

Board of Architectural Review

Minutes of the regular meeting of July 10, 2013. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Read Backus, Ken Marciniak and Thomas Lindsley (4) present. Mr. Robert Oberly present.

Mr. Marciniak moved, Mayor Stough seconded to approve the Minutes of the June 12, 2013, meeting as submitted. Vote being: (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 15-2013 requested by Toledo Sign for Hanger Clinic, 5551 Monroe St., Sylvania, Ohio 43560. Myra Guel of Toledo Sign was present. Application is for internally lit channel letters and company logo to be installed on the front wall of the building. Sign is within the sign code regulations. Mr. Marciniak moved, Dr. Backus seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: Marciniak, Backus, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 16-2013 requested by Harmon Sign for St. Joseph Church “East Campus”, 5373 Main St., Sylvania, Ohio 43560. Mr. Scott Brady of Harmon Signs was present. Application is for a new monument sign to be installed on the east campus of the church at the Ravine Dr. entrance. The sign is to provide direction for people when they come to the east campus for various activities taking place in the gymnasium. They often end up going to the church on the main campus. This will be the second sign to be installed on the property and Mr. Oberly stated that it is allowed as the property is on a corner lot. Mr. Oberly asked the members to consider the sign as a directional sign as this is a residential area and the sign will need be closer than 10 feet of the right of way. The sign would not be seen if it were back that far due to the trees. Although the sign will be internally lit, Mr. Brady stated that only the green portion of the sign will be lit at night after 10 p.m. Mr. Marciniak moved, Dr. Backus seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application with the condition that they work with Mr. Oberly on the location of the sign. Vote being: Marciniak, Backus, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of July 10, 2013. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Read Backus, Ken Marciniak and Thomas Lindsley (4) present. Mr. Robert Oberly present.

Mr. Marciniak moved, Dr. Backus seconded to approve the Minutes of the June 12, 2013, meeting as submitted. Vote being: (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Items 3, 4 and 5 - Council Referrals - ZA-2-2013, ZA-3-2013 and ZA-4-2013 requested by David M. Garner for Edifice Rex, Ltd. to change the zoning from R-3 Multiple Dwelling Medium Density District to B-2 General Business District for the properties located at 5445, 5453 and 5457 Main St., Sylvania, OH 43560. Mr. David Garner was present. Mayor Stough stated that these properties are adjacent to the property that came before the Planning Commission last month, as described in the meeting minute's, and that City Council has scheduled a common Public Hearing date, for all four properties concurrently, which will take place in August. He also added that many of the comments made at last month's meeting are pertinent to these properties. Mr. Garner stated that although his development plans for the properties are not definite, he has begun renovations on the property located at 5445 Main St., and his intention is to have that property function as part of the River Center Foundation. The property may function as the location of the business offices and may also include an art gallery for the expression of the artistic abilities and creativity for people with eating disorders and psychiatric problems in general. Mr. Garner further added that his plan is to maintain the character of the residential home. Mr. Marciniak moved, Dr. Backus seconded to recommend approval that the zoning of the properties located at 5445, 5453 and 5457 Main St. to be changed from R-3 Multiple Dwelling Medium Density District to B-2 General Business District. Vote being: Marciniak, Backus, Stough, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission