

Board of Architectural Review

Minutes of the regular meeting of October 16, 2013. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Brian McCann, Ken Marciniak and Thomas Lindsley, (4) present. Mr. Kevin Aller and Mr. Robert Oberly present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the September 11, 2013, meeting as submitted. Vote being: (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Regulated Sign – app. no. 29-2013 requested by Art & Sign, Inc. for Western Lake Erie OMS, 5690 Monroe Street, Sylvania, Ohio 43560. Application is for a monument sign and a wall sign. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to give a Certificate of Appropriateness for the signs shown in the drawing submitted with the application with the 3 ft. set back on the monument sign acknowledged. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 28-2013 requested by Gardner Signs, Inc for GolfTEC, 5577 Monroe Street Sylvania, Ohio 43560. Application is for a wall sign. Sign is within the limits of the Sylvania Sign Code. Mayor Stough moved, Mr. McCann seconded, to give a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Stough and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote. Mr. Marciniak recused himself from the vote due to professional reasons.

Item 5 – Regulated Sign - app. no. 27-2013 requested by Dearborn Land Investment, LLC c/o Zaremba Group, LLC for CVS/Pharmacy, 7510 W. Sylvania Avenue, Sylvania, Ohio 43560 continued from the September 11, 2013 meeting. Application in for one ground sign and two wall signs. Mr. Marciniak moved, Mr. McCann seconded, to give a Certificate of Appropriateness for the signs shown in the drawings submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Building Review - requested by Dearborn Land Investment, LLC c/o Zaremba Group, LLC for CVS/Pharmacy, 7510 West Sylvania Avenue, Sylvania, Ohio 43560 continued from the September 11, 2013 meeting. John Wojtila of the Zaremba Group and Scott Roback of Norr, LLC present. The existing 14,605 sq. ft. building will be demolished and replaced with a 13,225 sq. ft. building. Mr. Roback stated that the new building would be split block and that 8 ft. high compactor and dumpster enclosures would be made of the same materials to match the building. Updated plans were submitted to reflect that the 5 trees on the Sylvania side of the building would remain as requested and discussed at the September 11, 2013 meeting and Mr. Wojtila made a statement confirming that the trees would remain. Mr. McCann moved, Mr. Marciniak seconded, to accept the plans as shown in the drawings submitted with the application and give a Recommendation of Appropriateness. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 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

Sylvania Municipal Planning Commission

Minutes of the regular meeting of October 16, 2013. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Brian McCann, Ken Marciniak and Thomas Lindsley, (4) present. Mr. Kevin Aller and Mr. Robert Oberly present.

Item 3 - Council Referral - ZA-5-2013, requested by Dearborn Land Investment, LLC c/o Zaremba Group, LLC for CVS/Pharmacy to change the zoning from M-2 Heavy Industrial to B-2 General Business for the property located at 7510 West Sylvania Avenue, Sylvania, OH 43560. Continued from the September 11, 2013 meeting. John Wojtila of the Zaremba Group, Scott Roback of Norr, LLC and Michael Schweikart of TMS Engineers present. Mr. Wojtila stated that they have made contact with the owners of the Cougar Investors property, which is the property immediately adjacent to the west, to discuss the shared access that was recommended at the last meeting. He said that the last email that he received from them did not look promising and it did not look like it was something that could happen right away. He further stated that CVS remains open to the shared access. Mr. Wojtila commented about the two points that were made on the Memo that was submitted by Mr. Kevin Aller today, and that CVS is open to the idea of future cross access but they are concerned about agreeing to specific language. He said that they are open to working on specific language for this specific property but they are not okay with the last sentence of Mr. Aller's first point on the memo that says "The existing access point shall be eliminated upon construction of the cross access driveways". He stated that maybe that would be the outcome but that the language would need to be worked out and he cannot say that CVS could make a carte blanche agreement on that point. Mr. Stough asked if they would be willing to execute a recorded agreement. Mr. Wojtila confirmed that they would as long they can come up with an agreement that both sides could live with and that he told Mr. Aller earlier that they would need to get started on that right away. Mr. Wojtila next addressed the second condition on Mr. Aller's Memo regarding the access drives which would not allow a left turn entrance on the King Road access. Mr. Micheal Schweikart of TMS presented an analysis of the traffic impact study they performed of the area. Mr. Schweikart explained that the impact to the traffic of the left turn in was low and that the current conditions are efficient and safe. Mr. Aller stated that neither access satisfies the City's access management plan but agrees to them to cooperate. However, he recommends that a left turn access on King Road not be allowed as the distance is too close to the existing Sylvania Avenue intersection. After further discussion, Mr. Marciniak moved, Mayor Stough seconded to recommend to council to approve the zoning change subject to agreements being made for future cross access easements, for both the properties to the north and to the west, with the language to be negotiated between CVS's Attorney and the City's Service Director, Kevin Aller; that the traffic access meets the Service Director's requirement that the Sylvania Avenue access driveway be a three quarter no left out access drive; and will be subject to an approved site plan. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Council Referral - Proposed Ordinance No. 24-2013, for review and recommendation, Amending Part Eleven-Planning and Zoning Code of the Codified Ordinance of Sylvania, Section 1117.07-Accessory Buildings & Uses. After discussion among the members, Mayor Stough

moved, Mr. Marciniak seconded to recommend to council to approve Proposed Ordinance No. 24-2013 as revised. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Council Referral - Proposed Ordinance No. 72-2013 – for review and recommendation, Amending Part Eleven-Planning and Zoning Code of the Codified Ordinance of Sylvania, Section 1119.07-Accessory Buildings & Uses. Mr. McCann moved, Mr. Marciniak seconded to recommend to council to approve Proposed Ordinance No. 72-2013 Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 - Council Referral - Proposed Ordinance No. 73-2013 – for review and recommendation, Amending Part Eleven-Planning and Zoning Code of the Codified Ordinance of Sylvania, Section 1121.07-Accessory Buildings & Uses. Mr. Marciniak moved, Mr. McCann seconded to recommend to council to approve Proposed Ordinance No. 73-2013 Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 - Council Referral - Proposed Ordinance No. 74-2013 – for review and recommendation, Amending Part Eleven-Planning and Zoning Code of the Codified Ordinance of Sylvania, Section 1123.07-Accessory Buildings & Uses. Mayor Stough moved, Mr. McCann seconded to recommend to council to approve Proposed Ordinance No. 74-2013 Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 8 - Council Referral - Proposed Ordinance No. 78-2013 – for review and recommendation, Amending Part Eleven-Planning and Zoning Code of the Codified Ordinance of Sylvania, Section 1125.12-Accessory Buildings & Uses. Mr. McCann moved, Mr. Marciniak seconded to recommend to council to approve Proposed Ordinance No. 78-2013 Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 9 - Appointment of a Planning Commission Member to the CRA Housing Council. Mr. McCann moved, Mr. Marciniak seconded to appoint Mr. Lindsley to the CRA Housing Council. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 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