

Sylvania City Council
June 16, 2014

7:30 p.m. Council Meeting
Agenda

1. Roll call.
2. Pledge of Allegiance to the United States of America led by Mr. Brown.
3. Additions to the agenda.
4. Approval of the meeting minutes of June 2, 2014.
5. Sylvania Municipal Planning Commission's recommendations;
 - a. Petition for the vacation of High Street.
(Set public hearing.)
 - b. Zoning Ordinance Amendment ZA-2-2014, request from DJR Properties, Ltd. for a zoning change for 5904 W. Alexis Rd. and 5623 & 5625 Acres Rd.
(Set public hearing.)
 - c. Proposed Ordinance 31-2014, Amending part Eleven –Planning & Zoning Code by adding Chapter 1152-Design Review Regulations.
(Set public hearing.)
6. Service Director's report on the Cadet Drive, Forestgate Court & Garden Park Drive Improvement project; and authorize the clerk to advertise for bids.
7. Service Director's report on Monroe Street Sanitary Sewer Lining; and authorize the clerk to advertise for bids.
8. Proposed Ordinance 33-2014, Revising the Administrative, Departmental, and Divisional Organization of the City by creating the new position of "Geographic Information Systems Coordinator".
9. Committee reports.
10. Committee referrals.

Information

- A. May 2014 Bank Reconciliation.
- B. May 2014 report from the Division of Taxation.
- C. Minutes of the June 11, 2014 Municipal Planning Commission meeting.
- D. Minutes of the June 11, 2014 Board of Architectural Review Meeting.

Minutes of the Meeting of Council
June 2, 2014

The Council of the City of Sylvania, Ohio met in regular session on June 2, 2014 at 7:30 p.m. with Mayor Craig A. Stough in the chair. Roll was called with the following members present: Mike Brown, Katie Cappellini, Doug Haynam, Sandy Husman, Mark Luetke, Todd Milner, Mary Westphal (7) present; (0) absent.

Roll call: All present.

Mr. Luetke led the Pledge of Allegiance to the United States of America.

Pledge of Alleg.

Mayor Stough stated that Council will now consider agenda item 3.

There were no requests for additions to the agenda.

No additions to the agenda.

Mayor Stough stated that Council will now consider agenda item 4.

Mrs. Westphal presented the May 19, 2014 minutes. Mrs. Westphal moved, Mr. Luetke seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of May 19, 2014 be approved; roll call vote being: Cappellini, Haynam, Husman, Luetke, Milner, Westphal, Brown (7) yeas; (0) nays. The motion carried.

Approval of the May 19 minutes.

Mayor Stough stated that Council will now consider agenda item 5.

Susan Searles was not present to speak regarding mosquito spraying.

Mayor Stough stated that Council will now consider agenda item 6.

Mr. Haynam moved, Mr. Milner seconded to refer the petition for vacation of High Street to the Plan Commission for review and recommendation with the understanding that Charles Villolvos will be a co-petitioner; roll call vote being: Haynam, Husman, Luetke, Milner, Westphal, Brown, Cappellini, (7) yeas; (0) nays. The motion carried.

Refer Petition of vacation of High St. to Plan Commission.

Mayor Stough stated that Council will now consider agenda item 7.

Mr. Brown presented and read aloud by title only, proposed Ordinance 28-2014, a written copy of same having been previously furnished to each member of Council, "Amending Chapter 941-Waste Collection of the Sylvania Codified Ordinances, 1979, as amended; and declaring an emergency."; Mr. Brown moved, Mr. Milner seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Husman, Luetke, Milner, Westphal, Brown, Cappellini, Haynam, (7) yeas; (0) nays. The motion carried.

Ordinance 28-2014, "Amending Chapter 941-Waste Collection"

Minutes of the Meeting of Council
June 2, 2014

Mr. Brown moved, Mr. Haynam seconded, that Ordinance 28-2014 be enacted as an emergency measure as declared therein; roll call vote being: Luetke, Milner, Westphal, Brown, Cappellini, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 8.

Mr. Luetke presented and read aloud by title only, proposed Ordinance 32-2014, a written copy of same having been previously furnished to each member of Council, "Revising the Administrative Departmental and Divisional Organization of the City and the Codified Ordinances thereof by amending Sylvania Codified Ordinance Section 139.03(d)(3) to set the salary of the Information Technology Manager at \$84,000 annually effective June 3, 2014 and to set the salary of the Information Technology Specialist at \$60,000 annually effective June 23, 2014; and declaring an emergency."; Mr. Luetke moved, Mr. Milner seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Milner, Westphal, Brown, Cappellini, Haynam, Husman, Luetke, (7) yeas; (0) nays. The motion carried.

Ordinance
32-2014,
"Revising... IT
Manager &
Specialist
salary..."

Mr. Luetke moved, Mrs. Westphal seconded, that Ordinance 32-2014 be enacted as an emergency measure as declared therein; roll call vote being: Westphal, Brown, Cappellini, Haynam, Husman, Luetke, Milner, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 9.

Mrs. Westphal reported that the Safety Committee met on May 30 to discuss consideration of possible Fire Levy. There was discussion of transport, the ladder truck, staffing and a request to generate an overall budget by cost per person in the service area. No millage was been set.

Mrs. Westphal reported that the Safety Committee met at 6:45p.m. to discuss possible adjustments to Chapter 505.08 of Sylvania Codified Ordinances. Westphal stated the public comments were taken and a Safety Committee meeting was been set for Tuesday, July 1, 2014 at 8:00 a.m. for continued discussion.

Set Safety Com
meeting, 7/1/14
at 8:00 a.m.

Mr. Milner reported that the Streets Committee met at 6:30p.m. to discuss the Complete Streets Policy. Milner stated this is needed for grant funding of projects and that it was written in the city's best interest.

Minutes of the Meeting of Council
June 2, 2014

Mr. Milner presented and read aloud by title only, proposed Resolution 14-2014, a written copy of same having been previously furnished to each member of Council, "A Resolution of the Council of Sylvania adopting a Complete Streets Policy; and declaring an emergency."; Mr. Milner moved, Mr. Brown seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Brown, Cappellini, Haynam, Husman, Luetke, Milner, Westphal, (7) yeas; (0) nays. The motion carried.

Resolution
14-2014,
"...adopting a
Complete Streets
Policy..."

Mr. Milner moved, Mr. Haynam seconded, that Resolution 14-2014 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Haynam, Husman, Luetke, Milner, Westphal, Brown, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated Council will return to agenda item 5 as Susan Searles has arrived.

Ms. Searles spoke regarding mosquito spraying and the hazards related to it in our environment.

Mayor Stough stated that all items on the agenda had been considered.

Mr. Haynam moved, Mrs. Westphal seconded that this meeting adjourn; all present voting yea (7); (0) nays. The motion carried and the meeting adjourned at 8:06 p.m.

Adjournment.

Clerk of Council

Mayor



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 13, 2014

To: Mayor and Members of City Council

Re: **Council Referral – Petition for the Vacation of High Street**

Dear Mayor and Members of Council:

Following is an excerpt from the minutes of the regular meeting of the Municipal Planning Commission of June 11, 2014, Council Referral - Council Referral – Petition for the Vacation of High Street by Michael Killian, Vice President of Administration & Finance, Lourdes University and Charles Villolovos of 6648 High Street:

..."Mr. Marciniak moved, Mr. McCann seconded to recommend to City Council to approve the application to vacate High Street provided that the transfer of the property takes place. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote."...

Sincerely,

Debra Webb, Secretary
Municipal Planning Commission



DEPARTMENT OF PUBLIC SERVICE
KEVIN G. ALLER, PE DIRECTOR

June 13, 2014

To: Mayor and Members of City Council

Re: **Council Referral – Zoning Ordinance Amendment ZA-2-2014**

Dear Mayor and Members of Council:

Following is an excerpt from the minutes of the regular meeting of the Municipal Planning Commission of June 11, 2014, Council Referral - Zoning Ordinance Amendment ZA-2-2014 a request from DJF Properties, Ltd. for a zoning change from R-2 (Single-Family Residential Small Lot District) to B-2 (General Business District) for property located at 5904 W. Alexis Road and 5623 & 5625 Acres Road, Sylvania, OH 43560:

..."Mr. Frye moved, Mr. Marciniak second to recommend to City Council to modify the zoning from R-2 to B-2. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote."...

