

## Board of Architectural Review

Minutes of the regular meeting of September 11, 2013, 2013. Mr. Lindsley called to convene the meeting to run concurrently with the Planning Commission Meeting.

Members present: Mayor Stough, Read Backus, Brian McCann, Ken Marciniak and Thomas Lindsley (5) present. Mr. Robert Oberly and Mr. Kevin Aller present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the August 14, 2013, meeting as submitted. Vote being: (5) aye; (0) nay. Motion passed by a 5 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. Mr. Scott Robach of Norr Architect and Engineers gave a presentation of the design of the new building that will replace the existing structure. He explained that the building would be a split block design with a single drive-thru lane and an enclosure for the dumpsters to match the design of the building. Sylvania resident Carol Lindhuber of 5300 Brandy Lane expressed concerns about the effect on the landscaping of the area and that there are currently trees on the property along Sylvania Avenue and she would like to see restrictions put on the applicant that would require them to maintain the landscaping if they do remove the trees. Mr. Wojtila said that they would take a look at possible keeping the current trees and added that CVS maintains their properties. Mr. Marciniak moved, Dr. Backus seconded to table discussions on CVS until the next meeting. Vote being Stough, Marciniak, McCann, Backus and Lindsley (5) aye, (0) nay. Motion passed by a 5 to 0 vote.

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. Mr. Marciniak moved, Dr. Backus seconded to table discussions on CVS until the next meeting. Vote being Stough, Marciniak, McCann, Backus and Lindsley (5) aye, (0) nay. Motion passed by a 5 to 0 vote.

Item 3 - Regulated Sign - app. no. 26-2013 requested by Julianne Reinhart for Peace Love & Pottery Studio, 6750 Sylvania Avenue, Sylvania, Ohio 43560. Application is for LED lit channel letter sign. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Dr. Backus seconded, to grant a Certificate of Appropriateness for the sign shown in the amended drawing that was submitted. Vote being: Stough, McCann, Backus, 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, Secretary  
Municipal Planning Commission

## Sylvania Municipal Planning Commission

Minutes of the regular meeting of September 11, 2013. Mr. Lindsley called the meeting to order.

Members present: Mayor Stough, Read Backus, Brian McCann, Ken Marciniak and Thomas Lindsley (5) present. Mr. Robert Oberly and Mr. Kevin Aller present.

Mr. Marciniak moved, Dr. Backus seconded to approve the Minutes of the August 14, 2013, meeting as submitted. Vote being: (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 - Council Referral - PD-3-2013, requested by Flower Hospital/HCRMC - ProMedica JV, LLC to amend the existing Master Development Plan of the Flower Hospital Campus to accommodate a nursing care facility at the northwest portion of the Campus. Attorney Mark Rose was present representing Flower Hospital and HCR Manorcare. Also present was Dave Lanning, Griffin Julius and Brian Palmer for HCR Manorcare; Alan Sattler, Randy Schimmoeller and Tim Grohnke for Promedica; and Jeff Ruch for Toledo engineering firm ESA. Attorney Rose gave a short presentation and provided details of the plan for a new two story nursing care facility in the area once occupied by the Crestview Apartment Building. The plans also showed the intent to remove a building that was previously approved in the Master Plan in order to create a greater green space that will enhance the screening between the proposed nursing care facility and Harroun Rd. Mayor Stough made reference to the site plan review comment letter submitted by the Service Director and asked if there were any issues with the letter and Mark Rose stated that they accept all conditions written and will continue to work on resolving outstanding issues. Sylvania City Council member Mark Luetke was present and expressed concerns that the revised plans presented do not contain any reference to the River Trail project. He stated that there were past agreements not carried through, and that there have been recent good faith discussions between the City and the Hospital on working to find a place for the route on the property and obtaining an easement. Some members of council believe that the plans show a lack of commitment to the project. Attorney Mark Rose stated that the Hospital remains committed to working with the City to find an appropriate location for the trail on the property that balances the needs of the City from a cost standpoint and preserves the sensitivity of some of the locations on the campus including the hospice and the dementia center. He also pointed out that the location of the proposed nursing care facility poses no impact on location of the trail that was last discussed between the Hospital and the City that they last "walked" during discussions. He further stated that they are committed to the project and stated that they are willing to add the proposed trail to the plans, with a location to be determined. The Mayor proposed that since the trail is to provide residents with a safe way out of the City, the next step would be to come up with a reference on the Master Plan in a non-descript spot with an arrow pointing both directions saying "Future River Trail" and that the fact is reflected on the Master Plan may prevent having to come back for a modification in the future. Mr. Aller agreed that would be appropriate. Mark Rose stated that they would put an indication of the River Trail on both the east and west side of the plans and that he would confer with Law Director Jim Moan prior to the council meeting. Alan Sattler also stated that they are committed to the River Trail project and that they want to find the right balance by finding a

location for the trail that is mutually compatible with the City's vision while giving consideration to their patients and their families.

Mayor Stough moved, Mr. Marciniak seconded that the Planning Commission recommend approval of the Master Plan as amended with the addition of a reference to a future River Trail being shown on the Master Plan. Vote being Backus, Marciniak, Stough and Lindsley (4) aye (0) nay. Motion passed by a 4 to 0 vote. Mr. McCann recused himself from the vote due to professional and personal reasons.

Item 5 - 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. John Wojtila of the Zaremba Group, Scott Roback of Norr, LLC and Michael Schweikart of TMS Engineers present. Mr. Wojtila explained that they are requesting rezoning of the lot from M-2 to B-2 and that the properties across the street and that adjoining property to the west are zoned B-2. Concerns were expressed by the members of the Planning Commission about the impact of the traffic going in and out of the property that could create traffic tie ups at the intersection of King and Sylvania. Mr. Schweikart stated that the traffic study showed that the impact would be minimal and that timing adjustments on the traffic light at the intersection would help to alleviate some of that problem. Mayor Stough stated that entrance on King Rd would be a temporary curb cut and that cross easements to the north that the Service Director has asked for, and the applicant has agreed to, would be obtained when that property is developed. In regards to the Sylvania Avenue entrance, Mr. Wojtila stated that the access would be right in right out and left in and that the left in would take place from the existing intersection left-turn channel. The discussion included the suggestion of obtaining a cross access easement with the Andersons, another store in the development further down to the west so that the traffic could be moved further down away from the traffic light. Mayor Stough stated that he would like the Planning Commission to consider if they should require a cross easement with the Andersons. Mr. Aller state that his office has already begun discussions with the owner and Mr. Wojtila stated that he would contact the owner of Andersons to discuss further but that they would also want to keep the current access on Sylvania Avenue and that the shared access would be an addition to that current access. Mayor Stough stated that the discussion should be tabled until the next meeting pending receipt of more information on cross easements and traffic, particularly to the west. Sylvania resident Carol Lindhuber of 5300 Brandy Lane stated that she has concerns that the store will increase traffic problems that already exist in the area. She also stated that there are presently six pharmacy stores within one mile of this location that she would like the Planning Commission to consider and that CVS has a past history of closing up stores in the area and leaving the properties empty. Mr. Marciniak moved, Dr. Backus seconded to table discussions on CVS until the next meeting. Vote being Stough, Marciniak, McCann, Backus and Lindsley (5) aye, (0) nay. Motion passed by a 5 to 0 vote.

Mayor Stough welcomed new member Brian McCann to the Planning Commission.

Dr. Backus announced his resignation from the Planning Commission effective immediately. Mayor Stough read his letter of resignation aloud.

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

Submitted by,



Debra Webb, Secretary  
Municipal Planning Commission