

Minutes of the Planning Commission Meeting of March 3, 2016 6:00 P. M.
As amended

MEMBERS PRESENT: Mayor Katie Gallagher, Chairman
Kathy Pucci, Council Representative
Jim Oper

ABSENT: Joe Polidori
Ray Porterfield

ALSO PRESENT: Dave Kulcsar, Building Commissioner
Barbara Stanton, Secretary

Mayor Gallagher: Called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Gallagher, "here", Kathy Pucci, "here", Jim Oper, "here". Absent: Ray Porterfield, Joe Polidori.

The minutes of December 16, 2015 and February 4, 2016 could not be approved.

Mayor Gallagher: A request from Menard, Inc. for Site Plan approval to construct a new 172,740 square foot Menards Home Improvement Store located at 7700 Brookpark Road P.P. #433-19-001. Planning Commission granted the request on November 6, 2014 which has expired. Commissioner Kulcsar: The plans are very similar to what was originally proposed. The reason for this request is that the approval has expired. The Building Department has no objections with the plans that have been presented at this time. Mr. O'Neil representing Menard, Inc. was present: When we were going through the approval process last time, we were under contract with K-Mart. They were either still operating or just had announced the closing of the store. We were on an abbreviated time frame to get approvals and go through the approval and purchase of the property. They gave us a very short window of time to complete the process. The building was demolished. The approvals lapsed and I am here once again to request the approval. We are proposing to continue to utilize the three access points as it was previously used. The footprint for the store and lumber yard are significantly larger than Sears, or K-Mart. So we moved the store much closer to Brookpark. We will utilize the land area behind for an enclosed lumber yard. The goal is to receive the re approval. The construction would hopefully commence this summer. Mayor Gallagher: The land west of the proposed store will be sold? Mr. O'Neill: Yes. We will be submitting a request at some point after the store is open for a lot split when there is a firm buyer for the property west of the store. Mayor Gallagher: Basically the plans are the same as previously approved which would include the signage. The signs were significantly changed at the previous meeting which were approved. Again, you accept the reduction of the signage as previously approved. Mr. O'Neill: Yes that is correct. Kathy Pucci: So what has changed in the plans presented? Mr. O'Neill: There is little or no change. There was a re-design of the interior of the store back and forth. The lumber area is approximately 10 feet larger. There was further discussion regarding the garden center, and warehouse. Kathy Pucci: Were there any variances for the green space? Commissioner Kulcsar: No. Mayor Gallagher: There was a variance to reduce parking. Kathy Pucci: The parcel to the west, is that where the gas station was previously? Mr. O'Neill: Yes. Kathy Pucci: Were the underground tanks removed? Mr. O'Neill: Yes. Commissioner Kulcsar: The tanks have not been removed. Mr. O'Neill: I will make a note for the construction company regarding that. Commissioner Kulcsar: When the demolition was completed, it was for the buildings only. The approval wasn't obtained yet for the entire site. The permission was granted to remove the building. The pavement stayed intact, which included the foundations, slabs and the tanks have not been removed. Kathy Pucci: There is a lot of excitement and anticipation from the community. I think starting to advertise in this market has helped drive some of that interest. Mr. O'Neill: Obtaining 20 acres of developable property in a dense area as Brooklyn do not come along very often. This is a great opportunity for Menards. Mayor Gallagher: A partnership just inquired about this property with interest in it. Kathy Pucci: How many jobs do you anticipate? Mr. O'Neill: Approximately 125 to 140 employees, just to be conservative. This will include both part-time and full-time employees. Kathy Pucci: Dave, when you get a **chance** could you tell me what the actual variances were? Commissioner Kulcsar: I will provide that to you. Mayor Gallagher: Does anyone from the audience have any questions? A motion was made by Mayor Gallagher second by Kathy Pucci to approve the request from Menard, Inc. for Site Plan approval to construct a new 172,740 square foot Menards Home Improvement Store located at 7700 Brookpark Road. Planning Commission granted the request on November 6, 2014 which has expired. **Vote Resulted to approve: Yes –** Mayor Gallagher, Kathy Pucci, Jim Oper. **(request approved)**

Mayor Gallagher: A request from Menard, Inc. for illuminated wall mounted signs and freestanding signs for new business identification of a Menards Home Improvement Store located at 7700 Brookpark Road P.P. #433-19-001. Planning Commission granted the request on November 6, 2014, which has expired. Commissioner Kulcsar: As far as signage it will be the same sign package as previously presented and approved. Jim Oper: Did the signage need any variances? Commissioner Kulcsar: We were speaking of the changes from the original submittal; that was the early stages of it; they were changed and reduced in height when it was approved originally and granted upon that. There are no changes to the signs from when it was approved on November 6, 2014. Kathy Pucci: How much of variance was granted for the ground signs in front of the proposed building? Commissioner Kulcsar: The ground sign did not require a variance. That was reduced to the maximum height and minimum distance. Kathy Pucci: What was the variance for the freestanding sign? Commissioner Kulcsar: I am not sure of the exact variance, but it is similar to the previous sign. There was further discussion regarding the types of signs, setbacks and heights. After further discussion a motion was made by Mayor Gallagher, second by Jim Oper to approve the request from Menard, Inc. for illuminated wall mounted signs and freestanding signs for new business identification of a Menards Home Improvement Store located at 7700 Brookpark Road P.P. #433-19-001. Planning Commission granted the request on November 6, 2014, which has expired. **Vote Resulted to approve: Yes** – Mayor Gallagher, Kathy Pucci, Jim Oper. **(request approved)**

Mayor Gallagher: Old business; a request from Scott Clifford representing TDA Architects for site plan approval located at 4500 Ridge Road P.P. #433-23-005 formerly Brookridge Elementary School and 4525 Rodoan Road P.P. #433-22-002 formerly Rodoan School. Request previously presented at the July 9, 2015 Planning Commission meeting. There isn't a quorum this evening to address the request. Planning Commission member Jim Oper who is also on the school board is here for any questions there maybe from the audience. Jim Oper: The fire to the stadium at this time is in the fore front to repair. This is nothing more than getting approval and start to do something concrete. There really isn't any decision to exactly what will be proposed for the site. With the stadium we are getting quotes on the damage. The school has contacted the insurance company regarding the damage. Residents present were concerned about cars in the area possibly drinking and their homes are near them. The mounds of dirt conceal the vehicles parked. Jim Oper: That area will be level. Mayor Gallagher: There have been conversations with the superintendent, and the school has \$600,000.00 remaining. The school would like to go out to bid for various projects, including a girl's softball field. They will review the bid results, present them to the parents and board. Than moving forward how would the board/parents like to prioritize the needs. There have been talks to either build a softball field or partner with the City. Kathy Pucci: Once the site plan is approved, you will need to come back to the Commission only if you are going to be building something. Jim Oper: This is merely to present the schools plans. Resident: Will Hurricane Alley be open as a through way? Jim Oper: That has not been discussed. I would think that decision will be made once a decision is made as to what bid/bids will be accepted and what will be done with the land. Resident inquired about repaving Rodoan Road. Mayor Gallagher: The City applied for two grants which were denied. I presented this to Council and would like to see the repaving in 2017. The cost to repave Rodoan Road is \$2.2 million dollars. Resident asked if there will be something slated in the area of Rodoan Road. Jim Oper: The suggestions are a football practice field/girls softball field. The residents present were shown the plans that were submitted for the request. A resident stated there were vehicles around the mound of dirt, and the headlights could be seen in the house. The vehicles would go up the hill. Mayor Gallagher: When this happens you need to contact the Police Department. The Police do monitor the area so do not hesitate calling them. Kathy Pucci: What is the timeline that the bids will be going out? Jim Oper: The stadium repairs will be done first and everything else will follow. Commissioner Kulcsar: The damage to the stadium from the outside does not look bad, but there is structural damage; large steel structures that twisted from the heat of the fire. Jim Oper: In lue of removing the entire damaged area; you would need to jack up the bleachers. Mayor Gallagher: There is an award for any information of who started the fire.

Kathy Pucci: I would like some information regarding the Up To Bat property maintenance/siding. There were stipulations prior to the occupancy that they needed to abide by. Commissioner Kulcsar: At this point, there approval expired before the work was completed. Mayor Gallagher: They are in pre foreclosure. Commissioner Kulcsar: The last conversation I had with them about different ideas to increase their income. At this point there wouldn't be any improvements to the property. I will check up on this property. There was further discussion regarding the need to insure a time limit to comply.

A motion was made by Mayor Gallagher, second by Jim Oper to adjourn. **Vote Resulted: Yes** – Mayor Gallagher, Kathy Pucci, Jim Oper.

Meeting adjourned.



Barbara Stanton
Secretary



Mayor Katie Gallagher
Chairperson