

Minutes of the Zoning Board of Appeals Meeting of November 20, 2014 -6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman  
Earl Bloam  
Wally Parker  
Dean Bredenbeck

ABSENT: Jeanne Hartman

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

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Absent: Jeanne Hartman.

A motion was made by Wally Parker, second by Earl Bloam to approve the minutes from October 16, 2014. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: There are four members present at the meeting. The request will need at least three votes and if it is a split vote the request can be rescheduled for the next meeting.

Tom O'Neil representing Menards Home Improvement Stores: I would like to go through an overview of the project. Menards is similar to a Home Depot or Lowe's Store. Menards is more of a home improvement super store, building materials and supply center. Menards is based out of Wisconsin and family owned. Mr. O'Neil gave a brief history of the Menard family. There are about 290 stores in 14 states. Menards is looking for a good regional location. This would be an asset to the Brooklyn community. Dean Bredenbeck: Where is your closest store? Mr. O'Neil: There are two stores, one in Sandusky to the west and the other in Massillon to the south. Menards is under contract with Super K Mart. We have a contract with Sears to purchase it in its entirety. Menards is a very large store and finding a site large enough for our use can be challenging. Because of the efficacy we have on our lumber yard materials, it also enlarges our site plan. The store is 330 feet in depth and 480 feet across the front side. The total heated area is about 180,000 square feet. Beyond the heated area we have an overhang that extends off the end of the store which is the garden center area. Plans were reviewed by the board. Mr. O'Neil: There is a two aisle warehouse which has drive-through capability which is another 3,000 feet. The customer will not haul a load of material through the aisles. The customer will choose the materials which they purchase; the customer is directed with their vehicle to the lumber yard where an employee will load the material. This would include building materials, roofing, and siding. The type of fence along with the fence line was discussed and presented on the plans. Signage will be placed in the same locations as the previous owners and the same heights if possible. The sign panels take more of a rectangular cabinet shape. Sears/K Mart did not have the specific information regarding their signage which Menards requested. The wall signage is larger than the variance allows. Due to the size of the building the sign is not out of scale. It breaks up the building by intermittently spacing departmental signage. Because of the overall footage of the building itself, the signage makes up about 3% of the overall square footage of the store. It was not the intention to have the Menards sign higher than what K Mart had in the past. We would like visibility to 480 traffic. With the parking perspective, as a user of 290 stores, 400 parking spaces are satisfactory for our use. There is backup data you received explaining the reasoning of the variance requests. Dean Bredenbeck: Is the size of the building similar to your other stores? Mr. O'Neil: The stores are consistent with each other. There was discussion regarding the type of paving that will be used. Also discussed was the storm water runoff/management. There was further discussion. Dean Bredenbeck: Will the fuel station be removed? Mr. O'Neil: Yes, there is some environmental testing yet to do in that area. Menards will potentially sell that portion of the property. This area is excluded from the store, so at a later date it can be marketed. Commissioner Kulcsar: I have checked the records and there have been cabinet changes through the years. It seems like the one sign in the back is about 75-80 feet. The one in the front appears to be about 40 feet. There weren't any records of exact measurements. Mr. O'Neil: We would like the signs to have the same visibility as they are today. The signs would be off an hour after close of the store. There was further discussion regarding the placement of signs. Chairman Barrett: There is a concern about the height of the pole sign and the rite-of-way. There are electrical lines in that area. Mr. O'Neil: When we put together the proposal of the signs, it was more for consistency of what there is there today. That's why we choose the sign from the height perspective and square footage and location. If we had better information such as you are providing us I have no problem with moving the sign or setting it back. Wally Parker: The site plan shows the sign to be a monument sign. A

monument sign would be feasible. If it is street level the motorist coming up the hill will see the sign. There was further discussion regarding signage and accessory structure. The board viewed the overall plans. Dean Bredenbeck: For the variances un-related to the signs, we have actual numbers that are being requested for the variances. For the signs, we do not have the height of the north sign, and I am not sure how we can proceed with the request. Chairman Barrett: What we can do is give a height limit/maximum to the request. Dean Bredenbeck: It seems the request is to have the sign at the same height as the existing sign. I am concerned about granting a variance that could allow for a taller sign. Chairman Barrett: We would put a limit on the height of the sign. Tom O'Neil: I would like to suggest relative to the two signs, we would be willing to revise the request from a 100 foot tall sign that would be visible from 480 to 80 feet and relative to the Brookpark sign; we would be willing to reduce the sign in height to 20 feet. As far as the design, I would think we would have some things to look at. Dean Bredenbeck: We do not know that the north sign is 80 feet, it may be 60 feet. Commissioner Kulcsar: I looked through the archives and there have been changes to the cabinets through the years. Once you get to that height a few feet either way probably will not be noticeable. Wally Parker: Has Menards placed monument signs before? Mr. O'Neil: Yes and there is no objection to it. A monument sign is not what the initial proposal was. We could certainly look at a monument sign. I would need to come up with a design. Wally Parker: I think the monument sign would be more beneficial to Menards. We would limit the sign to 20 feet in height. We would place 3 or 4 foot base material and a couple of columns. We would discuss the particulars with the Commissioner. There was further discussion. With that in mind we would be willing to limit the height of the Brookpark Sign to code of 16 feet. Chairman Barrett: If the limit is 16 feet, you will not need to request a variance. Mr. O'Neil: We would reduce the square footage of that sign to 150 feet. We would withdraw the height request, but that particular sign to reduce the area square footage to 150. The sign on the backside of the northeast corner of the site we would reduce the 100 feet in height to 80 feet. Commissioner Kulcsar: Would you like to go through the variances one by one. Chairman Barrett: Yes.

