pull  
7 it up so that everyone can see. It's up to you  
8 how you want to do it, but we can try to bring up  
9 individual documents for you.

18:19:41 10 MR. LESIAK: Thank you. I appreciate  
11 that. One of the first things I'd like to do is  
12 submit our application as an exhibit, and  
13 specifically, we have our application, a  
14 statement in support of the use variance, a list  
18:20:00 15 of the adjacent properties, a list of proposed  
16 project variances, a legal description of the  
17 property, the Drees Homes plats, the Pettibone  
18 Road and Bond Street maps, subject property maps  
19 and auditor tax cards, a wetland study, proposed  
18:20:20 20 site plans, and proposed building concept plans.

21 We also had requested -- we received the  
22 engineer's comments on this particular issue and  
23 we submitted line-of-sight plans yesterday. We  
24 would also like those included in the application  
18:20:41 25 itself.

Molnar Reporting Services, LLC (440) 340-6161



1 MR. MARONG: Absolutely.

2 MR. LESIAK: As we go -- and I'd like to  
3 just address the issue with regard to the use  
4 variance. Obviously, my clients are intending to  
5 building a Sikh temple upon the land that they  
6 own basically at the corner of Pettibone and  
7 Richmond Roads, which is in the Country Home  
8 District, as Mr. Rodic explained.

9 The first thing I would like to address  
10 is that in regard to unique physical  
11 circumstances or conditions of the property,  
12 first, the zoning code itself does not create any  
13 unique physical circumstances or conditions.  
14 However, the property in question is -- has  
15 significant wetland areas on this property. And  
16 with regard to that, we submitted the Drees Homes  
17 plat as Drees Homes had previously looked into  
18 this property for the development of homes in the  
19 area and abandoned that project due to the  
20 inability to develop the project with regard to  
21 any ability to actually make money by selling  
22 homes on this property. Now, later, we can have  
23 our engineer discuss this issue. He has looked  
24 into the possibility of that and it's still not  
25 cost effective with regard to the wetland issues.

Molnar Reporting Services, LLC (440) 340-6161

1 Second of all, and as such, we're saying  
2 that the particular zoning here prohibits the  
3 reasonable use of the property in any other  
4 manner than what we are proposing.

5 Number two, we're looking at whether or  
6 not my client, whether there's an unnecessary  
7 hardship that is not created by my client. And  
8 specifically, as Mr. Rodic addressed, the Limited  
9 Industrial Zone allows a place of worship as a  
10 conditional use with regard to the area  
11 requirements.

12 Now, with regard to that, currently,  
13 there are three properties that could be  
14 available that are not currently built upon in  
15 the Limited Industrial Zone. Not one of the  
16 three properties in that zone has enough acreage  
17 or frontage -- or I'm sorry, enough acreage to  
18 accommodate a place of worship according to the  
19 code. Only one of the three properties has  
20 enough frontage to do so. The frontage required  
21 is 200 feet, and only one has 202 feet of  
22 frontage. All three of those properties also  
23 have significant wetlands, and it basically looks  
24 like they've been used for the dumping of  
25 construction materials.

Molnar Reporting Services, LLC (440) 340-6161

1 Now, as also part of the Limited  
2 Industrial Zone, the Village also owns some land.  
3 However, this land is in the Floodplain Overlay  
4 District. There's a creek that runs through it  
5 and also significant wetlands issues. And  
6 obviously, it is also public land.

7 So basically, what we're saying is that  
8 we do have an unnecessary hardship here, because  
9 there is, as zoned, there is no place to build  
10 this particular place of worship within the  
11 Village, and the current land would be  
12 accommodating of this particular type of  
13 development.

14 Now, third, I'd like to address whether  
15 or not this variance would alter the essential  
16 character of the neighborhood. We are asking for  
17 use variance at this time. However, we have  
18 submitted some proposed drawings and buffers with  
19 regard to the residential areas here that do  
20 address shielding this property from the current  
21 residential areas around it. If you review the  
22 line of sight, that also addresses Mr. Rodic's  
23 issues with regard to the -- whether or not there  
24 could be significant buffers there. And that is  
25 the intent of my client to do that, and

Molnar Reporting Services, LLC (440) 340-6161

1 therefore, we believe that it would be harmonious  
2 with the adjoining properties with regard to the  
3 residences.

4 In addition, it's also bordering Village  
5 parkland, and the proposal would be that the rear  
6 of this property would be open, open land, and  
7 would basically support the parkland that already  
8 exists to the east of the property. And in this  
9 area, the potential for building in the rear of  
10 the property at all is very slim due to the  
11 nature of the significant wetlands on the back  
12 property.

13 Also, I'd like to address the fourth  
14 issue, and that would -- whether the variance, if  
15 granted would be minimal. In the Country Home  
16 District, the government buildings are permitted  
17 to be built in the Country Home District. We're  
18 submitting that this particular type of  
19 development is very similar to a government  
20 building where you would have people coming in at  
21 various times. And obviously, we've also  
22 submitted some evidence as to what my clients  
23 believe would be the times that the building  
24 would have use by the public, and actually, it  
25 probably would be less than say daily use, such

Molnar Reporting Services, LLC (440) 340-6161



1 as in a government building. And once again, we  
2 stated that the -- a portion of this property  
3 would be open and harmonious with the parkland  
4 that is adjacent to the property.

18:27:12 5 Now, circling back, basically, this  
6 particular request, there is an unnecessary  
7 hardship for my clients with regard to not being  
8 granted a use variance here, and specifically,  
9 that is, is that the Village cannot prohibit the  
18:27:37 10 development of a place of worship within the  
11 Village, and currently, where it is permitted,  
12 there is not any land that this could happen.  
13 And as a result, we're asking for this variance  
14 at this time.

18:27:54 15 Now, I'd like to open it up to our  
16 architect and engineer if there's any questions  
17 with regard to any specifics with regard to the  
18 application. Obviously, this is not a complete  
19 site plan at this point, but we do have some  
18:28:16 20 issues -- I mean, we've covered issues at this  
21 point that may have some significance to the  
22 board.

23 In addition, we did submit that there  
24 will be -- if the use variance is granted, that  
18:28:32 25 we would be seeking some other variances with

Molnar Reporting Services, LLC (440) 340-6161

1 regard to wetland setbacks, that type of thing,  
2 in order to accommodate this project. But those  
3 particular variances that would be necessary are  
4 not all that significant either. And obviously,  
18:28:53 5 we would be doing things such as a traffic study  
6 in the area with regard to our site plans.

7 So at this point, I'm going to ask our  
8 engineer to address his findings when he looked  
9 at a potential of a housing development on this  
18:29:13 10 property, and I believe you will see that it's --  
11 that is not something that is a reasonable use of  
12 property.

13 MR. MARONG: Thank you, Mr. Lesiak. And  
14 before your engineer begins, for the  
18:29:28 15 administrator, the site plan submission starts on  
16 page 32 of the packet, so if they're referring to  
17 specific documents, you can bring those up  
18 starting there. Thank you, Mr. Lesiak.

19 MR. O'LEARY: Thank you. And  
18:29:40 20 Mr. Marong, if I can chime in, I would also note  
21 that if there's a presenter that is going to be  
22 referencing a lot of pages or who is going to be  
23 really into the packet very heavily, I can also  
24 designate that person temporarily as a host,  
18:29:57 25 which would allow them to share their screen if

Molnar Reporting Services, LLC (440) 340-6161

1 they have it up in front of them. So I'll  
2 certainly try to pull up what's being called out  
3 in real time, but if that's not working or if  
4 it's -- we want to try something different, we  
18:30:13 5 can try to accommodate that the other way as  
6 well.

7 MR. MARONG: Okay. Good. We'll see how  
8 it goes and we'll see what's needed.

9 MR. KANE: Okay. This is David Kane,  
18:30:26 10 K-A-N-E, with Alban Surveying Company, and I was  
11 asked to kind of review the potential for a  
12 Country Home District development on this site.  
13 And what I did is I used a half-acre wetland  
14 disturbance to see what land area would be  
18:30:43 15 available for this development. And with the  
16 Country Home development, it requires 40,000  
17 square foot per lot with 125-foot width, lot  
18 width, and a 75-foot front yard setback.

19 And based on this, I was able to lay out  
18:31:02 20 a development with potentially seven sublots.  
21 Now, of those seven sublots, there are several  
22 that have significant grade elevation changes, so  
23 obviously, we would need to do further  
24 feasibility studies and some other I imagine  
18:31:20 25 studies to determine if all seven of those would

Molnar Reporting Services, LLC (440) 340-6161

1 even be feasible lots for construction.

2 So just to be safe, you know, you could  
3 potentially say five to seven sublots of the  
4 Country Home District could be potentially  
18:31:34 5 developed on this we'll call it western portion  
6 of this site. Thank you.

7 MR. LESIAK: Mr. Kane?

8 MR. KANE: Yes.

9 MR. LESIAK: One thing. With regard to  
18:31:52 10 that, that also would include the necessity of  
11 constructing infrastructure, roads, utilities,  
12 and such?

13 MR. KANE: Yes. Correct, yes. So this  
14 would be requiring the full, you know, pavement,  
18:32:06 15 sanitary storm sewer, waterline, minor utilities.  
16 Yeah, so it would be -- you would still have to  
17 do like a full development for this -- for that  
18 property. So that's the thing, is in order to  
19 really see if it's a feasible site, you would  
18:32:19 20 have to do some more investigation and determine  
21 those costs and then potential resale value of  
22 each lot.

23 MR. HAUPERT: Okay. Thank you very much  
24 for your presentations.

18:32:32 25 MR. MARONG: Sorry, Mr. Chairman. Is  
Molnar Reporting Services, LLC (440) 340-6161



1 there anyone else, Mr. Lesiak, that you wanted to  
2 present at this time? Sorry. This would be your  
3 time to do your presentation before the folks at  
4 the public hearing.

18:32:42 5 MR. LESIAK: Actually, at this time, no,  
6 not unless the board has questions.

7 MR. MARONG: So what will happen,  
8 Mr. Lesiak, I appreciate you saying that, we will  
9 do that later in the meeting.

18:32:50 10 MR. LESIAK: Correct.

11 MR. MARONG: Hopefully this was a good  
12 introduction. Thank you.

13 MR. HAUPERT: So again, thank you for  
14 your presentations, and I ask --

18:38:08 15 (Zoom audio interference.)

16 MR. HAUPERT: Okay. Sorry to be  
17 repetitive, But again, thank you for your  
18 presentations. Again, my fellow commission  
19 members, let's hold off on asking any questions  
20 or comments until after the public hearing.

18:38:16 21 Mr. Marong, is there anything else that  
22 you would like to add at this point?

23 MR. MARONG: Yes. I think because we've  
24 been a little disjointed, I'll try to help. We  
25 are going to open the public hearing shortly. I

Molnar Reporting Services, LLC (440) 340-6161

1 will scroll down on the right and I see people  
2 who are not commission members and that are not  
3 applicants. If you wish to speak at the public  
4 hearing, please unmute yourself. What I'll do is  
5 we can call on you one by one. Everyone will  
6 have a chance to speak. We're going to limit the  
7 speech to three minutes.

18:38:42 8 If you haven't participated in a public  
9 hearing before, this is your chance to provide  
10 comments. While you may want to ask questions,  
11 you can pose questions, but only the commission  
12 members will be asking questions of the  
13 applicant, so you can suggest questions to ask.  
14 We also ask that you maintain decorum, civility,  
15 and we'll get to you one by one.

18:38:55 16 We've already had a couple technology  
17 issues. You will get a chance to speak. There  
18 will be no one that will be left out, but I'll  
19 try to go down the list to let the administrator  
20 know who may be speaking, and then the chairman  
21 will open up the public hearing and we'll give  
22 you three minutes to speak. You can make your  
23 comments on the record.

18:39:25 24 I also received four written comments  
25 through our chief building official. At the end

Molnar Reporting Services, LLC (440) 340-6161

1 of the public hearing, I'm going to read those  
2 into the record and Sam O'Leary, the  
3 administrator, will put those up on the screen so  
4 you can see them as I'm reading them. So I'm  
5 looking down our list, and, Mr. Chairman, if  
6 you'd like to open up the public hearing.

18:39:54 7 MR. HAUPERT: Okay. Well, let's open up  
8 the public hearing at 6:40 on Wednesday, June  
9 17th. The public hearing is now open. Who is  
10 our first speaker? And again, please state your  
11 name and your address --

12 MR. MARONG: So the --

13 MR. HAUPERT: Full name and address  
14 before you speak, please.

18:40:09 15 MR. MARONG: Yeah, so we need full name  
16 and address before you speak, and if you'd like  
17 to speak, unmute yourself now so that I can see  
18 that you want to participate and you're not just  
19 here to view the meeting. I will go down  
20 through. If anyone wants to lead off, you can  
21 jump in and start. Again, you can unmute  
22 yourself in the bottom left-hand corner of your  
23 screen.

18:40:31 24 Is there anyone that would like to speak  
25 to start?

Molnar Reporting Services, LLC (440) 340-6161

1 MR. KOSLEN: Are you calling us or --

2 MR. MARONG: Yes.

3 MR. SCHEVEY: I will -- if it's -- if  
4 you can put me on.

18:41:07 5 MR. HAUPERT: You're on.

6 MR. MARONG: You're on, sir. If you  
7 could state your name and address for the record,  
8 and then you have three minutes to give your  
9 comment. Thank you.

18:41:19 10 MR. SCHEVEY: My name is Michael  
11 Schevey. I live at 7562 Richmond Road, Oakwood  
12 Village. I did submit a letter to the chief  
13 building official that you will read into the  
14 record later.

18:41:32 15 My question is, is there a way that the  
16 plan that they are submitting could be e-mailed  
17 to us to review since the building offices and  
18 stuff are closed at this point?

18:41:50 19 MR. MARONG: I'm sure there is. It's on  
20 file at the meeting -- Sam, if you can pull up  
21 part of the agenda. You're correct, it is  
22 closed. The (Zoom audio interference) is  
23 available at the building department to be  
24 viewed. As the applicant goes through and as  
25 questions happen, you will see portions of the

Molnar Reporting Services, LLC (440) 340-6161



1 request, but I don't know how we're going to roll  
2 through a 40-page packet right now on the Zoom.

3 MR. SCHEVEY: Yeah, exactly. I  
4 understand that, and, I mean, I know I've done  
5 some stuff with the Village here, but, you know,  
6 I'm an engineer and I do like to be informed and  
7 look through the documentation for what's going  
8 on. And since the Village offices are closed, I  
9 just wondered if there was a way to, not  
10 necessarily today, but --

11 MR. MARONG: Yes, absolutely.

12 MR. SCHEVEY: -- look at the documents.

13 MR. MARONG: Absolutely. So that's a  
14 valid public record request. You just made one  
15 verbally. We will send you the requested  
16 application. We can do that tomorrow.

17 MR. SCHEVEY: Okay. Thank you.

18 MR. HAUPERT: Thank you for your  
19 participation. Who would like to go next? Is  
20 there anybody else that would like to make a  
21 comment at the public hearing?

22 MR. SANDHU: Yeah, Inderjit Singh  
23 Sandhu. You hear me?

24 MR. HAUPERT: Hi. How are you?

25 MR. SANDHU: Great, yourself? Very

Molnar Reporting Services, LLC (440) 340-6161

1 good. I will introduce myself. My name is  
2 Inderjit Singh Sandhu, and 7550 Pinecrest Lane in  
3 Glenwillow. And regarding my (Zoom audio  
4 interference) here, I'm highly recommending for  
5 us to build the Sikh temple here. And I meet a  
6 couple times with Mr. Mayor already, so he knows  
7 us, and I heard Mr. -- do you know Mr. -- it's  
8 like (Zoom audio interference) even when this  
9 started, like a couple months ago, Mr. Trump, our  
10 president, and when we see the temple, a Sikh  
11 temple in the world, this is something that our  
12 people do for food, help the people find the  
13 food, and Mr. Trump say these temples should be  
14 in America, should be opening every city. You  
15 know, that's very proud for us. You know, I will  
16 highly recommend it, they can build the temple,  
17 and we can help, we can -- the (Zoom audio  
18 interference) is all we want (Zoom audio  
19 interference), you know, so other people are  
20 same. So we just worship for the God. You know,  
21 we not create anything, any agenda other than  
22 that.

23 So we have the place already, but we  
24 want to make a bigger place and a safe place for  
25 the people, and we want to be in a good

Molnar Reporting Services, LLC (440) 340-6161

1 neighborhood, you know.

2 MR. MARONG: Thank you, very much.

3 MR. HAUPERT: Thank you.

4 MR. SANDHU: That's all. Thank you.

5 MR. HAUPERT: Okay. Thank you for your  
6 time. Who would like to go next?

7 MAYOR GOTTSCHALK: Mr. Chairman, can you  
8 hear me?

9 MR. MARONG: Yes, Mayor Gottschalk, we  
10 can hear you.

11 MAYOR GOTTSCHALK: Okay. Can I be next,  
12 please?

13 MR. HAUPERT: Yes, sir.

14 MAYOR GOTTSCHALK: Okay. The Village of  
15 Oakwood wholeheartedly rejects this proposed  
16 scheme before you tonight based on the obtrusive  
17 nature of a dome structure in a bucolic country  
18 home setting. Additionally, with a hundred cars  
19 or more probably turning left out of the site  
20 onto Richmond Road going south.

21 In any case I hear about hardships, the  
22 real hardships are those of, even more than  
23 Glenwillow, are the homeowners in Oakwood Village  
24 who are having to contend with this, and their  
25 property values will be clearly lowered by this

Molnar Reporting Services, LLC (440) 340-6161

1 proposal. And as I say, we firmly are against  
2 this proposal.

3 MR. HAUPERT: Thank you very much,  
4 Mayor.

5 MAYOR GOTTSCHALK: Thank you.

6 MR. HAUPERT: Who would like to go next?

7 MAYOR GOTTSCHALK: One other thing.

8 The -- I heard about wetlands. I heard nothing  
9 about delineation. Believe me, we'll have the

10 Army Corps out here along with the Ohio EPA.  
11 This is not a project that should be on this kind  
12 of site, as they say, in a bucolic country home  
13 setting.

14 MR. HAUPERT: Noted. Thank you very  
15 much.

16 MAYOR GOTTSCHALK: Thank you.

17 MR. HAUPERT: Who would like to go next?

18 Please say your name and your address and whoever  
19 wants to go next.

20 MR. KOSLEN: Sure. Jack Koslen, 27220  
21 Pettibone.

22 MR. HAUPERT: Hi, Jack.

23 MR. KOSLEN: Hi, guys. Yeah, just a  
24 couple quick comments. Just because other  
25 projects will not work on that site does not make

Molnar Reporting Services, LLC (440) 340-6161



1 it a hardship for these owners. That's a poor  
2 argument. We did not purchase our homes knowing  
3 that things other than other homes would ever be  
4 built back there. We were even told there's no  
18:47:12 5 multifamily, like we can't rent out a part of  
6 our -- we have a separate building, we have a  
7 large garage behind us. We cannot just do what  
8 we want.

9 People planned out this city years ago  
18:47:23 10 that were very smart and they had their  
11 intentions, and I just think that a change of use  
12 is going to open up the floodgates, especially  
13 without hard plans. If there were hard plans and  
14 drawings that could not be changed, that should  
18:47:39 15 almost be first. I know that's not how it works,  
16 but, you know, opening up the floodgates and  
17 changing use and then not having all these  
18 restrictions on the actual project is not a good  
19 way to go, either.

18:47:51 20 But again, we planned our property  
21 knowing that everything was single-family homes,  
22 and that's what Glenwillow was limited to over  
23 there. So I, like the mayor of Oakwood, disagree  
24 with this change of use.

18:48:06 25 MR. HAUPERT: Okay. Thank you so much  
Molnar Reporting Services, LLC (440) 340-6161

1 for your comments.

2 MR. KOSLEN: Yes.

3 MR. HAUPERT: Who would like to go next?

4 MR. MARONG: And if you've already  
18:48:16 5 spoken at the public hearing, please mute your  
6 audio. There's a little bit of feedback. But if  
7 you want to speak, please come up next.

8 And I do apologize for it being slightly  
9 disjointed using Zoom. If we were all in person  
18:48:28 10 and this horrible pandemic wasn't going on, we  
11 could have people come up one by one to the  
12 podium, but it's slightly more difficult doing  
13 this. So who would like to go next?

14 MS. WATSON: I would.

18:48:38 15 MR. MARONG: Can you state your name,  
16 please, and address for the record?

17 MS. WATSON: Yes. I'm Kathleen Watson.  
18 I live at 27055 Pettibone, so actually, I'm right  
19 across from the proposed site. And I just wanted  
18:48:53 20 to make a brief comment. I don't know what the  
21 proposed site is looking -- will look like. I  
22 would also like to see that. However, I think --  
23 I'm just going to give my perspective on it.  
24 This could provide some growth to the community,  
18:49:08 25 some flavor to the community, and I think that we

Molnar Reporting Services, LLC (440) 340-6161

1 should try to be open-minded about what it could  
2 bring to the community as opposed to what it  
3 would be taking away from the community. And  
4 trust me, my driveway would definitely be an  
18:49:26 5 issue getting out and getting back into my  
6 driveway because it already is now, and the  
7 roundabout doesn't make it any easier, but I  
8 think it could bring some good to the community.  
9 That's my theory.

18:49:39 10 MR. HAUPERT: Thank you so much for your  
11 comment.

12 MS. WATSON: Sure.

13 MR. HAUPERT: Okay. Who would like to  
14 go next? Please state your name and your  
18:49:47 15 address.

16 MR. SANKHLA: Hi. My name is Ajay  
17 Sankhla. I live at 7580 Pinecrest Lane,  
18 Glenwillow.

19 MR. HAUPERT: Welcome.

18:49:59 20 MR. SANKHLA: I do support the idea of  
21 making this -- building this Sikh temple here,  
22 and definitely it will add up to the Village  
23 itself in terms of revenue and as far as the  
24 development of the Village, so I am in the favor  
18:50:13 25 of building this.

Molnar Reporting Services, LLC (440) 340-6161

1 MR. HAUPERT: Okay.

2 MR. MARONG: Thank you very much.

3 MR. HAUPERT: Thank you for your  
4 comments. Okay. Who would like to speak next,  
18:50:27 5 please?

6 MR. MACDOUGALL: I will take a turn.

7 MR. HAUPERT: Please state your name and  
8 your address.

9 MR. MACDOUGALL: I am Gerry MacDougall  
18:50:38 10 at 7560 Pinecrest Lane. I am here on behalf of  
11 my neighbor, (Zoom audio interference). I would  
12 like to say that my primary concerns were would I  
13 be able to see the temple? Would it infringe  
14 upon my view? And it seems like some of these  
18:50:55 15 issues have already been answered and dealt with.  
16 So from my perspective, I agree with the Sankhla  
17 that, you know, adding this element to our  
18 community would be a worthwhile thing to have  
19 happen, and given the fact that it doesn't appear  
18:51:10 20 that there's any other way to develop it  
21 properly, it would be an excellent use of the  
22 property and would bring the revenue and bring  
23 the people to our community. So I stand in  
24 favor. Thank you.

18:51:20 25 MR. HAUPERT: Thank you so much.

Molnar Reporting Services, LLC (440) 340-6161



1 MR. MARONG: Thank you.

2 MR. HAUPERT: Okay. Who would like to  
3 go next? Please jump on, say your name and your  
4 address.

18:51:30 5 Mr. MARONG: We'll do a --

6 MR. SCHEVEY: Can I --

7 MR. MARONG: Oh, excuse me. I'm sorry.

8 MR. SCHEVEY: May I ask another question  
9 even though I've already made some comments?

18:51:49 10 MR. MARONG: So, sir, it's not a  
11 question and answer. It's a public comment --

12 MR. SCHEVEY: I understand. I  
13 understand that.

14 MR. MARONG: And --

18:51:56 15 MR. SCHEVEY: My comment would be in  
16 Oakwood Village, we've recently changed a couple  
17 of properties for businesses, and I'm wondering,  
18 there, it required a zoning change. Does  
19 Glenwillow, if this would not go through, have a  
20 way to put it in front of the residents to change  
21 the zoning of those 21, plus or minus, acres?

22 MR. MARONG: Sir, again, this is not  
23 question/answer, but I can tell you this is the  
24 process.

18:52:24 25 MR. SCHEVEY: Okay.

Molnar Reporting Services, LLC (440) 340-6161

1 MR. MARONG: We are in the middle of  
2 doing the process. This is the body that's  
3 hearing this application. They are the body that  
4 is going to make the decision on the request.

18:52:36 5 MR. HAUPERT: So thank you. Okay. Who  
6 would like to go next?

7 MS. LENTINI: I would like a turn.

8 MR. MARONG: Okay. And please state  
9 your name and address for the record, please.

18:52:45 10 MS. LENTINI: My name is Renee Lentini.  
11 My address is 27700 Pettibone Road, and my  
12 property is adjacent to the property that they  
13 want to rezone.

14 MR. HAUPERT: Okay. Thank you.

18:52:59 15 MS. LENTINI: I'm not sure -- I mean, I  
16 was a little late to the meeting. I'm sorry. I  
17 was a little late to the meeting, so I don't  
18 know, I must have -- it sounds like I missed,  
19 like, what they're going to do as far as to  
20 shield the view from -- like, how is it going to  
21 affect my property directly since I'm directly  
22 adjacent to the property?

23 MR. MARONG: Ma'am, you can express your  
24 concern about shielding your view to the

18:53:28 25 commission. They hear you now. They can take

Molnar Reporting Services, LLC (440) 340-6161

1 that into account when they have their turn to  
2 ask questions.

3 I'm sure this is your first public  
4 hearing. Don't worry. You're not the only one  
5 that -- this happens all the time. It's a public  
6 comment period for you to express your comments,  
7 feelings, concerns, and then questions will be  
8 asked by the planning commission members of the  
9 applicant or the consultants that are with them  
10 and the consultants that are with the Village to  
11 get further information on the request.

12 MS. LENTINI: Okay. Because I guess my  
13 comments then would be I would hope that they're  
14 going to add some kind of satisfactory  
15 arrangements, because the people whose property  
16 are directly adjacent I think are affected much  
17 more by anybody else that would be around.

18 MR. MARONG: Okay. Good. Thank you for  
19 your comment.

18:54:21 20 MR. HAUPERT: Thank you so much. Okay.  
21 Do we have anybody else that would like to speak  
22 at the public hearing? At this time, please  
23 state your name and your address if you wish to  
24 speak.

18:54:35 25 We'll go one more go-around and then

Molnar Reporting Services, LLC (440) 340-6161

1 we're going to close the hearing.

2 MR. MARONG: We can do a going once --  
3 again, the bottom left-hand corner of your screen  
4 is the mute button. If you do wish to speak and  
5 you're muted, you can press that. We'll be  
6 patient because of the technology. We do  
7 understand that this is an atypical format for  
8 us.

9 MR. HAUPERT: Okay. So nobody else.  
10 Before I do close the public hearing, I know  
11 Mr. Marong received some written communications  
12 from people that could not attend. Could you  
13 please read those at this time and put them on  
14 the screen?

