

Mr. Boron –Item Number One, Wal Mart Real Estate Business Trust. Please state your name and address for the record.

Brett Martinez, Law Kingdon, 345 Riverview, Suite 200, Wichita, Kansas.

Colleen Burns, Wolpert, 4141 Rosalin Drive, Cincinnati, Ohio.

Katie Chapman, Wolpert, 4141 Rosalin Drive, Cincinnati, Ohio.

Mr. Boron – Would you like to explain to the Board what you are planning to do.

Mr. Martinez – We are back again to look at the expansion for the Wal Mart Supercenter. The biggest change that we have is that we took into account most of the comments from last time, if not all of the comments. We got rid of the drive thru pharmacy on the side, so that also reduces the signage proposal that we submitted to BZA. The garden center, Wal Mart looked at what is out there today and they rethought some of the options that they have and they wanted to keep some of the existing PCA, which is the polycarbonate area at the back of the store, which keeps all our knee wall and pilaster existing as much as possible up to about this point here. They also have been lowered from the last time that we submitted which were at the 20' tall knee wall pilaster, which I've got here as well. We've continued that 12' tall knee wall pilaster fencing along to the front. We shifted the garden center entry more towards the front to of the building and moved all the fencing to the side of the building, so that is all tied in together. You have all this area as shade cloth, which is the covered mesh which is on the material sample board here. Continue this wall, had the PCA, polycarbonate which has two of the peaks to it at the back of the building, try to screen that as much as possible but still maintaining as much of the existing as possible. We have the fencing area or screened area of the compressor houses which the mechanical equipment that is ground mounted. Some of the other options, we've also got that may not have been taken into account yet on this, is that before we had the truck docks for the grocery side actually on the side that was facing the front of the building, now they are facing away, facing the south side of the building it is a little bit better here. Its not facing the front of the building its facing the side with the compactor tucked behind the compressor house and the other existing compactor on the back side. Some of the other things that we have not had a chance to update from the Planning Commission meeting are the enclosed areas which will be along the front in between the GM and GR vestibule as well as an area on either side of the garden center which will be a 4' tall ornamental fencing with the 2' x 2' pilaster similar to what we have at the garden center with gates that will just be there to help enclose and corral any material that is stored outside, put outside for sales.

Mr. Huffman – You say that is something that you are going to update, you have not updated. It is not on these drawings yet.

Mr. Martinez – We did not get it on these renderings, no.

Mr. Huffman – You are going to bring that back, is that the intent?

Mr. Martinez – Well, it will probably be on the next rendering that we get into. There are a couple of other projects that I had in front of this one and with the holiday we ran out of time. Also the other thing I am looking into is one of the recommendations that Planning Commission was the full time on-site generator and I am still working with Wal Mart on that and trying to get a determination as to what we are doing with that.

Mr. Boron – The fencing, is it between the GM and the sales area?

Mr. Martinez – I have this sketch, this is the garden center entry, it will be on either side of that at this point. At the center of the building between the two vestibules we have an area right here that will be enclosed with gates. I am still trying to work out the area here and the area here to allow for exiting out of the building but not enclose that so there is probably going to be an open area in between the fences here and here and in between here and here but still have some enclosure here and some storage of material. I will let Colleen go over the site stuff.

Ms. Burns – Basically what we have here as you can see is a rendering of what we are doing. You can see that we have worked with Jennifer with the landscaping. We have implemented what was basically approved at the other ARB meeting, showing landscaping in all the islands, redoing it up here, throughout here and we are also going with the plan of taking those existing pine trees and relocating them back in this area as much as we can. That is basically what is going on with landscaping.

Mr. Boron – Jennifer obviously is not here today but she had a comment on, she wants to request that Wal Mart review and redo the entrance way with the median near Home Depot. I believe its that and I think her comment was that the plant material has not been maintained and some of the trees need to be replaced.

Ms. Burns – Right here?

Ms. Chapman – Only in the median?

Mr. Boron – Right.

Mr. Bohac – They are pretty beat up over there already.

Mr. Boron – Please contact her with any questions or comments for that.

Ms. Burns – We have no problem. We can take care of that.

Mr. Boron – That is her comments. That is going to enhance the entrance anyway.

Mr. Huffman – I think the big point regarding the site that I see, you are decreasing the size of the addition from 90 some thousand to 50 some thousand so therefore you have also decreased parking significantly. Even though your parking ratio, I think is higher now than it was before because it was 4.2 and now its 4.6.

