Sylvania Municipal Planning Commission

Minutes of the regular meeting of April 16, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Fry, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Tim Burns present.

Mr. McCann moved, Mr. Marciniak seconded to approve the Minutes of the February 12, 2014, meeting as submitted. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Replat of Sylvan Lakes Plats 4 and 5 submitted by Feller, Finch and Associates. Greg Feller of Feller, Finch and Associates present. Mr. Feller explained that the Homeowners Association wished to give sections of some of the open space to the adjacent lots to reduce their maintenance responsibilities. He further added that the property would be given and not sold to the adjacent properties shown on the drawings submitted, that the owners were accepting of the property, and to his knowledge none of the homeowners in the plats have any objections. Notice of the replat request was sent to all of the owners of property of Sylvan Lakes Plats 4 and 5 by the City of Sylvania's Service Department. Mr. Marciniak moved, Mr. McCann seconded to approve the request for the replat of Sylvan Lakes Plats 4 and 5 as requested. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb

Debra Webb, Secretary
Municipal Planning Commission

Board of Architectural Review

Minutes of the regular meeting of April 16, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Fry, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Tim Burns present.

Mr. Frye moved, Mr. Marciniak seconded to approve the Minutes of the February 12, 2014, meeting as submitted. Vote being: (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 6-2014 requested by Toledo Sign for Church 3Twentyone, 5845 Centennial Road Sylvania, Ohio 43560. Application is for two signs. One is a face change on an existing sign and the other is a face change on an existing monument sign. Signs are within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the sign showns in the drawing submitted with the application. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 7-2014 requested by Colonial Signs for Lily Whitestone, 5641 Main Street Sylvania, Ohio 43560. Application is for one wall sign. The current Hudson Gallery Sign which is horizontal across the back of the building will be moved to the left and stacked to allow room for the new Lily Whitestone sign. The sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Frye seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated Sign – app. no. 8-2014 requested by Gardner Signs for The UPS Store, 5813 Monroe Street Sylvania, Ohio 43560. Application is for two signs. Jeff Prymus of Garder Signs was present. He stated that he would be installing a wall mount sign on the front of the building and replacing two tenant panels on an existing pole mounted tenant sign. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 –Regulated Sign – app. no. 10-2014 requested by Mike Buck for Mike Buck State Farm, 6455 Monroe Street Sylvania, Ohio 43560. Application is for wall mount sign. Mike Buck was present and explained the he is replacing the former tenants large wall mounted sign with a smaller one and will be painting the newly exposed portion of the building with paint to match the rest of the building. The Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Frye seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: Stough, McCann, Frye, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 7 – Building Review – app. no. 9-2014 requested by HCRMC-ProMedica JV, LLC by and through its Developer Manorcare Health Services, LLC, 5360 Harroun Road Sylvania, OH

43560. Brian Palmer, Senior Project Manager for HCR ManorCare present. Application is for a building review of the new rehabilitation facilities. Mayor Stough stated that the Planning Commission previously approved the Amended Master Plan and that the Board of Architectural Review will be reviewing just the building at this meeting. Mr. Marciniak asked Mr. Palmer how many square feet the building will be. Mr. Palmer stated that the building would be just under 65,000 square feet and that it will built in the footprint of the old Crestview apartment building. Mr. Palmer presented pictures of the building including a view of the south side of building, a single story that faces toward the hospital, and a picture of the east side of the building showing that the building is actually two stories. He further stated that the brick elements of the building will be the same pallet that are on the two buildings closest to the building, the Ebeid Hospice and the Goerlich Center. They will be using a veneer stone for the limestone accents and the dark horizontal shown in the building design is a material called hardiplank, which is a lifetime product and is maintenance free. The shingles will be an architectural shingle and they will be using storefront glass for the entrance. The building is designed to fit in with the rest of the campus. Mr. Palmer also showed the members a short video "fly around" of the building that included footage of the interior of the building. Mr. Marciniak moved, Mayor Stough seconded, to grant a Recommendation of Appropriateness for the building shown in the drawings submitted with the application. Vote being: Stough, McCann, Frye, 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

Debra Webb, Secretary
Municipal Planning Commission