

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of August 19, 2015

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

Present: Chairman Bruce Knippenberg Vince Murdocco Ed Shitty

Alternates: Cheryl Rueschman

Absent: Lisa Cotton Scot Etling

Staff: Dick Messner, Zoning Inspector
Wendi O’Neal, Assistant Zoning Inspector

Public Present:

Name	Phone	Company / E-mail
Tom Yankovich	330.628.9907	Ellet Sign Agent, tyankovich@elletneon.com
Mike Morrow	317.808.1965	Aero Industries, Project Manager, mmorrow@aeroindustries.com
Brian Taylor	330.677.8390	Taylor Companies, btaylor@taylorcompanies.com

CALL TO ORDER:

Bruce Knippenberg calls the Brimfield Township Board of Zoning Appeals to order at 7:15 PM Wednesday, August 19, 2015 meeting.

Roll Call:

Cotten = Absent	Etling = Absent	Knippenberg = Here
Murdocco = Here	Shitty = Here	
Rueschman = Here		

Cheryl Rueschman does reserve voting rights this meeting, in lieu of an absent board member.

MOTION#2015-0035

A motion is made to accept the Agenda as presented by **Vince Murdocco**, seconded by **Ed Shitty**. Motion carries.

MOTION#2015-0034

A motion was made by **Vince Murdocco** to approve the July 15, 2015 Meeting Minutes, seconded by **Cheryl Rueschman**. Motion carries.

SWEARING IN OF APPLICANTS AND COMMENTERS:

Bruce Knippenberg states that the Board of Zoning Appeals is a quasi-judicial board. We have an application for two variance permit tonight. Anyone having any statements, comments or questions to make tonight shall be directed towards the Board and we ask that you state your name, address, and that you swear or affirm that all the statements that you are making are true to the best of your knowledge; everyone is considered under oath.

Dick Messner dually notes that the meeting has been advertised per the Ohio Revised Code and neighboring properties notified.

PUBLIC COMMENTS:

APPLICATIONS:

Two Variance Application:

Applicant: Aero Industries, Mike Morrow
Location: 4240 Sunnybrook Rd.

Parcel: 04-035-00-00-034-000
Zoning: L – I, Light Industrial
Section 700.13.C.2; Pole Sign
31' Variance for Height & 122 Variance for Square Footage

Dick Messner: gives a short outline and overview of the subject application per power point.

- Property was purchased by Aero Industries with the intention to relocate an office here for operation.
- They wish to have advertising on the property towards Interstate 76.
- The variances are for a pole sign, which is from the standard monument sign (code: six (6') feet, and 32 square feet).
- Aero Industries did supply the needed letter of approval/release from ODOT per the resolution requirement.
- 4240 Sunnybrook Rd, Parcel: 04-035-00-00-034-000, Light Industrial (L-I) Zoning District,
- Variance: Section 700.13.C.2; Pole Sign. Height Variance of 31 feet, Size Variance of 122 square feet total; difference from the permitted monument sign height/size.
- Shows tax map, location aerial view, neighboring properties, sign location on the southwest section of the subject property, Land Use, Tallmadge JEDD District,
- Shows total 128 square feet, total height is 35 feet.

Tom Yankovich: Ellet Sign Company, 3041 East Waterloo Rd, Akron, OH 44312,

- Asking for a new pole sign; sign is eight (8) feet high, and sixteen (16) feet in wide.
- Reason that it is needed because the building is very close to the front setback, the building is not visible from traveling east or west on I-76. There is small window of visibility from I-76 (the sign location).
- Any other sign per code, would not work. The pole sign would be perpendicular to I-76. They would like the visibility from I-76 because of the nature of the business. Most of the clientele are traveling I-76, being semi/tractor trailers. Very important for the business to be identified from I-76. The size it's self was designed to be clearly visible from the highway. Aero Industries is a multi-state and an international dealership. There logo is very recognizable for the market. Aero logo was to be very dominant on the sign and would be very visible from the furthest lane on I-76.
- The vegetation is very thick on either side of the property so the size was to enable the sign to be in full view upon approaching the sign on the interstate. Plus the speed limit on the interstate helped determined the size to make the sign visible, with enough time to get off the exit and stop at the company. It is very readable.
- The sign is very much like the off-premise code in height and the square footage on the sign is half of that of the off-premise sign per code. Therefore if this sign was located somewhere else it would be legal.