Ms. Burns – Correct.

Mr. Huffman – You have kept the wetlands obviously. My guess would be that its expensive to remove those wetlands.

Ms. Burns – Actually we are going to avoid the wetlands and their cost is actually going up because of the excessive wall that is going to be around these wetlands so we have not decreased our cost at all by avoiding the wetlands, we are just working with OEPA to try to get an agreeable site for them. I think we are 50% on the way so we are feeling good about OEPA.

Mr. Huffman – The other thing, I am all for leaving those trees there because that is going to be a nice buffer between the two. Instead of having this big mass of retail parking lots and buildings, now at least you have some trees to separate them which is good. The connection between Lowe's and Wal Mart, I hear that is in litigation. Is that a desirable thing to Lowe's or would you rather not have it.

Ms. Burns – To Wal Mart, they have no opinion about it at all. It all depends on what comes out in the litigation. They have no problems putting it in. They really can't have an opinion about it at this point.

Mr. Huffman – We would definitely as an ARB member, I would like to see that because now that traffic from Wal Mart has to go out to Pearl. Someone that wants to shop at Lowe's and Wal Mart, they have to go out to Pearl and come back.

Ms. Burns – That will all be determined in the litigation.

Mr. Huffman – You have no objection to it?

Ms. Burns – Not at all.

Mr. Huffman – Wal Mart I mean.

Ms. Burns – Its planned to be put in but we can't show it at this point because of the litigation and if they agree on it we plan to put it in.

Mr. Huffman – I guess while I have the floor, I will just mention the compactor for the grocery section. It looks like that wants to be turned 90°.

Ms. Burns – Yes.

Mr. Huffman – I don't know how you are going to pull that truck upward, west bound and some how replace that.

Ms. Burns – That is actually something we are coordinating with Brett right now. We are going to turn this 90° we are also working with the Fire Department to make sure at this point a truck can make this turn, when we turn it 90°, we'll probably pull this curb line back a little bit to accommodate that fire truck. That is an option we are going to do.

Mr. Huffman – It looks like the trucks are coming in from the north, Sprague.

Ms. Burns – The truck traffic will come in this way from Wal Mart.

Mr. Huffman – They must face in and try to back up.

Ms. Burns – These are actually turn arounds. This turn around and this turn around can facilitate a semi doing a complete turn around backing in.

Mr. Huffman – As a Civil Engineer, describe how that truck docks in the back. The new dock.

Ms. Burns – These new docks?

Mr. Huffman – Not that one, that is an old dock.

Ms. Burns – These?

Mr. Huffman - Yes.

Ms. Burns – These docks will be lower.

Mr. Huffman – With you finger just show the path the truck takes.

Ms. Burns – The truck will come in this way and this is a big enough turning radius for them that they will be able to come in here, we actually have it shown back into the truck dock.

Mr. Huffman – The turning radius really would be for getting out. I think getting in, you are just pulling over and backing in. That is good.

Ms. Burns – They will utilize this way to get out.

Mr. Huffman – Ok.

Ms. Burns – We can provide turning movements to show that.

Mr. Boron – That will be through Building and Engineering.

Ms. Burns – Any other questions for landscape or site? I did bring a site plan showing the wall that is proposed. We tried to match exactly what was approved at the other ARB meeting. Just a profile of the wall and railing. We are going to have that same railing that matches the garden center on top of it. We have samples of the wall, the promenade that will match the building. That is what the wall is going to look like, this is going to be a pretty substantial wall to avoid those wetlands, it is going to be a double pier wall, a double pier around here where the wetlands are and then it will continue around this way all the way to here.

Mr. Huffman – Where does it extend too? Where is the start point?

Ms. Burns – Here, it might be easier, the wall will start here, wrap around the truck turn around in front of the wetlands and stop about right here and then there will be another wall that goes around here, smaller wall to protect these wetlands. Any questions on the wall?

Mr. Boron – I'm going to go around the table. Do you have any other things to present?

Ms. Burns – No.

Mr. Boron – Frank.

Mr. Bohac – No questions.

Mr. Boron – Fred.

Mr. DeHoff – It looks good to me. No report.

Mr. Boron – Ken.

Mr. Mikula – No questions or comments.

Mr. Boron – Tim.

Mr. Huffman – All the light poles are still the same, 30' high, black.

Ms. Burns – Correct, 32' , yes we got approval from . . .

