

**PERRYSBURG TOWNSHIP BOARD OF ZONING APPEALS**  
**26609 Lime City Road**  
**Perrysburg, OH 43551**

PUBLIC HEARING  
December 19, 2006

The Perrysburg Township Board of Zoning Appeals held a public meeting on December 19, 2006. Russell Sturgill, Chairman, called the meeting to order at 6:01 p.m. A roll call was taken. Mr. Sturgill said five members are present, and they can conduct business. The meeting was taped-recorded. Grant W. Garn, Zoning Inspector, was also present.

MEMBERS PRESENT: Russell Sturgill, Russell R. Miller, Bill Irwin, Bob Warnimont, and James Bennett.

MEMBERS ABSENT: Elsie Hetman and Thomas Warns.

APPROVAL OF 11/21/06 MEETING MINUTES: Mr. Sturgill asked all the members if they had received a copy of the minutes, and they all indicated they had. He asked if there were any additions, deletions, or corrections to the minutes, and there were none. Mr. Warnimont moved with a second by Mr. Irwin to approve the minutes as printed. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Irwin, Mr. Miller, and Mr. Sturgill. Mr. Bennett abstained. Motion carried 4-0-1.

Mr. Sturgill sworn in everybody wishing to address the board this evening.

**APPLICATION NUMBER 2006-5927, (VARIANCE).** Wal-Mart Stores, Inc., would like to build a new store at 10392 Fremont Pike, which is located at the NW corner of Fremont Pike and Simmons Road. The property is zoned PUD-MX. They would like to place twenty wall signs on the building totaling 985.9 square feet, and two 100 square foot monument signs at their entrances. Article X Section F table 2 states that only two building signs are allowed, and footnote 7 states that the maximum square footage for building signs would be 525 square feet. Article VII Section Z 2 b states that monument signs are limited to 80 square feet. They are thus asking for 18 wall signs too many which have 460.9 square feet too much, and the monument signs are 20 square feet too large.

Shelli McDaniel addressed the board regarding this application. Mr. Sturgill told her she would have to speak up, and asked her if the microphone was on. She said okay, and said yes, she thinks it's on. Mr. Garn said yes, it's on.

She told the board that the purpose of the proposed sign package that they have today is to identify the services offered in a clear manner, and promote the public safety and

convenience. They feel due to the long size, the setback from right-of-way, the size of the store, and the number of services offered constitutes an exceptional and extraordinary circumstance. They met last week with the planning commission which had no objections to their sign package, so they are here this evening to answer their questions as well. On their elevation is the prototypical sign package denoting signs at each entrance, denoting a food center for the grocery center, the garden center for the garden center entrance, and the low prices for the general merchandise entrance. They have ancillary signs for the services that are provided, and directional signage for the Wal-Mart pharmacy drive-thru, and additional identification signage on the right elevation for Wal-Mart is what they are proposing. She asked if anyone had any questions.

Mr. Sturgill asked if anyone from the board had any questions. Mr. Bennett said yes, I have one. The Meijer store that is directly across the street from the proposed Wal-Mart, he sees that they only have two signs, a Meijer sign plus a pharmacy sign on the one end that faces Route 20. He was wondering why they feel that they need 20 signs. They are offering the same services that they are offering. Ms. McDaniel said she has seen the Meijer store. She said do they have a garden center and everything as well, and they don't have signage denoting their garden center. She did not go inside the store, and she apologized. They feel for the convenience for the customers, a lot of customers when they come to shop, they want to know where the grocery store is. They feel that the directional signage and the services offered on the building are helpful for the customers in that situation, if that's any explanation. The multiple entrances, the additional services is a benefit to the customer.

Mr. Irwin said they recently opened up a store in Spring Meadows or Holland off of Airport Highway, and they have far fewer signs than what they are proposing here. Also recently they opened one in BG, and that has four signs on it. It has the Wal-Mart, food center, garden center, low prices, and then he thinks a pharmacy. They are all superstores, but the sign packages are considerably less than what they are requesting here. Ms. McDaniel said it's her understanding some jurisdictions don't allow all the signs, but it is a benefit for the customers, a benefit for the people of the community to have the signs.

It was asked if she knew the total square footage of those other centers compared to this one, and she said no, and said she was sorry. There was some discussion between the board members about the Spring Meadows store and the BG store.

Mr. Warnimont asked what would happen if they took the bakery, the deli, meat, produce, he thinks the other one is a one-hour, those little signs off. The food center, people know that that's the grocery side of it. Garden center, they know it's a garden center. He feels Wal-Mart does a lot of advertising whether they do sell for less, or try to sell for less. He shouldn't say they sell for less. They try to sell for less. So eliminate that type of sign. Ms. McDaniel responded that the we sell for less sign is

approximately 68 square feet. The bakery, deli, meat, produce is approximately 34 square feet. Mr. Warnimont said he could see where people want to see what end is the food center, what end is something else. Once they get into the food center, they know they are going to look for stuff in the aisles or whatever. He does not feel they read the bakery or deli because they know the bakery and deli is in the food center, it would not be in the garden center type. Ms. McDaniel said right.

Mr. Irwin said he knows that size is an issue, but square footage is also an issue. Based on his numbers, if they took off the always, and he does not even know what that means, but there are two always. It's just a suggestion. That's almost 300 square feet. And low prices is another one that is something that Mr. Warnimont said, they can't prove it, but that's their target. That's 44 square feet. And we sell for less, that's another 68 square feet. And then the word Wal-Mart on the side of the pharmacy, he does not know if that is needed because it says Wal-Mart, and that's almost 500 square feet. That still does not correct the number of signs. Ms. McDaniel said if they took the ancillary signs and the tenants, the we sell for less and the always signs, that would bring their new total to approximately 510 square feet with a total of 8 signs remaining. Mr. Irwin said okay. So square footage they would be within code, but they would have six too many signs.

