

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

March 22, 2006

The meeting was called to order at 8:00 PM by the Chairman, Ken Evans.

Present: Mr. Evans
Dr. Goist
Mrs. Lane
Mr. Harr
Mr. Baldin

Also Present: Mr. Kolick, Asst. Law Director
Mrs. Zamrzla, Recording Secretary
Mr. De Hoff, Assistant Building Commissioner

Mr. Evans – I'd like to call the March 22, 2006 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you would please do a roll call?

ROLL CALL: ALL PRESENT

Mr. Evans – Thank you. We have an amended agenda this evening. May I have a motion to approve the amended agenda.

Dr. Goist – So moved.

Mr. Harr – Second.

Mr. Evans – We have a motion and a second to approve the amended agenda for the March 22, 2006 meeting. Could we have a roll call please?

ROLL CALL: ALL AYES MOTION CARRIED

Mr. Evans – We do have before us this evening the minutes for the March 8, 2006 meeting of the Board of Building and Zoning Appeals. Are there any corrections or comments to the minutes?

Dr. Goist - Mr. Chairman? I move that we approve the minutes as written.

Mrs. Lane – Second.

Mr. Evans – Thank you. We have a motion and a second to approve the minutes from March 8, 2006. Could we have a roll call please?

GILL PODIATRY SUPPLY CO / Greg Seifert, Geis Companies, Representative, Cont'd

in my submitted letter to you. I hope you all had a chance to read that and feel that it is consistent with the environment of the neighborhood. There are two buildings on Ascoa Court that actually face onto Foltz Parkway so both of those had side yard setbacks, created a lesser setback from the street and then, because the other two buildings on the cul-de-sac set in corner property there, the image for drives and parking lots for those sites tends to look closer than what - with the fifty and hundred foot setbacks are. I don't know if there is anything more I can say. I can answer your questions.

Mr. Evans – Ladies and gentlemen of the board, questions for Mr. Seifert?

Mr. De Hoff - Mr. Chairman?

Mr. Evans - Mr. De Hoff?

Mr. De Hoff – I would like to ask – it shows on the plans here that they're going to have a future office expansion. Is that in the horizon or do we know?

Mr. Seifert – At this point there is nothing planned for construction of that. It will be later down the road.

Mr. Baldin – Will they have enough parking, I assume?

Mr. Seifert – Yes they do.

Mr. Baldin – This is not going to be a place where they're going to have a lot of people coming by with heavy traffic, is it?

Mr. Seifert – No there is not. There is a very small amount of traffic that comes to the building which is one of the reasons why we wanted to get that parking up in there. The name speaks for itself. Podiatry. Some of the people that come to this building are not as ambulatory so to get that parking close to the front entrance is why we designed that.

Mrs. Lane – So basically, even when you do eventually put the proposed warehouse expansion on you're not expecting that much more traffic dealing with the expansions? It's just for if the business grows? Is that correct?

Mr. Seifert – Correct.

Mrs. Lane – They're intending for this to be in one company building?

Mr. Seifert – Yes.

GILL PODIATRY SUPPLY CO / Greg Seifert, Geis Companies, Representative, Cont'd

Dr. Goist – Can you explain to me a little bit more about the services? When it said podiatry supply to me that meant that we have a big warehouse and we're going to supply podiatry supply to podiatrists and what you just said to me now said people are not able ambulatory. They're coming there, they're going to have podiatry services. Is this a professional building where people are going to be treated?

Mr. Seifert – No it is not. I'll let Rick Boggs answer that question.

Mr. Evans – Name and address for our record.

Mr. Boggs – Rick Boggs. 11217 Lexington Court. North Royalton, Ohio. What we are is a podiatrist's supply and equipment distributor. We sell everything from band aids to x-ray machines. Our main core business is two podiatrists. We sell some to hospitals. We do have some doctors in the area that don't – or for that matter, Kaiser, that doesn't give patients supplies. Shoes, thing like specialty pads so they'll say 'drive down to Gill Podiatry and pick them up'. So that's basically the only walk in traffic that we'll have.

Dr. Goist – Do you fit the shoes there?

Mr. Boggs – No. We don't want to assume any medical liability. We want them to come and say 'I want a band aid, I want a shoe size seven'. That's it because we're not doctors. We just supply the doctors.

Dr. Goist – That was my question.

Mr. Baldin – Excuse me? I have a question. So you're not only going to be a warehouse but you're going to be a retail outlet because that's what it sounds like.

Mr. Boggs – You could say that, yes. We're retail but through the advice of a doctor.

Mr. Baldin – Prescriptions or whatever, but still.

Mr. Boggs – We have maybe...

Mr. Baldin – People have to come there and buy that supply. Purchase it.

Mr. Boggs – Exactly. We just do it as a service to our customers, some of the podiatrists in the area.

Mrs. Lane – So people will come with a prescription. You will be notified ahead of time that this is what they're coming for and then you...

GILL PODIATRY SUPPLY CO / Greg Seifert, Geis Companies, Representative, Cont'd

Mr. Boggs – Dr. Vargo down the street here in Strongsville will send him in to buy a specialty pad and they'll say 'I came from Dr. Vargos office and I need this pad'.

Mr. Evans - Mr. Kolick? Does that represent a concern from the code? Not that I think that's part of our purview but...

Mr. Kolick - Mr. Chairman? Our City Planner and our Building Department had looked at it and if there is that type of trade, I understood from them, it's more secondary. This is mainly – you can look at the size of that building – this is mainly warehousing. This is not typically what we would regard as a retail sell. The fact that there's an occasional retail sale that may come out of there doesn't disqualify them for being in the area so, no. As we understand, the use is mainly a wholesale sell.

Mr. Boggs – We actually discourage retail business because it interferes with our main core which is shipping merchandise out the back door, not the front door.

Mrs. Lane – How many people do you have dedicated to servicing the customer that will be walking through the door?

Mr. Boggs – We're a very open general office. We share a lot of job responsibilities. We have about ten people, well, ten spots up in the front that are going to look at the front door. Our plan is to have that, kind of a holding area, that they can't come into the general office, that basically, we'll be sharing our duties.

Mr. Baldin – So you'll have supplies out there on display?

Mr. Boggs – No. No.

Mr. Baldin – I see you have future parking referenced also on here. So when you plan your expansion to the left of your office building now you planned your future parking, so you're expecting a lot more traffic apparently.

Mr. Boggs – More for employees.

Mr. Baldin – For employees. Okay.

Mr. Boggs – Hopefully not more retail.

Mr. Baldin – I have no further questions.

Mr. Evans - Mr. De Hoff?

GILL PODIATRY SUPPLY CO / Greg Seifert, Geis Companies, Representative, Cont'd

Mr. De Hoff – I would just like to note that this might be a little looking into the future too far but if and when there is a variance granted for this, any expansion or anything to the parking lot I believe they would have to come back and go through the variance procedure again because we're just acting on what they're proposing right now. Nothing in the future. Is that correct?

Mr. Evans – Okay.

Mr. Kolick - Mr. Chairman? I suppose it depends on what they're doing. If their future expansion has further incurrence into the front yard setback, yes it would have to come back. If they're doing something off the back or the side of the building that doesn't infringe on any of our ordinances they wouldn't need to come back here a second time. If you expand your parking lot out in front so it's further than it is now, yes, that would require a separate variance. If you're adding to the front of the building in any way, that would require a second variance. If it's not anything that infringes on the code then you would be permitted to do that without coming back before this board.

Mr. Boggs – We understand that.

Mr. Kolick – Okay.

Mr. Evans – Right because I think the future parking that is shown to the north side there would definitely require that because of the setback on the side yard there. Any other questions from board members? Mr. Seifert, the only thing that I would say is that we appreciate the letter that you prepared. It is one of the few documents that we get before us that actually addresses the criteria granting the variance and it's always a pleasure to deal with that when it's lined out like that. It makes it very easy for us to do what we have to do. Mr. Boggs, we welcome you to the city and just in case you're not here in the next meeting we're glad to have you bringing the business here even though we're not necessarily trying to steal it from our neighbors in Middleburg Heights.

Mrs. Lane – We definitely know not to walk in to come buy something from you.

Mr. Baldin – We'll borrow it.

Mr. Evans – Any other questions from board members? If not then the Public Hearing for this will be on Wednesday April 12, 2006 and we will invite you back at that time for the Public Hearing and the decision on the variance.

Mr. Boggs – Thank you very much.

Mr. Evans – Thank you. Item number two is Kyle Marcinowski, owner, Bob Kalfas, representative and Mr. Kalfas if you'll come forward to the microphone and give us your address please and describe the request for the variance.

KYLE MARCINOWSKI, OWNER/ Bob Kalfas, Representative

Requesting a 8' 6" Rear Yard Setback variance from Zoning Code Section 1252.05 which requires a 50' Rear Yard Setback and where a 41' 6" Rear Yard Setback is proposed in order to construct a Roof over an Existing Deck; property located at 17273 Woodstock Run PPN 393-35-163 Zoned R1-75.

Mr. Kalfas – Bob Kalfas. R. A. Kalfas Construction. 12001 Prospect Road, Strongsville. We're requesting an eight foot six inch Rear Yard Setback variance for a roof over the back of the home. There already exists a concrete patio that they were given to a couple of years ago by the City with the code and now they're looking to cover only a part of that concrete patio. The neighbor on both sides – when you go there you'll see both have covers over because they face the west. The sun is pretty tough during the afternoon.

Mrs. Lane – When we get sun.

Mr. Baldin – One of the things that we talked about – excuse me Mr. Chairman. One of the things we talked about in caucus, Bob, do you think they would have idea of moving it that way or do they really want it to stay where it's at? In other words, if they move it over and kind of back a little bit they could make it bigger the other way and they wouldn't need any variance.

Mr. Kalfas – If they move it back and move it over you're away from the doors to get out of there.

Mr. Baldin – Oh okay.

Mr. Kalfas – When you see, if you look at the back of the house, that is like a family room and a kitchen. That's where they're going to come through, in that kitchen.

Mr. Evans – I think Mr. Kalfas, what Mr. Baldin is referring to is if the dimensions were changed a little bit. If the access point still remained the same but if instead of it being as quite as deep as it is, if the square footage were to be dispersed more along the side of the back of the house, the dimensions might change from being more of a square to a rectangle and might still accomplish that without having the variance being as deep as it is. I have not looked at it yet personally so I don't know how the roof line would be for doing that and that may well have a lot to do with it too.

KYLE MARCINOWSKI, OWNER/ Bob Kalfas, Representative, Cont'd

Mr. Kalfas – When you get there you'll see that that piece where that door is is a bump out. That's what stops you from doing it. If you look above, there is an egress window. If I go any closer than that I'm not going to get egress.

Mr. Evans – Okay.

Mrs. Lane – Have you marked where it is?

Mr. Kalfas – No.

Mrs. Lane – Will you so that when we go out...

Mr. Kalfas – Yes I'll do it tomorrow. Because it's on a patio, I'm just going to have to put some bricks or something.

Mrs. Lane – Something that will notify us that that's where the ends...

Mr. Baldin – What would you do? Drill through that and put the footers straight down through?

Mr. Kalfas – We're going to core drill it and just go through it with six by six's.

Mr. Evans – And at this point they are not anticipating putting walls on the patio. They're just putting the roof over top of it.

Mr. Kalfas – They can't put the walls in anyway because they don't have footers under the concrete. I warned them on that already.

Mr. Evans – Okay.

Mrs. Lane – They also understand that the variance will definitely not cover them closing it in?

Mr. Kalfas – Right. The biggest problem is going to be the patio is bigger than the roof so even if they tried to close it in they're going to get water. It would be a mess because the water will just back up on the patio. They couldn't close it in.

Mr. Evans – In addition to marking it we would probably also suggest for the owner that they make sure that they contact people, particularly behind them because when the notifications go out a lot of times people get very concerned about what they see because what they read is different from what the actual proposal is so we would encourage them to make sure they talk to neighbors so that nobody gets surprised when they come in here for the variance hearing.

KYLE MARCINOWSKI, OWNER/ Bob Kalfas, Representative, Cont'd

Mr. Kalfas – Okay.

Mr. Evans – Any other questions?

Mr. Baldin - Mr. Chairman?

Mr. Evans - Mr. Baldin?

Mr. Baldin - Mr. Chairman? The word you just used there, surprised. To warn the board, you can get a real surprise. They've got two huge dogs that are in the back yard sometimes. When I opened that gate...

Mrs. Lane – Is there a fence?

Mr. Baldin – Yes, the yard is fenced in. When I grabbed that gate today, whew, I thought I was going to knock the fence down.

Mrs. Lane – Would you please let them know that we all do come out and visit the property? They do not have an understanding that we do do that.

Mr. Kalfas – Yes we can do that. It's not a problem.

Mr. Baldin – You haven't seen those dogs either then?

Mr. Kalfas – No they keep them in the basement when I come there. I'm a firm believer that there are no friendly dogs.

Mr. Evans – Thank you. It's just been pointed out to me that this is in Green Meadows which is a home owners association...

Mr. Kalfas – Yes.

Mr. Evans – I believe that they do have an active board there so we would need a letter from the home owners association.

Mr. Kalfas – They have been notified.

Mr. Evans – Okay. We would need something back from them, Bob, saying that they're okay with it or not okay, whatever the case may be.

Mr. Kalfas – Okay.

KYLE MARCINOWSKI, OWNER/ Bob Kalfas, Representative, Cont'd

Mr. Evans – They would need to acknowledge that for us. Thank you, Kathy. Anything else from board members? Okay then the same thing is true. April 12, 2006 and we'll see you back here then.

Mr. Kalfas – Thank you.

Mr. Evans – Then we will move on to item number three which is Marc's Discount Store, Jon Henry, Archer Signs, representative. Mr. Henry, if you would be so kind as to give us your name and address and then you can explain the request from Marc's for the variance.

MARC'S DISCOUNT STORE/Jon Henry, Archer Signs, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (b) which allows one (1) Wall Sign and where two (2) Wall Signs are proposed; property located at 16224 Pearl Road PPN 393-31-007 Zoned General Business.

Mr. Henry – Thank you Mr. Chairman. My name is Jon Henry with Archer Sign Corporation. 1917 Henry Avenue, Canton, Ohio. I believe the board has renderings, drawings of what we've submitted. Marc's is requesting that the board allows an additional approximately thirty one square foot sign reading Pharmacy on the front elevation to the left of the entry, to the left of the current Marc's sign. One of the reasons that they're requesting this to be on the front elevations is due to the setback of the building, any signage they put on another elevation of the building would not be visible from the road at all due to trees and other obstructions and the distance that the building actually sets back from the road. The reason that they're wanting this is they have a pharmacy in there that is not acknowledged by any other advertising on the building. They're requesting that they put that on there to allow the public some assistance in seeing that there is a pharmacy there. They feel like this would also help them remedy a current advertising disadvantage that they have with their competitors, such as Giant Eagle and Target. CVS pharmacy does not have a variance but they do have two signs on their building and a lot of advertising space out there on the fascia of that building. They've minimized the size of the letters so they're not intrusive to the public driving down the street. The building sets back far enough so it wouldn't cause a hazard, it wouldn't cause any distraction from traffic or anything like that and they also designed them in such a way to match the existing signage that's there so that it would compliment that and not really detract from the architecture of the building even though it's relatively a box design. They've taken a lot of things into consideration and they're just asking that that would be approved for them to put the sign up. Are there any questions from the board?

Mr. Evans – Thank you. Mr. De Hoff? In caucus we talked about the fact that the signage that is currently on the front of Marc's is considerably less than what is permitted in the code. I just thought for the record you might want to expound on that a little bit.

MARC'S DISCOUNT STORE/Jon Henry, Archer Signs, Representative, Cont'd

Mr. De Hoff – Yes. They brought this before the Architectural Review Board the other day. I was there. They really had no problem at all except the code says that you're not supposed to have the second sign on the front of the building. As far as the square feet go, they're allowed three hundred and eighty two square feet and the existing sign is one hundred and fifty seven square feet and that's way below the five foot height limit there. This pharmacy sign, they're only using about thirty square feet so it's a sign maybe that's not really noticeable from the road. It's just when somebody gets in the parking lot they realize there might be a pharmacy there. It is a stand alone building. There is no sign program there and I think in the past we've allowed this. The Building Commissioner did tell me that if this had two tenants in it they wouldn't need a variance. They could put up another five foot sign and have no problem at all.

Mr. Evans – Thank you Mr. De Hoff. Mr. Henry, at this point there is no plan to put the pharmacy out on the main pole sign that is out on Pearl Road, is that correct?

Mr. Henry – No there is no plan for that.

Mr. Evans – Thank you.

Mr. Evans – Questions from board members?

Mr. Baldin – I don't have any questions.

Dr. Goist – No questions.

Mr. Evans – Okay. Then we will also put you on the agenda for April 12, 2006 and at that time invite you back for the Public Hearing and the decision on the variance.

Mr. Henry – Thank you very much.

Mr. Evans – Thank you. Next item on our agenda takes us into Public Hearings. Item number four, Bruce Morris, owner. Mr. Morris, if you'll come forward to the microphone we'll ask you to give us your name and address for the record and if you would just again summarize the request for the variance that you're proposing.

BRUCE MORRIS, OWNER

Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a) which requires a 20' Setback from a main structure and where a 0' Setback is proposed for an existing Shed; property located at 17186 Park Lane PPN 397-16-085 Zoned R1-75.

Mr. Morris – My name is Bruce Morris. My address is 17186 Park Lane Drive, Strongsville. I'm here tonight regarding a vinyl shed that I have behind my third car garage and as the topographical studies show there's a sewer easement through pretty much the whole back yard and also there is swales that are cut along the back edge and the sides to drain off water and that goes down to a land drain to the back corner to the south west corner of the lot. That's really about the only place I could put a shed that size. It is close to the building. It's a vinyl to the wall construction so there's a lot of fire prevention there as far as that goes. That's what I'm here for. To get you guys approval hopefully.

Mr. Evans – Okay. Mr. Morris, you did at the last meeting submit information that you had obtained from Home Depot who is the retailer, not the manufacturer but the distributor of the product. We did refer that to the Fire Department and part of the discussion that took place was in the Building Department where they looked at the information and it was their feeling that the time that was allowed for the burn to reach maximum intensity was not such that it really represented the same type of fire retardant that you would accomplish with a special fire rated drywall. I know that that was a part of the discussion. Over and above that the Building Department has sort of given us a thought process for the Board of Zoning and Building Code Appeals going forward that the risk that we are taking by allowing buildings to be closer to the house is substantial and probably not something that we as a board should be legislating. Having said all that, you have an existing building which we determined at the last meeting, was put there without the proper authority some time ago and has been there for awhile and has been noticed so we're at a point where we've brought this back. I guess the question that I would pose to you with all of these things being considered, if this board were to require that fire rated drywall be applied on the interior of the building whether that's by building a frame inside of that or attaching it directly to the walls, which I think would be difficult given the nature of the construction, would that be an acceptable situation to you in terms of a trade off for leaving it there as that has been past practice of this board and up until time with the advice of the Building Department, would probably not be the way that we would move going forward. Since yours is an existing building would that be something that you would take into consideration?

Mr. Morris – It's a vinyl structure. I don't know if it will carry the weight of drywall.

Mr. Evans – I think you would probably have to do a frame. I know that several others in the past have done that where the building was big enough to put some type of a frame inside to hold the drywall. Again it's certainly – we recognize it takes away from the space inside of the building but because when this board grants a variance we become party to any situation that might happen down the road. Part of the reason the Building Department has advised us

BRUCE MORRIS, OWNER, Cont'd

that it's probably not the best choice for us to grant these variances is that if you were to store propane, gasoline or whatever else in that garage or in that shed or if you had a situation where you had a lot of leaves that were in between the house and the shed and at some point somebody on Labor Day were to set off fireworks, set off leaves or something, the leaves were to catch on fire, the fact that we had granted the variance puts us in a very weak position as a municipality because we've now endorsed that situation. Again, we are looking at it trying to accommodate what you would like to do but we would become a party to the situation when we grant the variance. It would almost have to be under the terms and conditions that we've used in the past and not making further exception in this particular situation.

Mr. Morris – What about spraying it with a fire retardant on the inside?

Mr. Evans – I'm not sure that we really have a background in the Fire Department or in the Building Department to be able to say that that would or wouldn't be appropriate. Just looking at the information that you had provided tells us that the claim of fire retardation is a good advertising situation but the reality is in comparison to what drywall does, the fire retardation of the vinyl that the building is constructed out of is tremendously different. It's considerably less than what fire rated drywall would do. The purpose of that is to contain whatever might be on fire inside of that in that building and not have a situation where you've got something that is going to go from the shed to the main structure. That's the reason that this is in place.

Mr. Baldin – Mr. Morris? Would you have a problem just moving it forward where it would be even with your house and moving it away a little bit? You can be – I think you've got ten feet there right now from the shed to the property line right? And he can go as much as – he has to have five feet clearance, is that right Mr. De Hoff?

Mr. Kolick – Five feet from the property line.

Mr. Baldin – From the property line. So if you moved it straight back even with the back of your house and moved it over a couple more feet you would still be within the code almost and it wouldn't be up to the house. There would be plenty of room to get around it. You would probably want to put a couple of shrubs up. It would look more decorative because that's going to be jutting up from your house so you put a couple of pine trees up, you're not going to see it.

Mr. Morris – You're saying five foot from my house and the property line.

Mr. Baldin – Three, four, five feet, whatever, away from your house and move it back and move it towards the back lot. You'd be even with your other house. Your house juts out right?

BRUCE MORRIS, OWNER, Cont'd

Mr. Morris – Right.

Mr. Baldin – You would line it up with that, basically, so you're jutting out here just like those chairs are jutting out from that hallway there. From the street it would look pretty ugly so now you put a couple of pine trees there and you don't see that shed. You're away from the house. Clear it up a little bit. The city is happy, we're happy, you're happy. It's an idea.

Mr. Morris – Ideas are good. What if I signed a waiver of liability that let's you guys off.

Mr. Evans – I'm not sure that that would be...

Mr. Baldin - Mr. Kolick?

Mr. Kolick - Mr. Chairman? Understand that we do have some protection from liability with sovereign immunity when you're acting as a board. That's not the point. The point we're looking to do is for the safety of the residents and the safety of the neighboring homes and all that. It has nothing to do with possibility liability. We're not looking for a waiver of liability. It has to do with the safety of residents in your home as well as the other homes. The problems we have go beyond fire protection. Any time you get a structure that close there are other problems that arise. Mold that forms in there. Other problems that come there. There is a reason why they legislated twenty feet from the house for any accessory structure not just plastic or vinyl ones or any others. There is a law in place and there's a reason for it. The legislature looked at all those things and set it. The constraints on this board is only if there is a hardship that would outweigh those reasons for the safety requirements for doing what you're doing.

Mr. Evans - Mr. De Hoff, I'm given to understand that there was a conversation as well that took place with Mr. Mikula, our City Engineer, about the relationship of the swale and where the sewer easement is in the back yard that would permit the shed.

Mr. De Hoff - Mr. Chairman? There is a certain area in the corner of the rear yard that they could go right up to the easement and still be out of the swale, clear the swale and the City Engineer advised that that would be a spot that would be acceptable. It wouldn't bother the swale or the easement.

Mr. Evans – So there is an option then for relocating within that area, not being in the swale. Anything else from board members?

Mr. Morris – Well that spots right in the middle of my back yard.

BRUCE MORRIS, OWNER, Cont'd

Mr. Evans – Based on the drawings it could be to one side or the other. No, to the north side of the yard there. On the north edge of the property so it would not need to be in the back yard. Again, we're not advocates of putting a shed out in the middle of the back yard. Nobody walks away from that a winner but it could be over toward the north side, the right hand side as you're facing the house.

Mr. Morris – Well Mr. Evans, it's an eight by ten shed. It's going to be in the middle of the back yard from what you're describing.

Mr. Baldin – Do what I suggested. It's not in the middle of your back yard.

Mr. Morris – That's the best suggestion yet. As you can see, I don't see any of my neighbors here objecting to this.

Mrs. Lane – Sometimes it doesn't have anything to do with neighbors' objections. It just has to do with city codes, what we have to do for the sake of the whole city. Sometimes whole neighborhoods want to do something that we, unfortunately, have to say that you can't do. Now I'm not saying that that's what's happening but there are many, many cases where neighbors would all like to do something that's against the city code. It's not just whether there's people in the audience or not. Just so you understand that. Okay?

Mr. Morris – Okay.

Mr. Evans – Other questions from board members?

Mr. Baldin – I have no further questions.

Mrs. Lane – Have you considered building an attachment to the house that would be a shed? You would have to have a variance for that as well and you would have to put footers down but it would be a permanent structure back there instead of a...

Mr. Morris – Right. I really don't want to get in to all of that. Like I said, it's just a storage shed.

Mr. Baldin – A lot of us have them.

Mr. Harr – Could we just revisit the idea of a fire retardant drywall again. I don't know if we actually resolved whether or not the applicant would consider that as an option in the event it would leave the shed where it's located. Our past precedent has been that we've never allowed a shed to stay right next to the property without some type of fire retardant drywall or plywood involved, right?