18:55:15 15 MR. MARONG: Yeah, thank you.

16 Mr. O'Leary, if you could place on the screen  
17 share, I have a March 11, 2020, letter from Carol  
18 Schevey. She's lives at 7564 Richmond Road. She  
19 states, "To whom it may concern: First I want to  
20 say I have nothing against a temple or against  
21 the Sikh Society of Cleveland; however, they were  
22 aware of the restrictions on the property they  
23 purchased before buying and went ahead anyhow. I  
24 was at the auction and overheard them talking  
25 with others about the zoning of the property. My

Molnar Reporting Services, LLC (440) 340-6161



1 concerns are about what might happen to my  
 2 property value if this is allowed to go forward.  
 3 I am also concerned about the traffic on Richmond  
 4 Road which is heavy early mornings and evenings.  
 18:56:03 5 During the rest of the day it is not bad, but  
 6 that could change quickly if the temple went in  
 7 as they would be open for traffic at any time. I  
 8 am asking that they not be given approval because  
 9 of these issues and any others that might present  
 18:56:19 10 themselves. Thank you for your consideration in  
 11 this matter. Carol Schevey."

12 The next letter, Mr. Chairman, just  
 13 says, "Planning Commission: My name is Patrick  
 14 Martin and I live at 7544 Richmond Road, across  
 18:56:33 15 the street from the properties in question. I  
 16 feel a temple would be out of place in the area.  
 17 It is a Country Home District and should be left  
 18 that way. Zoning should remain as is and the  
 19 variance denied. Thank you, Patrick Martin."

18:56:47 20 The next letter is dated June 12, 2020.  
 21 It's to our chief building official, Bob Rodic.  
 22 It says, "Dear sir, this letter is in response to  
 23 your notice of public hearing for the case of The  
 24 Guru Gobind Singh, Sikh Society of Cleveland, and  
 18:56:58 25 their request for a use variance on permanent  
 Molnar Reporting Services, LLC (440) 340-6161

1 parcel numbers 991-10-009, 991-10-010,  
 2 991-10-011, allowing a Sikh temple. Currently,  
 3 these lots are zoned as Country Home District.  
 4 We are homeowners across the street from  
 18:57:16 5 this property in Oakwood Village on lot  
 6 795-35-009. We would like to make note of a  
 7 number of items regarding this variance  
 8 application.

9 Glenwillow has a land and tree  
 18:57:28 10 protection section to the ordinances  
 11 chapter/section 1165. There are a number of  
 12 subsections that would prevent reworking this  
 13 property to the amount needed to build a Sikh  
 14 temple, parking area, outside facilities,  
 18:57:44 15 (pavilion, child play area, et cetera), entry and  
 16 exit access, and utility easements, that would be  
 17 needed for this non-permitted use.

18 These are mature woodlands. There are  
 19 many trees that should be protected on these  
 18:57:51 20 lots. In the case of the permitted use as a  
 21 Country Home District, houses and development  
 22 could work around many trees, preserving them  
 23 while cutting only the ones required to build  
 24 houses and driveways. To build the temple and  
 18:58:05 25 supporting amenities, there would need to be  
 Molnar Reporting Services, LLC (440) 340-6161

1 large areas of clear cutting. This would be  
 2 contrary to the purpose and intent of 1165.  
 3 Glenwillow has a section on  
 4 comprehensive storm water management, chapter  
 18:58:16 5 1191. The sections that are at issue with this  
 6 use on these lots are regarding Riparian Areas.  
 7 These lots comprise of rolling hills and valleys.  
 8 There are a number of small streams crossing  
 9 these lots and several depressed sections that  
 18:58:30 10 are wet a significant portion of the year or all  
 11 year and should be evaluated as probable wetland  
 12 areas.

13 Developing these lots as intended in the  
 14 Country Home District would allow maintaining the  
 18:58:42 15 streams flow paths and keeping the wetland  
 16 sections to help buffer storm runoff. Avoiding  
 17 these areas during development would be possible  
 18 if developing the site for home construction.  
 19 Appropriate setback and avoidance of these  
 18:58:54 20 futures would make a temple and amenities  
 21 difficult to lay out and build on the site.

22 Traffic flow on Pettibone and Richmond  
 23 Roads can be quite congested. Since we moved  
 24 here in 2007, a lot of progress has been made to  
 18:59:06 25 help with the flow of traffic. The circle at the  
 Molnar Reporting Services, LLC (440) 340-6161

1 intersection of Pettibone and Richmond.  
 2 Realignment and "smart light" at the intersection  
 3 of Richmond/Shepard/Broadway/Ravenna Roads. New  
 4 "smart light" at Pettibone and Broadway, et  
 18:59:17 5 cetera.

6 Developing this site as a Country Home  
 7 District would have a limited number of new  
 8 vehicles added to the traffic. People arriving  
 9 and leaving homes in that development would be  
 10 spread out over time. In the case of a  
 11 temple/assembly hall, almost everyone arrives and  
 12 departs at the same time. This will cause  
 13 significantly increased congestion at times at  
 14 the area intersections mentioned above.

15 The existing houses and properties on  
 16 Richmond and Pettibone could have their values  
 17 negatively affected. Currently, the houses on  
 18 the west side of Richmond Road (Oakwood Village)  
 19 have their properties back up to the business  
 20 properties that are located along Broadway  
 21 Avenue. Across the street (East side in  
 22 Glenwillow) is zoned for homes, making this feel  
 23 like a residential area. If this use variance is  
 24 approved, there will now be a number of homes  
 25 which will be in a single strip of land. The  
 Molnar Reporting Services, LLC (440) 340-6161



1 value of these homes would be negatively  
2 impacted, as they are now backing to the business  
3 district and facing the temple.

4 Based on the above comments and notes,  
5 please do not approve the use variance for these  
6 lots.

7 As a final note, I was present when  
8 these sites were auctioned and purchased by this  
9 group. I and a few other Oakwood and Glenwillow  
10 residents did talk to the present owners about  
11 the current zoning of the land, the Glenwillow  
12 tree preservation requirements, logging  
13 requirements, and the Riparian issues of these  
14 lots. They were well aware that this was zoned  
15 as Country Home District, and while a development  
16 of home lots would be welcomed, building a temple  
17 was not an approved or good use of the property  
18 due to the site-specific issues. Best regards,  
19 Michael and Kristina Schevey, 7562 Richmond Road,  
20 Oakwood Village, Ohio."

21 The last comment that I have, and I ask  
22 that all these be put in the record, was given  
23 today. It's from Joe Biaglow. "Mr. Rodic, As a  
24 citizen of the Village, I would like to state my  
25 objection to creating a conditional use variance

Molnar Reporting Services, LLC (440) 340-6161

1 in the Country Home District for an assembly  
2 hall, meeting place, place of worship, or a  
3 church. I feel that the Village has a  
4 well-developed codified ordinance that clearly  
5 specifies the intent of the Country Home District  
6 is to preserve and protect the scenic beauty and  
7 the ecology and semi-rural character of the  
8 village for the benefit of the citizens and to  
9 protect the desirable characteristics and promote  
10 the stability of the existing residential  
11 development. Changing the code to a conditional  
12 use variance to allow an assembly hall, meeting  
13 place, place of worship or a church is not  
14 keeping with the intent of the regulations and  
15 will create a significant nonconforming use to  
16 the area in question. Allowing a significant  
17 nonconforming use in a country home residential  
18 district could also set precedent for other  
19 nonsignificant nonconforming uses, which I would  
20 find concerning. Also of concern would be the  
21 added traffic during off-business hours that  
22 would conflict with the country nature and  
23 character of the area.

24 I purchased my home in the historic  
25 residential village town center 15 years ago with

Molnar Reporting Services, LLC (440) 340-6161

1 the understanding that I am partially surrounded  
2 by conservation easement and several lots which  
3 are zoned industrial, and at some point,  
4 industrial establishments could be built there.

5 If and when that happens, I cannot get upset as I  
6 understood at the time of purchase that this was  
7 allowable. If those zoned uses were to change or  
8 allowed variances to permit anything other than  
9 an industrial use (i.e. fast food restaurant or  
10 retail), I would find that extremely  
11 objectionable. Thank you, Joe Biaglow, 7315  
12 Austin Powder Drive, Glenwillow, Ohio."

13 Mr. Chairman, those are the four written  
14 comments that our chief building official  
15 received. I'd like to place those in the record  
16 of the public hearing along with the comments  
17 from everyone who just spoke. Thank you.

18 MR. HAUPERT: Well, I'm going to just  
19 give one more shout out here. Before I close the  
20 public hearing, is there anybody else that would  
21 like to make a statement other than -- if there's  
22 not, then I'm going to close the public hearing.

23 MR. O'LEARY: Mr. Chairman, this is the  
24 meeting administrator, Sam O'Leary. I think  
25 we've covered everyone, but in case anyone joined

Molnar Reporting Services, LLC (440) 340-6161

1 late and didn't hear and has been muted the whole  
2 time, I just want to remind folks one more time  
3 that there's a chat button in the center of the  
4 lower bar of the window, and if you joined the  
5 meeting late and have not -- have been trying to  
6 speak but not been able to, you can hit the chat  
7 button and indicate your desire to speak in that  
8 section. Thanks.

9 MR. KANG: Hello, sir. I'd like to say  
10 something.

11 MR. MARONG: Yes. Go ahead, please.

12 MR. HAUPERT: Please state your name and  
13 your address.

14 MR. KANG: I'm with the applicant. My  
15 name is Amarjit Singh Kang. I'm on behalf of the  
16 temple. I'm a representative, a board member of  
17 the temple.

18 Concerning about some of the  
19 residential, about traffic, most of our members  
20 be coming from south from the Broadway, to 75, 80  
21 percent of the members will be coming in through  
22 the Broadway, not using that -- the circle  
23 traffic, so -- and majority of our -- not a  
24 majority. The main primary of our congregation  
25 gathering is on Sundays, which we can have about

Molnar Reporting Services, LLC (440) 340-6161



1 200, 250 members. From Monday through Saturday,  
 2 our gatherings only like weekdays, 15 to 20  
 3 members, only in the evening hours of like 7:00  
 4 to 8:00 p.m., and that's from Monday through  
 19:05:00 5 Saturday. 7:00 to 8:00 p.m., that's the only  
 6 other service time. Other than that, we have no  
 7 service. And primary, is our services on Sunday,  
 8 the major. That's only about 200 members,  
 9 anywhere 150, 200, 250. And we have  
 19:05:20 10 family-organized congregations. Each car could  
 11 come as a family member, four to five. We don't  
 12 ride any individual or anything. So, I mean, I  
 13 just wanted to put my input into the residents'  
 14 concerns. And thank you, sir.  
 19:05:35 15 MR. MARONG: Thank you. And as the  
 16 applicant, sir, when appropriate questions come  
 17 up, you with your legal counsel, your engineer,  
 18 and your architect can also add other comments  
 19 and raise certain topics as well later in the  
 19:05:46 20 meeting.  
 21 MR. KANG: Thank you.  
 22 MR. MARONG: So the applicant is going  
 23 to have a chance to further explain anything that  
 24 they are asked by the commission, and the  
 19:05:52 25 commission may have questions or comments, so  
 Molnar Reporting Services, LLC (440) 340-6161

1 that can happen later in the meeting. Thank you.  
 2 MR. HAUPERT: Okay. One last call. Is  
 3 there anybody else that would like to speak?  
 4 Okay. I'm going to close the public  
 19:06:12 5 hearing at 7:06. The public hearing is now  
 6 closed.  
 7 MR. MARONG: Mr. O'Leary, if you could  
 8 unmute the applicant people as was originally  
 9 explained by Mr. Lesiak and our planning  
 19:06:28 10 commission members as well as our chief building  
 11 official, Bob Rodic, Mike Henry. That way, we'll  
 12 have the people who will be participating in this  
 13 portion of the meeting unmuted, if they haven't  
 14 already unmuted themselves.  
 19:06:41 15 MR. O'LEARY: Absolutely. I will do  
 16 that. Again, if you're one of the folks that was  
 17 just mentioned and I haven't gotten to you yet,  
 18 you can also unmute yourself.  
 19 MR. MARONG: Thank you.  
 19:06:55 20 MR. HAUPERT: Okay. So let's move on.  
 21 So looking at our agenda today, we have no old  
 22 business, so we're going to move on to new  
 23 business. We only have one new business item  
 24 here today, and that is the Guru Gobind Singh  
 19:07:04 25 Sikh Society of Cleveland, Parcel Number  
 Molnar Reporting Services, LLC (440) 340-6161

1 991-10-009, 991-10-010, and 991-10-011, Richmond  
 2 Road, request for approval of a use variance for  
 3 the purpose of constructing a Sikh temple upon  
 4 property that is zoned Country District.  
 19:07:35 5 Okay. We have already heard from the  
 6 applicant tonight. Mr. Rodic, is there anything  
 7 else that you would like to add at this point?  
 8 MR. RODIC: Thank you, Mr. Chairman.  
 9 Yes, there is. Probably the first fact that you  
 19:07:51 10 had just read is part of my nature of request. I  
 11 do a nature of request for the planning  
 12 commission and for the architectural review board  
 13 on every application that we get, and as my job  
 14 as the building official, I put together an  
 19:08:07 15 in-depth memorandum citing chapters and telling  
 16 the boards and commissions exactly where to go to  
 17 gather the information so that they can perform a  
 18 proper review on their own and develop the  
 19 decision that they feel is the best. So I'm  
 19:08:23 20 going to read you portions of the memo that I had  
 21 drafted for the planning commission. This will  
 22 become part of the record. It's public. Anybody  
 23 that wants to see it is certainly welcome to it.  
 24 So through that, what the chairman said,  
 19:08:40 25 I included that. There's a copy of the zoning  
 Molnar Reporting Services, LLC (440) 340-6161