Bruce Knippenberg: This is going to be white lettering with a blue background?

Tom Yankovich: That is correct.

Bruce Knippenberg: How does that compare for example the Lowe's sign?

Tom Yankovich: Well the Lowe's sign is 325 sq. ft. and 100' overall height. McDonald's is 200 sq.ft. and 80' high. This sign is not going to be out of character with the neighborhood.

Mike Morrow: Aero Industries, 4240 Sunnybrook Rd. Kent, Ohio 44240. Represent Aero Industries. We have been in business in 71 year, Indianapolis, Indiana is our corporate headquarters. We have a facility in Omaha, Nebraska and one in Streetsboro, Ohio. The purpose of the property was to relocate to Kent, and the presented need was for more space, more employees and eliminating the rental status with the building in Streetsboro. We are good part of the community. We are in the trucking business; dealing with semis, and tractor trailers as our customer base. We have dealerships all over the world and ship worldwide.

Bruce Knippenberg: Is this going to be a distributorship or actually manufacturing here?

Mike Morrow: Light manufacturing, fabricating tarps here (we make tarping systems), but the systems and metal parts will be done in Indianapolis. Currently we are running two very full two trucks to Streetsboro each week, bringing product over. MAC trailer in Alliance and East End Welding are two good customers of ours.

Bruce Knippenberg: This building will be big enough or even for future expansion?

Mike Morrow: We are hoping for the next five years. Appreciate the Board's time. As Tom stated it is very crucial that the trucks going down the interstate know where we are at before they get to the exit ramp.

Cheryl Rueschman: I'm not real familiar with the area, but just curious when exiting west to east, which exit would you need to exit to access this?

Mike Morrow: West to East, exiting at County Road 18.

Cheryl Rueschman: I was just wondering, because I have seen large trucks going through that are trying to turn around when getting off prior.

Bruce Knippenberg: Okay, Any questions? Mr. Taylor would you like to comment or have any questions.

Brian Taylor: Taylor Companies, and no, I am good. I think they will be a great addition to the community.

Bruce Knippenberg: Okay. We will forgive him for calling us Kent, its actually Brimfield.

Mike Morrow: Oh, I'm sorry, I'm just wore out. I'm actually on a school board in Indianapolis and I do the same thing to the constituents.

MOTION#2015-0035

A motion is made by **Vince Murdocco** that the Board grant the two variances: 31' Variance for Height & 122 Variance for Square Footage as presented as per Section 700.13.C.2 and based on the information presented tonight, and was seconded by **Ed Shetty**.

Bruce Knippenberg: One more thing, will it be lite?

Tom Yankovich: Yes, internally with white LEDs.

Bruce Knippenberg: No scrolling words, no sign changing, any other additions or differences?

Tom Yankovich: No.

Cotten = Absent

Etling = Absent

Knippenberg = Aye

Murdocco = Aye

Shetty = Aye

Rueschman = Aye

Motion Carries.

AUDIENCE QUESTIONS:

OLD BUSINESS:

NEW BUSINESS:

GOOD OF THE ORDER:

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, September 16, 2015, at 7:15 PM.

ADJOURN:

MOTION#2015-0034

A motion was made by **Vince Murdocco** to adjourn the July 15, 2015 Board of Zoning Appeals meeting, and was seconded by **Cheryl Rueschman** at 8:30 PM. Motion carries.

Chairman Bruce Knippenberg

Vice Lisa Cotten

Scot Etling

Vince Murdocco

Ed Shetty

Secretary Wendi O'Neal

Alternate: Cheryl Rueschman