BRUCE MORRIS, OWNER, Cont'd

Mrs. Lane – You did mention that – you’re talking about that spray on fire retardant material. I don’t know what it’s called. I apologize.

Mr. Morris – It’s a spray on fire retardant like a foam type stuff. That’s another option I thought.

Mr. Harr - – Is that something, Mr. De Hoff that we’ve...

Mr. De Hoff – I would have to check the manufacturers spec. They’ve used that in the past but that was sprayed on to porous wood, rafters and stuff like that that could adhere to. Plastic, it’s not much to adhere to. It could probably be hosed off. That’s mainly meant for wood, nothing like plastic.

Mr. Evans – It might deteriorate over time too because of the heat generated back in that shed. Even though it’s ventilated you’re still going to get some significant buildup in there that a fire retardant material might not necessarily adhere to as well. There are a number of circumstances there. I think that, again, we could look in to that but we don’t have the answer here tonight so if that was what the applicant felt that you really wanted to go after was the fire retardant material being applied to the vinyl we would have to table this evening and try and come up with the expertise to respond as to whether or not that is an appropriate solution. The fire rated drywall or fire rated plywood that we have used in the past that has been endorsed by the Fire Department and by the Building Department so we know that that’s a solution that we might have used in the past and will probably not be one that we will use going forward. In the interim here we might be able to still do that but the fire retardant material being applied to it, we don’t really have a background or expertise to be able to respond to that tonight.

Mr. Morris – The drywall, does that require the whole interior of the thing to be dry walled?

Mr. Evans – The ceiling and four walls, yes.

Mr. Morris – Okay.

Mr. Baldin – You’re better off pushing it out.

Mr. Morris – I would have to make a whole new pad and all that stuff again.

BRUCE MORRIS, OWNER, Cont'd

Dr. Goist - Mr. Chairman? I think we're spinning our wheels here and I understand the applicant's reluctance but there's really two choices. One is to move the shed. The second one is to drywall it per the Building Departments requirements as we have done in the past. I see no other option. Move the shed or the third option, I should say is to put a footer in, build a shed attached to the house and make it a permanent structure. I understand his reluctance but to tell us that he could spray it when we don't have any knowledge, I think he's spinning our wheels again. I think we say to the applicant you either need to decide that you're going to either try, and I would have thought that in the last two weeks or would have hoped in the last two weeks, that you would have investigated the fact that you could have built the frame inside and put drywall in there which hasn't been done. Instead we're still on this wheel spinning patch which I think we need to get off of.

Mr. Morris – I thought the shed itself had enough adequate fire protection as it is.

Dr. Goist – That was your opinion. That's why – I understand that when you bought it you thought that but you've kind of since found out that was for six inches in a small area and we still said that it had to be fire rated drywall.

Mr. Evans – For the record this evening because this is a Public Hearing I do want to ask whether there is anybody in the audience this evening that wishes to speak for the variance? Not seeing anyone, is there anyone who wishes to speak against the variance? Again not seeing anyone then last questions? Last opportunity for the board to address the issue?

Mr. Baldin – I have no further questions.

Mrs. Lane – I guess my question is although we do not have that information is that information that you wanted to find out about the fire retardant material?

Mr. Morris – Sure.

Mrs. Lane – If you do that you have to request that it would be delayed to vote on.

Mr. Morris – Let's do that.

Mr. Evans – Okay. We'll be more than happy to table it until the April 12, 2006 meeting. What will need to happen though because at this point it is your request to do this, you would need to determine what type of spray on material it is that you're suggesting. We would need to get that to the Building Department so that they could adequately research it and determine whether or not that does provide sufficient retardant to accomplish the same thing as the fire rated drywall or the plywood. So you would need to get that hopefully within the next couple of days. We have a little bit more time because of going to April 12, 2006 but

BRUCE MORRIS, OWNER, Cont'd

they will need to get it in advance so that they can make that determination then in order to have that information for us available for the April 12, 2006 meeting. Okay?

Mr. Kolick - Mr. Chairman? I think it would be appropriate so the applicant understands, not only do we need to know what this spray is, where going to have to know how it interacts with the plastic. We don't have those types of experts here. There's a whole bunch of issues. One, does it suck it in? Two, does it chip off? Three, does it deteriorate over time? Will it hurt the plastic? Those are all answers our department would need in order to do this. We do have people in the Building Department with expertise but they're not chemists. These are the types of things you're going to need to find and turn over to us from the manufacturer either of the plastic shed or from the manufacturer of the person who makes the spray as to how these two products interact so our department can make some reasonable decision based on that information. I don't know how readily available that's going to be or not be. There are all those issues that we don't know of at this point so I'm bringing it up.

Mr. Evans – Thank you, Mr. Kolick. That is correct because the interaction of that material with the plastic and you had that information from the manufacturer which I know was difficult to get and I suspect that finding out from the manufacturer whether or not the material can be applied to that vinyl and will adhere to it and whether the manufacturer of the fire retardant material will say that that is an appropriate way to use it. Those are all things that we would not necessarily have access to and since that's the choice of you in terms of the option, it would need to be you securing that information because our normal course would be to say either fire rated drywall or fire rated plywood. Those are the only ones that we are knowledgeable about and experienced about from the past. Any further information would have to be furnished on your part to the Building and Fire Departments that they can make an appropriate determination. Mr. Kolick would be correct in that. Okay?

Mrs. Lane – I have one more question. If the applicant were to move it up parallel to the edge of his house, how many feet over from the structure of the home does it need to be?

Mr. Kolick – Twenty feet not to require a variance. In other words, any portion of that shed has to be twenty feet from the house.

Mrs. Lane – Well the side yard isn't twenty feet away. So if he were to do what Mr. Baldin were suggesting, how many feet from the house...

Mr. Baldin – Well you would have to go...

Mr. Harr – It would still require a variance.

Mr. Baldin – There's still a variance but he would have to move it three to four feet.

BRUCE MORRIS, OWNER, Cont'd

Mrs. Lane – Well that's what I'm asking. Is there a recommendation?

Mr. Baldin – Just so he can get around it.

Mr. Evans – As Mr. Kolick said the minimum right now is twenty foot by legislation so anything less than that would be a variance and in terms of would five foot away not require drywall. Again I'm not sure if we can answer that. The Building Department might be able to answer that for us but they're probably going to rely on the fact that it's says twenty foot and anything less would require the drywall.

Mr. Harr – There is also a fireplace outlet box right there as well. Moving it in that direction might actually take you closer to that vent.

Mrs. Lane – Do you have a fire or gas...

Mr. Morris – Gas fireplace. There is an outlet fairly close to that that's about eight feet or so away from the exiting shed now.

Mr. Harr – Yes, but it's farther back on the house so moving the shed that way...

Mr. Morris – Exactly. It is further back than what Mr. Harr said.

Dr. Goist - Mr. Chairman? Ultimately as I understand it, the applicant has to satisfy the Building Department as to what his requests are is that correct? He has to get the information whether its dry walled or whether it has – because I feel like this is a shotgun effect. We're shooting in every which direction and we're not zeroing in on what needs to be done. Ultimately he has to have it cleared by the Building Department whether it's a structure inside and the drywall is placed or whether it's, as you have now brought up another avenue, to spray it. That still has to satisfy the Building Department and the building codes of the city. So no matter what happens, when we come back here to reconsider this the burden is on you to show us that you have complied with what the Building Department will allow. That's my interpretation.

Mr. Baldin – I think Mr. Chairman that Dr. Goist is correct. I think they would need a safety environmentalist, he'll need a chemist. There are a lot of questions that are going to be needed to be answered.

Mr. De Hoff - Mr. Chairman? One last thought on that is sometimes we've had this spray on for trusses and things where wood has some structural integrity where plastic doesn't. In this case you could probably spray it will all kinds of fire retardant and it would melt before it would start on fire. You'd have a shed melted to the ground and of course, your fire would

BRUCE MORRIS, OWNER, Cont'd

penetrate whatever you have there. There are a lot of factors that we would really have to take a hard look at.

Mr. Evans – Alright.

Mr. Morris – Alright. I'll put drywall or wood on it. What is acceptable for the interior because three quarter inch drywall is not going to work.

Mr. Kolick - Mr. Chairman? You need to talk to our Building Department. There's a fire rated drywall or fire rated plywood. It's a special one that the Building Department would be aware of and give you some guidance on that will accomplish at least the fire purpose that we're looking to do.

Mr. Evans - Mr. De Hoff? I believe that's half inch right?

Mr. De Hoff – They do make a half inch dry wall and they do make a cement board. That might be too heavy for this application. There is a half inch rated drywall which is thirty minutes. That's all that's required for that type 5B construction, residential houses.

Mr. Morris – Is there any other thinner material than that?

Mr. De Hoff – There probably is but I'm not familiar with it. We're more up on the drywall part. There's probably a lot siding that's not flammable, different kinds of composites and stuff that's nonflammable but the drywall is probably your best one. It would probably most likely be one that's you won't get any dampness. Dampness won't ruin it like a green board or something that's fire rated. The kind you put in your shower or your bathroom of your house where dampness doesn't cause it to dissolve.

Mr. Baldin – Question. He has to submit a plan to the Building Department and the Building Department would have to see that it's installed properly?

Mr. De Hoff – Yes it would be a twenty five dollar permit that would require a rough and finish inspection.

Mr. Evans – At this point that would allow us to decision that this evening in an appropriate manner. Any other questions or anything? If not then I would entertain a motion.

Mr. Kolick - Mr. Chairman? Maybe if you're going to do that make it contingent on a fire rated material on the walls and the ceilings that's agreeable to the Building Department. That way it will give him an opportunity to explore whatever with the Building Department without us trying to pin it down one way or the other. It will allow him some other options.

BRUCE MORRIS, OWNER, Cont'd

Mr. Evans – Right. Thank you Mr. Kolick.

Mr. Morris – How long do I have to do this?

Mr. Kolick - Mr. Chairman? The Building Department will give you some period of time but expect it to be done in a reasonable period of time without given you an exact date. Does it have to be done tomorrow? No but they're not going to let this go on for months and months and not be done so you co-ordinate with them. They'll work with you Mr. Morris but they'll expect it within a reasonable time.

Mr. Harr - Mr. Chairman? I make a motion that a request for a 20' Setback variance from Zoning Code Section 1252.15 (a) which requires a 20' Setback from a main structure and where a 0' Setback is proposed for an existing Shed; property located at 17186 Park Lane PPN 397-16-085 Zoned R1-75 provided the structure interior is lined with a fire rated material satisfactory to the Building Department, be approved.

Mrs. Lane – Second.

Mr. Evans - Mr. Harr? Before we go into a second may I suggest also that we use a sixty day time frame from the point at which the material is approved by the Building Department for that to be accomplished, as a part of that motion.

Mr. Kolick – You could add on to be installed not later than sixty days from today's date.

Mr. Evans – I was thinking if we did it sixty days from that the Building Department approves it that way he's depending on...

Mr. Kolick – Well the only thing we run into with that then is that we have to rely on him to bring in the materials. I would rather just get a fixed date from tonight so we know what it is and it's not going to be some amorphous moving target here.

Mr. Evans – Okay. You're stipulating that Mr. Harr as part of your motion?

Mr. Harr – Yes as part of the motion that it be done within sixty days.

Mr. Baldin – Second.

Mr. Evans – We have a motion and a second. Roll call please?

ROLL CALL:

ALL AYES:

MOTION CARRIED

BRUCE MORRIS, OWNER, Cont'd

Mr. Evans – Alright. That is approved. There is a twenty day waiting period during which time all variances are subject to review by City Council during that time. You can get things in place. Talk with the Building Department. Make sure that your materials are adequate, lined up and everything. At the end of that twenty days you will be notified by the Building Department and then you can commence construction and get this taken care of. Okay? Thank you very much. Is there any other business to come before the board this evening?

OTHER BUSINESS TO COME BEFORE THE BOARD

Mrs. Zamrzla – Yes Mr. Chairman. You sent me an email regarding that Ed Oliveros is listed as trustee on the minutes of January 11, 1006 and January 25, 2006 as far as heading, as I head them as who is next. It's on the agenda that way and it's on the minutes that way and the minutes were approved like that. Evidently the Forest Park Homeowners Association is complaining that he is listed there as a trustee. It's not actually part of the spoken minutes.

Mr. Evans – Right. He is on the Architectural Review committee and not a trustee of the homeowners association. Mr. Kolick, to change that, do we just a...

Mr. Kolick – Yes, we should have a motion since we already had a motion to approve the minutes. We need to go back and note to correct a clerical error on those two sets of minutes we'll list him – the motion should be just on those two sets of minutes to list him as a representative of the homeowners association as opposed to a trustee of the homeowners association. Then we can go back and change those minutes.

Mr. Evans – Thank you.

Mrs. Lane – Chairman of the Architectural Review committee of the homeowners association. That would be more appropriate than...

Mr. Kolick – I don't know what he is for sure. We had different things in. He filed a letter as trustee. Here he says he's chairman. If we just call him a representative then we're going to be okay.

Mrs. Lane – I think if you read the minutes, in one of those, he corrected what his proper title was.

Mrs. Zamrzla – I believe he said representative of the Architectural Review Board.

Mr. Evans – I think Mr. Kolick is right. If we use representative of the association...

Mr. Kolick – If we use representative of the association we're going to be safe.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mrs. Lane - They're starting to catch that they're up and they've been there for a couple of years. This one has been there how long? Two years? A couple of years?

Mr. Kolick - I think about two years. That's what happens. Someone goes by so they see one across the street and that guy has one so they just go buy one and put it up.

Mr. Harr - I think the empathy extended to this situation here was that he process and just because we had done some at other house we have to draw the line in the sand right here.

Mr. Evans - Well it's tough to retroactively draw the line and in this case.

Mrs. Lane - I walked the yard a couple of times and it's one of those where it's got the swale which is twenty feet approximately and then that's like forty feet - his patio almost will be almost next to where the shed comes out.

Mr. Harr - (unintelligible)

Mrs. Lane - He would like to leave it where it is. If we can keep it safe. I'm also saying that in this case there were a good two feet between the house and the shed which is good and there were no leaves inside at the time.

Mr. Evans - The difference is Kathy, is two foot, four foot, eight foot, twenty foot. What is the right number? The number right now is fixed at twenty. If it should be less than twenty then we should be taking that back to the Building Code Committee of Council and saying that we feel that twenty foot is too far. It should be reduced and go at it that way because otherwise we're legislating the difference which is what we're not supposed to do.

Mr. Harr - I think it's something to take a look at because some of the older eighty foot lots...

Mr. Evans - Just aren't that big.

Mr. Harr - ...with the swales and so forth that it really can't be. Most of these houses have some type of deck or patio off the back and it really causes hardships as where are you going to put that.

Mr. Evans - But again, you're exactly right in saying that causes the hardship is that they've built a big deck and now rather than having just a four by eight shed to put patio equipment in, now they want a ten by fourteen foot shed because that's what their neighbor has and Home Depot has this wonderful package and all of a sudden...

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mrs. Lane – In this particular one it was the nature of the lot. That lot goes down like bunches of them do. It's not the only lot that's like that. It did not have an appropriate place for a shed there.

Mr. Baldin – That's real true what you're saying but on the same token the guy bought his house there, he knows what he bought. He put a three car garage in so he has extra room with a three car garage. We need to take a harder look at this stuff. We've got to get tougher with them. That's all I'm saying. This comes up a lot of times. Somebody says you took my woods away. We'll you didn't own those woods one hundred feet from your house.

Dr. Goist – I have a three car garage and my three car garage is my shed. It is where I keep...

Mr. Evans – I'm willing to bet, if I remember right in looking, two stalls of his are his shed.

Mr. Kolick – Many of these homeowners associations don't allow sheds at all. If you start from a sub position that a shed is permitted then I think, Kathy, what you're talking about is correct. Maybe that's the wrong sub position to start from. Maybe there shouldn't be a shed if you don't have the yard to do it at all. It's not a matter of where it has to go. There shouldn't be a shed there at all.

Mr. Evans – When you talk about what it looks like for the neighbors that is the reason that some of the homeowners associations – and I can tell you that at your April 12, 2006 meeting you will have a protest of a permit that has been filed for a shed from a homeowners association that cannot stop that but it is a part of the course of the action and the process that the homeowners association will object to it because no one is supposed to have a shed but that's by covenant and restriction which is a private deed restriction and the city cannot enforce that. The homeowners association will object to it. You will overrule that but as a part of the process for the homeowners association to take it to civil action they have go through the process of objecting to it here as a public part of the process and then on the civil side we'll go after that individual to prohibit the shed from existing.

Dr. Goist – I bet I know where that shed is at.

Mr. Baldin – On the same token if you put a shed up through Home Depot, who knew it was wrong and he probably knew it was wrong, no permit.

Mrs. Lane – When they go to Home Depot these people tell them you don't need a permit.

Mr. Evans – For the most part most of these people are told at Home Depot that you need a permit and what happens is the person feels they won't be caught.

Mr. Harr – He did a lot of work putting in that brick pad.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mr. Baldin – Yes he did. He leveled it off...

Mr. Harr – He leveled it off with a brick pad in there. I wouldn't be surprised if he didn't assemble the thing himself. It's just tongue and groove. It just pops together.

Mr. Baldin - (unintelligible).

Mr. De Hoff – The only thing that wouldn't burn is the fire retardant. Everything else would be gone.

Mr. Kolick – On another item that we discussed tonight Mr. Chairman maybe it would be appropriate to send a letter from the board about these outfits like Marc's and that for our City Planner – and I say that because it's in the Law Department right now to study in conjunction with the Building Department and with the City Planner we're studying the sign ordinance right now. If the feeling of the board is that you ought to at least consider additional signage on the bigger box units. Maybe the City Planner could look at and come up with some, by way of legislation, sizes, lot widths, building widths, whatever it is, the type of signage that would be permitted on it. Rather than this board having to take it on an ad hoc basis for everyone that comes in here, maybe they could look at it.

Mrs. Lane – We very rarely, unless it's been part of a total sign package, that's the only way we do it.

Mr. Kolick – Yes but the problem comes with it, Kathy, we didn't start it first and then someone comes in with a total sign package and they have two on. Whether it's CVS or Home Depot or whatever and then Lowe's looks at it and say 'well you didn't allow this for me and yet you gave it to them. Why? Just because they come with a total sign package at the beginning. They have the same width of building, the same length of building and they can have pharmacy and I can't. They can have garden center and I can't'.

Mrs. Lane – Actually to be perfectly honest with you we did not give Target permission to put that sign up.

Mrs. Zamrzla – Can I make a suggestion? We're not adjourned so if you guys are going to continue to talk we need to plug microphones back in.

Mr. Baldin – What? You can't hear us?

Mrs. Zamrzla – No I won't be able to pick it up on the tape.

Mr. Baldin – Oh.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mr. Kolick – Well at any rate I think it's something that would be appropriate to study. Not to do but for at least for the City Planner and the Building Department to look at since they're looking at changes in the sign code right now. To explore it anyway.

Mrs. Lane – I think we can certainly do that but I would certainly like to say to them as they examine it that we don't need these buildings to become billboards. With the big box store was they would like to put in toothbrush, toothpaste, peroxide. They would list everything that they would do. They would put photo service. They will – we've had it all in here. They put everything that's in the store. People learn...

Mr. Evans – You mean like Catan Craft and Floral?

Mrs. Lane – No that is their corporate sign. That's their corporate logo on stationery that I've seen because that's their – what is that company – Darice? Forget that. I don't really know but what I'm saying is that we have had them come in with their signs across the front and you go to some communities and you see it versus you went into a community that had an incredible store and I bet they didn't have all kinds of billboard signs on there either.

Mr. Evans – Actually the signs were pretty big but they were again, because of the nature of the way the building was done, the sign didn't look as big. When you have a stark front, signage becomes the only thing that differentiates. In the architectural elevation you have different material, different textures and different colors that are used then the signage tends to fade away. We don't have that luxury here in town. We tend to have very plain buildings. Whether it's Western Reserve style or whatever.

Dr. Goist – This city was small in comparison to ten years ago. It was even smaller twenty years ago. Now it's grown so fast that we're getting so many more big buildings. Things that we didn't have and today's times are so much different that they were before. We can't compare apples to oranges.

Mrs. Lane – Correct but what would the citizens like their town to look like. They would love it to look like what he saw out in Colorado. We do not have that. I'm saying we need to do something that is still aesthetically appropriate, make the town look good. Truly I don't believe that anyone driving down Pearl Road is going to start using Marc's as a pharmacy because they put the pharmacy sign out there. When you drive into Marc's parking lot because you're going to Marc's and you see the pharmacy sign on the wall then – but you're in there. You see that they have a pharmacy. Some how or another you can advertise it big in there. I'm not even saying that I'm against this sign. I'm just saying, that's where people need to know it. The people going down the street...

Mr. Harr – It's interesting that they chose not to put it on the street sign.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mrs. Lane – Right. They know we're not going to accept another street sign number one. Number two, that's where you get new business, from the pole sign. People either shop at Marc's or they don't. Is pharmacy going to make a difference?

Mr. De Hoff – They put a meat department in there now. So they'll put that next. Meat department.

Mrs. Lane – You know what? Every once in a while they have a thing in the paper where they compare prescription prices and Marc's sometimes does everyone else in. I saw that last year. So people that are looking for that who have no medical coverage - I brought a parent there last year because someone had told me that and then I pulled out the article the day before and I got it to the parent and they asked me if I could please drive up to Marc's because I asked them where they wanted to go. It was obvious.

Mr. Evans – Part of it for Marc's – Jon Henry didn't say it tonight but if you look at the layout of Marc's the pharmacy is way in the back and it's hidden. When you walk into Top's, when you walk into Target, when you walk into Giant Eagle, it's a different area and it's...

Mrs. Lane – Well they didn't do that at Target before did they? They have remodeled. So how they do or represent their product inside the building is their choice.

Mr. Evans – Absolutely.

Mr. Baldin – You're talking about signs. Westfield Mall has signs all over the place with all this remodeling going on. It looks ugly. You can get lost over there just trying to read the signs.

Mr. De Hoff – One last thought. I sit there all day and listen to complaints. People call me about my neighbors grass being too tall and stuff like that. I've had one complaint this year on a sign. So out of the thousands of signs in this city, one complaint. You can't really complain.

Mrs. Lane – Part of it is people complain but they figure it's useless. That is a big piece. Who are they going to call? Nobody knows even who to call if something is wrong with their next door neighbor's house. They come here. That's why we get the brunt of it because they're never had an opportunity to vent before and then they come with their guns blazing.

Mrs. Zamrzla – That's not really true Kathy. We get calls all day long of complaints. We have a Property Maintenance Department that takes complaints constantly.

Mrs. Lane – That's true. Since we have that.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mr. De Hoff – That golf course up there. What's that guy's name? Trivisono? They scabbed another sign on the pole sign that's illegal to start with so we sent them a letter and told them it's got to go.

Mr. Baldin – If you want to see signage I noticed this evening or this afternoon, on eighty two all the way in front of Panera Bread there are one hundred new signs put up today. One hundred new signs today.

Mrs. Lane – In front of Panera?

Mr. De Hoff – Yes. I'm going to stop on the way home and relieve them.

Mr. Baldin – What is it?

Mrs. Lane – Whitehall Jewelers?

Mr. De Hoff – Strongsville Singles dot com.

Mr. Baldin – They're got one hundred signs out there.

Mrs. Lane – Someone else put up a funny sign in the last few days.

Dr. Goist – People have gotten the idea that they can do that because it's been done over and over.

Mr. Baldin – Over and over all over town.

Dr. Goist – Somebody should sue those people.

Mr. De Hoff – You can't find them though. They're like a mushroom.

Mrs. Lane – Fred, you're going to start collecting all the singles signs?

Dr. Goist – Fred wants all the singles signs.

Mr. De Hoff – I'm going to take them down tonight. I've got my work shoes and I've got my work thing in there.

OTHER BUSINESS TO COME BEFORE THE BOARD, Cont'd

Mr. Evans – If any members have any suggestions about how they would wish that to be presented, right now I would think that what we would do through a memo that I'll be happy to author, it would be to say the big box structures or larger retail structures that the use of multiple signs should be considered to eliminate some of the variances that are being requested but the overall signage in terms of square footage should probably be held where it's at so that anything that would be done would be within the square footage that is allowed so that multiple's would be figured as a part of that which would keep it under control because if you take Lowe's as an example you could have a tremendously large Lowe's sign. We've limited it down and part of giving them additional ones was taking it out of consideration for the size of the primary sign. Secondary use was for the garden center, automotive, pharmacy or whatever else being the...

Mrs. Lane – Billboard signs.

Mr. Harr – All the consideration is given to the frontage.

Mr. Baldin – Yes. It's going to be a toughie. I think that we it needs to have a good, hard look at it.

Mrs. Lane – That's kind of why it always ends up as the individual piece of property which is very difficult.

Dr. Goist – Next they'll want to put podiatry supplies on the front of it.

Mr. Evans – Alright. Is there any other business to come before the board?

Mrs. Lane – No.

Dr. Goist – No.

Mr. Evans – If not, we're adjourned.

Meeting adjourned at 9:35 p.m.

Signature on original
Kenneth D. Evans, Chairman

Signature on original
Kathryn Zamrzla, Secretary

April 12, 2006
Approval Date