Chairman Barrett asked Commissioner Kulcsar to read the first request.

Commissioner Kulcsar: A request from Tom O'Neil representing Menard Inc. for a variance to the maximum accessory structure height of 20 feet for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1121.03 (f) P.P. #433-19-001. After further discussion a motion was made by Wally Parker, second by Earl Bloam to approve the request from Tom O'Neil representing Menard Inc. for a variance to the maximum accessory structure height of 20 feet for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.** The vote result was for a 12 foot variance.

Wally Parker: A request from Tom O'Neil representing Menards Inc. for a variance to the maximum fence height of 6 feet for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1121.04 (b) (5) P.P. #433-19-001. After further discussion of the 14 foot variance a motion was made by Regis Barrett, second by Wally Parker to approve the request Tom O'Neil representing Menards Inc. for a variance to the maximum fence height of 6 feet for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Wally Parker: A request from Tom O'Neil representing Menards Inc. for a variance to the minimum of one parking space for each 250 square feet of floor area for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.02 (c) P.P. #433-19-001. Commissioner Kulcsar: Code requires one parking space per 250 square feet of retail space. This would equate to approximately 1,000 parking spaces. After further discussion a motion was made by Regis Barrett, second by Wally Parker for approximately 440 parking spaces for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Wally Parker: A request from Tom O'Neil representing Menard Inc. for a variance to the maximum of 2 square feet of signage for each one linear foot of building frontage for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.03 (c) P.P. #433-19-001. After further discussion a motion was made by Regis Barrett, second by Earl Bloam to approve a request from Tom O'Neil representing Menard Inc. for a variance to the maximum of 2 square feet of signage for each one linear foot of building frontage for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Wally Parker: A request from Tom O'Neil representing Menard Inc. for a variance to the maximum of one (1) identification sign on each building face for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.03 (c) (2) P.P. #433-19-001. After further discussion a motion was made by Wally Parker, second by Earl Bloam to approve a request from Tom O'Neil representing Menard Inc. for a variance to the maximum of one (1) identification sign on each

building face for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Wally Parker: A request from Tom O'Neil representing Menard Inc. for a variance to the maximum freestanding sign height of 16 ft. for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.03 (d) P.P. #433-19-001. After further discussion a motion was made by Regis Barrett, second by Earl Bloam to approve a request from Tom O'Neil representing Menards Inc. for a variance to the freestanding sign that is only relative to the sign at the northeast corner of 480 with a maximum 80 foot sign. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

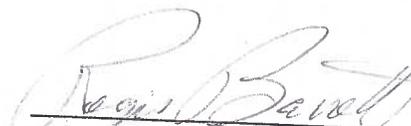
Wally Parker: A request from Tom O'Neil representing Menard Inc. for a variance to the maximum freestanding sign area, of 60 square feet for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.03 (f) (2) (c) P.P. #433-19-001. Mr. Tom O'Neil: Relative to the northeasterly side, the variance would be requested per the submittal as for the Brookpark sign the variance would be 150 square feet as per the reduced height. After further discussion a motion was made by Wally Parker, second by Regis Barrett to approve the request from Menard Inc. for a variance to the maximum freestanding sign area of 60 square feet for a Menards Home Improvement Store located at 7700 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Wally Parker, Dean Bredenbeck. No: Earl Bloam.**

Wally Parker: A request from Tom O'Neil representing Menard Inc. for a variance to the minimum distance, equal to sign height, for a freestanding sign from the right-of-way for a Menards Home Improvement Store located at 7700 Brookpark Road Section 1129.03 (e) (3) P.P. #433-19-001. Mr. O'Neil: I would like to withdraw the request and place a monument sign at the front location. I would like to withdraw this particular variance request.

Mr. O'Neil: I would like to thank everyone for the granting of the variances. We will be moving forward with the closing of the property. There is some environmental testing to do. We intend to be the owners of the property by the end of the year. Demolition permits will be requested in late winter. Construction should be spring or summer of 2015. The store should be opened the spring of 2016.

A motion was made by Wally Parker, second by Regis Barrett to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

  
Barbara Stanton, Secretary

  
Regis Barrett, Chairman