Mr. Huffman – It doesn't look like they have changed.

Ms. Burns – We kept pretty much the same thing and we've already submitted and gotten approval.

Mr. Huffman – As I recall, last time, everything was approved. Was there anything that wasn't? I thought the elevations were all approved and the landscaping and everything was done.

Mr. Boron – They change it.

Mr. Huffman – I realize you made changes so you had to come back. Ok. The other thought is with all the other changes, the fencing and the partial wall up front, seems to me that we want to have a revised drawing for that. If you are looking for approval for the whole thing.

Mr. Boron – That will be approved through Building and Engineering.

Mr. DeHoff – Yes, we will take care of that.

Mr. Boron – We can have them submit it but I don't think they need to come back to ARB for that though. I don't want to hold them up just to show the fence. They told us where the fence area is going to be.

Mr. Martinez – I ran out of time. I am going to get that rendering and I am going to show up in that perspective. You will be able to tell the proximity with the front of the building here with those enclosed areas as well as over here.

Mr. Huffman – When do you plan on construction?

Ms. Burns – Actually this will probably be next year. I think March is when we are getting approvals. Actually go out to bid around March and start construction in April, around that time.

Mr. Boron – Spring construction.

Ms. Burns – This is OEPA, we are working through that.

Mr. Bohac – That is for the wetlands, correct?

Ms. Burns – Correct. We are anticipating all those approvals by March.

Mr. Martinez – I have submitted for signage variance approval to be heard tomorrow, so I have to come back for final approval from you. At that time I will bring . . .

Mr. Boron – You can bring your site plan at that time.

Mr. Huffman – With construction not starting for awhile there is plenty of time to get a revised drawing.

Mr. Boron – They have to come back anyway for their signage and they can bring that site plan back at that time.

Mr. Huffman – Wal Mart being a, wherever Wal Mart goes its controversial, not so much here because I think we all like the building, the elevations but I don't think you have any issues about being rejected. I just would feel better having a revised drawing before I voted yes because if something comes back later, people will say something especially because its Wal Mart. Its unfair but that is the reality.

Ms. Burns – Can we make it contingent on that? Do an approval contingent upon the new site plan?

Mr. Boron – We can approve, speaking for myself, I think all the building, all the landscaping can be approved just bring back your revised site plan when you come back for your signage package.

Ms. Burns – Ok.

Mr. Huffman – That is fine. I am all for getting it approved too.

Ms. Oprea – You are not ready to come back to Planning yet are you?

Ms. Burns – We have to get our final approvals first. We are anticipating that in March.

Mr. Boron – Yes, your engineer . . . Bob.

Mr. Hill – I think you have done a nice job, I have one question. You have a flag on the building, why wouldn't you have a freestanding flagpole?

Mr. Martinez – Typically Wal Mart goes with a wall mounted flag unless the Ordinance requires us to have a ground mounted.

Mr. Hill – Well don't you think it would look a lot nicer to have free standing than having the flag on the building?

Mr. Martinez – With shopping carts? People sometimes, the poles are designed to take wear and tear but I think it is more respectful if you don't have a bunch of shopping carts around the ground around the flagpole.

Mr. Hill – I think you could handle that.

Mr. Martinez – That comes down to store operations.

Mr. Hill – I would prefer to see it free standing.

Ms. Burns – Where would you put that with all those enclosures?

Mr. Martinez – The flag pole would be right about here.

Ms. Burns – That would be around an enclosure?

Mr. Martinez – No, it should not, the enclosure is over there. Its just that the carts come into that area as well. The other option is right in this area too.

Mr. Hill – That is it.

Mr. Boron - Well you heard Jennifer's comments also about the entrance way. So if you could coordinate with her and make sure that gets done. If there aren't any other questions or comments, I would entertain a motion for Wal Mart. I guess when you bring back you signage we will take a revised site plan. Its really the building

elevations, the building materials, colors, lighting, landscaping any kind of screening we talked about.

Mr. Bohac - I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening of a 59,119 SF expansion to the existing Wal Mart to include a grocery use for property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

Mr. Huffman – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Boron – Pertaining to Mr. Hill’s comment, when you bring back your site plan, would you show possibly where a ground mounted flag pole would be.

Mr. Martinez – Yes I sure can.

