

Sylvania Municipal Planning Commission

Minutes of the regular meeting of February 12, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Brian McCann, Ken Marciniak, Mark Frye and Thomas Lindsley, (5) present. Mr. Kevin Aller present.

Mr. McCann moved, Mr. Marciniak seconded to approve the Minutes of the January 15, 2014, meeting as submitted. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 Council Referral - ZA-1-2014 requested by Ten Mile Development for Parcel# 82-04538 located at 4840 Harroun Road Sylvania, Ohio 43560, to change the Zoning from R-1 Single-Family Residential Large Lot District to B-1-B Modified Business and Office District. Jamie Moan of 10 Mile Development present. Mr. Moan explained that they are requesting the zoning amendment of the parcel to allow them to develop the property with both business and residential spaces. He stated that the existing building would contain both residential and business space and they intent to build 4 new residential cottage units toward the rear of the property that would be rental properties. Mr. Marciniak commented that he thought that having 6 structures on the property that is only .95 of an acre is "way overkill" and that this is like putting "5lbs in a 2lb bag". Mr. Marciniak asked Mr. Aller if having 6 structures on the property is within the zoning code. Mr. Aller stated that yes the building area shown on the plans is within the zoning code if it were a planned development and that if it were a planned development it could have a mixed use such as this and that it still has to meet the maximum building area and that this would meet that maximum building area. Mayor Stough asked if this would have to be a planned development. Mr. Aller responded that yes it would have to be a planned development. Mayor Stough asked if the action today was to grant the zoning change or to grant the planned development. Mr. Aller responded that the zoning change would be a B-1-B Planned Development and that they would have to come back for site plan approval. Mayor Stough as if the drawing would then become fixed. Mr. Aller responded that if once they got the layout complete and that if the side yard setback ended up being 16ft or 14ft, that it would not require a resubmittal but the general layout would have to be what it is. Mr. McCann asked if the cottage units would be separated and Mr. Moan said that they would fall within the lot. Mayor Stough asked if they would share a common wall. Mr. Moan stated that at this point the plan is to not share a common wall. Mr. Aller stated that's okay and that they are just showing the lot and that this is just a snapshot of how things are going to be laid out. After further discussion, including consideration of the surrounding properties, Mr. McCann moved, Mayor Stough seconded to recommend that they approve the plan as submitted. Vote being: Stough, Frye, McCann and Lindsley (4) aye; Marciniak (1) nay. Motion passed by a 4 to 1 vote.

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

Submitted by,



Debra Webb, Secretary  
Municipal Planning Commission

## Board of Architectural Review

Minutes of the regular meeting of February 12, 2014. Mr. Lindsley called the meeting to order.

Mayor Stough welcomed Mr. Frye into public service at the Board of Architectural Review and Planning Commission Meetings.

Members present: Mayor Craig Stough, Brian McCann, Ken Marciniak, Mark Frye and Thomas Lindsley, (5) present. Mr. Kevin Aller present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the January 15, 2014, meeting as submitted. Vote being: (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 1-2014 requested by Mark Lair for Ka Bloom Flowers & Gifts LLC, 6625 Maplewood Avenue Sylvania, Ohio 43560. Mr. Mark Lair of Ka Bloom Flowers and Gifts present. Application is for a 4 sq. ft. projecting sign in the downtown district. Mr. Lair stated that the dimensions of the sign have changed from 2ft x 2ft to 22” x 30”. Sign is within the limits of the Sylvania Sign Code. Mayor Stough stated that this is exactly the kind of sign they encourage in the downtown area. Mayor Stough **moved, Mr Marciniak seconded**, to approve the sign. Vote being: Stough, Marciniak, Frye, McCann and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Certificate of Appropriateness granted.

Item 4 – Regulated Sign – app. no. 2-2014 requested by National Illumination for Taco Bell, 5844 Alexis Road Sylvania, Ohio 43560. Application is for a face change of one of the existing panels. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Frye, McCann, Marciniak, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Certificate of Appropriateness granted.

Item 5 – Regulated Sign– app. no. 4-2014 requested by Leds and Signs Unlimited for Toledo Coin Exchange, 5590 Monroe Street Sylvania, Ohio 43560. Debra Bell and Lisa Brown of Leds & Signs Unlimited present. Applicant is proposing replacing an existing changeable copy sign to an LED sign. The sign meets the requirements of the sign code. Mr. Aller stated that he would recommend approval subject to the following conditions.

1. Sign should be limited to not more than 3 lines with not more than 20 characters per line.
2. No more than 2 displays should be used within any message cycle.
3. No more than 2 messages shall be displayed in any given day.
4. No animation, fading, exploding, dissolving or moving messages are to be used.

Mr. Aller further stated that these conditions are based on the Ohio Manual of Uniform Traffic Control. Discussion and clarification of the conditions were had amongst the members, the applicants and Mr. Aller. Both Ms. Bell and Ms. Brown stated that they understood the conditions and that the conditions were acceptable to them. Mr. Marciniak moved, Mr. McCann seconded, to approve the sign request with the noted 4 items that Mr. Aller has read into the minutes. Vote being: Frye, McCann, Marciniak, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Certificate of Appropriateness granted.

Item 7 – Unregulated District Building Review – app. no. 3-2014 requested by JMS Realty Services for Associated Eye Care, 5656 Monroe Street Sylvania, Ohio 43560. Mr. Bruce

## Board of Architectural Review

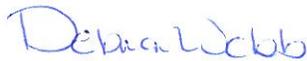
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Kearns of JMS Realty Services and John Sperry of Thomas DuBose & Associates present. Mr. Kearns explained that he will be taking about half of the building down and will be keeping 2 of the existing walls shown on the submitted plans. Mr. Kearns and Mr. Sperry both stated that the front of the building would be covered in a brick veneer. Mayor Stough moved, Mr. Marciniak seconded, to approve the building based on the use of masonry or brick on the front of the building as shown on the renderings. Vote being: Frye, McCann, Marciniak, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Recommendation of Appropriateness granted.

Item 6 – Regulated Sign– app. no. 5 - 2014 requested by Nabil’s Same Day Sign for Executive on the Main, 5629 Main Street Sylvania, Ohio 43560. Mr. Hassan of Excutive on the Main and Mr. Nabil of Nabil’s Same Day Sign present. Proposed sign is within requirements of the sign code. Mayor Stough stated that the Downtown Design Code discourages neon signs; however there is an existing sign in the downtown area. He further stated that this sign has a somewhat old and quaint appearance in design and that it “kind of fits”. The members questioned the applicant about the green sign back shown on the picture and Mr. Hassan stated that the green box shown behind the proposed sign on the picture submitted is the back of the sign put up by the previous tenant and that it would be removed. Mr. McCann moved, Mr. Marciniak seconded to approve the sign as submitted. Vote being: McCann, Marciniak, Stough, Frye, and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Certificate of Appropriateness granted.

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

Submitted by,



Debra Webb, Secretary  
Municipal Planning Commission