Mr. Sturgill said he does not think their sign resolution was meant for something this big. Mr. Irwin said apparently these other communities must have some similar codes, because the BG one has just what Mr. Warnimont was talking about, pointing people to the areas. That's probably the biggest issue, what side of the parking lot do I park on to get whatever I'm looking for. Ms. McDaniel responded saying the signage also breaks up the building. The architectural features are added to the building at the sign areas, and she believes that makes a very good-looking building. Mr. Irwin said that twenty is a long ways from two. He can understand why some signs designate certain areas of the store, but he agrees that some are unnecessary.

Mr. Sturgill asked if there were any further questions for this lady, and there were none. He then asked if anyone else wished to address the board, and no one responded. He asked if there was any discussion among the members. Mr. Miller said that he thinks their sign resolution probably does not anticipate a structure of this size and magnitude. They are talking 190,000 square feet, and they are talking about a setback from Route 20 of a substantial distance. He was trying to get it off of the drawing. He thinks it's at least 800 feet, if not more. He asked if they know what the setback is. He knows he does not like to end up at the wrong end, so to be directed to the appropriate segment is a good idea.

An audience member indicated that she would like to speak, but she did not think she would so she was not sworn in. Mr. Sturgill swore her in.

Julia Orwig addressed the board regarding this application. Her understanding was just what Ms. McDaniel said about the signage, that the façade of this building is done to look sort of like a Perrysburg Village, if you will. If you picture a row of storefronts where on the front of each store it would be bakery, produce, optical, or whatever. On her Wal-Mart on Central Avenue it's just a big long box, so there is only one sign that says Wal-Mart over the front door. They don't have the beautiful architecture that they are going to have here in the township, and all that signage adds to the feeling that those are individual shops, if you will, within the big box store, which gives it more of that village, quote, unquote, feel rather than a gigantic box. And she agrees with Mr. Miller, she never wants to end up on the wrong end of one of those stores and have to walk that distance. To her it really adds to the beautiful architecture of the building. Mr. Sturgill thanked her.

Mr. Irwin said his feeling is, as he said earlier, he thinks they could get along without these claims he guesses he would call them, we sell for less. That's not going to help with directions. He agrees with what everybody said about getting to the right door. He thinks they could get away without those signs and still provide direction.

Mr. Warnimont said he would just like to make the comment about what was just said. They have one on Central and this one in the township, and going in the right door, what gets him about any store, not just Wal-Mart, they want the signage on the outside to draw the people in. Once you are in the door, then you have to decide what way you go, left or right. There is no signage inside. Their response was that's why Wal-Mart has greeters. Mr. Warnimont responded saying all stores have greeters, but half of them don't know where the produce is, or the auto center, or where toys are, they just say to your left. Well, anybody can go left to right. But maybe inside they need some signage to help John Cue plumbing, too, not just on the outside of the building.

Mr. Sturgill asked when they are breaking ground for this building. Their response was they don't remember the exact dates, but end of the first quarter, start of the second quarter, somewhere around there. Partly depending on the weather, and all the permits, and ODOT. Mr. Sturgill said early next year is what they are saying, and they responded yes.

Mr. Irwin moved that their request be reduced by eliminating the two always signs totaling 291.28 square feet, the low price sign which is 44.38 square feet, the we sell for less signs at 68.23 square feet, and the Wal-Mart sign on the west side or on the pharmacy drive-thru which is 78.38 square feet. According to his numbers, that's 482.27 square feet. Mr. Warnimont said but leave this one here; right, and Mr. Irwin said yes. And Mr. Warnimont said and take this one out, and Mr. Irwin said sure. Mr. Miller was the second on the motion.

Ms. McDaniel said in the event that the low prices would be in question, their client would like the opportunity to replace that with retail center to provide direction for the

customer, if there is an objection to the low prices. It was asked what the difference is in the signs. Ms. McDaniel responded that the square footage for retail center is approximately 54 square feet. 54.53. It was asked don't they have two sections to the building, groceries and other. Ms. McDaniel said and the general merchandise. Mr. Irwin said okay. So the food center would be the grocery area. Ms. McDaniel said retail center would be the general merchandise or what currently is the low prices sign. Mr. Warnimont said they have to go in the other door to, and Ms. McDaniel said to the garden center. Mr. Warnimont said right next to this one here. Mr. Irwin said it's the second part of this. There was some discussion among the members clarifying where the signs would be. Mr. Warnimont said that makes more sense than having the low price thing there. That they know that he's going for dry good and she's going for snacks. Ms. McDaniel said yes.

Mr. Sturgill asked if she was amending their motion that the low price sign will be replaced with a retail center sign, and the response was yes. Ms. McDaniel said thank you. Mr. Sturgill asked if they had a second and was informed yes, Mr. Miller was the second. Mr. Sturgill reiterated that it's been moved with a second that the application be allowed with the conditions that the two always signs be eliminated, the low price sign be replaced with a sign that says retail center, and the we sell for less sign be eliminated, and the Wal-Mart sign on the west face of the building be eliminated. All the other signs will be permitted including the monument signs on Route 20. He asked if that was correct, and it was. A roll call vote was taken. Yes votes by Mr. Irwin, Mr. Miller, Mr. Warnimont, Mr. Bennett, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill asked if there was any additional business to come before the board, new or old, and there was none.

~~Mr. Warnimont moved with a second by Mr. Bennett to adjourn. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Bennett, Mr. Irwin, Mr. Miller, and Mr. Sturgill. Motion carried 5-0-0. The meeting was adjourned at 6:25 p.m.~~

Respectfully submitted,



Grant W. Garn,  
Recording Secretary