Mr. Huffman – I will just add a comment to that. I don’t know, I respect the idea of having a ground mounted but I would have no objection to having it up there because I think it might get in the way. I know Wal Mart is concerned with law suits and people running into it, tripping and that sort of thing. You don’t have any curbs, there is a lot that Wal Mart does to avoid law suits and vandalism and people messing with those poles so it wouldn’t bother me if it stayed on the building but by all means, I’m ok with it on the ground too.

Mr. Hill – Its not a deal breaker.

Mr. Boron – Thank you and have a good holiday.

NEW APPLICATIONS:

NIKO’S EXPRESS/ Ruff Neon, Agent

Recommendation of a 33” x 10’ internally illuminated channel letter Wall Sign having white copy, trim and returns with raceway to match the building and a 5’ x 8” band with white copy and blue background for property located at 14228 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Boron –Item Number Two, Niko’s Express. Please state your name and address for the record.

Joe Frizzell, 9287 Mercantile, Mentor, Ohio.

Mr. Boron – This is Niko's Express?

Mr. Frizzell – Yes. It is a raceway mounted channel letters, 24" high with what we call an auxiliary sign express, 8" high by 5' wide.

Mr. Boron – Is that a little box sign?

Mr. Frizzell – It's the same construction as the channel letter and it has a solid face with blue pressed surface applied vinyl, reverse negative cut so you pull out the express so you have white copy on a blue background.

Mr. Boron – Frank.

Mr. Bohac – No comments.

Mr. Boron – Fred.

Mr. DeHoff – They are allowed 30 SF and they are using 27 ½. It meets the Master Sign Program for the center and looks like a good sign.

Mr. Boron – Ken.

Mr. Mikula – I have no comment. Just looking at it, it looks kind of weird centered over the pillar and the edge of the fence. I don't know if that makes any difference but that is my only comment.

Mr. Frizzell – It is centered over their store.

Mr. Mikula – I see that but its sort of half way over the pillar and the edge of the fence for the ice cream place.

Mr. Boron – That is a good point.

Mr. Frizzell – If you wanted to balance it, it could easily be moved over to be centered between the column and the left side of their store where it ends over there where the little arrow is.

Mr. Boron – You could put it over the windows of the store.

Mr. Frizzell – Correct.

Mr. Boron – It probably makes more sense.

Mr. Frizzell – It actually does.

Mr. DeHoff – If they have a firewall there its alright if there isn't a firewall.

Mr. Frizzell – It's a raceway mounted sign.

Mr. DeHoff – You still need a firewall inside. If you don't have a firewall going from the floor to the upper deck you have to stay 3' away.

Mr. Boron – Is it still possible to do 3' away from this?

Mr. Frizzell – Absolutely. This is one of those that is very simple to move because all the wiring is external in the raceway so you can slide it over and then you can just move the feedhole for your electric to come into the space you need it to be. Not like in the remote channel letters you have two holes for each letter. If you wanted to move it over and keep it 3' from that left molan, that is not a problem.

Mr. DeHoff – Its not big enough to have a firewall, they usually do that every 30,000 SF.

Mr. Huffman – Doing the math it would appear that it would slide over 2 feet.

Mr. Bohac – It would look a heck of a lot nicer now that you mention it.

Mr. Huffman – I think that is a good suggestion.

Mr. Frizzell – That is a simple revision.

Mr. DeHoff – Do you have it centered over the door?

Mr. Frizzell – Yes.

Mr. Huffman – Is the door centered on the store front?

Mr. Frizzell – I don't know.

Mr. Huffman – I don't know that it is. I think it looks like you are centering on the 20' or not.

Mr. Frizzell – Esthetically when you walk up to it, you can slide it over a couple, 2 or 3 feet it looks better because they built the property like this and add columns all over the place and then they rent it out, they divide the spaces and I want 2,000 SF, this guy wants 3,200 SF so the walls keep moving.

Mr. Huffman – Especially on this one, unfortunately right in the center where they have that gable, they have that tenant wall so it doesn't allow anyone to put a sign centered on the gable.

Mr. Frizzell – I will slide that over 2'.

Mr. Boron – Slide it over so that you are 3' away from the left wall. So 3' from that wall is where you start your sign.

Mr. Huffman – That makes a lot of sense because you attracting, people who are parking here are going to be to the left and that will pull them in better.

Mr. Boron – Ken, anything else?

Mr. Mikula – No.

Mr. Huffman – Your raceway?

Mr. Frizzell – Is painted to match the background.

Mr. Huffman – Do you know what that color is yet?

Mr. Frizzell – I personally do not.

Mr. Huffman – Its grape something.

Mr. Frizzell – It looks like a gray color.

Mr. Huffman – No there is, Darrell Young has a name for it, grape wrath or something.

Mr. Frizzell – Ok, I'll call Darrell and get the exact name.

Mr. Huffman – The white letters and the white returns, white trims, are what's in the program also?

Mr. Frizzell – That is correct.

Mr. Huffman – I think everything looks good.

Mr. Boron – Bob.

Mr. Hill – I think Mr. Mikula’s suggestion is very good.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Niko’s Express.

Mr. Huffman – I motion to accept the Recommendation of a 33” x 10’ internally illuminated channel letter Wall Sign having white copy, trim and returns with raceway to match the existing building’s fascia and a 5’ x 8” band with white copy and blue background and sign being located 3’ from the south internal wall for property located at 14228 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Hill – Second

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

P. JAY’S PIZZA/ John Lanese, Agent

Recommendation of a 2’ x 9’ internally illuminated Boxed Wall Sign with white background, black and red copy and black graphics for property located at 10913 Prospect Road, PPN 391-25-001 zoned Local Business.

Mr. Boron –Item Number Three, P. Jay’s Pizza. There is no representative so we will table this item until December 19, 2006.

REVISION TO THE MASTER SIGN PROGRAM/STRONGSVILLE PLAZA/ Angelo Gousios, Owner

Recommendation of Revision to the Master Sign Program for the Strongsville Plaza, permitting the colors, rose, yellow and purple and also permitting 18 ½” letters for the **Young Chef’s Academy** as called out in their Revised Sign Program dated and received by the City on November 15, 2006 for property located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Four, Revision to the Master Sign Program for Strongsville Plaza. Please state your name and address for the record.

Scott Searles - 850 Lindenwood Lane, Medina.

Mr. Boron – We will review and approve the Master Sign Program revision. For the program it is to allow the approved colors, rose, yellow, purple in addition to the existing allowable colors. Finally the stipulation would be just for this sign only in the center. Once this sign is removed at any point, it reverts back. Also to allow the sign to be 18 ½” high, allow the returns, side and face material, painted trim to be black and allow the type style of the current logo of the Young Chef’s Academy.

Mr. Boron – Frank

Mr. Bohac – It looks good to me.

Mr. Boron – Fred.

Mr. DeHoff – The revision of the Master Sign Program allows that sign to be put up as proposed. It is not against the City code so its alright with us.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – I guess two, one hopefully this will be centered on that fascia. The 18 ½” will be . . .

Mr. Boron – This is the sign program.

Mr. Huffman – Well then one comment, I guess, again it another thing where I would prefer to see the actual copy of the Master Sign Program with edited or crossed off or somehow with the new put in for future reference. Otherwise its fine.

Mr. Boron – Its for this sign only. Bob

Mr. Hill – You changed, we talked about this. What did you change?

Mr. Searles – What we did, because the Master Sign Program was so old and outdated, that we just made the stipulation solely for our sign to have the 18 1/2” height as opposed to the 24”. They said as a technicality, I wanted to make sure I had it all

covered, they said bronze returns. I wanted to make sure black was not going to be a problem.

Mr. Hill – The design, what did you have originally?

Mr. Searles – This has always been it. We changed the Master Sign Program to accommodate.

Mr. Hill – I thought one thing was bigger than the other and it didn't look good and we all agreed on that.

Mr. Searles – No, you thought the sign was fine, it was that we couldn't get it to work in the Master Sign Program.

Mr. Hill – I think it looks good.

Mr. Boron – I need a motion to approve the Revision to the Master Sign Program as submitted for Strongsville Plaza.

Mr. Huffman – I motion to accept the Recommendation of Revision to the Master Sign Program for the Strongsville Plaza, permitting the colors, rose, yellow and purple and also permitting 18 ½" letters for the **Young Chef's Academy** only as called out in their Revised Sign Program letter dated and received by the City on November 15, 2006 for property located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Bohac – Second

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

YOUNG CHEF'S ACADEMY/ Krista Searles. Owner

Recommendation of a 18'-5" x 19' (29.3 SF) exterior illuminated channel letter Wall Sign having rose, yellow, blue, green and purple copy with black trim and returns stating "Young Chefs" and white copy with black back ground stating "Academy" for property located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Five, Young Chef's Academy. We will move on to the sign. Mr. Searles remains at the microphone.

Mr. Boron – Frank

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – No, it meets the sign program and the City Code.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – No comments.

Mr. Boron – Bob.

Mr. Hill – Fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Young Chef's Academy.

Mr. Bohac – I motion to accept the Recommendation of a 18'-5" x 19' (29.3 SF) internally illuminated channel letter Wall Sign having rose, yellow, blue, green and purple copy with black trim and returns stating "Young Chefs" and white copy with black back ground stating "Academy" for property located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Hill – Second

Mr. Boron – We also want to make sure that is centered.

Mr. Searles – Yes, the last thing I want to do is make that look cheesy up there.

Mr. Boron - Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

LEWANSKI DEVELOPMENT, LLC./ Kurt Schmitz, Agent

Recommendation of a 8' x 4' (32 SF) internally illuminated Pylon Sign having white copy stating "Lowe's" on a blue and white background with five (5) tenant panels for property located on Pearl Road, PPN 395-10-003 zoned General Business.

Mr. Boron – Item Number Six, Lewanski Development LLC. Please state your name and address for the record.

Bob Matakovich, ADA Architects, 17710 Detroit Ave., Cleveland.

Mr. Boron – You are hear for signage?

Mr. Matakovich – Hear for the pylon sign for the phase I of Renaissance Park development. This is a color rendering of it. It is basically a masonry monument sign with a efface wrapped sign for the Lowe's store. The letters for Lowe's are internally illuminated channel letters. The tenant signs are internally back lit sign box with removable tenant sign panels. Each individual tenant in the future development will have to come in and have their own signs approved by you. It is a split faced base with a stone sill. This is a masonry wall and it's a colored rendering of what it will look like.

Mr. Boron – This is going up by the entrance?

Mr. Matakovich – This is going right here. The Pearl Road side.

Mr. Huffman – They have a temporary sign up right now in a similar location.

Mr. Boron – It shows 10 feet back from the right-of-way.

Mr. Matakovich – That is correct.

Mr. Boron – Frank.

Mr. Bohac – My only comment is the landscaping looks better in the picture than in real life. Everybody knows what I am talking about.

Mr. Boron – Fred.

Mr. DeHoff – The sign meets the City Revised Code that they just changed the last part of June. It is allowed in the center, they are going to position it back behind the 30 foot triangle which is in the City Code with those two things it is ok with us.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Only one, apparently Renaissance Park will not be on this in any way.

Mr. Matakovich – Correct.

Mr. Huffman – So it is a Lowe's center not Renaissance Park. I think the sign looks good and I appreciate the mounding that you've got around it so that you are eventually going to hide the parking lot. There is nobody behind it. Gordon's has done a very nice job on that also.

Mr. Boron – Bob.

Mr. Hill – Who did the landscape improvement plans for the Pearl Road frontage and Whitney?

Mr. Matakovich – I can't answer, I don't know.

Mr. Hill – It wasn't ADA?

Mr. Matakovich – No.

Mr. Hill – You are dealing with Lowe's not Lewanski, right?

Mr. Matakovich – We are dealing with Lewanski and we are currently working with the next phase. None of that has been finalized yet.

Mr. Hill – I understand. Would you deliver a message and say that the landscaping along the Pearl Road frontage needs to be addressed, particularly around the sign. I think it is a very nice looking sign. The landscaping is in bad shape and also along Whitney. He better address it.

Mr. Matakovich – I will deliver that message.

Mr. Bohac – I just have one question, why did they change from Renaissance Park to Lowe's?

Mr. Hill – Money. Lowe’s wanted that’s why. There was one thing and I don’t know how important it is but we usually have the street number but for something as big as this . . .

Mr. Boron – You would have to do multiple numbers down the end.

Mr. Hill – I think its fine the way it is.

Mr. Boron – That is a fire issue too.

Mr. Hill – You could put Renaissance Park on the end.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Lewanski Development.

Mr. Huffman – I motion to accept the Recommendation of a 8’ x 4’ (32 SF) internally illuminated Pylon Sign having white copy stating “Lowe’s” on a blue and white background with five (5) tenant panels for property located on Pearl Road, PPN 395-10-003 zoned General Business.

Mr. Bohac – Second

Mr. Boron – Also add to that about the landscaping along Pearl and Whitney which needs to be addressed.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Hearing no further business. The Chairman adjourned the meeting at 9:55 a.m.

William P. Boron, Chairman