Sincerely,

A handwritten signature in blue ink that reads "Debra Webb". The signature is written in a cursive, flowing style.

Debra Webb, Secretary
Municipal Planning Commission



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 13, 2014

To: Mayor and Members of City Council

Re: **Council Referral – Proposed Ordinance 31-2014**

Dear Mayor and Members of Council:

Following is an excerpt from the minutes of the regular meeting of the Municipal Planning Commission of June 11, 2014, Council Referral - Council Referral – Proposed Ordinance 31-2014, Amending Part Eleven-Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended, by added Chapter 1152-Design Review Regulations:

..."Mr. Marciniak moved, Mr. Frye seconded to recommend to City Council the modification of the zoning code. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote."...

Sincerely,

Debra Webb, Secretary
Municipal Planning Commission



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 16, 2014

To: The Mayor and Members of Sylvania City Council

Re: **Cadet Drive, Forestgate Court & Garden Park Drive Improvements**

Dear Mr. Mayor and Council Members:

Construction drawings for the above-mentioned project are now complete and ready to be bid. This project consists of:

- Cadet Drive (between Acres Road and Dornell Drive)
 - Replacement of 680' of 6" waterline with 8" waterline.
 - Replacement of 675' of storm sewer.
 - Pavement resurfacing.
- Forestgate Court (north of Ravine Drive)
 - Replacement of 162' of 6" waterline with 8" waterline.
 - Replacement of 81' of storm sewer.
 - Full-depth pavement reconstruction (concrete to asphalt).
- Garden Park Drive
 - Installation of 451' of 8" waterline to loop the 4" waterline of Garden Park Drive with the 6" waterline of Elden Drive.

The estimated cost for this project is \$362,670.

We would request that the Clerk of Council be authorized to advertise for bids.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 16, 2014

To: The Mayor and Members of Sylvania City Council

Re: **Monroe Street Sanitary Sewer Lining (Silica Drive to Richard Becker Place)**

Dear Mr. Mayor and Council Members:

Bidding documents for the above-mentioned project are now complete. This project consists of rehabilitating and lining over 1,200 feet of 6" and 8" vitrified clay sanitary sewer pipe using cast-in-place pipe (CIPP) technology in Monroe Street from just west of Silica Drive to Richard Becker Place.

We would request that the Clerk of Council be authorized to advertise for bids.

Sincerely,

Kevin G. Aller, P.E.
Director of Public Service

ORDINANCE NO. 33 -2014

REVISING THE ADMINISTRATIVE, DEPARTMENTAL AND DIVISIONAL ORGANIZATION OF THE CITY AND THE CODIFIED ORDINANCES THEREOF BY CREATING THE NEW POSITION OF "GEOGRAPHIC INFORMATION SYSTEMS COORDINATOR"; AMENDING SYLVANIA CODIFIED ORDINANCE CHAPTER 127 – DEPARTMENT OF PUBLIC SERVICE, SECTION 127.01 – DIRECTOR AND DEPUTY DIRECTOR; AMENDING SYLVANIA CODIFIED ORDINANCE SECTION 139.03(d)(3) TO SET THE SALARY OF THE "GEOGRAPHIC INFORMATION SYSTEMS COORDINATOR"; AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio,

_____ members elected thereto concurring:

SECTION 1. That Section 127.01 of the Codified Ordinances of Sylvania, 1979, as amended, be, and the same hereby is, amended to read as set forth on the attached "Exhibit A."

SECTION 2. That Section 139.03(d)(3) of the Codified Ordinances of Sylvania, 1979, as amended, be, and the same hereby is, amended to read as set forth on the attached "Exhibit B."

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Sections 11(c) and 12, of the Charter of this City.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the changes to the administrative structure should be made at the earliest possible time. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2014, as an emergency issue.

President of Council

ATTEST:

Clerk of Council

APPROVED:

Mayor

Date

APPROVED AS TO FORM:

Director of Law

127.01 DIRECTOR AND DEPUTY DIRECTOR.

(a) Under the direction of the Mayor, the Director of Public Service, who shall be appointed by the Mayor, subject to confirmation by a majority of the members of Council, shall have charge of and exercise supervision over the Divisions of Streets, Utilities, Vehicle Maintenance, Health, Pools and Concessions, Parks and Forestry, Zoning and through the Deputy Director of Public Service, Engineering, Construction and Utility Office Service and such other functions and duties consistent with his office as may be required by the Charter, by ordinance of Council or by the Mayor. The Department of Public Service shall have a Geographic Information Systems Coordinator whose duties shall be assigned and supervised by the Director of Public Service. The Department of Public Service shall also have secretarial and clerical employees consisting of an Administrative Secretary/Service whose duties, including serving as the secretary to the Civil Service Commission, the Director shall assign and supervise within the Department, a Senior Account Clerk, whose duties shall be assigned and supervised by the Administrative Secretary/Service and a Secretary I whose duties the Deputy Director of Public Service shall assign and supervise within the Department.

(b) There shall be a Deputy Director of Public Service, who shall be appointed by the Mayor subject to confirmation by a majority of the members of Council. Such Deputy shall assist the Director in performing all departmental duties and shall perform those duties assigned to the Deputy by the Director and in addition thereto, shall be the City Engineer in charge of the Division of Engineering and Construction. The Deputy Director shall be a registered professional engineer licensed by the State. The Director of Public Service shall perform the duties of the Deputy Director, without additional compensation, at all times during which the position of Deputy Director is vacant.

(Ord. _____-2014. Passed _____-2014.)

139.03(d)(3) Compensation for elective and appointive officials. The following elective and appointed officials which are not otherwise provided for in this chapter shall be compensated as follows:

<u>TITLE</u>	<u>RATE</u>
	* * *
GIS Coordinator	\$60,000 annually commencing July 1, 2014 and thereafter.
	* * *

*Those persons in this subsection (d)(3) occupying the positions indicated above by an asterisk after such position shall each have the sum of one thousand dollars (\$1,000) paid and deposited by the City to their respective credit in one of the City's approved deferred compensation plans, annually commencing with the year 1991.

(Ord. ____-2014. Passed ____-2014.)

"Exhibit B"

A

City of Sylvania

Bank Reconciliation

May 2014

CHECKBOOK BALANCE

Ending balance for Apr 2014 \$ 21,557,517.19

Add: Monthly Receipts 1,512,627.62

Subtotal \$ 23,070,144.81

Less: Monthly Disbursements 2,126,795.92

Ending balance for May 2014 \$ 20,943,348.89

Less:

Certificates of Deposit \$ (2,000,000.00)

Star Ohio (76,956.97)

Petty Cash (1) (2,050.00)

Cemetery Savings (1,062.86)

Toledo Community Fund (29,810.59)

PNC MoneyMarket (1,027,946.09)

Key Bank Securities (1,007,935.39)

5/3rd Securities (7,127,482.41)

SJS Account (4,201,228.37)

Morgan Stanley Investment (2,000,222.94)

Sylvania Township Bonds (625,000.00)

\$ 2,843,653.27

Less:

(1)

Division of Public Service \$ 150.00

Department of Finance 100.00

Division of Water 600.00

Division of Police 200.00

Municipal Court 700.00

Division of Taxation 150.00

Division of Forestry 150.00

\$ 2,843,653.27

Petty Cash Balance \$ 2,050.00

BANK BALANCE

EOM 5/3rd Bank Balance \$ 2,851,567.35

Deposit in Transit 1,422.15

Subtotal \$ 2,852,989.50

Less: Outstanding Checks (2) 9,336.23

Adjusted Bank Balance \$ 2,843,653.27

(2)

Apr Outstanding Checks \$ 7,686.68

Checks written this month 741,032.89

Subtotal \$ 748,719.57

Checks Cleared (739,383.34)