1 map that was included within the packet. I put  
 2 that on page 46. After that, I actually went  
 3 through to describe the specific demographics of  
 4 each parcel, which gave aggregate totals of about  
 19:08:54 5 21 acres, about 879 frontage on Richmond Road and  
 6 172 foot of frontage on Pettibone Road.  
 7 I described to the commission that  
 8 Glenwillow Chapter 1141.01 describes the Country  
 9 Home District, and in Chapter 1135.02, the  
 19:09:15 10 Permitted Use Table describes those uses within  
 11 the district. And those uses that are permitted  
 12 by right are single-family dwellings, adult  
 13 family homes and small residential facilities,  
 14 Village government facilities, including  
 19:09:30 15 buildings, structures, and grounds, agricultural  
 16 facilities limited to the raising of fruits,  
 17 vegetables, nursery, or stock, public parks and  
 18 playgrounds owned or operated by the Village.  
 19 There is one conditionally permitted use, and  
 19:09:42 20 that would be private recreational development.  
 21 I described to the commission that the  
 22 permitted uses do not include an assembly hall, a  
 23 meeting place, a place of worship, or a church by  
 24 right or by conditional use. I went on to  
 19:10:01 25 indicate that an assembly hall, a meeting place,  
 Molnar Reporting Services, LLC (440) 340-6161



<p style="text-align: center;">53</p> <p>1 a place of worship, or a church are permitted  2 conditionally as a conditional use in the Limited  3 Industrial District, which is described in the  4 Business and Industrial District Permitted Use  19:10:16 5 Table in Chapter 1139.02. However, the  6 conditions only relate to setback and do not  7 limit the use.  8 I instructed the planning commission to  9 review zoning chapter 1119.08(b) regarding the  19:10:31 10 factors used for consideration of a variance. In  11 these factors contained -- and so furthermore on  12 that, that chapter is actually called Planning  13 Commission Review of Variance Request. Further  14 within that chapter in 1119.08(b) are the factors  19:10:56 15 for the review of variance application.  16 And in there, the planning commission is  17 charged to review each application for a variance  18 to describe if it complies with the purpose and  19 intent of the zoning code and evidence  19:11:08 20 demonstrates that the little enforcement of the  21 zoning code would result in a practical  22 difficulty or unnecessary hardship, depending on  23 the type of variance requested. The planning  24 commission shall not grant the variance until --  19:11:21 25 unless it shall, in each case, make specific</p> <p style="text-align: right;">Molnar Reporting Services, LLC (440) 340-6161</p>	<p style="text-align: center;">55</p> <p>1 D, that the variance, if authorized,  2 will not alter the essential character of the  3 neighborhood or district in which the property is  4 located, nor substantially or permanently impair  19:12:40 5 the appropriate use or development of adjacent  6 properties, nor be detrimental to the public  7 welfare.  8 And E, that the variance, if authorized,  9 will represent the minimum variance that will  19:12:57 10 afford relief and will represent the least  11 modification possible of the regulation in issue.  12 So then within my memo, I included the  13 public hearing notice, and I identified that as  14 page 4(B). The applicant did file an application  19:13:18 15 for the use variance in compliance with Chapter  16 1119.07 A through G, which is the information  17 that the decision of the planning commission will  18 make on variances.  19 MR. MARONG: Mr. Rodic, if you could  19:13:42 20 help our administrator, we're having -- it's  21 just -- I love technology. What page number in  22 the packet is your memorandum? As you can see,  23 Mr. O'Leary is scrolling through the application  24 submitted by the Sikh Society.  19:14:00 25 MR. RODIC: Where is he, right there?</p> <p style="text-align: right;">Molnar Reporting Services, LLC (440) 340-6161</p>
<p style="text-align: center;">54</p> <p>1 findings of facts directly based upon particular  2 evidence presented to it from the factors below.  3 The factors in this case relate to the  4 unnecessary hardship, so on appeal where there's  19:11:33 5 an unnecessary hardship, the planning commission  6 can grant a use variance in the application of  7 the provisions of the zoning code only if the  8 following findings are made.  9 And those are, A, that there are unique  19:11:48 10 physical circumstances or conditions, including  11 irregularity, narrowness, or shallowness of lot  12 size or shape or exceptional topographical or  13 physical conditions generally created by the  14 provisions of the zoning code in the neighborhood  19:12:05 15 or district in which the property is located.  16 B, that because of such physical  17 circumstances or conditions, there is no  18 possibility that the property can be developed,  19 further developed, or used in strict conformity  19:12:18 20 with the provisions of the zoning code and that  21 the authorization of a variance is therefore  22 necessary to enable the reasonable use of the  23 property.  24 C, that the unnecessary hardship has not  19:12:30 25 been created by the appellant.</p> <p style="text-align: right;">Molnar Reporting Services, LLC (440) 340-6161</p>	<p style="text-align: center;">56</p> <p>1 MR. MARONG: Yeah, he seems to be on  2 their Exhibit G.  3 MR. RODIC: Let me grab my book.  4 MALE SPEAKER: In my book, it's like all  19:14:15 5 the way at the last page.  6 MR. RODIC: If you go slower, you'll see  7 it -- 35, 36.  8 MR. HAUPERT: The last marked page is  9 43.  19:14:32 10 MR. RODIC: Yep.  11 MR. HAUPERT: So it's right after that.  12 MR. RODIC: But I did list, or the  13 application did list a list of documents, and I  14 included that on page 5 of the application. And  19:14:42 15 then their application actually included a number  16 of exhibits, and I'd like to read those exhibits.  17 I know that Mr. Lesiak went through this earlier.  18 But there's Exhibit A that provides a  19 statement in support of a use variance, which  19:14:55 20 follows Chapter 1119.08(b)(1) A through E to  21 describe the findings associated with the use  22 variance request on pages 6 through 11.  23 They had Exhibit B that provides a  24 listing of adjacent properties, which occurs on  19:15:14 25 pages 12 and 13.</p> <p style="text-align: right;">Molnar Reporting Services, LLC (440) 340-6161</p>



1 Exhibit C depicts a list of project  
2 variances on page 14, and these are for  
3 informational purposes only and not for  
4 consideration of the application.

19:15:25 5 Exhibit D provides a legal description  
6 of the properties on page 15.

7 Exhibit E depicts a plat prepared by  
8 Drees Homes on pages 16 through 19.

19:15:40 9 Exhibits F and G provided property  
10 information in support of the application on  
11 pages 20 through 28. Exhibit -- and that was,  
12 I'm sorry, F and G.

13 Exhibit H provides information relating  
14 to the wetlands located upon the property on  
19:15:53 15 pages 29 through 31.

16 Exhibit I provided a site plan  
17 information on pages 32 through 40.

18 Exhibit J provides building concept  
19 planning, and includes floor plans and building  
19:16:06 20 elevations on pages 41 through 44.

21 Also included in the information that  
22 was passed to the planning commission was the  
23 Village law director's memo and the Village  
24 engineer's memo to the planning commission.

19:16:21 25 That's all I have. If anybody has any questions,

Molnar Reporting Services, LLC (440) 340-6161

1 I can answer them.

2 MR. MARONG: At this time, we'll make  
3 Mr. Rodic's memorandum a part of the record. To  
4 further reiterate what I said earlier tonight,  
19:16:39 5 the full application, the consultant memorandums,  
6 everything submitted, is a public record. Public  
7 documents can be picked up at Village hall, so  
8 anyone that wishes to see it can make that  
9 request to the Village building department. Yes,

19:16:54 10 as of now they are closed, but they are open  
11 regular business hours Monday through Thursday.

12 MR. RODIC: Mr. Law Director, we're  
13 actually open Monday through Thursday from  
14 9:00 a.m. until noon.

19:17:10 15 MR. MARONG: So Mr. Law Director was  
16 wrong. Nine to noon was the hours. Thank you,  
17 sir.

18 MR. RODIC: You're welcome.

19 MR. HAUPERT: Okay. Mr. Henry, is there  
19:17:23 20 anything that you would like to add or have  
21 questions for the applicant tonight?

22 MR. HENRY: No. I think everything is  
23 in my memo. Just one thing we did receive  
24 recently was the line of sight relative to what  
19:17:39 25 it looks like from Pettibone is one of the

Molnar Reporting Services, LLC (440) 340-6161

1 comments or questions to the applicant, to  
2 provide what that line of sight looked like from  
3 Pettibone Road at two locations looking south and  
4 also one location looking from Richmond Road to  
19:17:55 5 the north, to the northeast. That exhibit is up  
6 in front of you at this point.

7 If you go to the next sheet, Sam, I  
8 guess it would be the next one, what they have  
9 done is they have put basically a cross-section  
19:18:14 10 into the plan, and the first one that we're  
11 looking at in front of you is basically if you  
12 were sitting in a car and looking south toward  
13 the site, they show, to the very right, they show  
14 the top of the domes and a shorter dome in front  
19:18:34 15 of that.

16 The building itself to the top of the  
17 first dome is about 30 feet above the grade, and  
18 it's about 50 feet above grade to the highest  
19 dome, which is about 30 feet higher than the  
19:18:51 20 Pettibone Road location.

21 That is the -- that first line of sight  
22 we're looking at currently is the first, is  
23 looking at the open field looking south on the  
24 first property on Pettibone on Richmond Road  
19:19:07 25 drive -- or from Richmond Road.

Molnar Reporting Services, LLC (440) 340-6161

1 And then the next exhibit, obviously,  
2 it's the same cut and same cross-section, but  
3 it's further west or further east on Pettibone  
4 Road looking -- there is a line of trees that is  
19:19:28 5 off their property that is that shaded area that  
6 you see in front of you and does provide  
7 screening during the spring, say April, May,  
8 through until the leaves come off.

9 And again, the area to the left of the  
19:19:48 10 property line as you're looking at it, they do  
11 not have control over, so that if someone decided  
12 to cut those trees down, that line of sight or  
13 that buffer would be gone.

14 And then the last one at the bottom is  
19:20:06 15 basically a view, a line of sight, as you're  
16 coming north on Richmond Road to the southwest  
17 corner of their site. And again, you can see  
18 that in this case, the actual site is about 14  
19 feet higher, or sorry, lower than when you look  
19:20:28 20 off of it from Pettibone Road, and it gives you  
21 an idea of what that visual would look like if  
22 you were sitting in a car.

23 And that was one of the requests that I  
24 had in my memo to the applicant and added that as  
19:20:46 25 of Monday afternoon, Monday evening. And that

Molnar Reporting Services, LLC (440) 340-6161



1 shows kind of the line of sight that we had  
2 requested.

3 MR. RODIC: Mr. Chairman, Bob Rodic  
4 here.

19:21:03 5 MR. HAUPERT: Yes.

6 MR. RODIC: I'd like to add, I should  
7 have added that before, but those exhibits were  
8 added to the application.

9 MR. MARONG: Sam, if you could mute --

19:21:16 10 MR. HAUPERT: There we go.

11 MR. MARONG: Good.

12 MR. HAUPERT: Okay. So Mr. Rodic or  
13 Mr. Henry, anything else?

14 MR. HENRY: I have no further comments.

19:21:26 15 MR. RODIC: No further comments.

16 MR. HAUPERT: Okay. Mr. Marong, do you  
17 have anything to add? I see in our memorandum  
18 packet that we have here tonight, Is there  
19 anything that you'd like to add?

19:21:35 20 MR. MARONG: Yes. I have a memorandum I  
21 submitted to the packet. I'd like to make that  
22 part of the record. It deals with use variance  
23 applications in general. I wanted to give the  
24 commission an overview of what they need to  
25 consider tonight with this specific request.

Molnar Reporting Services, LLC (440) 340-6161

1 The request is to build a Sikh temple  
2 upon property zoned Country Home District.  
3 Places of worship and assembly halls are allowed  
4 in the Limited Industrial District, as Mr. Rodic  
19:22:07 5 explained. The standard here tonight is outlined  
6 as Mr. Rodic just said in 1119.08(b)(1). This is  
7 the unnecessary hardship standard. This is the  
8 question that the commission needs to answer  
9 tonight. The way that you answer this question  
19:22:25 10 is through analyzing five factors. The question  
11 as boiled down for you is whether the applicant  
12 can make reasonable use of their property.

13 The factors that I ask you to consider  
14 is, factor 1, and it's listed in my memorandum on  
19:22:49 15 page 2, that there are unique physical  
16 circumstances or conditions, including  
17 irregularity, narrowness, or shallowness of lot  
18 size or shape, or exceptional topographical or  
19 other physical conditions generally created by  
19:23:05 20 the provisions of the zoning code in the  
21 neighborhood or district in which the property is  
22 located. It's currently located, as you know, in  
23 the Country Home District. This is your chance  
24 to analyze this property in comparison to  
19:23:15 25 neighboring properties.

Molnar Reporting Services, LLC (440) 340-6161

1 Factor 2, as outlined in my memorandum,  
2 because of such physical circumstances or  
3 conditions, there is no possibility that the  
4 property can be developed, further developed, or  
19:23:27 5 used in strict conformity with the provisions of  
6 the zoning code and that the authorization of a  
7 variance is therefore necessary to enable the  
8 reasonable use of the property. You need to  
9 analyze that fact and determine, like I said,  
19:23:43 10 whether the property owner has a reasonable use  
11 of their property without granting the variance.

12 The third section is such unnecessary  
13 hardship has not been created by the applicant.

14 Now, the fourth factor is that the  
19:23:56 15 variance, if authorized, will not alter the  
16 essential character of the neighborhood or  
17 district in which the property is located nor  
18 substantially or permanently impair the  
19 appropriate use or development of adjacent  
19:24:08 20 property, nor be detrimental to the public  
21 welfare. In that section, I explained to you the  
22 spirit and intent of the Glenwillow zoning code.  
23 It's outlined in 1105.03. You can see  
24 the purpose.

19:24:25 25 Your factor Number 5 is that variance,  
Molnar Reporting Services, LLC (440) 340-6161

1 if authorized, will represent the minimum  
2 variance that will afford relief and will  
3 represent the least modification possible of  
4 regulation at issue.

19:24:36 5 But what I'm asking you tonight, and  
6 these are legal words drafted and actually opined  
7 on in a Ohio Supreme Court case, that's where  
8 these factors come from, I want you to go back to  
9 the essential question where an unnecessary  
19:24:52 10 hardship means that the property owner has been  
11 deprived of a reasonable use of their property.

12 I need you tonight to analyze these five  
13 factors. I ask that you make specific comments  
14 on these factors on the record. You can ask  
19:25:05 15 questions of the applicant, you can ask questions  
16 of their consultant, you can ask questions of  
17 your consultant that will help you analyze these  
18 five factors.

19 At the end of my memorandum, I explained  
19:25:18 20 other property rights that landowners have that  
21 they have given through the federal law.  
22 Obviously, the first amendment of the U.S.  
23 Constitution allows for freedom of religion,  
24 freedom of assembly, and I ask that you take a  
19:25:32 25 look at what I've drafted to make sure our zoning

Molnar Reporting Services, LLC (440) 340-6161



1 code does not prohibit anyone from coming into  
 2 the Village in free practice in their religion or  
 3 have freedom of assembly. As you know, that's is  
 4 a conditional use that is permitted in the  
 19:25:48 5 Limited Industrial District that the conditions  
 6 relate to area setbacks and not to actual limits  
 7 on that use.  
 8 The second federal law is called RLUIPA.  
 9 It's the Religious Land Use and Institutionalized  
 19:26:03 10 Persons Act. I ask that you take that into  
 11 consideration tonight, and the major question is  
 12 substantial burden. So what you can't do is  
 13 impose a substantial burden on the religious  
 14 exercise of a person, and they go into some  
 19:26:16 15 analysis by looking at whether there are suitable  
 16 places for them to build.  
 17 Case law has stated, as I put in the  
 18 memorandum, that the four corners of municipality  
 19 are arbitrary and that the applicant has to look  
 19:26:32 20 at a reasonable area. As we know, Glenwillow is  
 21 about two square miles, so a reasonable area  
 22 could be outside of Glenwillow: Solon, Oakwood,  
 23 Twinsburg, other areas.  
 24 I also ask that you take into account  
 19:26:48 25 equal terms and nondiscrimination. As you know,  
 Molnar Reporting Services, LLC (440) 340-6161

1 Glenwillow does not discriminate against anyone.  
 2 That you keep an open mind when hearing all of  
 3 the factors, the testimony, the reports from your  
 4 consultants, and again, just to reiterate, I'd  
 19:27:03 5 like you to on the record give rationale before  
 6 you make any decision.  
 7 So you've heard a lot tonight. You've  
 8 heard a lot of people speak. I think it's time  
 9 for the commission to get involved and ask  
 19:27:14 10 whatever questions they need or any comments from  
 11 either the applicant or any of your consultants.  
 12 Thank you. That's it, Mr. Chairman.  
 13 MR. HAUPERT: Okay. So let's get to the  
 14 commission members. So do any of my fellow  
 19:27:27 15 commission members have any questions for the  
 16 applicant? At this time is when we ask these  
 17 questions of the applicant.  
 18 MR. ADIE: I have some questions for  
 19 you.  
 19:27:42 20 MR. HAUPERT: Please state your name for  
 21 the record.  
 22 MR. ADIE: This is Jeff Adie, planning  
 23 commission member. Can you hear me okay?  
 24 MR. HAUPERT: Yep, perfect.  
 19:27:52 25 MR. ADIE: Okay. I have several things.  
 Molnar Reporting Services, LLC (440) 340-6161

1 I'm going to go with what the law director  
 2 suggested. In the first area under where it  
 3 talks about their unique physical circumstances  
 4 or conditions, if I'm reading this correctly, the  
 19:28:10 5 applicant has stated in here in A, section A on  
 6 page 6 of Exhibit A, he says, "However, there are  
 7 exceptional topographical conditions such as  
 8 wetland areas that prohibit the development of  
 9 housing upon the properties."  
 19:28:28 10 I guess my question would be, I  
 11 understand that, you know, a developer might not  
 12 find that that area is profitable to build many  
 13 homes there that they would need to make it  
 14 profitable, but are you saying that you can't  
 19:28:45 15 build homes there, period, like whether it's one  
 16 home or two or three or four?  
 17 MR. LESIAK: I'll start, and we'll turn  
 18 it over to Mr. Kane. But basically, the analysis  
 19 I believe you have to have is can we actually  
 19:29:00 20 have reasonable use of the property, and Mr. Kane  
 21 previously testified there's a possibility you  
 22 could get seven homes there with getting wetland  
 23 variances, but we submitted evidence earlier that  
 24 Drees Homes had owned the property previously,  
 19:29:18 25 planned to put 15 lots on that property, and  
 Molnar Reporting Services, LLC (440) 340-6161

1 abandoned that plan when they determined that  
 2 even that plan was not sufficient for the  
 3 reasonable use for them to get the return out of  
 4 the property.  
 19:29:31 5 So as we're stating, obviously, if we  
 6 can put a temple on the property, then obviously,  
 7 one home could go on the property, maybe two or  
 8 maybe three. But with regard to actually  
 9 building a road and putting in utilities, there  
 19:29:47 10 is no reasonable use with building even seven  
 11 homes on that property. And, Mr. Kane, can you  
 12 embellish on that?  
 13 MR. KANE: Yeah. Well, I had mentioned  
 14 before, you know, there is potential to subdivide  
 19:30:02 15 I'll call the western portion of the property to  
 16 maybe six or seven lots. You know, again, you  
 17 would need to have a road and utilities brought  
 18 in. And that's the point, is at this point with  
 19 the different cost factors for wetlands, for the  
 19:30:21 20 wetlands and other grading the site, you know,  
 21 would it be actually feasible financially to  
 22 develop those seven lots? I'm not sure, but, you  
 23 know, there's potential to fit potentially six or  
 24 seven lots on the western portion.  
 19:30:35 25 MR. ADIE: Okay. I'm not trying to  
 Molnar Reporting Services, LLC (440) 340-6161



1 establish like exactly how many. I'm just -- I  
2 want to establish that at least one home can be  
3 built. I would assume, but correct me if I'm  
4 wrong, that the two adjacent lots south of that  
19:30:52 5 are two five-acre lots, but the depth of those  
6 lots are the same as those two ten-acre lots. I  
7 mean, I can see that on the map that's provided.

8 So at the very least, if you didn't  
9 combine the lots, you could build a home on the  
19:31:11 10 ten-acre lot and you could build a home on the  
11 other ten-acre lot, correct?

12 MR. KANE: That would be correct. What  
13 you have to remember, though, too, there's the  
14 layout of the wetlands on the site, there's  
19:31:23 15 wetlands that actually go across the majority of  
16 the frontage. So, you know, where to fit the  
17 driveway and -- there's other factors involved in  
18 it, but yes, you could put a house on each lot if  
19 you had to.

19:31:38 20 MR. ADIE: Okay. Thank you. The next  
21 thing would be the top -- the exceptional, in B  
22 of Exhibit A, letter B, it says there are  
23 exceptional topographical conditions, such as  
24 wetland areas that prohibit the use, but I don't  
19:31:55 25 really need to go into that because I think

Molnar Reporting Services, LLC (440) 340-6161

1 you've actually answered the question, which is  
2 that homes can be built there. Not necessarily  
3 many, but homes can be built.

4 For C, it says that such unnecessary  
19:32:09 5 hardship has not been created by the appellant.  
6 Having heard from a variety of people and also  
7 from the applicant here that said that they were  
8 completely aware that it was a residential -- a  
9 residentially zoned area, so I guess my question  
19:32:29 10 is, do you feel that it's reasonable to say that  
11 that is something that the appellant then did  
12 create a burden on themselves by purchasing a  
13 residential -- a residentially zoned area? (Zoom  
14 audio interference) to answer that, but go ahead.

19:32:51 15 MR. LESIAK: Okay. I think I can answer  
16 that for you. Basically, as I stated in my  
17 previous comments, there is no place you can  
18 build a place of worship in the Village at this  
19 time, and that's not permitted. The purchase of  
19:33:11 20 the land in the residential area, if you look at  
21 where it is, it's probably the least egregious  
22 place you could build in the Country Home  
23 District. It was land available to my clients  
24 and they purchased it. If they attempted to  
19:33:28 25 purchase something within the actual zoned area,

Molnar Reporting Services, LLC (440) 340-6161

1 I'm trying to remember the name of it at this  
2 point, the Limited Industrial Zone, they would  
3 not have been able to build this. It's  
4 impossible based upon the land that's available.  
19:33:45 5 So that's the unnecessary hardship.

6 MR. ADIE: So when you're saying they're  
7 not able to build it, you're talking about based  
8 on the scale and the scope of the project?

9 MR. LESIAK: Based upon the actual  
19:33:59 10 zoning that exists in the Limited Industrial  
11 Zone. As I stated, almost all of the properties  
12 in that zone are -- have already been built on.  
13 The three properties that are available, none of  
14 them would be -- none of them would accommodate  
19:34:15 15 this particular project.

16 MR. ADIE: Due to --

17 MAYOR CEGELKA: Mr. Chairman, I have a  
18 question.

19 MR. HAUPERT: Go ahead.

19:34:27 20 MAYOR CEGELKA: If I may, Mr. Chairman.  
21 In regards to that, about the  
22 availability of property in the Limited  
23 Industrial area, you know, there's lots available  
24 on the northwest and northeast corners of Bond  
19:34:40 25 Street over there, and as far as I know, they are

Molnar Reporting Services, LLC (440) 340-6161

1 buildable lots as far as putting some type of  
2 place of assembly on that. And I would like our  
3 engineer to maybe comment on the possibility of  
4 putting some type of place of assembly on either  
19:35:01 5 of those lots or even on the Village property  
6 that's zoned on the end of Bond Street.

7 MR. HENRY: Yes, there are, at the  
8 intersection of Bond Street and Pettibone Road,  
9 there are one, two, three, four, five individual  
19:35:21 10 lots that are currently vacant. You had  
11 mentioned I think one on the northeast corner of  
12 the lot that had wetlands on it. I can't confirm  
13 that or deny it, but there are -- there is two  
14 lots or three lots on the east side of Bond  
19:35:39 15 Street and there are two lots on the west side of  
16 Bond Street.

17 The two on the west are a little bit  
18 higher and they equate to about three acres total  
19 if they are consolidated. The ones on the east  
19:35:56 20 equal about three acres as well, and then there  
21 would be one last parcel would be the one at the  
22 end of Bond Street that the Village does own, and  
23 that's about ten acres, and there is some area at  
24 the end at the -- I guess it would be on the west  
19:36:15 25 side of the site, that would I think relegate it

Molnar Reporting Services, LLC (440) 340-6161



1 to an area where something could be developed  
2 but -- once they got down to it. But those are  
3 the three vacant or kind of six vacant parcels  
4 there on Bond Street.

19:36:37 5 MAYOR CEGELKA: So in your opinion,  
6 could a place of assembly be put on, you know,  
7 that northwest -- those northwest parcels?

8 MR. HENRY: I assume it could be, yes.  
9 I mean, it seems like the topography is fairly  
19:36:49 10 flat. There is sewer and water on Bond Street  
11 and on Pettibone, and there is a sanitary sewer  
12 along those areas, and it would extend to the end  
13 of Bond Street. Without doing a formal, you  
14 know, analysis of it, I couldn't say for certain,  
19:37:04 15 but those are three acres. I think the  
16 applicant's current disturbance area of building  
17 area and parking lot area is about three acres.

18 I can't tell, Dave, the site I got was  
19 kind of small and I can't really see the acreage  
19:37:22 20 for sure, but it looks like it's .42 acres for  
21 the building and about 1.9 for the parking area  
22 or impervious area. Is that right, Dave?

23 MR. KANE: We're about 4.6 total  
24 disturbed area. Now, some of that is due to the  
19:37:40 25 grading we have to do, but so say between four to  
Molnar Reporting Services, LLC (440) 340-6161

1 five to be sufficient.

2 MR. HENRY: Okay.

3 MAYOR CEGELKA: I'm just referring to  
4 the fact that there's a statement being made that  
19:37:54 5 there's nothing available in that district, and  
6 there really is.

7 MR. LESIAK: If I could respond to that,  
8 there still is nothing available. I don't  
9 believe that the Village could make -- these are  
19:38:02 10 previously platted lots. I don't believe the  
11 Village could say, well, you could come to us and  
12 join these lots and then you would have  
13 something. None of those lots are two acres,  
14 none of them, and your zoning currently requires  
19:38:19 15 a two-acre lot to build a place of worship.

16 MR. MARONG: Planning --

17 MAYOR CEGELKA: So there's nothing -- go  
18 ahead.

19 MR. MARONG: Oh, I'm sorry. Just to  
19:38:29 20 respond, in my memorandum, I did address RLUIPA  
21 and our zoning code, and there is a case, Vision  
22 Church versus the Village of Lawn Grove, that  
23 held that the requirement for churches to get a  
24 conditional use if the use itself is not limited  
19:38:47 25 is not a substantial burden.

Molnar Reporting Services, LLC (440) 340-6161

1 Our zoning code does have certain  
2 setback requirements. Mr. Lesiak is inferring  
3 that our zoning code is legally invalid. The  
4 request they are bringing here tonight, as he  
19:39:04 5 stated in his application, they are going to need  
6 a number of variances as well in addition to the  
7 use variance to put their proposed project on the  
8 site that they're trying to put it on.

9 So I just wanted to correct the record  
19:39:17 10 for planning commission to let them know that by  
11 having a conditional use in the Limited  
12 Industrial District where the conditions only  
13 relate to setbacks and lot size, those can be  
14 area variances that are requested through this  
19:39:31 15 same body, which we've dealt with a number of  
16 times. Those are very routine requests that  
17 residents do submit.

18 So I just wanted to make that record  
19 correct as Mr. Lesiak is chiming in with his  
19:39:49 20 opinion and his applicant's. Thank you.

21 MR. HAUPERT: I have a question. Maybe  
22 Mr. Lesiak and the mayor can answer this. So  
23 before they purchased the property in the Country  
24 Home, did they approach you, Mayor, or did they  
19:40:01 25 approach anybody about the Village possibly

Molnar Reporting Services, LLC (440) 340-6161

1 taking that ten acres at the end of Bond Street  
2 and turning it into something for them? Have we  
3 been approached or has anybody had a conversation  
4 about that before they purchased?

19:40:13 5 MAYOR CEGELKA: No, there was no --  
6 there was no calls made or inquiries made in  
7 regards to any of those lots.

8 MR. HAUPERT: Okay. Thank you.  
9 Mr. Henry, a question for you quickly. Another  
19:40:31 10 thing is you're saying on the map it looks like,  
11 or the picture, it looks like it could be the  
12 highest temple is around 50 or the dome would be  
13 50 feet high. What is the highest building that  
14 we have in Country Home right now?

19:40:43 15 MR. HENRY: Maximum height, and Bob, you  
16 can correct me if I'm wrong, but the maximum  
17 height is 35-foot height for the Country Home  
18 District. If you've got anything higher than  
19 that, you would have to get a variance.

19:40:57 20 MR. RODIC: That's correct.

21 MR. MCCOLL: Scott McColl here. To go  
22 along with that, so to create a buffer in which  
23 to shield, whatever, between the temple and the  
24 rest of the community, you're going to need  
19:41:12 25 something, several somethings, that are 50 feet

Molnar Reporting Services, LLC (440) 340-6161



1 tall along a significant portion of the property,  
 2 correct? If we're talking about, you know, you'd  
 3 have to build some kind of landscaping or whatnot  
 4 around the outside of that property, it's going  
 5 to have to be significant trees or mounds of dirt  
 6 at a significant height, which if what I've also  
 7 read about some of the wetlands does not support  
 8 that; is that correct?

9 MR. LESIAK: David and Neil, can you  
 10 address that?

11 MR. KANE: I guess I could address the  
 12 possibility of buffering the entire building. I  
 13 mean, it's, with the overall height, you know,  
 14 with mounding and placing evergreens along the  
 15 northern and northeast portion of our grading  
 16 area, I think that would be difficult to have a  
 17 height that's over 50 foot with like, you know,  
 18 with proposed trees and mounding. Even if there  
 19 weren't wetlands, that's -- that would be a  
 20 pretty high mound to do.

21 Now, obviously, we could plant, as we  
 22 were, you know, showing our landscape plan, we  
 23 have got a mound planned in a portion and in the  
 24 areas where we can without being on the wetlands,  
 25 and in the other areas where we've got some green

Molnar Reporting Services, LLC (440) 340-6161

1 space that's outside the wetland areas, you know,  
 2 we've proposed to add some additional trees,  
 3 which over time will grow and help buffer the  
 4 building.

5 MR. HAUPERT: Okay. Does that answer  
 6 your question?

7 MAYOR CEGELKA: Mr. Chairman?

8 MR. HAUPERT: Yes?

9 MAYOR CEGELKA: Mr. Chairman, I want to  
 10 go back to the property that the applicant  
 11 purchased at the auction. You know, there was a  
 12 statement made that Drees owned this property.  
 13 Drees has never owned the property. They were  
 14 working with the previous owner to see what type  
 15 of development they could put in there.

16 And to that, you know, on pages 16 to  
 17 19, Exhibit E, if that could be pulled up. If  
 18 you could scroll down to where it says 15, I  
 19 think there's another page there. Keep going.

20 Yeah, there it is, right there. I think it shows  
 21 how many homes there.

22 Now, Mr. Kane, if you could answer this  
 23 as to what was looked at as far as this when you  
 24 were researching the property as far as using  
 25 this template, as far as developing this property

Molnar Reporting Services, LLC (440) 340-6161

1 into what's allowed there in the Country Home  
 2 District?

3 MR. KANE: I guess as far as using this  
 4 template here that Drees Homes used? I'm not  
 5 following the question.

6 MAYOR CEGELKA: No. I mean what was  
 7 wrong with the development of this nature to be,  
 8 you know, presented as far as developing the  
 9 property?

10 MR. KANE: Well, this one here, I didn't  
 11 do this one, but I'm assuming just by looking at  
 12 it that the acreage of wetland disturbance was  
 13 well over a half acre to have this happen,  
 14 because, again, it's not just the road, but each  
 15 home lot would have to disturb wetlands also.  
 16 Maybe when this was done, it was different rules,  
 17 but as of now, it's a half acre for the whole  
 18 property without getting into much stricter  
 19 rules.

20 So I don't think this was even feasible,  
 21 you know, under the -- keeping it under a half  
 22 acre. But yeah, I didn't do the calculations on  
 23 this site, so I'm not positive on what the total  
 24 disturbance was.

25 MAYOR CEGELKA: So you mentioned earlier  
 Molnar Reporting Services, LLC (440) 340-6161

1 that there are possibilities of putting up  
 2 anywhere from two to five to so many homes on  
 3 that applicant's property there. I mean, what  
 4 would be wrong with a development of that nature  
 5 that's allowed and permitted in that Country Home  
 6 District?

7 MR. KANE: Engineering wise, I can  
 8 answer that, but financially, I couldn't answer  
 9 that. Obviously, like I mentioned before, based  
 10 on the required lot widths and lot size and  
 11 staying under a half acre disturbance and, you  
 12 know, trying to avoid the steep slope areas,  
 13 there's potentially some lots on the western  
 14 portion of the site, but as far as laying out the  
 15 road, you know, cost of the road, utilities, and  
 16 the actual wetland disturbances, I'm not sure if  
 17 it'd be feasible to, you know, to construct those  
 18 seven -- five to seven lots.

19 MAYOR CEGELKA: But as far as the  
 20 feasibility goes, you know, the property in  
 21 Glenwillow has increased dramatically, you know,  
 22 over the years, both residentially and  
 23 commercial/industrial. You know, I know lots  
 24 that are for sale on Richmond Road that could  
 25 render as much as \$80,000 for an acre lot.

Molnar Reporting Services, LLC (440) 340-6161



1 So as far as feasibility goes, I mean,  
 2 even if three homes were to be built there and,  
 3 you know, you were to obtain that type of money,  
 4 that's a significant amount of money that could  
 19:47:07 5 be developed from that lot. It's not a matter of  
 6 what was paid for it because, you know, what was  
 7 bid on the property is not up to us to make it  
 8 feasible for the project to work.  
 9 MR. KANE: Yeah, I'm not even talking  
 19:47:22 10 about land cost. I'm just talking about  
 11 potential future costs for a road and utilities.  
 12 But yeah, that's something I don't have that  
 13 number of what it would --  
 14 MAYOR CEGELKA: Yeah. I mean, my point  
 19:47:31 15 is that certainly in our zoning code, permitted  
 16 use is, you know, in the Country Home District,  
 17 is to build and develop those lots as homes, and  
 18 I really don't see why that if, using and putting  
 19 more work into that, that that couldn't be  
 19:47:53 20 developed no matter if it was three, five, or  
 21 seven or eight homes there. And I just want to  
 22 ask our engineer his thoughts on that as well,  
 23 knowing the property as you do, in regards to the  
 24 wetlands and other items.  
 19:48:08 25 MR. HENRY: Thanks, Mayor. Well,  
 Molnar Reporting Services, LLC (440) 340-6161

1 just -- I want to make sure everybody's clear is  
 2 that, again, wetlands can still be impacted. It  
 3 just changes your model on whether you have to go  
 4 to a nationwide permit or whether you can do a  
 19:48:25 5 individual permit, and obviously, that changes  
 6 the length of time for wetlands impacted. So  
 7 wetlands can be impacted. It's just a matter of  
 8 going through that process to go out and do that.  
 9 When the developer came in, they made  
 19:48:42 10 two roads for the two individual lots that were  
 11 ten-acre lots before it was consolidated with the  
 12 intent of selling those as two individual lots.  
 13 So I don't know, you know, if it's two or seven  
 14 lots, it appears that it could still be developed  
 19:48:56 15 as a residential or as a Country Home District  
 16 facility.  
 17 MAYOR CEGELKA: Well, one other thing I  
 18 want to mention, too, is that I go back to  
 19 Mr. Koslen's comment, and he's not the only one  
 19:49:16 20 that recently purchased property that borders the  
 21 applicant's property. And a number of them, they  
 22 bought those homes knowing that any vacant land  
 23 that existed behind them was in the Country Home  
 24 District that would be developed as homes and  
 19:49:34 25 lots, not anything else of any other use.  
 Molnar Reporting Services, LLC (440) 340-6161

1 So, you know, I can understand their  
 2 frustration with the fact that, you know, they  
 3 bought those homes and paid money for those homes  
 4 thinking that the use was going to stay the same.  
 19:49:49 5 And that was in his comments and several other  
 6 comments from the Oakwood residents as well. And  
 7 I'm sorry, Councilman Adie. I interrupted you.  
 8 You can go ahead with your comments.  
 9 MR. ADIE: Well, actually, I will chime  
 19:50:10 10 in, and I think you stated that well, and you  
 11 kind of stated a lot of things that I would have  
 12 had comments or questions about.  
 13 If we go to where the law director said  
 14 about the five things that we need to consider,  
 19:50:23 15 the first two, unique physical circumstances and  
 16 the other thing, we've established that homes can  
 17 be built there. I don't -- I'm not trying to  
 18 concern myself with whether there can be  
 19 something where -- a development that is  
 19:50:39 20 profitable for a big developer. I would assume  
 21 though that those lots were probably designed for  
 22 people that want to buy a lot that has ten acres,  
 23 build a home, and have ten acres and enjoy it.  
 24 If, when you mentioned about, you know,  
 19:50:56 25 different lots along Richmond Road could go as  
 Molnar Reporting Services, LLC (440) 340-6161

1 high as like \$80,000, if you just did a little  
 2 bit of math and said you subdivided the two ten  
 3 lots into five-acre lots that are similar to  
 4 what's to the south of them, you would have four  
 19:51:10 5 lots. Even if you had said 75,000, that's, you  
 6 know, times four, that's \$300,000, which, if I'm  
 7 correct, that's around what they paid for it.  
 8 I'm not even concerning myself with what they  
 9 paid for it. I agree that that was up to them at  
 19:51:24 10 the auction, whether they chose to pay that much  
 11 or not.  
 12 But it can be done. So I don't -- I'm  
 13 looking at this and wondering, you know, does it  
 14 meet Numbers 1 and 2 as far as have they proven  
 19:51:38 15 their case, and I would be inclined to say no.  
 16 The unnecessary hardship for Number 3  
 17 seems to be in my mind to have been created by  
 18 the appellant.  
 19 Number 4, where it talks about essential  
 19:51:54 20 character of the neighborhood, we've had several  
 21 people from Glenwillow that have expressed that  
 22 they do believe it will impact the essential  
 23 character. I know that in the appellant's  
 24 statement, they did indicate that they believed  
 19:52:08 25 it doesn't, but I would agree with what the mayor  
 Molnar Reporting Services, LLC (440) 340-6161



1 had just said earlier, that when these people  
2 bought those properties or people that have been  
3 there for a while bought them with the belief,  
4 the reasonable belief and expectation, that the  
19:52:25 5 only thing that was going to be built on the land  
6 behind them or beside them would have been homes.  
7 And, you know, so to say that it doesn't impact  
8 it, I don't know that I necessarily buy into that  
9 argument.

19:52:54 10 MR. MARONG: And, Mr. Chairman, if I  
11 may, one last thing that I forgot to mention, and  
12 it's something that obviously planning commission  
13 knows, and we had a pre-application meeting with  
14 the applicant and I explained this to them as  
19:53:03 15 well.

16 In earlier 2016, the Village hired CT  
17 Consultants to take a look at our zoning code.  
18 We did a comprehensive zoning code update and  
19 rewrite. It went through a public process with  
19:53:20 20 planning commission, went through public process  
21 with council, there were numerous public hearings  
22 before ultimately our code was updated and  
23 adopted, so the recommendations and all the  
24 districts and everything that's gone in.

19:53:34 25 And this was done through an outside  
Molnar Reporting Services, LLC (440) 340-6161

1 consultant that assisted us in making sure that  
2 we had the most up-to-date and best and legally  
3 compliant code that we can have. And that's all  
4 I forgot to say, and I apologize for jumping in.

19:53:53 5 MR. HAUPERT: Thank you. Does the  
6 commission have any other questions for the  
7 applicant?

8 MR. MCCOLL: I have --

9 MR. ADIE: Jeff -- go ahead, Scott.

19:53:58 10 MR. MCCOLL: Well, if you're not done,  
11 Jeff, you can finish. I'll go when you're all  
12 done.

13 MR. ADIE: Okay. One of the other  
14 things on for, let's see, for Number -- I guess  
19:54:11 15 it's Number 4, I had mentioned it earlier about  
16 when I was referring to like scale and scope of  
17 the project in the Limited Industrial area, it's  
18 kind of been indicated that, you know, if the  
19 combination of those lots could produce an area  
19:54:29 20 that would be suitable for that.

21 I guess being on -- having been on  
22 council for more than 14 years, I've seen other  
23 businesses that have expressed interest in being  
24 in Glenwillow. They do their due diligence, they  
19:54:44 25 look in the industrial areas, and they determine

Molnar Reporting Services, LLC (440) 340-6161

1 whether or not their -- the scale and scope of  
2 their project is suitable for what's available,  
3 and when it's not, they will either, you know,  
4 scale it down or they will go elsewhere.

19:54:59 5 So it's not a -- it doesn't seem to be a  
6 question of whether or not something, a religious  
7 structure or assembly hall, can be built in the  
8 Limited Industrial area, maybe about the size of  
9 the lots that are vacant lots. I know that other  
19:55:16 10 businesses have purchased properties in the past  
11 that have buildings on them and simply demolished  
12 them and then used that additional land or that  
13 particular piece of property, if it's large  
14 enough in its own right, and they then build what  
19:55:35 15 they want to have built, you know, in what's  
16 zoned for that. So I think that's another option  
17 is, you know, there's -- obviously, that happens  
18 all the time where properties are purchased where  
19 something exists, they're torn down, and then  
19:55:48 20 something is put in its place.

21 The final thing, for Number 5, in our  
22 consideration, it says the variance, if  
23 authorized, will represent a minimum variance  
24 that will afford relief and will represent the  
19:56:02 25 least modification possible of the regulation in

Molnar Reporting Services, LLC (440) 340-6161

1 issue. And it has been mentioned that, you know,  
2 you're going to have to get a lot of other  
3 variances, including the height, if you wish to  
4 continue to have a 50-foot-plus building, you  
19:56:22 5 know, that reaches that height since we have a  
6 35-foot maximum.

7 Because it's the Country Home District,  
8 I imagine -- you know, well, based on the plans,  
9 I can see that you have to have parking. I would  
19:56:37 10 assume within the parking you are going to have  
11 to have lighting, which, you know, again, in a  
12 Country Home District is going to change the  
13 essential look of it. The people that are  
14 directly across the street, unless you're  
19:56:54 15 buffering a big thing, you know, in front of  
16 Richmond Road, they're going to be impacted by it  
17 as well.

18 So those are some of the things that --  
19 some of the thoughts that I have on this.

19:57:07 20 MR. SAFRAN: This is Neil Safran, the  
21 architect. If I could answer something about the  
22 height. Mr. Mayor, Mr. Chairman, committee  
23 members, I just would like to say that as far  
24 as -- I guess my answer to the height question is  
19:57:31 25 90 percent, I'm looking at my elevation, I would

Molnar Reporting Services, LLC (440) 340-6161



1 hazard to guess that 90 percent of the form of  
 2 this building is below the 35-foot height  
 3 threshold. So we're talking about the domes, and  
 4 I know that that would require an additional  
 19:57:49 5 variance, but the domes are a symbol of their  
 6 faith, and it almost seems silly to me to expect,  
 7 similar to like a church steeple that would be  
 8 the symbol of the Christian faith, you would have  
 9 to build a 50-foot buffer so that people couldn't  
 19:58:09 10 see a church steeple.

11 In this case, we're talking about a  
 12 dome, we're talking about three domes, all of  
 13 which would require a height variance, but it's  
 14 really the majority of the building that would  
 19:58:23 15 not require that.

16 MR. HAUPERT: Thank you for your  
 17 comment. Jeff, do you want to finish?

18 MR. ADIE: I was finished. Thank you.

19 MR. HAUPERT: Scott McColl? I know you  
 19:58:37 20 had something you wanted to say.

21 MR. MCCOLL: Yeah, Scott McColl here. I  
 22 have a few questions. I'm not sure who is the  
 23 appropriate person to answer, so I'll go ahead  
 24 and ask the question and whoever can provide the  
 19:58:46 25 answer would be great.

Molnar Reporting Services, LLC (440) 340-6161

1 I guess this first one is kind of  
 2 directed to Mr. Lesiak or the applicant  
 3 themselves, that why go ahead and choose  
 4 Glenwillow as your site just in general before  
 19:59:03 5 even worrying about any kind of issues about  
 6 where to build and that kind of thing?

7 MR. LESIAK: Okay. Mr. Kang, do you  
 8 want to answer that? Are they here?

9 MR. KANG: Hello. Yes, sir. Can you  
 19:59:21 10 hear me?

11 MR. MARONG: We can hear you. Thank  
 12 you.

13 MR. HAUPERT: Thank you.

14 MR. KANG: Yes. We've been looking  
 19:59:29 15 properties in these surrounding areas, Twinsburg,  
 16 Macedonia, Oakwood, Solon, all those areas, we  
 17 have been looking for property the last four or  
 18 five years for our temple, because our present  
 19 temple is so old, like 100 years old building,  
 19:59:46 20 and there are no elevators. We have people old  
 21 age that have stair issues.

22 Anyway, we've been looking last four or  
 23 five years, the building -- I'm sorry, the  
 24 property to build it, and we could not find this  
 20:00:00 25 size of lot so we can accommodate our use or our

Molnar Reporting Services, LLC (440) 340-6161

1 members to have a comfortable area where we can  
 2 have nice parks and trees and make a nice  
 3 family-oriented temple where everybody is  
 4 welcome, and we could not find this size of the  
 20:00:26 5 lot in surrounding areas. This was the lot.  
 6 That's why we bought the property. And it's nice  
 7 and privacy, so we looked. There's no noise from  
 8 any, you know, so we can have a nice peaceful,  
 9 when we -- our prayers and congregation get  
 20:00:52 10 together, peace of mind for meditation and  
 11 everything. That was the reasons. Thank you,  
 12 sir.

13 MR. MCCOLL: This one I think is kind of  
 14 for Bob. The zoning code talks about government  
 20:01:08 15 facilities being possible uses in our Country  
 16 Home District stuff, and the applicants stated  
 17 that they don't -- they feel that this building  
 18 is similar to government facilities.

19 So my question is, do we have anything  
 20:01:23 20 like that currently that we could compare it to,  
 21 and if not, what kind of government facility  
 22 would be considered appropriate for Country Home  
 23 District?

24 MR. RODIC: Thanks, Scott. The  
 20:01:38 25 government facilities, it would depend upon what  
 Molnar Reporting Services, LLC (440) 340-6161

1 the use would be for the Village. For example,  
 2 we purchased the DLK property with the  
 3 anticipation of putting a service department  
 4 there, and that would be on Pettibone Road for  
 20:01:55 5 those that don't know. But that's going to be a  
 6 well-planned thing. It will be determined on how  
 7 the building will be oriented, where the parking  
 8 will be and things like that.

9 But importantly, you know, we would take  
 20:02:10 10 into consideration the same factors that we would  
 11 for the church with lighting, the impact that  
 12 it's going to have on the adjacent areas, the  
 13 traffic. The DLK property, for example, does not  
 14 have a lot of residential right around it, so we  
 20:02:26 15 probably would have more liberties of what we  
 16 would be able to do there because it wouldn't  
 17 make -- it wouldn't create such an impact.

18 But I think, Scott, to answer your  
 19 question, it could certainly depend on each case  
 20:02:35 20 based on its own merit with the government  
 21 facilities. It depends on what the Village would  
 22 want to do on a particular property.

23 MR. MCCOLL: Would we expect to have, as  
 24 someone else has stated, you know, four to five  
 20:02:51 25 acres of disturbed area to build something like

Molnar Reporting Services, LLC (440) 340-6161



1 that for one of our government facilities?

2 MR. RODIC: I'm --

3 MR. MCCOLL: Anywhere.

20:03:06 4 MR. RODIC: It would depend upon what  
5 that facility would be.

6 MR. MCCOLL: Okay. Fair enough.

7 Again, for the applicant, I assume  
8 that -- you know, we have your numbers based on  
9 your membership today. I assume you expect

20:03:21 10 growth, so what kind of growth would we be  
11 expecting to see over the next five to ten years?

12 MR. LESIAK: Neil, can you answer the --  
13 give them the capacity of the building that we're  
14 planning?

20:03:41 15 MR. SAFRAN: I don't know if that  
16 answers the question. The applicant would --

17 MR. MCCOLL: Right. I have the  
18 capacity. What I'm asking is, you know, in five  
19 years, is all of a sudden this building not big

20:03:51 20 enough anymore and we have to add something on?

21 MR. LESIAK: I --

22 MR. MCCOLL: I'm asking like what kind  
23 of growth rate are we expecting to have here?

24 MR. KANG: If I can, this is Amarjit

20:04:09 25 Kang again. We're not expecting any growth as  
Molnar Reporting Services, LLC (440) 340-6161

1 far as the membership because of there's another  
2 temple opened up in Twinsburg township recently,  
3 so we have membership that we're going to have.

4 Now, primary reason for this, building  
20:04:27 5 this, is so this plan would be one floor strictly  
6 for congregation so there would be no stairs for  
7 our older members. On one part of the side of  
8 the building, there will be second floor for our  
9 kids' classes or some religious -- some

20:04:46 10 activities. But primarily, it will be one floor,  
11 no elevator for our elderly or anybody. But we  
12 aren't expecting any growth of our membership.  
13 No, sir.

14 MR. MCCOLL: On the contrary, do you  
20:05:00 15 expect it to decline, in which case you might not  
16 have enough memberships to make it feasible  
17 anymore?

18 MR. KANG: No, that's not my point. As  
19 however our project is now determined, what we  
20:05:15 20 designed, that should be enough for a long period  
21 of time. We don't expect, you know, decline or,  
22 I mean, a decline in the membership.

23 MR. MCCOLL: Okay.

24 MR. HAUPERT: I have a question for you  
20:05:36 25 while you're still on, please. So you just said

Molnar Reporting Services, LLC (440) 340-6161

1 that recently, Twinsburg opened up a new temple.

2 Was that built in a Country Home District or  
3 where was that placed?

20:05:48 4 MR. KANG: I'm not sure, sir. I don't  
5 know much information. I've never been to there,  
6 but I heard it did open. I think they -- my  
7 other members are saying they bought a church  
8 building there, older church building, and that's  
9 where they're hosting their congregation.

20:06:07 10 MR. HAUPERT: Okay. Thank you.

11 MR. KANG: Um-hum.

12 MR. MCCOLL: Next question is, and I

13 think Mark alluded to it before, is looking,

14 trying to figure out exactly like how big the

20:06:20 15 parking lot surface area is, and then with that,  
16 what kind of effect on rain and drainage is that  
17 going to have? Because as a paved surface, it's  
18 no longer going to absorb the water from the  
19 rain; it's going to force it one way or the

20:06:35 20 other. And what kind of flooding potential or  
21 other -- you know, where does that force that  
22 water to go to and then who does it affect once  
23 it gets there? So I'm not sure who is the best  
24 person to answer that question, but there it is.

20:06:47 25 MR. KANE: This is David Kane. I can  
Molnar Reporting Services, LLC (440) 340-6161

1 help answer that question. Just trying to pull  
2 up some information right now as far as the -- so  
3 existing impervious area obviously of this site  
4 is roughly zero. The pavement area is just under  
20:07:05 5 two acres. The building is under a half acre.  
6 And what we would plan to do is construct a storm  
7 water management pond. It would be a wet pond  
8 kind of southeast of our parking and building  
9 area. That's where the site kind of right now  
20:07:19 10 typically drains to, and that would meet the  
11 required storm water management rules of the  
12 Village and also the state.

13 MR. MCCOLL: Okay. Thank you.

14 MR. KANE: You're welcome.

20:07:33 15 MR. MCCOLL: And so with the parking  
16 lot, as commission member Adie stated and talked  
17 about lights, so what kind of lighting is going  
18 to be in the parking lot and what would be their  
19 hours of operation? Like how -- when would they  
20:07:51 20 be on and when would they be off?

21 MR. KANE: Well, I can answer a portion  
22 of that. You know, we proposed to put parking  
23 lot lights in, and we'd have them be shielded so  
24 we would keep the footcandles obviously to zero,

20:08:05 25 any out -- you know, at the property lines and  
Molnar Reporting Services, LLC (440) 340-6161



1 actually less than the property lines.

2 But as far as the hours that they would  
3 be on, I would leave that up to the applicant to  
4 maybe answer that.

20:08:18 5 MR. LESIAK: Yeah, Mr. Kang, I believe,  
6 answered that generally, the congregation would  
7 be present on the property until around 7:30 p.m.  
8 Am I correct, Mr. Kang?

9 MR. KANG: Yes, sir. Yes, sir. And the  
20:08:38 10 lighting in the parking lot will come on around  
11 probably 7:00, 7:30, as the congregation comes  
12 and as it gets dark, and goes off from 9:30 when  
13 our services ends. So that should be the primary  
14 uses for those outdoor lighting posts.

20:09:02 15 MR. MCCOLL: And while I have you here,  
16 Mr. Kang, how many clergymen are going to live  
17 full-time on the property?

18 MR. KANG: There should be up to, can be  
19 like five members, and maybe some part-timers may  
20:09:18 20 live there or, you know, may have option to live  
21 some, in their own homes and stuff, you know.  
22 But probably five people would be employees, at  
23 least our full-time employees would be on the  
24 payroll.

20:09:34 25 MR. MCCOLL: Okay. Thank you.

