

**MINUTES  
REYNOLDSBURG BOARD OF ZONING  
AND BUILDING APPEALS  
FEBRUARY 21, 2008  
6:30 P.M.**

**A. CALL TO ORDER**

**1. ROLL CALL**

|                  |                                                                                |
|------------------|--------------------------------------------------------------------------------|
| Members Present: | Mr. Duane White<br>Mr. Thomas Kucera<br>Mr. Norman Brusk<br>Mr. Patrick Feeney |
| Others Present:  | Mr. Lucas Haire, Planning Administrator                                        |

**2. APPROVAL OF MINUTES**

**Mr. Feeney:** All right. We'll move on to the approval of the minutes. Any changes, additions, deletions to the minutes? (No response.) If not, we'll approve them as noted.

**3. APPROVAL OF AGENDA**

**Mr. Feeney:** On the agenda, any changes to the agenda?

**Mr. Haire:** There's none.

**4. SWEARING IN OF SPEAKERS**

**Mr. Feeney:** All right. We're going to move on to swearing in of speakers. If anybody wants to speak tonight, if you'll stand and I'll swear you in. (Mr. Feeney administered the oath.)

**5. PUBLIC COMMENT**

**Mr. Feeney:** Is there any public comment other than the items we'll be talking about tonight? (No response.) All right.

**B. UNFINISHED BUSINESS**

**Mr. Feeney:** We have no Unfinished Business so we'll move on to New Business. If you like, read Item C1, please.

**C. NEW BUSINESS**

1. VARIANCE APPLICATION: 2426 TAYLOR SQUARE DRIVE, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM TABLE 1181 OF THE REYNOLDSBURG PLANNING AND ZONING CODE TO ALLOW A TYPE A GROUND SIGN TO BE CONSTRUCTED THAT IS LARGER THAN FIFTY (50) SQUARE FEET.  
CONTACT: HANOVER SIGNS – BRENDA HUNT (30-ZV).

**Mr. Feeney:** Good evening.

**Ms. Brenda Hunt:** Hello. They're wanting to get a small pylon sign, small monument sign that has their logo with some future tenant's logo on it. I believe it was passed by a variance before but it's been over a year, so this is why we had to come before the Board again tonight.

**Mr. Haire:** Originally when Drury Inn was approved, their entire package was approved, it went before this Board. There was a height variance granted to the building but they also got a signage variance. That sign was to be located at the intersection of Taylor Square Drive and Taylor Road. This is another different location for the monument sign. It's to be located along I-70. It'll be located at the back of the lot where a Drury Inn is proposed. Is that correct where you've indicated on the map? Okay. So, basically this sign will consist of three tenant panels, one for the Olive Garden which is currently being constructed and one for two future tenants to go on those two lots that have frontage there along 70.

**Mr. Brusk:** Historically, we have never been too concerned about issuing this type of variance.

**Mr. Haire:** Right. And that's—

**Mr. Brusk:** Because—

**Mr. Haire:** It's 59 square feet – 58 square feet?

**Mr. Brusk:** Yeah.

**Mr. Haire:** \_\_\_\_\_ -- so it's not—

**Ms. Hunt:** Yeah.

**Mr. Haire:** It's not too much over what total \_\_\_\_\_—

**Ms. Hunt:** It's not too much.

**Mr. Brusk:** It's not too much over. Secondly, there could be three signs that do meet the variance, which would be 150 square feet. Personally, I have no objection to this. It seems to me to be in a location that's not going to affect our Streetscape program in any way adversely. At the expressway, that's a good place for it anyway.

**Mr. White:** You've indicated in the application it's 59.41 square inches of signage.

**Mr. Brusk:** Square feet.

**Ms. Hunt:** Square feet.

**Mr. White:** Square feet—

**Mr. Brusk:** \_\_\_\_\_

**Mr. White:** How high is it?

**Ms. Hunt:** I believe it's – what does that say?

**Mr. Haire:** 8'. It's 96".

**Ms. Hunt:** Yeah.

**Mr. Haire:** The overall height is 8' including the base.

**Ms. Hunt:** Base, yeah.

**Mr. White:** Is there a restriction on the height?

**Mr. Haire:** The height restriction is 10' total, overall height. So, they're below the height requirement.

**Mr. White:** Okay.

**Mr. Feeney:** I had a question on – you say the Olive Garden is one of the tenants that's going to have their name on this sign?

**Ms. Hunt:** Uh-huh.

**Mr. Feeney:** Does Olive Garden – are they having signs also along?

**Ms. Hunt:** Yes.

**Mr. Haire:** The Olive Garden has – yeah, they have one monument that's along – it's on 256, isn't it?

**Ms. Hunt:** Right. And three building signs, I believe.

**Mr. Haire:** Right. So, basically they're a corner lot so they'd be permitted two monument signs on their property?

**Mr. Feeney:** \_\_\_\_\_

**Mr. Haire:** I think with -- on their property I don't think it's very visible because elevations and the fence that's there and all that, so I think that's probably why it's going to be located on this as a shared sign.

**Mr. Feeney:** Is there any other questions from the Board? (No response.) Any questions from the public? (No response.) If not, I'll entertain a motion.

**Mr. Brusk:** I move that we accept variance application C1, that's 30-ZV.

**Mr. White:** I second it.

**Mr. Feeney:** Call the roll, please.

(Mr. Haire called the roll. Mr. Kucera voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. White voted "yes." Motion carries.)

**Ms. Hunt:** Thank you, gentlemen.

**Mr. Feeney:** Okay, we'll move on to Item C2, please.

2. SPECIAL EXCEPTION APPLICATION: 1349 SUITE B, BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT OWNERS NAME, GRADCO LIMITED PARTNERSHIP.; PRESENT ZONING, CC – COMMUNITY COMMERCE; EXISTING USE, VACANT; PROPOSED USE, AUTOMOBILE REPAIR. CONTACT PERSON: MASTER CHAI – JOHN SWARTZ (16-SE).

**Mr. John Swartz:** Howdy. It's a nice location. It's a nice building. Has no floor drains for any chemical or EPA issues. I think it'd make a nice repair facility for the area. Traffic-wise, it sits back off the road far enough. It's not sitting right on Brice Road. Traffic backup, I see no issues there.

**Mr. Feeney:** I know in your application you mentioned that you were going to clean the area, trim trees and—

**Mr. Swartz:** Absolutely, it needs a lot of cleaning and stuff.

**Mr. Feeney:** So, are you responsible for that whole back grassy area?

**Mr. Swartz:** Not the whole thing, no, but I do have a tractor and stuff and I will keep it all mowed because it effects the building, so—

**Mr. Feeney:** Okay. So, you're going to be taking care of just around your building?

**Mr. Swartz:** The whole field from Maaco, the tree line over by Maaco.

**Mr. Feeney:** Yeah.

**Mr. Swartz:** All the way to the little stream on the other side of the building will all be kept mowed and cleaned up, yeah.

**Mr. Brusk:** Lucas, could you go back to that other drawing?

**Mr. Haire:** Sure.

**Mr. Brusk:** Where – which – could you – out by the lot area?

**Mr. :** --the star.

**Mr. Haire:** The star is the building.

**Mr. Brusk:** Yeah, that I know.

**Mr. Haire:** I think he's talking about the entire grassy area rear of the pavement there, so from between the parking lots and that red line is the entire grassy area.

**Mr. Brusk:** Yeah. Now--

**Mr. Haire:** We have had a number of code compliance related issues with this lot over the years. Trying to keep that mode, they had a number of tires and people dump things back there and we've had issues with that over the years. They have addressed some of those. A lot of it still needs to be addressed. There's a semi-trailer that's been sitting out there for years we've been trying to get rid of.

**Mr. Brusk:** Is that in the picture?

**Mr. Haire:** It is.

**Mr. Swartz:** Right there in the parking lot.

**Mr. Brusk:** That's what I thought.

**Mr. Swartz:** Yeah.

**Mr. Haire:** So – but we've been trying to get rid of that.

**Mr. Swartz:** It's not mine.

**Mr. Brusk:** Where are you going to have your customers park?

**Mr. Swartz:** In the front where my lane comes up, where it meets the parking lot. There's parking from my lane over this way and parking from the other side of my lane to the trailer. Another area that I wanted to talk about – I'm not sure – looking back at the building on the right hand side, about the first 40' over to where the trailer is has been graveled. The grass has grown up over it. I don't know if it is allowed to be graveled again or if it has to be black-topped, or—

**Mr. Brusk:** It has to be a hard surface.

**Mr. Swartz:** Okay. That there will be where my parking will be.

**Mr. Brusk:** Am I correct on that, Lucas?

**Mr. Haire:** Yes. And I would say, like I mentioned in the staff report, the main concern that we have is with the narrow drive that goes back here and the cars. As you can see, there's a number of cars there already. It really limits access for emergency vehicles to get to that building if they need to. That's the main issue. The entire area is blocked. I'm sure that they could get there if they absolutely had to, but it really impedes the access. So, that's our main concern, with parking the vehicles there. It appeared that some of these vehicles are disabled so that you would not be able to move them if you needed to. Some of them are missing windows, things like that, so I don't know if they actually run or not. But that's staff's main concern, with just safety in that area.

**Mr. Brusk:** Thinking back upon that concern – I've passed by there yesterday and I noticed you only had one entrance into your building and one entrance out, the main entrance. What I observed there was actually two vehicles on that strip going into your building and out of your building. I hope that you would address that issue in some way. You would not have the vehicles in the path leading to and outside from your building.

**Mr. Swartz:** Right.

**Mr. Brusk:** In addition to that, the parking area, again, that might be what we see here is some \_\_\_\_\_ what was there yesterday, but you have vehicles parked in all different angles and the area is allotted for parking, so you have to address that issue as far as I'm concerned.

**Mr. Swartz:** The part right here, as you're looking at it, on the right hand side, it is where as he said it has to be hard-surfaced, will do what I have to do or go through whatever I have to do to have that black-topped to make that a parking area. Like you said, there's a lot of stuff that needs done and issues cleaning-wise and stuff that needs

to be taken care of, but I didn't want to put – I didn't want to go and invest a bunch of money and stuff into this building and me not be able to have a repair shop in it.

**Mr. Brusk:** One other point I want to make, too, is that you're asking for the Exception and I just want to let you know that the Exception from what is normal in that area, and we're talking about CC or a Community Service District, and what normally is in that area is retail establishments, administrative building offices, professional activities, personal services, and mortuaries so we would make an exception for you to be there so you need to actually make sure that area is comparable to the area that's not normally there.

**Mr. Feeney:** Yeah, I would be amenable myself with restrictions that you would agree to put in the parking lot within a reasonable time when we need to determine what that would be.

**Mr. Haire:** Do you not have – are you not able to park on the paved surfaces that are already there?

**Mr. Swartz:** Yes. But I think—

**Mr. Haire:** I mean there's a significant amount of pavement already there that's not used.

**Mr. Swartz:** But there are lines, as far as parking out there goes, I do a lot of wholesale work. I have cars that are without tags and I didn't want to park my cars out there in a parking spot that don't have tags and come in and fine them all impounded, is why I waited until I find out what I'm allowed and not allowed.

**Mr. Feeney:** But I think that would be the—

**Mr. Swartz:** There's way more than sufficient parking there.

**Mr. Feeney:** Oh, yeah.

**Mr. Swartz:** \_\_\_\_\_ already lined and everything.

**Mr. Brusk:** Then you need to not block the entranceway.

**Mr. Swartz:** Okay.

**Mr. Brusk:** But the parking should not be allowed there.

**Mr. Feeney:** There's quite a bit of parking around the back there that could handle those cars. So, you have places right now even to park on hard surfaces.

**Mr. Swartz:** Yes, absolutely.

**Mr. Brusk:** Okay. I didn't realize that based on that picture.

**Mr. White:** So, let me ask you this. On the – okay, where it's actually currently asphalt or paved is on the left hand side, as we view the picture here? Left hand side of the – as you enter, towards your building. Is that where the pavement is?

**Mr. Swartz:** No.

**Mr. Brusk:** See the star? That's his building.

**Mr. White:** That's the building?

**Mr. Swartz:** That's here.

**Mr. White:** Oh, that area?

**Mr. Brusk:** Yeah.

**Mr. White:** But isn't that a drive area, too?

**Mr. Brusk:** I thought it was, too.

**Mr. Swartz:** It's all marked.

**Mr. Haire:** There's a drive area in there but there's marked spaces in there as well.

**Mr. Swartz:** Two rows all the way up through there with marked parking.

**Mr. White:** Oh, okay.

**Mr. Brusk:** That's what confused me also. If you have enough parking spaces—

**Mr. Swartz:** Yes.

**Mr. Brusk:** --to adequately contain it, I guess I wouldn't have any problem.

**Mr. Haire:** Another issue is that these cars you're talking about that don't have tags on them, how long do those cars typically remain in the lot? Is it something you're actively working on?

**Mr. Swartz:** Yes, absolutely.

**Mr. Haire:** Okay. Because we've had issues with that on car lots on Livingston Avenue, that cars remain there for months on end and they're in various states of disrepair and disassembly. By our property maintenance codes, that's not permitted.

**Mr. Swartz:** No, if I can't have something – if it's something that I can't repair or something that the lot doesn't want to put that money into, I never have anything more than a three or four-day \_\_\_\_\_.

**Mr. Kucera:** That's my concern.

**Mr. Swartz:** This is one of the car lot owners here, Mr. Bartley who lives here in Reynoldsburg. A lot of the cars that I have there are his now.

**Mr. Kucera:** That's my concern, is it just becoming a junk car lot.

**Mr. Brusk:** Yeah.

**Mr. White:** Um-um.

**Mr. Kucera:** You know, no matter where they're parked. I guess I don't know how we control that other than—

**Mr. Brusk:** \_\_\_\_\_ compliance, wouldn't it?

**Mr. Haire:** It's something that you could always put the Review on as well. Council has the option to review this after a certain time period and if it's not meeting the standards of what the City wants to see, then it's obviously something we can reject at that time.

**Mr. Kucera:** Yeah, I'd like to certainly have some type of review so that if it does get out of hand, we have the option of changing the use permit.

**Mr. Brusk:** What are you planning to do with those cars that are there now?

**Mr. Swartz:** The cars that are there – they're all – all those cars are done and waiting to be delivered but one.

**Mr. Brusk:** I mean, are they going to be delivered soon or are they going to be there for another month?

**Mr. Swartz:** Monday at the latest. Everything that you see there, Monday at the latest, will be gone, ready for new.

**Mr. Feeney:** So, your owner comes picks them up, the car lots come and pick them up?

**Mr. Swartz:** Yeah. He has guys that work for him and there's—

**Mr. Bartley:** My son works on\_\_\_\_\_.

**Mr. Swartz:** Right.

**Mr. Haire:** So, typically, they'll pick them up and they'll bring you new cars that need repairs?

**Mr. Bartley:** And it looks kind of in a disarray right now because, like I say, he can't park in, you know, like\_\_\_\_\_.

**Mr. Brusk:** Well, let's address that. You're a renter, I guess, of this building?

**Mr. Swartz:** Yes, that's correct.

**Mr. Brusk:** Do you have access to that asphalt area we're referring to?

**Mr. Swartz:** Yes, I do.

**Mr. Brusk:** Through whom? The—

**Mr. Swartz:** Master Chai.

**Mr. Haire:** Master Chai is the owner of the building who operates the marshal arts on the end of that building.

**Mr. Swartz:** Said it didn't look like – it said the main reason I didn't park in them parking spots is that car lot cars don't have tags and I didn't want to park something there and have it impounded or get a ticket for that. I didn't – I'm not real sure in that area if I was allowed to do that or not.