May Outstanding Checks \$ 9,336.23

Toby Schroyer
Director of Finance, City of Sylvania



City of Sylvania

DIVISION OF TAXATION

CHRISTY M. GOLIS, COMMISSIONER OF TAXATION

June 2, 2014

Mayor Craig A. Stough and Members of Council
City of Sylvania
Sylvania, Ohio

Dear Mayor Stough and Council Members:

The monthly cash report from the Division of Taxation is as follows:

	Deposits	Refunds	Balance
May 31, 2014	\$658,002.58	\$65,535.30	\$592,467.28
May 31, 2013	\$660,147.31	\$64,212.44	\$595,934.87
Monthly Difference	----- -\$2,144.73	----- \$1,322.86	----- -\$3,467.59
Year to Date 2014	\$4,495,973.06	\$124,188.43	\$4,371,784.63
Year to Date 2013	\$4,484,388.91	\$118,592.61	\$4,365,796.30
Yearly Difference	----- \$11,584.15	----- \$5,595.82	----- \$5,988.33
			0.14%

Respectfully submitted,

Christy M. Golis
Tax Commissioner

c: Mr. Toby Schroyer, Finance Director

Sylvania Municipal Planning Commission

Minutes of the regular meeting of June 11, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw also present.

Mr. Frye moved, Mr. McCann seconded to approve the Minutes of the May 14, 2014, meeting as submitted. Vote being: Stough, McCann, Marciniak, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Site Plan Review - requested by Kevin Webb, President, ProMedica Toledo Hospital for ProMedica Health and Wellness Center, 5700 and 5756 Monroe Street Sylvania, Ohio 43560. Mr. David Schoonmaker of SSOE present. Mr. Schoonmaker stated that the target of the project was to continue to use the existing primary entrances to the site including the entrance on Monroe Street that contains a traffic light as well as the entrance in front of Ralphies. The site is being completely redeveloped. The existing Churchill's structure will be taken down as well as the peripheral buildings on the perimeter with the exception of the Ralphie's building and a small section of retail on the Southeast corner of the site: and that section will have separated parking from the Wellness Center. The visitors for the new building will have parking on the South side and the West side of the building where the two primary entrances are located. Employees will have parking on the North and the East side of the building. Another primary focus is to continue to use the existing utilities without a lot of rework. They will be trying to use the storm and water systems the way that they are and retie into those systems. Mayor Stough asked Mr. Schoonmaker if he had a chance to review Mr. Shaw's current general comments and site plan review comments in his revised letter dated June 5th. Mr. Schoonmaker said that he did. Mr. Shaw gave a brief review on some of those comments including the comments on the demolition of the buildings and making sure that a plan was in place in regards to the water on the site as well as the concerns that the drainage issues are addressed. Mr. Schoonmaker stated that they have working very closely with the City for about a year and a half, that they understand and have addressed all of the City's concerns and that they are in agreement with all of the comments made by the Service Department. Mayor Stough asked the Zoning Administrator about the height of the center of the building and if it exceeds the maximum height restrictions, and if so, does it need to go to the Board of Zoning Appeals? Mr. Burns stated that the building is about 47' 8" and that although the height limitations of the zoning code is 45', because it is considered a solarium it, would be within the Zoning Code. Mr. Burns further stated that the requirements for setback, parking and loading docks have been met and the he understands the screening requirements are being coordinated with the Cities Forestry Department and Mr. Schoonmaker confirmed that they are. Mr. Marciniak moved, Mr. McCann seconded to approve the plan including the height of the solarium that exceeds the 45' height limitations of the current zoning code; Mayor Stough added that he recommends incorporating the Service Department's current comments into the motion for approval. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Frye abstained from the vote due to his business relationship with ProMedica. Motion passed by a 4 to 0 vote.

