

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Katie Gallagher, Council Representative
Ray Porterfield
Joe Polidori
Jim Oper

ABSENT:

ALSO PRESENT: David Kulcsar, Acting Building Commissioner
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

A motion to approve the minutes from July 10, 2014 as amended was made by Katie Gallagher, second by Jim Oper. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Anchor Sign, Inc. to install an illuminated Wall Mounted Sign for business identification of PPG Paints located at 7580 Northcliff Avenue P.P. #433-14-052. Acting Building Commissioner Kulcsar: The applicant for this request is not present. They are from Charleston, SC, so I advised them that they did not need to attend the meeting this evening. It is a simple wall mounted cabinet sign, internally illuminated and no variances are required. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to approve the request from Anchor Sign, Inc. to install an illuminated Wall Mounted Sign for business identification of PPG Paints located at 7580 Northcliff Avenue. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Great Lakes Sign Company to install an illuminated LED Wall Mounted Sign with channel letters for business identification of Z Brothers Trucking located at 7603 Clinton Road P.P. #431-14-017. Bill Aftoora representing Great Lakes Sign Company was present. Mr. Aftoora: This is a reverse channel letter sign and it is illuminated. Acting Commissioner Kulcsar: No variances are required for the sign. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to approve the request from Great Lakes Sign Company to install an illuminated LED Wall Mounted Sign with channel letters for business identification of Z Brothers Trucking located at 7603 Clinton Road. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Great Lakes Sign Company to install an illuminated LED Video Message Center Wall Sign on side of building for business identification of Z Brothers Trucking located at 7731 Clinton Road P.P. # 431-14-016. Acting Commissioner Kulcsar: This is a video board. It has video capabilities, can display pictures etc. The capabilities are endless. It is on the side of the building and not the front. This is 6 foot tall and 14 feet wide. Mr. Aftoora: This is a standard for the future. This gives the company an opportunity to display help needed on the board without having to change letters in the middle of winter. If the City would need something on the message center, the company would be willing to work with you. This is facing the other Z Brothers building. Andrey Zakharchuk, owner Z Brothers Trucking: This is not for video playing. This would be for advertising of different types of messages such as tire sales or help wanted. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Great Lakes Sign Company to install an illuminated LED Video Message Center Wall Sign on side of building for business identification of Z Brothers Trucking located at 7731 Clinton Road. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

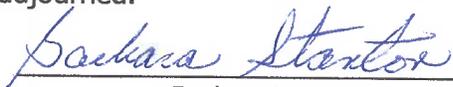
Mayor Albier: Request from Menard, Inc. for Site Plan approval to construct a new 172,740 square foot Menards Home Improvement Store located at 7700 Brookpark Road P.P. 433-19-001. Acting Commissioner Kulcsar: This location was the Super K-Mart. The building will be demolished and a new building will take its

place. Tom O'Neil representing Menard Inc.: We have been working with Sear's for some time to purchase this location. The plan is to demolish the current building and in its place we want to build a new Menards Store. We do not have a presence in Cleveland at this point and we would like to make the City of Brooklyn our first store in the market. The store itself that is situated on the site will be placed a little forward and to the south of the former building. We do not need as much parking (which will need a variance). There are a few variances that we will be going to the Board of Zoning Appeals for. A description of the building was presented to the Commission. There will be a garden center, lumber yard (behind the store) along with the building itself. The closest Menard Stores are in Sandusky and Massillon. The main competitors are Lowe's and Home Depot. There was a description of the inside of the store appearance. This is a broad based merchandise store. The same curb cuts and entrances will be used as they are today. We are looking to demolish the existing building over the winter. Mayor Albier: I visited the Menards in Massillon and it was a very large store. Mr. O'Neil: That is why the placement of the store will be to the south of the property. There was discussion regarding the parking space area. There are 300 stores in about 14 states. Mayor Albier: What will be done with the property to the west? Mr. O'Neil: Once we open we will try to add additional tax base and get that property sold. Mayor Albier: In Massillon there is a similar situation where there was a Taco Bell at the location. Mr. O'Neil: Menards sold the property to Taco Bell. There was discussion regarding the cleanliness of the Menard Stores. Katie Gallagher: The property where the gas station is located, are you removing this? Mr. O'Neil: Yes, we are working with our environmental personnel to remove the tanks. There was discussion regarding the purchase of lumber and how employees will load the product into the vehicle. The plans were reviewed by the Commission showing where the fence will be placed. Jim Oper: Will there be garden materials outside of the garden center such as mulch? Mr. O'Neil: There will be no displays outside of the garden center. Jim Oper: Is the green-space part of one of the variances? Acting Commissioner Kulcsar: Yes that will be part of it. There was further discussion regarding green-space. Katie Gallagher: I appreciate your detailed explanation of the variances. It was very helpful. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield 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. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Menard, Inc. to install 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. Acting Commissioner Kulcsar: The signs for the new building will require variances which include square footage, lineal feet, and maximum of building face, height of free standing sign, and sign area of 60 square feet and height of free standing sign from right-of-way. Mr. O'Neil: The signage for the site, we were looking at it from three perspectives which are visibility from the interstate, visibility from Brookpark Road and visibility of the store itself. The proposed signs relative to the interstate and Brookpark Road, really what we are showing is a replication of the existing signs. There was further discussion regarding the wall signs and individual department signs. Mr. O'Neil: This is a large scale retail business. It appears to be consistent with what is presently in the corridor and what is on the site today. Acting Commissioner Kulcsar: This is for sign approval and you will need to go before the Board of Zoning Appeals for the variances. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Menard, Inc. to install illuminated Wall Mounted Signs and Freestanding Signs for new business identification of a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

A motion was made by Katie Gallagher, second by Jim Oper to adjourn. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.


Barbara Stanton
Secretary


Mayor Richard Albier
Chairman