**Mr. Brusk:** We can't give you that one way or the other I—

**Mr. Haire:** On private property, it'll probably be posted who tows there so I would imagine any tenants would have rights to park there no matter if the cars have tags on them or not, as long as they're not in a road right-of-way or anything like that. You should be okay to park them there. Obviously, you have permission because you rent that area.

**Mr. Swartz:** Okay.

**Mr. Brusk:** I think though that there is a City ordinance that says that any vehicles viewed from the street must have tags on them\_\_\_\_\_. The reason I know that is that one of my clients when I had my office building on Livingston had their car towed from our lot because it didn't have a tag on it.

**Mr. Haire:** That's something we need to clarify then because obviously you know car dealers and things wouldn't have tags on cars and they're obviously viewable from the street.

**Mr. Feeney:** This is quite a ways off the—

**Mr. Brusk:** I'm just saying that they—

**Mr. Feeney:** --it's an issue, yeah. The distance or something—

**Mr. Brusk:** But that's something that we don't—

**Mr. Haire:** Right. We can't clarify it.

**Mr. Brusk:** It's not up to us to clarify so you might need to find out from other sources.

**Mr. White:** What kind of vehicles would you be servicing there? Owner's vehicles or some – a lot of them, excuse me, lease vehicles by some proprietor brings them there to you to have serviced before they – to sell them?

**Mr. Swartz:** Yeah. The car lots, they buy them, they go to the auctions and get them. When they drive them back to their lots, if they have problems they bring them to me for the repairs. Obviously, I want the retail business too, so that's why I would like to open a shop up.

**Mr. Kucera:** So, you're just – you're bringing in cars, fixing them up and then they go back for sale for someplace else. It's not a really private ownership or – but eventually you would like to have.

**Mr. Swartz:** Yes.

**Mr. Kucera:** I see. Okay. Where you would have, I could drive in and have repairs?

**Mr. Swartz:** Correct.

**Mr. Kucera:** Okay.

**Mr. White:** If you were to revert to that kind of retail status, would you improve the parking area for your own location there?

**Mr. Swartz:** Yeah.

**Mr. White:** I mean, on both sides of the entrance and maybe even \_\_\_\_\_ the area?

**Mr. Swartz:** Yes, absolutely. I will anyways with the allotted time to be able to get it cleaned up and get it done, I will do the parking lot anyways

**Mr. Feeney:** Is there any comment, public comment, any other Board questions, concerns? I'll entertain a motion and I know there were some exceptions somebody wanted to put on.

**Mr. White:** I'll move. I move that Item Number C2, Special Exception Application Number 16-SE be approved with the following condition, that the proprietor clear the area of all vehicles that are currently there within, I think, a matter of a couple of weeks, that the parking lot is paved, that it be used for the vehicles that will be serviced at that particular location, and that there will be no obstruction to the entranceway by placing vehicles in that entranceway on a regular basis. I mean, they would be there only to go into the building and out of the building. And I think that pretty much—

**Mr. Brusk:** Do we want to say anything about your maintaining that area? Lucas, do we need that in there or not?

**Mr. Haire:** I don't believe so because I don't know what their agreement is as far as the lease or if he has other plans to do with that area, so I think we should probably leave that to Code Compliance to handle if it's not maintained.

**Mr. Brusk:** That being said, I think—

**Mr. Feeney:** And we want to put a time for review on this?

**Mr. Haire:** You want to do a six month review?

**Mr. Feeney:** --six months review. Now, who would do that review?

**Mr. Kucera:** Council.

**Mr. Haire:** Council.

**Mr. Feeney:** Council. Okay. And we'll add that there's six month review. Come back in six months and we'll take a look and make sure everything has happened and I'll give you the spring and summer to get things to where you want them.

**Mr. Kucera:** \_\_\_\_\_

**Mr. White:** --motion.

**Mr. Kucera:** With those additions, I will second the motion.

**Mr. Feeney:** Can I hear the roll, please?

(Mr. Haire called the roll. Mr. Brusk voted "yes, with the distance \_\_\_\_\_." Mr. Feeney voted "yes." Mr. White voted "yes." Mr. Kucera voted "yes." Motion carries.)

**Mr. Kucera:** All right. Good luck.

**Mr. Swartz:** Thank you. I appreciate it.

**Mr. Haire:** Mr. Swartz, you understand this process. What'll happen next is this will be forwarded to City Council and they'll have hearings as well in regards to this. That'll probably be 10 days from now, so I'll get in touch with you and talk about basically what the next step is.

**Mr. Swartz:** Thank you.

3. MAJOR SITE PLAN REVIEW APPLICATION: 8105 EAST BROAD STREET, REYNOLDSBURG, OHIO; PRESENT USE, VACANT LAND; PROPOSEDUSE, RESTAURANT; PRESENT ZONING, COMMUNITY SERVICES – CS. CONTACT NAME: WILL WANNAMACKER (16-MS).

**Mr. Feeney:** Good evening.

**Mr. Jamie Leesburg:** Good evening. Jamie Leesburg with EMHT, representing Burger King.

**Mr. Will Wannemacker:** Will Wannemacker, construction manager for Burger King.

**Mr. Haire:** If you could just quickly kind of go over, Jamie, what you're proposing?

**Mr. Leesburg:** Okay. It's out parcel number 2 at the Shoppes at East Broad on the south side of Broad Street. It's a .94 acre out parcel on the corner. It's actually surrounded – it's got three sides \_\_\_\_\_. The drive, north-south drive coming in off Broad Street, Broad Street to the north and an access drive to the south. At staff recommendation, per limitation text we're entitled to two driveways but they want them to line up with the drive aisles of the other development, which would essentially put them 40' apart which didn't make much sense. So, in talking to your staff, recommendation was basically a right-in off the main drag to the main drive coming in. To kind of get everybody into circulation and get access to parking spaces or go right into the drive-thru, drive-thru circulation and then back out. There's a light at Broad Street in this drive. We've got regional detention and water quality basin for the site.

We'll pick up all the water in a storm sewer and convey it down to the retention basin. Water and sewer are available. Parking statistics require 23 spaces per code. We're proposing 27 spaces including two handicapped spaces. I think that's the highlights. If there's any questions?

**Mr. Kucera:** Is this, in terms of landscaping – I don't see any landscaping plans here.

**Mr. Haire:** Which should be the third sheet. We went through significant revisions on the amount of landscaping there.

**Mr. Kucera:** Got it here. Yeah, okay.

**Mr. Haire:** They've got a good amount of landscaping on the property and it'll match up with what was approved for the Aldi's there, so it should make for a nice corridor along Broad Street.

**Mr. Kucera:** Okay.

**Mr. Leesburg:** I've also, if you're interested in the look of the building, I've got copies for Lucas here. Actually, there you go.

**Mr. Haire:** I think it was included in here as well as the elevation.

**Mr. Leesburg:** Two-tone brick. Mechanicals are all contained behind a parapet wall.

**Mr. Feeney:** So, that's a brick?

**Mr. Leesburg:** Yes.

**Mr. Feeney:** Okay.

**Mr. Brusk:** This had to be approved by Limited also, did it not?

**Mr. Leesburg:** Yes.

**Mr. Haire:** Yeah. And I don't if you've gained that approval?

**Mr. Leesburg:** We've retained all of the site – on the site issues, landscaping and the site layout with Limited and Giltz and Lowe's. All three of those parties have approved it. The Limited has asked for a color board, basically the materials for this building and then for final approval. Got the conditional use on that, that one issue.

**Mr. White:** What kind of directional signals do you have or directional signs, I should say? Because looking at the traffic coming in where you have that, right at the

entrance you have a right turn there? And I'm just fearful that traffic may be turning to the right and left and going in the opposite direction. Do you have any kind of sign or light that would direct them into that – to the right and go around or—

**Mr. Leesburg:** I'm sorry. You mean the right hand—

**Mr. White:** Yeah, right-hand turn when you come in.

**Mr. Leesburg:** Somebody trying to come out that?

**Mr. White:** No. I'm just kind of wondering if you have some kind of directional sign or something that would indicate the flow of traffic.

**Mr. Leesburg:** There will be two-way traffic on that north-south aisle but, again, I think the majority of the people are going to come in and either go into the parking stalls there or heads towards the drive-thru. I don't see anybody making that as the cut-through to the -- making a left there, you'd come up to the corner and turn. It's a stop sign condition. No. Actually, incoming traffic, I don't believe stops, does it?

**Mr. Haire:** No.

**Mr. Leesburg :** Luke, incoming traffic wouldn't stop there, so there'd be no reason to cut through our – and make a left-hand turn there. I think once you've made the right turn into our site – again, we've got 22' aisles for two-way traffic for somebody coming out of those parking stalls and going back out to the service road. I don't see a reason why you'd make a left turn there.

**Mr. White:** Okay. Coming around to the drive-thru, is there enough room to get around if a car wants to pull out of the lane?

**Mr. Leesburg:** If a car wants to pull—

**Mr. White:** Out of the drive-thru lane.

**Mr. Leesburg:** It's a one-lane, 12' wide lane but there is a bypass at the window.

**Mr. White:** Okay.

**Mr. Leesburg:** And that's a standard Burger King Corporation standard, that we do a bypass for that. If somebody's taking too long or there's a problem, get the car moving and get people through.

**Mr. Feeney:** The signage, this monument sign that you're going to install. It's standard, meets the code? You're not asking for a variance on the signage or anything?

**Mr. Haire:** Yeah. The monument sign you've probably seen on the lot is the main sign for the entire center. What was approved for the – also over the entire center is that each of these out lots will share a monument sign. So, the monument to the east or to the left side of this drawing (and it's actually not located on this lot) will be the monument sign that the Burger King logo will go on.

**Mr. Feeney:** Okay.

**Mr. Haire:** But the other sign, the big sign, is already located there at the signal light's intersection, if you've been up to the Lowe's yet.

**Mr. Feeney:** That was my confusion. It was a dark spot on this plan and I thought, "Well, how are they going to put another sign underneath?"

**Mr. Haire:** Yeah.

**Mr. Feeney:** Okay. Fine.

**Mr. Kucera:** Light fixtures, the area lighting, are all a down-light type fixture?

**Mr. Leesburg:** Site light, yeah. It's a Greenbrier. It's the same pull and head that's being used throughout the rest of the development.

**Mr. Kucera:** Okay.

**Mr. Leesburg:** We've got a 20' pole and I believe Lowe's is using a 25' pole.

**Mr. Kucera:** All right.

**Mr. Leesburg :** Again, consistent with the Aldi's and the National City next door.

**Mr. Kucera:** Okay.

**Mr. Feeney:** Are there any other questions? (No response.) None, I'll accept a motion.

**Mr. Kucera:** I move to accept Agenda Item C3, Major Site Plan Review 16-MS.

**Mr. White:** I second.

**Mr. Feeney:** Hear the roll, please.

(Mr. Haire called the roll. Mr. Feeney voted "yes." Mr. White voted "yes." Mr. Kucera voted "yes." Mr. Brusk voted "yes." Motion carries.)

**Mr. Feeney:** Good luck.

**Mr. Leesburg:** Thank you.

D. OTHER BUSINESS

**Mr. Feeney:** Is there any other business tonight?

**Mr. Haire:** There's none.

**Mr. Feeney:** If not, we'll adjourn.

E. ADJOURNMENT

Meeting adjourned at 7:08 p.m.

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Lucas Haire, Planning Administrator