Molnar Reporting Services, LLC (440) 340-6161

1 Mr. Chairman, that's all I have today.

2 MR. MARONG: Okay. Thank you, Scott.  
3 Is there anybody else that has any other -- Bob,  
4 Mike, Mark, do you have any questions?

20:09:48 5 MAYOR CEGELKA: Yeah. Mr. Chairman, I  
6 just have some things in regards to section B  
7 about harmonious use with the existing  
8 neighborhood. And I'm reading through, you know,  
9 their application, and, you know, it says in  
20:10:03 10 there there's going to be about 160 parking  
11 spaces; is that correct?

12 MR. KANG: Yes. Yes, sir.

13 MAYOR CEGELKA: Okay. And with that,  
14 there's the necessary lighting. You're going to  
20:10:17 15 have traffic, snow plowing in the winter. It's  
16 hard for me to compare that as being harmonious  
17 to the neighboring Country Home District when you  
18 have, you know, close to 160 parking spaces, you  
19 have an abundance of lighting, during the winter,  
20:10:38 20 you could have a bad winter, you could have snow  
21 plows running through that parking lot at all  
22 hours of night, lights going on. And that's why  
23 I just don't think that the use of this is  
24 harmonious to the Country Home District, which is  
20:10:54 25 designed for homes to be built on that property.

Molnar Reporting Services, LLC (440) 340-6161

1 The other thing that I want to say is  
2 that these use variances, you know, we take great  
3 pride in our zoning code and upholding the zoning  
4 code, and, you know, granting a use variance is  
20:11:20 5 very precedent-setting for future applicants who  
6 owns vacant lands in the Village. I mean, if  
7 something is granted to this extent, I see a  
8 precedent set for anybody who has vacant land in  
9 the Village to go ahead and want to buy property  
20:11:39 10 in there and do something that isn't permitted in  
11 a Country Home District.

12 So that's just the last point I want to  
13 make.

14 MR. HAUPERT: Thank you, Mayor.

20:11:50 15 MR. MARONG: Mr. Chairman, if I can, one  
16 last thing that I want to make sure the planning  
17 commission understands, and I know the applicant  
18 does because they have submitted when they  
19 submitted it. Usually, a use variance considers  
20:12:05 20 whether the use can come in. They've submitted  
21 the site plans, they've submitted other  
22 documentation to help the commission understand  
23 what the request is.

24 Tonight, the only issue before you is  
20:12:14 25 the use variance request. Should this project

Molnar Reporting Services, LLC (440) 340-6161

1 move forward, there would be other submittals.  
2 As was indicated in the application from the Sikh  
3 Society, they would need other approvals and  
4 various other things.

20:12:28 5 So I just wanted to make sure the  
6 commission understood, because I know that having  
7 the technology, not being around each other, you  
8 know, I wanted to make sure that that was  
9 understood by all of our commission members, that  
20:12:43 10 that is your one question here tonight.

11 MR. MCCOLL: Understood. Thank you.

12 MR. LESIAK: Mr. Chairman, may I ask  
13 Mr. Rodic a question?

14 MR. HAUPERT: Absolutely.

20:12:51 15 MR. LESIAK: Mr. Rodic, you mentioned  
16 that public building. Is that in the Country  
17 Home District that is being planned?

18 MR. RODIC: The one that's in the talks  
19 now is, yes, definitely in the Country Home  
20:13:03 20 District.

21 MR. LESIAK: Okay. And it's land owned  
22 by the Village at this point, right?

23 MR. RODIC: It is.

24 MR. LESIAK: Okay. If I may, just to  
20:13:10 25 try to address some of the comments, the issue

Molnar Reporting Services, LLC (440) 340-6161



1 with regard to that, and thank you, Mr. Marong.  
 2 We submitted some --  
 3 MR. MARONG: You're welcome.  
 4 MR. LESIAK: -- some rudimentary plans  
 5 basically to give the commission an idea of what  
 6 was planned here. Obviously, later, should this  
 7 go forward, we would be submitting site plans  
 8 that would come before you and come before your  
 9 engineer and building officials, so.

10 But with regard to -- one issue with  
 11 regard to what's mentioned about many variances,  
 12 I believe that even in the Limited Industrial  
 13 Zone, those variances that we were possibly  
 14 looking at here would also probably be necessary.

15 And also, obviously, just to reiterate, we  
 16 believe that the requirement of knocking down an  
 17 existing building or combining lots to conform  
 18 with the zoning that exists would be an  
 19 unnecessary hardship, and based upon that, we  
 20 believe that this particular use variance should  
 21 be granted. Thank you.

22 MR. HAUPERT: Thank you for your  
 23 comment.

24 Okay. Any other questions for the  
 25 applicant from, again, Bob, Mark, Mike?

Molnar Reporting Services, LLC (440) 340-6161

1 MR. MARONG: Mr. Chairman, I have  
 2 nothing further. Thank you. I don't know if Bob  
 3 or Mike have anything else. I've said all I  
 4 should say.

5 MR. HAUPERT: Would the applicant like  
 6 to add anything else that has not been heard  
 7 tonight?

8 MR. LESIAK: Does anyone in our group  
 9 have anything else they would like to say?

10 MR. RANDHAWA: Yes, sir. My name is  
 11 Baltek S. Randhawa, and I'm the statutory (Zoom  
 12 audio interference) of the temple here of the  
 13 Sikh society, and we're sitting here at the (Zoom  
 14 audio interference.)

15 One of the questions that came up was  
 16 the parking lot, the number of parking spots.  
 17 This is going to be based upon the size of the  
 18 building, what part we were required or we were  
 19 asked to give the approximate, based upon the  
 20 occupancy. And also, most of the weekdays, we  
 21 only have primarily five to ten cars that are  
 22 coming in, and then over the weekend, the most  
 23 we'll have is 65, or 60 to 70, because as we  
 24 mentioned earlier, that families ride together

25 and it's not 160 spots. We will be having under

Molnar Reporting Services, LLC (440) 340-6161

1 60 to (Zoom audio interference) on weekday or  
 2 every week or every night.

3 As for the lighting, that's (Zoom audio  
 4 interference) on the premises, and they will be  
 5 controlled mostly by the -- for the use of the  
 6 time, so they will not be like (Zoom audio  
 7 interference) lot all night, all day, 365, 24/7.  
 8 That's all I have to say unless you guys have any  
 9 other questions.

10 MARK MARONG: Thank you so much. Any  
 11 other questions?

12 Okay. Mr. Marong, I heard you speak  
 13 about these factors today and that we need to  
 14 analyze them as the commission. We'll take them  
 15 one by one. Do you feel like we covered them?

16 MR. MARONG: Yeah. I mean, I think all  
 17 I ask tonight, and it's in my memorandum, is the  
 18 planning commission needs to consider the  
 19 factors, make a determination as to whether the  
 20 unnecessary hardship exists, make those findings  
 21 on the record, and then decide, Mr. Chairman.

22 Our code gives the planning commission  
 23 time to make a decision, so I think your question  
 24 for your fellow commission members is are they  
 25 prepared to go forward tonight or do they need

Molnar Reporting Services, LLC (440) 340-6161

1 time to weigh the factors and analyze what's been  
 2 presented to them tonight?

3 There has been comment, at least from  
 4 what I can remember, you can tell me if I've  
 5 misheard, I think we've had comments from  
 6 commission members on all five of the factors,  
 7 and then ultimately, they need to make a  
 8 determination as to whether the applicant has  
 9 been deprived of the reasonable use of the  
 10 property.

11 MR. HAUPERT: Okay. Thank you. So I  
 12 guess the question is to my commission members,  
 13 do you feel like you have enough information to  
 14 make a vote tonight on this request? And I guess  
 15 I would like to have a yes or no out of each  
 16 commission member before we follow up.

17 So for my commission members, Councilman  
 18 Adie, do you feel like you have enough  
 19 information to make a vote today?

20 MR. ADIE: I do.

21 MR. HAUPERT: Okay. Billings isn't  
 22 here. Mayor, do you feel like you have enough  
 23 information to make a vote tonight?

24 MAYOR CEGELKA: Yes, I do.

25 MR. HAUPERT: I feel like all my

Molnar Reporting Services, LLC (440) 340-6161



1 questions were answered, so I feel comfortable  
2 about voting today. Mr. McColl, do you feel like  
3 you've had all your questions answered?

4 MR. MCCOLL: Yes, I do.

20:18:33 5 MR. HAUPERT: Do you feel comfortable  
6 with a vote this evening?

7 MR. MCCOLL: Yes, sir.

8 MR. HAUPERT: Okay. Then --

9 MR. MARONG: So, Mr. Chairman, yeah, let  
20:18:41 10 me help assist this. So when voting, for clarity

11 for all the members, I'd ask for a motion to  
12 approve the use variance for purpose of  
13 constructing a Sikh temple upon property zoned as  
14 Country Home District. If you're voting in favor  
20:18:53 15 of the variance and you believe that there is an  
16 unnecessary hardship as proven by the applicant,  
17 you would vote yes. If you feel that there is  
18 not an unnecessary hardship, you would vote no to  
19 that vote.

20:19:05 20 So it is a motion to approve is the  
21 easiest way to do it, and then you're either  
22 going to vote yes or no. That way, we have  
23 clarity in our motion.

24 MR. HAUPERT: Okay. So before I -- you  
20:19:17 25 know, again, I'm going to echo that. So again, a  
Molnar Reporting Services, LLC (440) 340-6161

1 "yes" vote means that you approve the variance.  
2 A "no" vote means that you deny the variance.

3 Can I have a motion for approval of the  
4 variance of constructing the Sikh temple upon  
20:19:33 5 zoned property as Country District Home? Can I  
6 have a motion?

7 MR. MCCOLL: I'll motion to -- Scott  
8 McColl. I'll motion to approve the variance.

9 MR. HAUPERT: Who would like to second  
20:19:44 10 it?

11 MAYOR CEGELKA: I'm confused about the  
12 motion and what we're voting on, because -- can  
13 you explain that again?

14 MR. HAUPERT: Yes, Mayor. What we're  
20:19:54 15 doing is we're going to vote. A "yes" vote means  
16 you approve the variance. A "no" vote means that  
17 you deny the variance. We'll do a roll call, but  
18 the motion in front of us is the use variance  
19 construction of the Sikh temple upon property  
20:20:07 20 zoned as commercial home district. So I'm  
21 looking for a motion to approve the variance.  
22 The yes means it's going to approve. A no means  
23 it will not.

24 MR. MARONG: Let me maybe answer the  
20:20:19 25 mayor's technical question. If you make the

Molnar Reporting Services, LLC (440) 340-6161

1 motion and you second the motion, it doesn't mean  
2 that's your vote. You then would go through a  
3 roll call vote after that time.

4 MR. HAUPERT: Thank you for clarifying  
20:20:30 5 that.

6 MR. MARONG: You're welcome.

7 MR. HAUPERT: So Scott made the motion  
8 to go into vote. Do I have a second?

9 I'll second that motion.

20:20:42 10 Okay. So now we can go to roll call.  
11 Councilman Adie?

12 MR. ADIE: No.

13 MR. HAUPERT: Billings is absent.  
14 Mayor?

20:20:53 15 MAYOR CEGELKA: No.

16 MR. HAUPERT: Hauptert, I'm the chairman,  
17 and I vote no. Scott McColl?

18 MR. MCCOLL: No.

19 MR. MARONG: Okay. So, Mr. Chairman,  
20:21:11 20 the motion failed. I will prepare, pursuant to  
21 our code, a writing to the applicant indicating  
22 as such. Thank you.

23 MR. HAUPERT: I want to thank you,  
24 everybody, for your participation tonight.

20:21:24 25 MR. MARONG: Yeah, and I appreciate

Molnar Reporting Services, LLC (440) 340-6161

1 everyone bearing with us on Zoom. I know this  
2 was an interesting way to have a meeting and it's  
3 a format we don't normally use, and I also  
4 apologize for some technical difficulties that I  
20:21:36 5 had on my end to start the meeting, so I  
6 appreciate your patience with us.

7 MR. HAUPERT: Can I have a motion for  
8 adjournment?

9 MR. ADIE: I'll make a motion to  
20:21:45 10 adjourn.

11 MAYOR CEGELKA: Motion to adjourn.

12 MR. HAUPERT: Thank you. Motion  
13 seconded by the mayor. Okay. Roll call. Adie?

14 MR. ADIE: Yes.

20:21:54 15 MR. HAUPERT: Billings, absent. Mayor?  
16 MAYOR CEGELKA: Yes.

17 MR. HAUPERT: Hauptert, yes. McColl?

18 MR. MCCOLL: Yes.

19 MR. HAUPERT: Meeting is adjourned at --  
20:22:04 20 MR. MARONG: 8:22.

21 MR. HAUPERT: 8:22. Thank you.

22 (Meeting adjourned at 8:22 p.m.)

23 ~ ~ ~ ~ ~

24

25

Molnar Reporting Services, LLC (440) 340-6161



## CERTIFICATE

1  
2  
3  
4 I, Michelle L. Harper, do hereby certify  
5 that as such Reporter I took down in Stenotypy  
6 all of the proceedings had in the foregoing  
7 transcript; that I have transcribed my said  
8 Stenotype notes into typewritten form as appears  
9 in the foregoing transcript; that said transcript  
10 is the complete form of the proceedings had in  
11 said cause and constitutes a true and correct  
12 transcript therein.

13  
14  
15  
16 Michelle L. Harper

17 Michelle L. Harper, Notary Public  
18 within and for the State of Ohio  
19

20 My commission expires December 25, 2023  
21  
22  
23  
24  
25

Molnar Reporting Services, LLC (440) 340-6161

Phong

PLANNING COMMISSION

Lari Pepen

8/19/2020