

## Board of Architectural Review

Minutes of the regular meeting of April 17, 2012. Mr. Lindsley called the meeting to order.

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

Mr. Marciniak moved, Dr. Backus seconded to approve the Minutes of the February 15, 2012, meeting as submitted. Vote being: Backus, Stough, Lindsley, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Regulated Sign - app. no. 7-2012 requested by Harmon Sign Company for Sylvania Dialysis Center, 7635 Sylvania Avenue, Sylvania. Mr. Scott Brady present. They want to add a set of non illuminated letters on the north side of the building, facing Sylvania Avenue. The front of the building faces east and people cannot easily see the sign on that side of the building. Mr. Marciniak moved, Mayor Stough seconded to grant a Certificate of Appropriateness for the additional sign on the north side of the building for Sylvania Dialysis Center, 7635 Sylvania Avenue, as shown on the drawing submitted with app. no. 7-2012. Vote being: Stough, Lindsley, Marciniak, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Regulated Sign - app. no. 8-2012 requested by Harmon Sign Company for Ace Hardware, 5619 Main Street, Sylvania. Mr. Nick Redfield and Mr. Scott Brady present. Mr. Brady presented a revised drawing with the word "Hardware" in white instead of black, but the black letters did not show up against the dark color on the roof overhang. The sign will be individual internally illuminated letters with LED lights. Mayor Stough mentioned that the Downtown Guidelines recommend signs that are externally illuminated. This sign will be on the south side of building, facing Monroe Street and the Speedway across the street is in the B-2 zoning. Mr. Redfield stated that he would like to be able to have some outside storage located at the two end spaces behind the city wall. He would like a small fenced area with painted wood cabinets, big enough to hold pallets. Mayor Stough suggested that he get a drawing to submit to the board. Mr. Marciniak moved, Dr. Backus seconded to give a Certificate of Appropriateness for the illuminated Ace Hardware sign on the south side of the building at 5619 Main Street as shown on the revised drawing. Vote being: Lindsley, Marciniak, Backus, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated District and Regulated Sign - app. no. 9-2012 requested by Dave White for Dave White Used Vehicles, 5849 Alexis Road, Sylvania. Mr. Joe Mehling present. They want to install three signs on the building, the first one will be above the door at the northwest corner of the building and will be externally illuminated, There are also two internally illuminated box signs, one on the south wall and one on the east wall of the building. They took the one temporary sign above the door down when the roof was painted Chevrolet blue. They still have temporary signs covering the pole sign cabinets. Mr. Marciniak moved, Dr. Backus seconded to grant a Certificate of Appropriateness for the three signs on the building as depicted on the revised drawing submitted March 29, 2012 for app. no. 9-2012 for Dave White Used Vehicles, 5849 Alexis Road. Vote being: Marciniak, Backus, Stough, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 - Regulated District - app no. 10-2012 requested by P. O. Properties for Udell Law, Ltd., 5738 Main Street, Sylvania. Mr. Louis Udell present. He will remove the old loading dock from the rear of the building and construct a private garage. The garage will extend out about two feet from the existing wall on the south side. He is also putting a new roof on the building and will extend the roof at the rear to cover the walkway. They have chosen three different brick colors and they will mix

Item 6 - continued:

the three colors to try and match the existing brick. Mayor Stough commented that the city appreciates the extra efforts to preserve the character of the former post office. Mr. Marciniak moved, Dr. Backus seconded to approve the alterations to the Udell Law building, 5738 Main Street as shown in the drawings and description presented at the meeting for app no. 10-2012. Vote being: Backus, Lindsley, Marciniak, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 - Unregulated District and Regulated Sign - app. no. 11-2012 requested by OUAC, Inc., for Once Upon a Child, 5620 Monroe Street, Sylvania. Mr. Rod Dotson and Mr. Rich Lavecchi present. They will be making changes to the existing building, removing the loading dock at the rear and turning the building into three separate retail spaces for Once Upon A Child, Plato's Closet, and Clothes Mentor. They will be adding more entrances and windows on the westerly side of the building. The whole building will be painted, the existing brick will remain but the rest of the building is drivit. They do not plan to install any canopies over the entrances. The building is two feet off the property line on the east side, they will need to install emergency exits and a sidewalk on the east side, so they will need to talk to the adjacent property owners. Mr. Marciniak moved, Mayor Stough seconded to approve the architectural changes to the building at 5620 Monroe Street as described on app. no. 11-2012 for OUCA, Inc. Vote being: Stough, Marciniak, Backus, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 8 - Regulated District and Regulated Sign - app. no. 12-2012 requested by Nate Schank, for Treo, 5703 Main Street, Sylvania. Mr. Jerry Parker and Mr. Nat Schank present. The proposed sign will be mounted at a 45-degree angle to the corner of the building, it will be as close to the building as they can mount it. The sign will be four inch aluminum painted on both side and will have two lights above to illuminate the sign. The sign will be finished on both sides but the whole sign will not be visible coming south on Main Street or West on Maplewood Avenue. The deck will be similar to what was approved three years ago. The deck will extend out from the building, and the angle cut at the corners does allow for wheelchairs. Customers will enter the deck from inside the building and they will be able to exit the deck through a one way gate at the south end. They deck material will be treated wood with galvanized railings, and they plan to add canvas with the fleur-de-lis logo between the top and bottom railings. They are considering using composite decking. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for the new sign mounted on the building and the dining deck for Treo, 5703 Main Street, as described on the drawings submitted with app. no. 12-2012. Vote being: Lindsley, Backus, Stough, Marciniak (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,

Barbara Taylor, Secretary  
Municipal Planning Commission

## Sylvania Municipal Planning Commission

Minutes of the regular meeting of April 17, 2012. Mr. Lindsley called the meeting to order.

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

Item 3 - Council Referral - Proposed Ordinance No. 25-2012, for review and recommendation, amending Section 1103.022 of the Planning and Zoning Code. This is generally a clarification of the new zoning code, they did not clarify what parts of the city need to be covered. Two questions, city wide or only in the historical district, and maybe push the age of the building out past 50 years. The historical district has ninety day waiting period for building more than 50 years old. We could do a two-tier system, 90 days and 50 years old in the historical district and 30 days waiting period and 70 years in the rest of the city. Ninety days is a long time to wait to knock off a room to build an addition to tear down an old garage. People have the option of taking a demolition permit to the mayor to waive the waiting period. This does not address any fines or penalties if someone proceeds without a permit. Mayor Stough moved, Mr. Marciniak seconded to recommend a 30-day waiting period for a demolition permit to be issued for all structures built more than 75 years prior to the request for a demolition permit throughout the City of Sylvania. Vote being: Marciniak, Stough, Lindsley, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 2 - Council Referral - PD-1-2012 for review and recommendation, requested by Lourdes University for a planned development on the property between Convent Boulevard and Brint Road. Mr. Robert Helmer and Mr. Paul Hollenbeck present. Mr. Helmer mentioned that over the past ten years Lourdes has grown to 2,700 full time students, if you were starting from scratch, Sylvania is the type of community you would want to have a college in. From the university's prospective it has been import to support Sylvania and be a good neighbor to their neighbors. This expansion is to connect the Lourdes Commons to the historical campus. They are calling the plan before the commission the mid campus neighbor, and it was designed in the context of the Franciscan Village, the historic campus to the north to the Lourdes Commons. Mr. Hollenbeck said the plan was developed working with Lourdes University, the Sister of St. Francis, and Sylvania Franciscan Health, they want to respect the historic campus and the green space, and preserve as much as possible. Develop a walk able village, minimize the pedestrian vehicular conflict, and develop storm water management. They are repurposing and reusing existing buildings. New construction will be in harmony with the architecture of north campus matching materials, proportions, and architectural elements. The pedestrian crossing Convent Boulevard they propose a slightly raised table and links with the path that goes through the entire property and then hooks into Lourdes Commons. They will take the building labeled Number 1, an existing home, and repurpose that to a campus ministry with a parking lot behind it. Building number 3 will be primarily an academic building, and home base for Sylvania Franciscan Health with offices and some conference rooms, they will share the services to keep the building space modest, probably two floors, Number 4 shows possible future expansion. Building Number 6 will be their athletic and recreation building, primarily a one story building with a portion that will be two stories, there will be a competitive gym, fitness area, locker rooms, and office space. The front of the building will face east and will be well buffered to west and south. There is a proposed parking area immediately to the south, about 240 parking spaces with access off Brint Road with a large front yard to east they envision as open space, they need impervious area to manage storm water. They may need to develop a service path for emergency access, service vehicles, and maybe a drop off for disabled. No vehicular connection is proposed between Brint Road and Convent Boulevard, but there may be a need for some heavier weight for

Item 2 - continued:

service vehicles. The heavier vegetation around the building may block fire truck access. The Brint and McCord Roads intersection is being studied and discussed, they are trying to get some grants to help with the cost, Lourdes may have to help with the costs. A traffic circle may not be the best solution with a pedestrian walkway but they may need to modify the traffic signals. The separation between the parking lot and the condominiums is carefully controlled by the zoning code and requires screening. Number 9 is a new monument campus sign, they need some identification even if you can't drive through to the main campus. This a broad plan to meet the planned development, they will meet the underlying zoning. The basketball arena will have 700 to 1,000 seats, not as big as Southview High School. Lourdes has 2,700 students they have set 3,000 as their maximum, so they don't envision more massive future buildings to support the university, these two buildings are the future expansion of Lourdes for the foreseeable future. Mr. Marshall Bennett stated he represents Mr. Reagan, who lives in the condominiums to the west. He presented a map of the area from Google maps of the area. The condos are built up to the rear property line as required in R-2 District. The use that university is putting this to is not a permitted use in the R-2 District, the college and university use is in the R-1 District. They are using a PD to deviate from the zoning ordinance and circumvent the residential nature of this neighborhood. That is inappropriate, everyone bought with the expectation there would be stability in the zoning of this area, the PD is inconsistent with the residential nature of the district. It is important to remember that a recreational facility for the university could run from 6:00 a.m. to midnight, they are introducing significant athletic events, but it is interesting to note they are injecting 320 parking spaces, 240 with access from Brint Road. They talk about the walkway, there is already a direct access route right across from the Lourdes Commons area, he suggested the students would be more likely to take the path of least resistance. There will be constant new traffic coming here all the time because it is a recreational facility and event traffic. There is an extensive wooded area to the north of the condos on the Lourdes property. The trees they want to preserve are the trees on the historic campus. Evaluate the impact of this development upon the people who live in the area, and there is no reason they can't have their athletic facility northwest of the Franciscan Center. They don't need this development where they propose it, they can move it to the location where it will have minimal impact and be buffered by the street and by a substantial portion by the trees. From a planning standpoint, public necessity, the commission can guide an organization how to accomplish its goals while still recognizing the importance of the people who will be affected. Convenience and general welfare justifications are not there. Using a PD to circumvent the zoning of an area is not good zoning practice. PD are encouraged to be flexible, this is a general outline, there should be more specific details. Mr. Reagan reasonably expected a R-2 use, this, but PD is not what he expected. Mr. Helmer said that Lourdes had no intention to circumvent the zoning. They will be having a meeting on May 9 at the Franciscan Center at 6:30 to discuss the proposal. They are currently leasing Tam O'Shanter and that arrangement is not working well. They want to have the recreational facility open in the Fall of 2013 so they need to move forward. This property, the 89-acre historic campus is owned by the Sisters of St. Francis and the university leases space from the sisters. They allowed the construction of dining hall and an academic building, but they will not allow further construction or parking on their property. Lourdes owns the mid-campus property themselves and they purchased Lourdes Commons for their residence halls. The sisters have already made their plans for their membership. Lourdes plan to have a more beautiful area than it was the bus garage facility. It was suggested that they move the recreational facility further to the north or swap the two buildings and move the academic building to the south. Mr. Helmer said part of their thinking was to keep the recreational facility closer to the student housing. Lourdes has 125 student athletes, when all the sports teams

Item 2 - continued:

going they will have 300 student athletes, they do envision this building being incredibly active throughout the entire day and night. The building will be entered from the east with arched entrance to echo the historic campus buildings. The connection for the academic building to the main campus is important and the connection with the housing to the recreation building. Mayor Stough said for the Planning Commission to make a recommendation tonight and not delay another month is for this body to recommend the recreational building move further to the east and north, maybe forty or fifty feet from the property lines so there is space for screening and emergency access. Provide more green space moving the parking lot further to the east, set back thirty feet from the property line. Mr. Bennett answered that this is not a PD regardless of where things are located, you take the offensive use and move it to the north further, the kids will have to walk an additional twenty or thirty yards. They would request the PD be denied or at a minimum a requirement that the two buildings be flipped, and that they be required to add the level of detail that a PD needs. Mayor Stough said we could recommend that the underlying zoning be changed to R-1 PD, which would be appropriate. Mr. Marciniak said that the fire department may offer more support with the 40,000 square foot building closer to Convent Boulevard. Mayor Stough said the fire department will want the walkway built to support fire trucks or even a paved fire lane all the way around the building, pavement that the fire department approves. There are a few things to be considered before the recommendation is made to city council. Dr. Backus said he would like to see this come back to the planning commission before the recommendation is sent to council. Mayor Stough moved, Mr. Marciniak seconded to charge Lourdes University to come back to the Planning Commission for the May 16, 2012 meeting, with the meeting starting at 5:00 p.m.:

1. To modify the application to change the underlying zoning from R-2 to R-1 to be a legal PD;
2. A minimum fifty feet clearance between the buildings and the residential property line;
3. Minimum thirty feet of clearance from the large parking lot to the residential property line
4. PD be further refined, more details
5. To allow the fire department review this and maybe have some comments from them
6. Consider reversing the building locations.

Vote being: Backus, Marciniak, Stough, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote. Mr. Helmer said he would agree to waive the 45-day report back period.

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

Submitted by,

Barbara Taylor, Secretary  
Municipal Planning Commission