

## Board of Architectural Review

Minutes of the regular meeting of June 15, 2011. Mr. Lindsley called the meeting to order.

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

Dr. Backus moved, Mr. Marciniak seconded to approve the Minutes of the May 11, 2011, meeting as submitted. Vote being: Stough, Marciniak, Lindsley, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Regulated Sign - app. no. 10-2011 requested by National Illumination for Herbally Radiant Cosmetics, 6600 Sylvania Avenue, Sylvania. Mr. Jim Bond present. This sign follows the shopping center guidelines for individual letters mounted on a raceway. It was previously e-mailed to the members for preliminary approval. Mr. Marciniak moved, Dr. Backus seconded to grant a Certificate of Appropriateness for Herbally Radiant Cosmetics, 6600 Sylvania Avenue as requested with app. no. 10-2011. Vote being: Lindsley, Backus, Marciniak, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Regulated Sign - app. no. 11-2011 requested by National Illumination for Pizza Hut, 7623 Sylvania Avenue, Sylvania. Mr. Jim Bond present. This will be a Pizza Hut corporate sign mounted on the building. Mr. Marciniak moved, Dr. Backus seconded to give a Certificate of Appropriateness for app. no. 11-2011 for Pizza Hut, 7623 Sylvania Avenue, as requested. Vote being: Marciniak, Stough, Backus, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated Sign - app. no. 12-2011 requested by Harmon Sign for Audi Sylvania - Vin Devers, 5570 Monroe Street, Sylvania. Mr. Brian Chase present. They will be installing the Audi Sylvania with the Audi logo on the front of the showroom and the Audi Service sign above the new drive-in service area. These are the same signs that were depicted on the drawings for the remodeling and addition for Vin Devers. The signs will be mounted on the south side of the building facing Monroe Street. Mr. Marciniak moved, Mayor Stough seconded to approve the signs as requested and grant a Certificate of Appropriateness for Audi Sylvania - Vin Devers, 5570 Monroe Street, as shown on the drawing submitted with app. no. 12-2011. Vote being: Backus, Marciniak, Lindsley, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 - Regulated District - app. no. 13-2001 requested by Valentine Ononye for V-Concepts, 5604 Main Street, Sylvania. Mr. Valentine Ononye and Mr. Richard Livecchi present. They will remove fifty feet of the mansard roof and return it back to the existing building matching the roof slope. That will be replaced with a sandstone colored EFFIS system with slightly darker colored bands. They will install six wall sconces and new windows that will be used for display. This will give his business a new street presence. They will have direct access from Main Street, they will have assigned parking spaces at the rear of the building and patrons can enter the lobby from the rear entrance, and people will still be able to enter the lobby from the existing entrance on Main Street. Mayor Stough asked if they had decided what they wanted to do for signage on the building and that they would need to come back to the board for approval of their signage. They do plan to add a sign

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above the windows and add a projecting sign above the door, and they will submit an application when they have a completed design. Mr. Marciniak moved, Dr. Backus seconded to approve the proposed changes for 5604 Main Street as depicted on the drawings submitted with app. no. 13-2011 as discussed at the meeting. Vote being: Stough, Backus, Marciniak, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote. The members agreed that with will be a welcome addition to the downtown area.

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 June 15, 2011. 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 2 - Council Referral - SUP-2-2011 requested by the City of Sylvania to construct a two million gallon elevated water tank and a salt storage building at 8425 Sylvania Metamora Road, Sylvania. Mr. Jeffrey P. Ballmer, Director of Public Service, present. Mr. Ballmer presented a revised drawing with an alternate site for the new water tank. The salt storage building will have eight feet high concrete walls with a soft fabric roof on a metal truss system. The building will be 65 feet wide by 100 feet long and will hold 38,000 tons of salt. The existing driveway is twelve feet, and it will be widened to twenty feet. The area is flat and the rock is just a little below the ground grade so the area does not drain well, the water has to evaporate. The new salt storage building is necessary because the city joined the ODOT contract salt program and we need to buy a minimum amount of salt. The new building will replace the salt dome on Harroun Road. The fabric roof has a fifteen-year guarantee. The revised drawing shows the water tank moved approximately 300 feet to the west, just to the west of a stand of trees. The tank will have an eight feet high fence with barbed wire at the top to keep anyone who should not be there out. The tank will be 92 feet in diameter and 140 feet high, the inside of the column is hollow, some places use the column for office space or storage of equipment. The quarry is about 600 feet away, there will be a 24-inch line to the quarry so the tank can be drained. The city uses two million gallons of water a day, another tank is needed, the tank will fill overnight. The estimated cost to move the tank to the alternate site is \$70,000.00. Mr. Pat Stark believes there are other alternatives. He wonders what will happen with the fireworks and what happens with the sound bouncing off the tank from concerts at Centennial Terrace. The water tank will ruin the landscape and the sky scape for the area. Mr. Marciniak said he drove around the area of the county water tank and there are a lot of houses around the county tank and there are new houses being built. Mr. Ballmer added that the tank will be 1,000 feet south of Sylvania Metamora Road. Mr. Stark contends that a ground storage tank with pumps would be preferable. The high tank will ruin the neighborhoods and Centennial Terrace, the crown jewel of Northwest Ohio. Mr. Todd Kaufman stated that he talked to Mayberry business owners and they are not happy losing their country setting and looking at a water tower right in front of them. He believes the city should look into moving the tower south of Fossil Park, and purchase the necessary land. Mayor Stough answered that the city looked at a number of sites such as Flower Hospital along the expressway and Memorial Field. We need an acre for the water tank and we need to keep it in our service area. Mr. Marciniak said you will have NIMBY's no matter where you build the water tank. Mr. Ballmer mentioned that the city owns the 25 acres, the northeast portion is used for overflow parking from Centennial Terrace and the basketball and volleyball courts are on the city property. Mr. Marciniak moved, Dr. Backus seconded to recommend approval of SUP-2-2011 to construct a two million gallon elevated water tank and a salt storage building at 8425 Sylvania Metamora Road subject to the drawing submitted June 15, 2011 with the water tank location being moved to the west, to accommodate the neighbors, there are trees to block the view, it is the city owned property, and it makes sense to put the water tank where city facilities are located. Vote being: Lindsley, Stough, Backus, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Barbara Taylor, Secretary  
Municipal Planning Commission