Sylvania Municipal Planning Commission
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Item 4 – Council Referral – a Petition for the Vacation of High Street by Michael Killian, Vice President of Administration & Finance, Lourdes University and Charles Villolovos of 6648 High Street. Mike Killian, Vice President of Administration & Finance, Lourdes University and Charles Villolovos, co-petitioner were present. Mr. Killian said that they are in the process of purchasing the vacant lot across the street and that after the transfer is complete, they will occupancy, or ownership, of both sides of the street. Mayor Stough stated that vacating this street is about eliminating the right of way on the street which is appropriate for Lourdes plans of developing the property. Joe Shaw, stated that the City's approval required that the transfer of the purchase of the lots from Mr. Villolovos is complete before vacation approval, that an easement be written as shown in the comments of the Service Department and that Mr. Villolovos signs the petition. Mr. Shaw further stated that all of those conditions have been met. Mr. Killian further added that the plan is to have a three point turn around and the end of the street. Mr. Marciniak moved, Mr. McCann seconded to recommend to City Council to approve the application to vacate High Street provided that the transfer of the property takes place. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Council Referral – Zoning Ordinance Amendment ZA-2-2014 a request from DJF Properties, Ltd. for a zoning change from R-2 (Single-Family Residential Small Lot District) to B-2 (General Business District) for property located at 5904 W. Alexis Road and 5623 & 5625 Acres Road, Sylvania, OH 43560 tabled at the May 14, 2014 meeting. Attorney Jerry Parker, representative of DJF Properties stated that the request to change the zoning from R-2 to B-2 is due the area being heavily commercial, including the properties across the street, and that the rezoning would fit in with the City's Master Plan. He further stated that there has been a number of people have been interested in the properties, but that they would want the properties rezoned before they moved forward; and that he believes that this area could be developed nicely for commercial use. Mayor Stough commented that he understands that there is a vehicular no access to the South (to Alexis Road) so that they would have to go out on Acres Road (at the traffic light). Mr. Parker stated that he understood that as it was told to him by the Zoning Administrator. Mayor Stough stated that he agrees with the rezoning but that there are concerns about the adjacent R-2 properties. There would be screening requirements if there is a zoning change. Mr. Parker stated he understood and that screening would be provided. Mayor Stough further stated that the adjacent residential property owners would also have concerns about the use of the properties if there was a change in zoning and would have a chance to voice those concerns at a public hearing. The Planning Commission does change the zoning; they make a recommendation to council who would then send a 30 day notification of the public hearing to all of the neighbors; and that they would be able to come and ask questions. Mr. Frye moved, Mr. Marciniak second to recommend to City Council to modify the zoning from R-2 to B-2. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

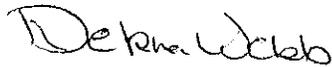
Item 6 – Council Referral – Proposed Ordinance 31-2014, Amending Part Eleven-Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended, by added Chapter

Sylvania Municipal Planning Commission
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1152-Design Review Regulations. Mayor Stough stated that this change is for a grant program that the City is trying to obtain for redevelopment funds for the downtown area; in order to be eligible you must incorporate these requirements per federal code. Mr. Shaw stated that the district covered in this would be Main Street between Monroe and Erie. After further discussion, Mr. Marciniak moved, Mr. Frye seconded to recommend to City Council the modification of the zoning code. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. McCann moved, Mr. Marciniak seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission

D

Board of Architectural Review

Minutes of the regular meeting of June 11, 2014. Mr. Lindsley called the meeting to order.

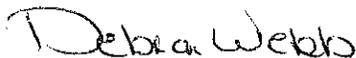
Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw also present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the May 14, 2014, meeting as submitted. Vote being: Stough, McCann, Marciniak, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Building Review Unregulated District – app. no. 15-2014 requested by Kevin Webb, President, ProMedica Toledo Hospital for ProMedica Health and Wellness Center, 5700 and 5756 Monroe Street Sylvania, Ohio 43560. Application is for a three story, 230,000sf building. Mr. Kendall Ruhberg of HKS Architects was present. Mr. Ruhberg stated that the new medical office building would contain 23 different practices under one facility. He further stated that the building would contain a central corridor way made to optimize views for visitors. The outside of the building would be made of 15” by 4’ fire retardant panels made of a terra cotta material, which is clay product. The center of the building is made of glass walls going from the first floor up through the roof which will not be accessible to visitors, will only be for viewing and will contain landscaping. Mayor Stough moved, Mr. Marciniak seconded, to grant a Recommendation of Appropriateness for the building shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Frye abstained from the vote due to his business relationship with ProMedica. Motion passed by a 4 to 0 vote.

Mr. Frye moved, McCann seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission