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2           CONCORD TOWNSHIP ZONING COMMISSION  
3           LAKE COUNTY, OHIO  
4           REGULAR MEETING  
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8           Concord Town Hall  
9           7229 Ravenna Road  
10          Concord, Ohio 44077  
11  
12          November 5, 2024  
13          7:00 p.m.  
14  
15               TRANSCRIPT OF PROCEEDINGS  
16  
17  
18   Zoning Commission members present:  
19       Hiram Reppert, Chair  
20       Frank Schindler, Member  
21       John Wiertel, Member  
22       Ron Terriaco, Member  
23   Also Present:  
24       Heather Freeman, Planning & Zoning Director/  
25       Zoning Inspector  
      James O'Leary, Esq., Legal Counsel

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1           MR. TERRIACO: None.  
2           MR. REPPERT: None here. So we have no  
3   correspondence.  
4           Heather, Zoning Inspector Report.  
5           MS. FREEMAN: I do not have a report this  
6   evening.  
7           MR. REPPERT: No report.  
8           MS. FREEMAN: Thank you.  
9           MR. REPPERT: This is going to be a  
10   record short meeting, right? Here we go.  
11          MR. SCHINDLER: We might make that  
12   record. Especially minutes.  
13          MR. REPPERT: Public Participation. This  
14   is intended for anybody from the public that  
15   is not part of the New Business or the Old  
16   Business.  
17          Anybody there? Okay.  
18          New Business. It says here, Establish a  
19   designated final date for completion of the  
20   sidewalk in accordance with the agreement  
21   between Concord Township Zoning Commission and  
22   the IN9 Group, LLC for the property located on  
23   Old Crile and Crile Road, being parcel number  
24   08-A-020-0-00-048-0.  
25          Okay, let's open it up. Anybody have any

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1           PROCEEDINGS  
2           MR. REPPERT: I'd like to call to order  
3   the Concord Township Zoning Commission of  
4   Tuesday, November 5th, which is also Election  
5   Day this year.  
6           Heather, would you call the roll?  
7           MS. FREEMAN: Mr. Wiertel.  
8           MR. WIERTEL: Yes.  
9           MS. FREEMAN: Mr. Terriaco.  
10          MR. TERRIACO: Yes.  
11          MS. FREEMAN: Mr. Schindler.  
12          MR. SCHINDLER: Yes.  
13          MS. FREEMAN: And Mr. Reppert.  
14          MR. REPPERT: Yes.  
15          Okay. Moving on, approval of the  
16   minutes. The minutes are not here, so we're  
17   going to have to table the approval of those  
18   minutes for September, October. And next  
19   month is going to add in November.  
20          So correspondence. Frank?  
21          MR. SCHINDLER: None, Mr. Chairman.  
22          MR. REPPERT: John?  
23          MR. WIERTEL: None.  
24          MR. REPPERT: None.  
25          Ron?

4

1           discussion? From the audience, if you would,  
2   stand up, state your name and your address for  
3   the record.  
4           MR. NEKIC: Good evening. John Nekic,  
5   6814 Edinboro Place, Concord Township, Ohio,  
6   44077.  
7           MR. WIERTEL: John, what's your last  
8   name? I'm sorry.  
9           MR. NEKIC: Nekic, N-E-K-I-C.  
10          MR. WIERTEL: Thank you.  
11          MR. NEKIC: I am in charge and actually  
12   the owner of the IN9 project there on Old  
13   Crile and new Crile, Little Mountain Creamery  
14   and Johnny's Auto Spa.  
15          We met a year ago regarding this  
16   situation regarding the sidewalks. And we  
17   all agreed that we will absolutely build a  
18   sidewalk when it's necessary.  
19          A few stipulations we all agreed to, when  
20   the pedestrian road was in demand, which  
21   surrounding infrastructure connections,  
22   appropriate sidewalk connections on adjacent  
23   properties are five years from the date.  
24   Since the last time we met, none of those have  
25   changed.

1 I am from Concord. I live just down the  
2 street. I'm very proud to be part of this.  
3 No one in their right mind would have built  
4 what I built, spend this kind of money. I'm  
5 proud of where I live, and I'm proud of this  
6 community. So I went over and beyond to make  
7 this place beautiful. I am for a sidewalk,  
8 but just not now. It makes no sense.  
9 Unless you're going to parachute people  
10 in, I'm not sure where they're going to be  
11 coming from. We have 44, you have Crile,  
12 these are all busy streets, and there's not  
13 a sidewalk in sight.  
14 So nothing has changed since our last  
15 meeting. I think the timing of this is  
16 bizarre. You waited until I finished the  
17 project, you waited until I put in the  
18 landscaping, sprinklers, and let the grass  
19 grow in, and now you want me to do a sidewalk.  
20 I'm not sure -- I just have a few other  
21 projects that I'm planning in Concord.  
22 They're going to be just as big, but -- I'm  
23 a team player. We've got to be on the same  
24 team. I'm not going to invest this kind of  
25 money if this is going to happen over and

1 cross to get to my sidewalk? I'm not sure  
2 where the city is.  
3 Any suggestions or anything that you have  
4 for me?  
5 Again, at our last meeting, one of the  
6 members said, this makes no sense, it's a  
7 sidewalk to nowhere. I agree. And nothing  
8 has changed within this year. So I'm not sure  
9 why we're doing this again.  
10 But again, I follow the rules, and  
11 whatever you guys decide, we'll go by. But I  
12 just think it's premature. I think it's  
13 dangerous.  
14 Any questions?  
15 MR. REPERT: How long would it take to  
16 design a sidewalk?  
17 MR. NEKIC: I don't think -- it's a big  
18 deal.  
19 First of all, I think you guys made a  
20 mistake, because we have to move all the fire  
21 hydrants. So I'm not sure what happened  
22 there.  
23 This is not a small project. This is a  
24 big deal. All the fire hydrants are in the  
25 way.

5

7

1 over.  
2 I want to build a sidewalk. I just don't  
3 want my sidewalk to be five years old when my  
4 neighbor builds it, and it looks ugly. I'm  
5 all about looks. That's why those buildings  
6 are so spectacular.  
7 I'm open to any suggestions or  
8 constructive criticism. I'm not opposed to a  
9 sidewalk, just not now.  
10 So, any questions or anything?  
11 MR. REPERT: When?  
12 MR. NEKIC: When?  
13 MR. REPERT: Yeah.  
14 MR. NEKIC: You tell me. When my  
15 neighbor gets it, when the people across the  
16 street build something, when it makes sense.  
17 If you go there now, that point, Old  
18 Crile and new Crile is so dark. You want to  
19 put a sidewalk in and bait people in to walk  
20 down that street where those big ditches are?  
21 It doesn't make sense right now.  
22 And I think the buildings are stunning.  
23 I think a sidewalk would be stunning, as well.  
24 But it doesn't make any sense now. How do  
25 they get there? From what sidewalk do they

1 So however previously you guys designed  
2 this project, they have sidewalks. Whoever  
3 put the hydrants in didn't take that into  
4 consideration.  
5 So I don't know. I'm not a builder. I'm  
6 a physician. You guys tell me how long it  
7 would take. You know better than I do.  
8 MR. TERRIACO: Has there been any  
9 conversation, as far as the planning of the  
10 sidewalk where the fire hydrants are in the  
11 way, and then probably underground, if you  
12 were to develop that plan to install those  
13 hydrants, reaching out to the fire department  
14 to ask for approval of removing the hydrants  
15 or relocating, and also paying the water  
16 department for that process, how long do you  
17 think that process would take --  
18 MR. NEKIC: I don't know.  
19 MR. TERRIACO: -- with your working in  
20 the trades and stuff like that.  
21 MR. KEENEY: So Dustin Keeney with  
22 Polaris Engineering & Surveying, 34600 Chardon  
23 Road, Willoughby Hills, Ohio 44094. And we  
24 did the civil site planning work for the  
25 project.

6

8

1 So going back through the history, you  
2 know, there was a point in time where there  
3 was no sidewalks, and then there was a comment  
4 that sidewalks were required in the Capital  
5 District.

6 So when we started designing the  
7 sidewalks, that's when we realized that when  
8 they redid and realigned the roads and all  
9 that stuff, the -- it's very challenging,  
10 because the hydrants are right where the  
11 sidewalks typically would go, just along the  
12 edge of the right of way, and then between  
13 where the sidewalk would go and the roadway  
14 goes, is a ditch section.

15 I know that typically when you see  
16 sidewalks along a roadway section, there's  
17 storm sewers, there's not ditches. So  
18 usually -- I think the ditches, you know,  
19 cause potentially a safety issue. You know,  
20 if folks happen to step off the sidewalk, you  
21 know, like he mentioned, it's dark. You know,  
22 you have -- some of it is a safety concern.

23 But to answer -- we did at one point in  
24 time, before the agreement to postpone the  
25 sidewalks, we had come up with a plan to

1 could -- what your options would be for  
2 that --

3 MR. KEENEY: Right.

4 MR. TERRIACO: -- right?

5 I would strongly urge you to do that.  
6 We're just looking at that time frame of what  
7 that would be. A couple months. Because  
8 decisions won't be made, you know, right  
9 away --

10 MR. KEENEY: Right.

11 MR. TERRIACO: -- to do that.

12 And as far as, if you remove the  
13 hydrants, are you allowed to put the sidewalk  
14 over the water lines, or anything like that.

15 MR. KEENEY: Right. It gets complicated  
16 a little bit, because where the hydrants are  
17 right now, they're just inside of the public  
18 right of way. So if we move the hydrants  
19 back, then they wind up being on private  
20 property. Because to be behind the sidewalk,  
21 they would wind up being on the private  
22 property of the ice cream store, and if you  
23 move them forward, then they wind up in the  
24 ditch. So, you know, it's one of those --

25 MR. TERRIACO: Right.

1 put -- I guess there's two alternates. We  
2 could either move all the hydrants, or we  
3 could jog the sidewalk around the hydrants  
4 and leave the hydrants in place, which would  
5 probably be more economical than moving the  
6 hydrants.

7 But the challenge there is with the  
8 ditch, when you jog the hydrants around, then  
9 we're going to have to put culverts in the  
10 ditches so that -- you know, to get the  
11 grading to work. So it is quite a -- you  
12 know, and it would -- so from a design  
13 perspective, it's something that we could  
14 probably get designed in a couple of days and  
15 go through the process. But it would be quite  
16 a project for them to go --

17 MR. TERRIACO: So that would take quite a  
18 bit of time, to go through that process.

19 And how the number of hydrants are there,  
20 where that number came from, I'm not sure,  
21 right? So speaking from my past career, I'm  
22 not sure where that number came from.

23 It is a large amount of hydrants. So it  
24 really would behold you to contact the fire  
25 department and water department to see if you

1 MR. KEENEY: It's one of those goofy  
2 situations. It would take some coordination  
3 with the fire department. And it's just one  
4 of those things that -- hindsight is always  
5 20/20, but it doesn't seem like it was set up  
6 for sidewalks, quite frankly.

7 MR. TERRIACO: Correct.

8 MR. REPERT: Instead of jogging out  
9 towards the road, why don't you jog back?  
10 It's been done in Mentor. If you go up Little  
11 Mountain, you'll see a hydrant, and the  
12 sidewalk comes here, jogs, and then back.

13 MR. KEENEY: And we could look at that.  
14 I know it would be challenging along the  
15 section where the detention basin is. You  
16 know, just to get the grading for the  
17 detention basin, you run into the same issue,  
18 where you start jogging in, and that's the  
19 slope where the detention basin, you know --

20 MR. WIERTEL: Dustin, I'm sorry, I don't  
21 mean to interrupt you. It would be a public  
22 sidewalk, correct?

23 MR. REPERT: Yeah.

24 MR. WIERTEL: Right?

25 MR. KEENEY: Correct. Yes.

13

1 MR. WIERTEL: So it has to stay in the  
2 right of way, correct?  
3 MR. KEENEY: Unless there was some sort  
4 of an agreement where they got easements.  
5 MR. WIERTEL: Right.  
6 MR. KEENEY: I mean, probably anything is  
7 possible from a legal --  
8 MR. WIERTEL: But it has --  
9 MR. KEENEY: Typically, they're supposed  
10 to be in a public right of way.  
11 MR. WIERTEL: It's designed in the public  
12 right of way, right? And that's where the  
13 fire hydrants are at, in the public right of  
14 way, correct?  
15 MR. KEENEY: Correct. Right.  
16 MR. WIERTEL: Okay. So that's more than  
17 likely -- in my assumption, you know, having  
18 been in the business a bit, that's why the  
19 need for the moving of the fire hydrants,  
20 because it's got to remain in the public right  
21 of way, unless there was an easement given.  
22 MR. KEENEY: Right.  
23 MR. WIERTEL: Now, again, I wasn't a part  
24 of this board or commission when you guys put  
25 this agreement together, but I did read

15

1 guys haven't done any studies on that or said,  
2 hey, is there any pedestrian load in the area,  
3 and we're not going to do that.  
4 So I find it safe to assume -- I mean, I  
5 live there, too. I know I see some joggers go  
6 up and down Crile Road, but they're typically  
7 on the other side. Nothing connecting, right?  
8 So, I guess, do we have to do those kind  
9 of studies? Like there's a traffic study. Is  
10 there a pedestrian load study that would need  
11 to be done? I guess that's my question, if  
12 we're asking them to meet requirements.  
13 That's my input on it.  
14 You know, I mean, I'm looking -- if you  
15 give requirements, then you have to meet the  
16 requirements to say, hey, it's time to put a  
17 sidewalk in.  
18 MR. KEENEY: And on that, just throwing  
19 in a question, I guess. I don't know if the  
20 township has a master plan as far as what the  
21 sidewalk network for that Capital District is  
22 eventually supposed to do or how it's supposed  
23 to work.  
24 So obviously there's residents, you know,  
25 a little bit south, you know, in Quail. But

14

1 through it.  
2 And by the way, I want to tell you, I  
3 think you did a phenomenal job.  
4 MR. NEKIC: Thanks.  
5 MR. WIERTEL: I will say that. I live  
6 right on Girdled Road. I pass it every day.  
7 You did a very, very well done job.  
8 And I don't know if you have to give an  
9 answer to this question or not, but you did  
10 say you're not opposed to putting the sidewalk  
11 in at some point?  
12 MR. NEKIC: Eventually, yes. Absolutely.  
13 MR. WIERTEL: So it's still in good  
14 faith, you'll put the sidewalk in when the  
15 items that are in this agreement that you guys  
16 have put together are there, right?  
17 And so the question I have is, you know,  
18 for us -- and maybe you could help me out  
19 here, Heather. And I don't know, drafting  
20 this, but there are some criteria that have  
21 to be met for the sidewalk to go in, right?  
22 Pedestrian load, necessary connections,  
23 appropriate sidewalk connections to the  
24 adjacent properties.  
25 And have we done -- and I'm assuming you

16

1 the interesting thing is, there's no sidewalks  
2 in there.  
3 So it's like, there's no sidewalks in  
4 there, and then there --  
5 MR. WIERTEL: Where does it go to?  
6 MR. KEENEY: I mean, I think John is  
7 willing to invest in sidewalks. It's just,  
8 let's try to make sure that it makes sense  
9 with how things are going to network.  
10 You know, is the ultimate goal to get  
11 over to the other side of 44 where Sheetz is,  
12 or to be able to go north or to go south? I  
13 don't know if there is -- and maybe there's  
14 not.  
15 MR. WIERTEL: So there's -- oh, it is,  
16 April 4th of 2023. So this is now a year and  
17 a half old?  
18 MR. REPPERT: Yeah. Yeah.  
19 MR. WIERTEL: And you just opened up  
20 when? You just had your grand opening.  
21 MR. NEKIC: Two weeks ago.  
22 MR. WIERTEL: Two weeks ago.  
23 MR. NEKIC: And we've yet to have anyone  
24 walk.  
25 MR. WIERTEL: Right.

17

1 MR. NEKIC: I mean, ice cream is a family  
2 thing. People come with their children and  
3 drive in, enjoy the ice cream, south side,  
4 enjoy the fire, and they drive home. We have  
5 yet to have anyone walk in. I'm not sure  
6 where they would come from.

7 MR. KEENEY: And I think, to that point,  
8 the last thing we want to do is put a sidewalk  
9 that's going to, you know, take people to the  
10 point at the south, you know what I mean, and  
11 cause them to wind up somewhere that's putting  
12 them in a dangerous situation. I think we  
13 want to make sure that it's thought through,  
14 and it's properly thought out.

15 MR. WIERTEL: Dustin, what would be the  
16 approval process? Would it have to go  
17 through -- so would that have to go through  
18 the Planning Commission, Lake County? Because  
19 it's the right of way, right?

20 So if they designed a sidewalk which has  
21 to be in the public right of way, it's not  
22 designed yet, okay? You know, when they did  
23 the development plan, there was no sidewalk  
24 designed correctly, right?

25 MR. KEENEY: Right.

19

1 this point.

2 The permitting process for sidewalks,  
3 working the right of way, varies a lot by  
4 jurisdiction. So I would imagine -- the  
5 building permits are by the county. I imagine  
6 this would be the County Engineer. But there  
7 may be an additional level of your review or  
8 Planning Commission review. It depends on how  
9 you have it set up. So it varies a lot by  
10 jurisdiction. But it would go through a  
11 couple of levels of review, including the  
12 County Engineer.

13 MR. NEKIC: I also had -- our hours  
14 are -- we're open until 9:00. It is so dark  
15 out there right now. And I think until the  
16 infrastructure is in place where there are  
17 sidewalks everywhere, and people could  
18 comfortably walk them in every direction, it  
19 would make sense. But right now, it's so  
20 dark. And to have any family with children  
21 walking down the street, I'd be terrified.  
22 That's the last thing I'd want, for something  
23 like that to happen.

24 MR. SCHINDLER: So the only business  
25 you're getting right now is basically

18

1 MR. WIERTEL: Correct?

2 MR. KEENEY: I think the way that we  
3 covered it was, there is a note on the set of  
4 plans that indicates when it's time for the  
5 sidewalks, they have to be approved through  
6 the County Engineer's Office. I don't know  
7 specifically if it would necessarily have to  
8 go to Planning Commission.

9 MR. WIERTEL: Okay.

10 MR. KEENEY: But I think it would have to  
11 go through a process.

12 MR. WIERTEL: Design review.

13 MR. KEENEY: At least --

14 MR. SCHINDLER: By the engineer, yeah.

15 MR. KEENEY: Go ahead.

16 MR. EDMAN: Good evening. My name is  
17 Carter Edman. I'm an architect. I'm the  
18 Director of Design for Marous Brothers  
19 Construction. We're the design builder for  
20 this project.

21 You know, I would want to reiterate  
22 everything that's been said here. And of  
23 course, I'm all in favor of walkable streets,  
24 and so forth. But I agree with all the  
25 statements about the practicality of this at

20

1 drive-in, right?

2 MR. NEKIC: It's all drive-in.

3 MR. SCHINDLER: People driving in --

4 MR. NEKIC: It's all drive-in.

5 MR. SCHINDLER: -- picking up the  
6 product, and then leaving. We don't have  
7 anybody walking down the streets, like you  
8 said, come in and buy ice cream, right?

9 MR. NEKIC: Ice cream is a fun thing.  
10 People come with their families and children,  
11 they come and they sit by the fire. It's a  
12 nice thing. But to actually get -- go for a  
13 walk? I couldn't imagine. It's so dark, and  
14 where would you possibly be coming from?

15 MR. WIERTEL: And I think, John, you're  
16 looking for the future of the development,  
17 too. That's where this commission has to look  
18 at, is the future, right?

19 So yes, right now, okay, I think that we  
20 have to plan for now, and for later, too,  
21 right?

22 MR. NEKIC: I agree.

23 MR. WIERTEL: And you guys know that.  
24 Everybody knows that. So I think that that's  
25 probably the commission's -- you know, we have

21

1 to plan for the future, as well.

2 MR. NEKIC: Like I said, I'm not opposed.

3 I just think the timing is a little bit off.

4 MR. SCHINDLER: Could you take time to go

5 ahead and do the studies that are necessary,

6 like with the possible moving of the plugs or

7 not, what it would cost, and things of that

8 nature, to be prepared?

9 MR. NEKIC: Of course.

10 MR. SCHINDLER: So when the time comes,

11 you could bite the bullet and say, okay, we're

12 ready to go.

13 MR. NEKIC: Of course.

14 MR. SCHINDLER: I think that's -- that's

15 what I want.

16 MR. TERRIACO: Because in the agreement,

17 the size and scope, which shall be determined

18 by both parties.

19 MR. SCHINDLER: Right.

20 MR. TERRIACO: So we don't even have that

21 in front of us, to make that decision to give

22 an adequate time, right?

23 MR. WIERTEL: Yeah, I would like -- I

24 think that's a great idea. I think, do your

25 due diligence on the design, do the due

23

1 whatever they'd have to be, spaced out

2 accordingly to the other establishments, and

3 then they're ready to go.

4 MR. WIERTEL: Moving fireplugs is not

5 easy.

6 MR. SCHINDLER: No. And putting lines

7 in.

8 MR. WIERTEL: It's not easy.

9 MR. SCHINDLER: It's not easy.

10 MR. WIERTEL: That's an infrastructure

11 there.

12 MR. SCHINDLER: And another thing, you

13 talk about darkness. I would think we would

14 also want to know about lighting. You know,

15 is there adequate enough lighting for people,

16 like, now when it's dark and you're still

17 open, how would they get there? Well, at that

18 point they would need the sidewalks to walk

19 from one establishment to the other if the

20 appropriate lighting was there, too, to keep

21 them away from walking in the street.

22 So if that can all be basically done, and

23 the concept, and ready to go, I would be in

24 favor of doing something like that.

25 MR. KEENEY: So I guess just a question

22

1 diligence on the time frame of the approval

2 process.

3 I think you should put a cost analysis

4 together so that this board understands the

5 magnitude of what -- this commission

6 understands the magnitude of what you're

7 putting in there, and take into consideration,

8 you know, what you're talking about with that

9 sidewalk going in by the detention basin.

10 MR. SCHINDLER: Exactly.

11 MR. WIERTEL: Yeah, all those things into

12 consideration. I think that's a great idea.

13 And then come back.

14 MR. SCHINDLER: Well, that's what I would

15 like to see. This right here, it's already

16 been done up front, you know what it is. And

17 as the development continues with other

18 establishments coming in, where they would be

19 put together now, the customer is going from

20 one to the other, they would need the sidewalk

21 at that point, to me. And then it would make

22 sense to say, okay, now we're seeing what's

23 happened --

24 MR. WIERTEL: Now it's --

25 MR. SCHINDLER: -- the fireplugs are

24

1 from the process. So there is a note

2 specifically that was on the plan that said

3 all future sidewalk improvements shall be

4 approved by Concord Township and Lake County

5 Engineer and be constructed per Lake County

6 specifications, design, and construction of

7 public sidewalk. Okay.

8 So not to get lost into the semantics of

9 it, but when we talk about Concord, would that

10 be working with Heather's office, or would

11 that be the Service, or would that be with you

12 folks?

13 MR. SCHINDLER: We get the service of the

14 Lake County Engineers.

15 MR. KEENEY: Right.

16 MR. SCHINDLER: They are the ones that

17 get involved in this, because they give us the

18 insight, they provide us with reports --

19 MR. KEENEY: Right.

20 MR. SCHINDLER: -- that we look at, for

21 us to make a decision. We don't have an

22 engineering staff, okay?

23 MR. KEENEY: Okay.

24 MR. SCHINDLER: So we can't do something

25 like that. So you would have to put your plan

25

1 together, and then submit it to the County  
 2 Engineers. All the appropriate departments  
 3 would be contacted, like the fire department.  
 4 MR. KEENEY: Right.  
 5 MR. SCHINDLER: They would all have their  
 6 input.  
 7 MR. KEENEY: Right. But we have to meet  
 8 the intent of the Zoning Code, right?  
 9 MR. SCHINDLER: That's correct.  
 10 MR. KEENEY: So would that be, I guess,  
 11 you folks, or Heather?  
 12 MR. WIERTEL: Both.  
 13 MR. KEENEY: Both, okay.  
 14 I just want to make it, if we kind of go  
 15 down this road, that we --  
 16 MR. SCHINDLER: Sure.  
 17 MR. KEENEY: And I think we're happy to  
 18 evaluate what's going on along our frontage.  
 19 I don't know that we should be getting into  
 20 evaluating what's going on beyond.  
 21 That's where, I guess, I'm --  
 22 MR. EDMAN: Like the lighting?  
 23 MR. KEENEY: The lighting, and again, how  
 24 you analyze -- you're still going to end with  
 25 a sidewalk to no -- with no -- you can't

27

1 I know it's not easy to move fireplugs.  
 2 MR. KEENEY: Right.  
 3 MR. WIERTEL: So I know that that -- you  
 4 know, just moving them here or there, five  
 5 feet is a lot sometimes. But I think getting  
 6 that due diligence and that homework done,  
 7 coming back and saying, okay, now we have  
 8 this, and there's time frames with that,  
 9 right?  
 10 So I can understand that time frame, and  
 11 it's not just lickety split. Two days -- if  
 12 you could design in two days, then I'm --  
 13 MR. KEENEY: That's just getting  
 14 something on paper.  
 15 MR. WIERTEL: I understand.  
 16 MR. KEENEY: There's a lot that comes  
 17 after that.  
 18 MR. WIERTEL: I understand that.  
 19 MR. REPERT: I would do more than  
 20 looking at fire hydrant replacement. I would  
 21 be more inclined to help the sidewalk.  
 22 MR. KEENEY: Right.  
 23 MR. REPERT: I've seen it before. Not  
 24 that -- it's a sidewalk. It's not a -- I  
 25 mean, fire hydrants are going to be 10 times

26

1 predict the future, we can't predict the  
 2 future. So how do we know --  
 3 MR. EDMAN: If I --  
 4 MR. KEENEY: Go ahead.  
 5 MR. EDMAN: If I'm understanding  
 6 correctly, what you're asking for is not for  
 7 the property owner to conduct the traffic  
 8 studies and all of that, but to do,  
 9 essentially, a conceptual cost estimate --  
 10 MR. SCHINDLER: Correct.  
 11 MR. EDMAN: -- what it would take to  
 12 install --  
 13 MR. SCHINDLER: Correct.  
 14 MR. WIERTEL: Correct.  
 15 MR. EDMAN: -- a sidewalk.  
 16 MR. TERRIACO: And reach out to the fire  
 17 department, the water department, to start  
 18 what that process would look like.  
 19 MR. KEENEY: Sure.  
 20 MR. WIERTEL: I think there's probably  
 21 more to that than what most people are  
 22 assuming that there is.  
 23 MR. KEENEY: Right.  
 24 MR. WIERTEL: Having been involved in  
 25 that in the past myself, I will tell you that

28

1 more expensive, maybe 20.  
 2 MR. KEENEY: Right.  
 3 So is that, then, a silly question? Are  
 4 there other sidewalks in the township, I would  
 5 imagine, somewhere? Does the township -- does  
 6 the Service Department plow the sidewalks?  
 7 MS. FREEMAN: So --  
 8 MR. KEENEY: I guess that's what I want  
 9 to -- do we need to get input about if they're  
 10 going to plow them to keep them clean, do we  
 11 need to get their input on --  
 12 MS. FREEMAN: Well, so the answer to the  
 13 first part of the question, there is a  
 14 sidewalk in front of Sheetz on Capital  
 15 Parkway.  
 16 MR. KEENEY: Right.  
 17 MS. FREEMAN: Capital Parkway, that's a  
 18 township road. I do not believe that our  
 19 Service Department clears that. Crile Road  
 20 would be a county road.  
 21 MR. KEENEY: Okay.  
 22 MS. FREEMAN: The County Engineer, in  
 23 some previous conversations that we had early  
 24 on back when this originally came up, they  
 25 would likely not keep that clear, as well.

29

1 MR. KEENEY: Okay. Just from the design  
 2 brain, making sure that if they have to clean  
 3 them, that we don't do something that  
 4 they're -- a plow can't do, you know. Okay.  
 5 MR. REPERT: Anything else from the  
 6 board?  
 7 MR. SCHINDLER: Not from me,  
 8 Mr. Chairman.  
 9 MR. WIERTEL: Not from me.  
 10 MR. O'LEARY: Mr. Chairman.  
 11 MR. REPERT: Yes.  
 12 MR. O'LEARY: So just to remind the board  
 13 and our guests, the issue before the Zoning  
 14 Commission this evening is to establish a  
 15 date. There's already been a vote on  
 16 October 1st to enact this part of the  
 17 agreement. What I'm hearing is that you'd  
 18 like to table this until they can come back  
 19 with additional information, and then  
 20 reconsider this date.  
 21 Is that what I'm hearing, Mr. Chairman?  
 22 MR. REPERT: I would like to get more  
 23 information coming back to the board with  
 24 respect to the timing. And the cost is not an  
 25 issue for us. It is for you. But, you know,

31

1 this meeting. Whatever it takes to get to  
 2 that, I think that would be part of your due  
 3 diligence, as well.  
 4 MR. REPERT: Anything else from you  
 5 folks?  
 6 MR. O'LEARY: So your next meeting is  
 7 December 3rd. Are you asking them to collect  
 8 that information and have it prepared for the  
 9 December 3rd meeting?  
 10 MR. REPERT: Is that possible?  
 11 MR. O'LEARY: Or do we need to look at  
 12 the beginning of 2025 to have that?  
 13 MR. WIERTEL: It's a short period of  
 14 time.  
 15 MR. TERRIACO: It's too much work.  
 16 MR. O'LEARY: How much time do you think  
 17 you would need to meet with the stakeholders  
 18 and the county, and come back with more of a  
 19 complete plan? Is that 60 days? Is that  
 20 90 days?  
 21 MR. EDMAN: It depends on how --  
 22 MR. O'LEARY: Understanding we've got a  
 23 few holidays.  
 24 MR. WIERTEL: I was going to say.  
 25 MR. KEENEY: With the holidays, I would

30

1 timing for the design, and timing for the  
 2 installation.  
 3 MR. O'LEARY: Right.  
 4 MR. REPERT: So if we want to do what  
 5 Frank says, you know, cock it and we're ready  
 6 to go, we have that information available.  
 7 But I'd like that information coming back  
 8 to the board so some of the other members can  
 9 use that input to set a date that we can all  
 10 agree upon.  
 11 MR. WIERTEL: And I urge you on that,  
 12 too, is when you speak with the County  
 13 Engineers, is to get what they're expecting as  
 14 to the approval process, as well, and their  
 15 timeline. I would urge you with that.  
 16 MR. KEENEY: Okay.  
 17 MR. WIERTEL: Because, you know, what I  
 18 don't want to see you guys do is get yourself  
 19 into a pickle, or us, as the Zoning  
 20 Commission, saying, hey, we have to enforce  
 21 this, and the timeline goes beyond that. So  
 22 let's not muddy up the waters with that.  
 23 And I'm sure that they'd be more than  
 24 willing to say, hey, you go through -- you  
 25 know you have this meeting, then this meeting,

32

1 probably say 90, you know, 90 days.  
 2 MR. O'LEARY: So if you did that, then it  
 3 would take you to, what, February?  
 4 MR. REPERT: February.  
 5 MR. O'LEARY: The February meeting.  
 6 MR. SCHINDLER: Yeah.  
 7 MR. WIERTEL: And you'll also have a  
 8 better expectation of what -- you're moving  
 9 into the better time to plan for construction  
 10 season, too.  
 11 I'm not saying you're going to start it.  
 12 I'm saying, you're coming back just with the  
 13 information, John.  
 14 MR. NEKIC: I just have two other  
 15 projects that I'm considering here. This is  
 16 going to put a huge damper on -- I'm a team  
 17 player.  
 18 MR. WIERTEL: So am I. I think we all  
 19 are here.  
 20 MR. NEKIC: That's what I expect from my  
 21 community.  
 22 MR. WIERTEL: And I think that that's  
 23 what we're trying to give you, too. This  
 24 board today, I mean, I think there might have  
 25 been -- I think we're trying to be the same



33

1 team player and say, hey -- you know, again, I  
 2 compliment you highly on what you've done over  
 3 there. I'm a client. I've already washed my  
 4 cars multiple times there. I think it's  
 5 great. I think it's great for this community,  
 6 I think it's a great asset to this community.  
 7 And I think we're trying to be a team player  
 8 here, too, with you, to give you some time to  
 9 get your homework done, your due diligence  
 10 done, and then come back and evaluate at that  
 11 point.  
 12 MR. NEKIC: That's fair. Thank you.  
 13 MR. REPERT: Okay?  
 14 MR. KEENEY: So Heather, how far ahead  
 15 of the meetings do you usually like to have  
 16 stuff, just so you can distribute it? I mean,  
 17 obviously we'll come back and present.  
 18 MS. FREEMAN: Uh-huh. Usually I'll mail  
 19 packets a week prior to our meeting.  
 20 MR. KEENEY: Okay.  
 21 MR. O'LEARY: So Mr. Chairman, if you're  
 22 going to table this, you need to do a motion  
 23 to table it.  
 24 MR. REPERT: Yeah, we're going to have  
 25 to have a motion to table.

35

1 MR. KEENEY: We can give some options of  
 2 potentially relocating the hydrants, trying  
 3 to go in front of the hydrants, trying to go  
 4 behind. You know, we could look at it a  
 5 couple of different ways.  
 6 MR. O'LEARY: Right. Okay.  
 7 Mr. Chairman, is that acceptable to you?  
 8 MR. REPERT: Are you guys okay with  
 9 that?  
 10 MR. SCHINDLER: I am, Mr. Chairman.  
 11 MR. WIERTEL: Yeah.  
 12 MR. REPERT: Would you make a motion?  
 13 MR. WIERTEL: I'll make a motion.  
 14 MR. REPERT: I'm not going to tell you  
 15 to.  
 16 MR. WIERTEL: Sure, I'll make a motion.  
 17 So I've got to get this right.  
 18 MR. O'LEARY: You're going to make a  
 19 motion to table for consideration the final  
 20 date of completion on this project for the  
 21 sidewalks until the February meeting so that  
 22 the developer can come back with information  
 23 on alternatives to where to put the sidewalk,  
 24 having spoken to the County Engineers, the  
 25 fire department, the water department, and

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1 MR. O'LEARY: And then I think the motion  
 2 should be clear as to what expectation, as far  
 3 as what information is going to come back.  
 4 Because the idea is that when that comes back,  
 5 the commission is going to have to make a  
 6 determination as to a date of completion.  
 7 Because that's the only thing that's on this  
 8 right now for consideration. And it could  
 9 be -- it doesn't have to -- you don't have to  
 10 decide it at the February meeting, but at  
 11 least you should have the information.  
 12 So would somebody write down what  
 13 information we're going to expect them to  
 14 bring back? You're going to talk to the  
 15 county, right?  
 16 MR. TERRIACO: Uh-huh.  
 17 MR. O'LEARY: You're going to talk to the  
 18 fire department.  
 19 MR. TERRIACO: Water Department, County  
 20 Engineers.  
 21 MR. O'LEARY: What was that?  
 22 MR. TERRIACO: County Engineers.  
 23 MR. O'LEARY: Right.  
 24 And then are you going to give a couple  
 25 of different options of what --

36

1 Heather. So that's your motion.  
 2 MS. FREEMAN: So moved.  
 3 MR. O'LEARY: So that's your motion.  
 4 MR. WIERTEL: That's my motion.  
 5 MR. TERRIACO: That's your motion.  
 6 MR. WIERTEL: That's my motion.  
 7 MS. FREEMAN: So moved.  
 8 MR. WIERTEL: I motion what he said.  
 9 Do I have to say all those words?  
 10 MR. O'LEARY: You don't have to say all  
 11 that.  
 12 MR. WIERTEL: Okay. I make a motion to  
 13 table this item on the agenda until the  
 14 February meeting --  
 15 MR. O'LEARY: Right.  
 16 MR. WIERTEL: -- so that the developer  
 17 can do his due diligence, and meet with the  
 18 necessary stakeholders to provide the  
 19 necessary information for us to -- for the  
 20 commission to then try to establish --  
 21 MR. O'LEARY: A completion date.  
 22 MR. WIERTEL: -- a completion date.  
 23 MR. SCHINDLER: Amen.  
 24 MR. REPERT: Do I have a second?  
 25 MR. SCHINDLER: I second, Mr. Chairman.

37

1 MR. REPPERT: All those in favor?

2 MR. WIERTEL: Aye.

3 MR. REPPERT: Aye.

4 MR. TERRIACO: Aye.

5 MR. SCHINDLER: Aye.

6 MR. REPPERT: Any abstentions? Any nays?

7 The motion is passed. Okay.

8 Thank you, gentlemen, very much.

9 MR. NEKIC: Thank you. I appreciate it.

10 MR. WIERTEL: Thanks, guys. Appreciate

11 it.

12 MR. O'LEARY: Just for point of

13 clarification. Heather, do you normally take

14 a roll call vote?

15 MS. FREEMAN: It depends. We probably

16 would have.

17 MR. O'LEARY: All right.

18 Mr. Chairman, if it's okay with you, can

19 I ask Heather to do a roll call?

20 MR. REPPERT: Yes. Do a roll call.

21 MR. O'LEARY: Just to make sure. It's

22 not going to change the vote. I just want to

23 make sure that the record is corrected so that

24 there's no question as to what the board is

25 doing.

39

1 December.

2 MR. SCHINDLER: Okay.

3 MR. WIERTEL: You made a motion to table

4 it?

5 MR. REPPERT: No, I'd like to have a

6 motion to table it.

7 MR. WIERTEL: Oh.

8 MR. SCHINDLER: Mr. Chairman, I so move

9 that we table this next work session for Old

10 Business until --

11 MR. REPPERT: Is there a second?

12 MR. TERRIACO: Second.

13 MR. SCHINDLER: -- the next meeting.

14 MR. REPPERT: Do you want to call the

15 roll on this one?

16 MS. FREEMAN: Oh, sure.

17 MR. REPPERT: Why not?

18 MS. FREEMAN: Sure. Why not?

19 Mr. Schindler.

20 MR. SCHINDLER: Yes.

21 MS. FREEMAN: Mr. Reppert.

22 MR. REPPERT: Yes.

23 MS. FREEMAN: Mr. Terriaco.

24 MR. TERRIACO: Yes.

25 MS. FREEMAN: Mr. Wiertel.

38

1 MS. FREEMAN: Mr. Wiertel.

2 MR. WIERTEL: Yes.

3 MS. FREEMAN: Mr. Terriaco.

4 MR. TERRIACO: Yes.

5 MS. FREEMAN: Mr. Reppert.

6 MR. REPPERT: Yes.

7 MS. FREEMAN: And Mr. Schindler.

8 MR. SCHINDLER: Yes.

9 MR. KEENEY: Thank you. Enjoy the

10 holidays, and we'll see you in a couple of

11 months.

12 MR. WIERTEL: Thanks for being here,

13 guys. Appreciate it.

14 MR. REPPERT: On Old Business, work

15 session to review proposed zoning text

16 amendments as outlined in the memo dated

17 July 30, 2024 for modifications to district

18 uses.

19 With our short attendance here, I would

20 like to -- I would like to entertain a motion

21 to table that work session until next month.

22 MR. SCHINDLER: Are all the guys supposed

23 to be back by next month, or do you know?

24 MS. FREEMAN: As far as I'm aware. I

25 don't know of any absences in advance for

40

1 MR. WIERTEL: Yes.

2 MR. REPPERT: Okay, the motion is

3 carried.

4 Any abstentions? Any nays?

5 None heard. The motion is carried.

6 Next meeting, December 3rd, 2024.

7 Motion to adjourn?

8 MR. WIERTEL: Motion to adjourn.

9 MR. TERRIACO: Second.

10 MR. REPPERT: We're adjourned.

11 MR. O'LEARY: Did you say, all in favor?

12 MR. REPPERT: All in favor?

13 MR. SCHINDLER: Aye.

14 MR. WIERTEL: Aye.

15 MR. TERRIACO: Aye.

16 MR. REPPERT: Aye.

17 MR. O'LEARY: Okay. Sorry, Mr. Chairman.

18 MR. REPPERT: That's okay. Keep me

19 honest.

20 (Whereupon, the meeting was adjourned at

21 7:36 p.m.)

22

23

24

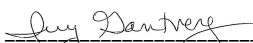
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## CERTIFICATE

State of Ohio,        }  
County of Cuyahoga. } ss:

I, Ivy J. Gantverg, Registered Professional  
Reporter and Notary Public in and for the State of  
Ohio, duly commissioned and qualified, do hereby  
certify that the foregoing is a true, correct and  
complete transcript of my stenotype notes which were  
taken at the time and place in the foregoing caption  
specified.

I do further certify that I am not a relative  
or counsel of either party, or otherwise interested  
in the event of this action.

  
Ivy J. Gantverg, Notary Public  
in and for the State of Ohio,  
Registered Professional Reporter.  
My Commission Expires November 5, 2028.



	<b>6</b>	anyone [2] 16/23 17/5 anything [6] 6/10 7/3 11/14 13/6 29/5 31/4 appreciate [3] 37/9 37/10 38/13 appropriate [4] 4/22 14/23 23/20 25/2 approval [6] 2/15 2/17 8/14 17/16 22/1 30/14 approved [2] 18/5 24/4 April [1] 16/16 April 4th [1] 16/16 architect [1] 18/17 area [1] 15/2 around [2] 10/3 10/8 ask [2] 8/14 37/19 asking [3] 15/12 26/6 31/7 asset [1] 33/6 assume [1] 15/4 assuming [2] 14/25 26/22 assumption [1] 13/17 attendance [1] 38/19 audience [1] 4/1 Auto [1] 4/14 available [1] 30/6 aware [1] 38/24 away [2] 11/9 23/21 Aye [8] 37/2 37/3 37/4 37/5 40/13 40/14 40/15 40/16	brain [1] 29/2 bring [1] 34/14 Brothers [1] 18/18 build [3] 4/17 6/2 6/16 builder [2] 8/5 18/19 building [1] 19/5 buildings [2] 6/5 6/22 builds [1] 6/4 built [2] 5/3 5/4 bullet [1] 21/11 business [7] 3/15 3/16 3/18 13/18 19/24 38/14 39/10 busy [1] 5/12 buy [1] 20/8
<b>MR. EDMAN: [7]</b> 18/16 25/22 26/3 26/5 26/11 26/15 31/21 <b>MR. KEENEY: [48]</b> <b>MR. NEKIC: [24]</b> 4/4 4/9 4/11 6/12 6/14 7/17 8/18 14/4 14/12 16/21 16/23 17/1 19/13 20/2 20/4 20/9 20/22 21/2 21/9 21/13 32/14 32/20 33/12 37/9 <b>MR. O'LEARY: [25]</b> 29/10 29/12 30/3 31/6 31/11 31/16 31/22 32/2 32/5 33/21 34/1 34/17 34/21 34/23 35/6 35/18 36/3 36/10 36/15 36/21 37/12 37/17 37/21 40/11 40/17 <b>MR. REPERT: [45]</b> <b>MR. SCHINDLER: [39]</b> 2/12 2/21 3/11 18/14 19/24 20/3 20/5 21/4 21/10 21/14 21/19 22/10 22/14 22/25 23/6 23/9 23/12 24/13 24/16 24/20 24/24 25/5 25/9 25/16 26/10 26/13 29/7 32/6 35/10 36/23 36/25 37/5 38/8 38/22 39/2 39/8 39/13 39/20 40/13 <b>MR. TERRIACO: [23]</b> 2/10 3/1 8/8 8/19 10/17 11/4 11/11 11/25 12/7 21/16 21/20 26/16 31/15 34/16 34/19 34/22 36/5 37/4 38/4 39/12 39/24 40/9 40/15 <b>MR. WIERTEL: [64]</b> <b>MS. FREEMAN: [24]</b> 2/7 2/9 2/11 2/13 3/5 3/8 28/7 28/12 28/17 28/22 33/18 36/2 36/7 37/15 38/1 38/3 38/5 38/7 38/24 39/16 39/18 39/21 39/23 39/25	<b>7</b> <b>7229 [1]</b> 1/9 <b>7:00 [1]</b> 1/13 <b>7:36 [1]</b> 40/21		
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	call [6] 2/2 2/6 37/14 37/19 37/20 39/14 came [3] 10/20 10/22 28/24 can't [4] 24/24 25/25 26/1 29/4 Capital [4] 9/4 15/21 28/14 28/17 caption [1] 41/10 career [1] 10/21 carried [2] 40/3 40/5 cars [1] 33/4 Carter [1] 18/17 cause [2] 9/19 17/11 CERTIFICATE [1] 41/1 certify [2] 41/8 41/12 Chair [1] 1/19 Chairman [11] 2/21 29/8 29/10 29/21 33/21 35/7 35/10 36/25 37/18 39/8 40/17 challenge [1] 10/7 challenging [2] 9/9 12/14 change [1] 37/22 changed [3] 4/25 5/14 7/8 Chardon [1] 8/22 charge [1] 4/11 children [3] 17/2 19/20 20/10 city [1] 7/2 civil [1] 8/24 clarification [1] 37/13 clean [2] 28/10 29/2 clear [2] 28/25 34/2 clears [1] 28/19 client [1] 33/3 cock [1] 30/5 Code [1] 25/8 collect [1] 31/7 come [13] 9/25 17/2 17/6 20/8 20/10 20/11 22/13 29/18 31/18 33/10 33/17 34/3 35/22 comes [4] 12/12 21/10 27/16 34/4 comfortably [1] 19/18 coming [7] 5/11 20/14 22/18 27/7 29/23 30/7 32/12 comment [1] 9/3 commission [15] 1/2 1/18 2/3 3/21 13/24 17/18 18/8 19/8 20/17 22/5 29/14 30/20		

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<p><b>S</b></p> <p><b>season [1]</b> 32/10</p> <p><b>second [5]</b> 36/24 36/25 39/11 39/12 40/9</p> <p><b>section [3]</b> 9/14 9/16 12/15</p> <p><b>see [7]</b> 9/15 10/25 12/11 15/5 22/15 30/18 38/10</p> <p><b>seeing [1]</b> 22/22</p> <p><b>seem [1]</b> 12/5</p> <p><b>seen [1]</b> 27/23</p> <p><b>semantics [1]</b> 24/8</p> <p><b>sense [8]</b> 5/8 6/16 6/21 6/24 7/6 16/8 19/19 22/22</p> <p><b>September [1]</b> 2/18</p> <p><b>service [4]</b> 24/11 24/13 28/6 28/19</p> <p><b>session [3]</b> 38/15 38/21 39/9</p> <p><b>set [4]</b> 12/5 18/3 19/9 30/9</p> <p><b>sewers [1]</b> 9/17</p> <p><b>shall [2]</b> 21/17 24/3</p> <p><b>Sheetz [2]</b> 16/11 28/14</p> <p><b>short [3]</b> 3/10 31/13 38/19</p> <p><b>should [4]</b> 22/3 25/19 34/2 34/11</p> <p><b>side [3]</b> 15/7 16/11 17/3</p> <p><b>sidewalk [42]</b></p> <p><b>sidewalks [19]</b> 4/16 8/2 9/3 9/4 9/7 9/11 9/16 9/25 12/6 16/1 16/3 16/7 18/5 19/2 19/17 23/18 28/4 28/6 35/21</p> <p><b>sight [1]</b> 5/13</p> <p><b>silly [1]</b> 28/3</p> 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<p><b>W</b></p> <p><b>week [1]</b> 33/19</p> <p><b>weeks [2]</b> 16/21 16/22</p> <p><b>well [9]</b> 6/23 14/7 21/1 22/14 23/17 28/12 28/25 30/14 31/3</p> <p><b>went [1]</b> 5/6</p> <p><b>were [3]</b> 8/12 9/4 41/9</p> <p><b>what [37]</b> 5/4 6/25 7/21 11/1 11/6 15/20 17/10 17/15 21/7 21/15 22/5 22/6 22/8 22/14 22/16 26/6 26/11 26/18 26/21 28/8 29/17 29/21 30/4 30/13 30/17 32/3 32/8 32/20 32/23 33/2 34/2 34/3 34/12 34/21 34/25 36/8 37/24</p> <p><b>what's [4]</b> 4/7 22/22 25/18 25/20</p> <p><b>whatever [3]</b> 7/11 23/1 31/1</p> <p><b>when [24]</b> 4/18 4/19 6/3 6/11 6/12 6/14 6/15 6/16 9/6 9/7 9/7 9/15 10/8 13/24 14/14 16/20 17/22 18/4 21/10 23/16 24/9 28/24 30/12 34/4</p> <p><b>where [25]</b> 5/5 5/10 6/20 7/2 8/10 9/2 9/10 9/13 10/20 10/22 11/16 12/15 12/18 12/19 13/4 13/12 16/5 16/11 17/6 19/16 20/14 20/17 22/18 25/21 35/23</p> <p><b>Whereupon [1]</b> 40/20</p> <p><b>which [6]</b> 2/4 4/20 10/4 17/20 21/17 41/9</p> <p><b>Whoever [1]</b> 8/2</p> <p><b>why [6]</b> 6/5 7/9 12/9 13/18 39/17 39/18</p> <p><b>Wiertel [4]</b> 1/20 2/7 38/1 39/25</p> <p><b>will [3]</b> 4/17 14/5 26/25</p> <p><b>willing [2]</b> 16/7 30/24</p> <p><b>Willoughby [1]</b> 8/23</p> <p><b>wind [4]</b> 11/19 11/21 11/23 17/11</p> <p><b>within [1]</b> 7/8</p> <p><b>won't [1]</b> 11/8</p> <p><b>words [1]</b> 36/9</p> <p><b>work [7]</b> 8/24 10/11 15/23 31/15 38/14 38/21 39/9</p> <p><b>working [3]</b> 8/19 19/3 24/10</p> <p><b>would [70]</b></p> <p><b>write [1]</b> 34/12</p>	<p>26/6 32/8 32/11 32/12 33/21 34/14 34/17 35/18</p> <p><b>you've [1]</b> 33/2</p> <p><b>your [16]</b> 4/2 4/2 4/7 8/19 11/1 16/20 19/7 21/24 24/25 31/2 31/6 33/9 33/9 36/1 36/3 36/5</p> <p><b>yourself [1]</b> 30/18</p>		
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