

## Board of Architectural Review

Minutes of the regular meeting of March 16, 2011. Mr. Lindsley called the meeting to order.

Members present: Read Backus, Thomas Lindsley, Mayor Craig Stough, (3) present. Ken Marciniak (1) excused. Mr. Robert Oberly present.

Mayor Stough moved, Dr. Backus seconded to approve the Minutes of the February 16, 2011, meeting as submitted. Vote being: Backus, Stough, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Regulated Sign app. no. 6-2011 requested by Toledo Sign Company for Pathology Laboratories, 5137 S. Main Street, Sylvania. Mr. Dana Fairchild present. Pathology Laboratories is moving into the former Lady C space at Southbriar. They are proposing replacement faces on the existing sign, a Lexan panel to match what is on the rest of the buildings. There has been speculation that all the signs at Southbriar will be updated at a future date but the laboratory should be opening early April and they need a sign. Mayor Stough moved, Mr. Lindsley seconded to give a Certificate of Appropriateness for the new sign face for Pathology Laboratories, 5137 S. Main Street, as presented with app. no. 6-2011. Vote being: Stough, Lindsley, Backus (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign app. no. 7-2011 requested by Gregory Huffman for Association Cemetery, 6811 Convent Boulevard, Sylvania. They are updating the cemetery entrance with masonry pillars, a new gates, and a new sign on the masonry wall. This will replace the existing chain link fence with gates and the painted wooden sign. Mayor Stough suggested they consider brick for the columns and the base, they show brick around the sign and it may be more compatible with the neighborhood is they have brick pillars and base. Mayor Stough moved, Dr. Backus seconded to grant a Certificate of Appropriateness for the new sign in the masonry base with masonry pillars and a new gate as requested with app. no. 7-2011 for Association Cemetery, 6811 Convent Boulevard. Vote being: Lindsley, Backus, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Dr. Backus moved, Mayor Stough 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 March 16, 2011. Mr. Lindsley called the meeting to order.

Members present: Read Backus, Thomas Lindsley, Mayor Craig Stough, (3) present. Ken Marciniak (1) excused. Mr. Robert Oberly present.

Dr. Backus moved, Mayor Stough seconded to approve the Minutes of the February 16, 2011, meeting as submitted. Vote being: Backus, Lindsley, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Replat requested by Gary Sommer, agent for Jeffrey and Debra Unverferth, for Lot 57 in Brookfield Estates, Sylvania. Mr. Gary Sommer present. Mr. Sommer asked that the agenda be corrected, they are requesting a Replat of Lot 57 in Brookfield Estates, as reflected on the drawing. The owners are proposing interior and exterior renovations to their home, and they are enlarging the footprint of the building to the north and the east. The proposed addition will extend over the building setback lines established on the recorded plat of Brookfield Estates. Since this is a corner lot, the additions do not get closer to a neighbor. The building setback is 35 feet on the plat, the city minimum setback is 25 feet on each side for the corner lot, they are requesting the setback be 28 feet on each side. There is a house across Fairmeadow Drive to the east and a house to the south. The addition on the east side will be out further than the porch on the house to the south. There are concerns about this because it affects the entire subdivision. They do think because it is on the corner and the way it sits and angling the addition at the southeast corner does not make as great an impact as a 90-degree angle would. On the north side they will add a covered porch with columns that will be open on the sides, visually there will not be a significant impairment. It was mentioned that if this lot was in the middle of the block so the house would be in front of the other houses he would be against it. Because this is a corner lot and separated by other streets, all those things taken into account, they are willing to take the risk that someone will not tear the house down and build all the way out. It is hard to stand in the way of homeowners improving their property. Mr. Ballmer has signed the Mylar. He did the calculations and reviewed the drawing, he does not have any objections to the Replat of Lot 57 in Brookfield Estates. Dr. Backus moved, Mayor Stough seconded to approve the Replat of Lot 57 in Brookfield Estates as shown on the Mylar drawing. Vote being: Stough, Backus, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Council Referral of the City of Sylvania Zoning Code Update - Final Review Draft Zoning Amendments for review and recommendation. Ms. Sandra Husman present. Ms. Husman said that she started working on the zoning code updates while on the planning commission and she continued after she was appointed to the council. This has been going on for about a year, the committee has put a lot of time in the updates and has had discussion back and forth. She would like to encourage the planning commission to look at it seriously and completely. The original code was from 1968 and what we finalize in this code will last for a few years. There are new additions for solar panels, wind turbines, and satellite dishes. Chapter 1151 the Downtown Overlay District, which is important for the planning commission to look at. Chapter 1107 Amendments was changed and then after discussion it went back to the way it was, since that has implications for the planning commission the members may want to review that chapter. She does not wish to rush the planning commission

Item 4 - continued:

but, she would like to encourage the members to get it done while it is fresh in everyone's mind. She suggested that we have special meetings of about an hour and half to get some work done. It will require some homework, to go over this at home, form your opinions and then to sit down and talk about it. Mayor Stough said that there has been a lot of work put into this, our job is to review it and think about any problems that are created by these changes. A big change in the code is the increase in lot sizes and yards, a lot of those requirements do not mean a lot unless we have a new subdivision which we do not have any space. City council cannot expect us to get it done tonight and have it ready for their next meeting. It might be nice for us to try and get it done for the April 4 council meeting which would require setting a special meeting for a working session. Our job is to look at from the work ability or enforce ability standards that council may not be looking at. The members discussed have meetings on Tuesday, March 22 and March 29 at 4:30 for working sessions. The mayor said he would like to have all members present for the discussion so we will need to see if Mr. Marciniak can make those proposed dates. We need to look at having a meeting going through it answering questions and then another meeting to put our recommendations together. We need to focus on the changes and the new chapters and definitions.

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

Submitted by,

Barbara Taylor, Secretary  
Municipal Planning Commission