

## Board of Architectural Review

Minutes of the regular meeting of May 16, 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 April 17, 2012, meeting as submitted. Vote being: Marciniak, Lindsley, Backus, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Regulated Sign - app. no. 13-2012 requested by Adams & Co. for Kevin Charles, 5694 Main Street, Sylvania. Mr. Neil Adams present. They are replacing the signs that are there with new signs for Kevin Charles. The projecting sign will be smaller than the existing. Mayor Stough mentioned these are the kind of sign we want in the downtown area. Mayor Stough moved, Dr. Backus seconded to give a Certificate of Appropriateness for Kevin Charles replacement signs at 5694 Main Street as shown on the drawings submitted with app. no. 13-2012. Vote being: Backus, Stough, Marciniak, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Regulated Sign - app. no. 14-2012 requested by Toledo Sign for ADCO Firearms, 6475, Monroe Street, Sylvania. Mr. Dana Fairchild and Mr. Steve Thompson present. They will be installing a new pan formed illuminated cabinet sign on the building. The proposed sign is slightly larger than allowed, it can be up to 32 square feet and the sign as shown is 36 square feet. They will adjust the size to conform to the sign code. Mr. Marciniak moved, Dr. Backus seconded to approve a Certificate of Appropriateness for app. no. 14-2012, provided the new sign is scaled down to 32 square feet, for ADCO Firearms, 6475, Monroe Street. Vote being: Stough, Marciniak, Lindsley, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated Sign - app. no. 15-2012 requested by Toledo Sign for Goodwill Donation Station, 7634 Sylvania Avenue, Sylvania. Mr. Dana Fairchild present. This location is next to The Anderson's Market on Sylvania Avenue. They will be installing internally illuminated letters mounted on a raceway. The sign conforms to the sign code. Dr. Backus moved, Mr. Marciniak seconded to give a Certificate of Appropriateness for app. no. 15-2012 for Goodwill Donation Station, 7634 Sylvania Avenue. Vote being: Lindsley, Backus, Marciniak, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 - Regulated Sign - app. no. 16-2012 requested by Art & Sign for McCord Junior High School, 4304 McCord Road, Sylvania. Mr. Ron Hornyak present. They are bringing back the tartan plaid on the sign. They have a changeable copy board and they want to install an electronic message center on the same base, it will be the same size as the existing sign. Mayor Stough mentioned that there have been some complaints with electronic message boards near residential, at Maplewood Elementary they turn the message board off overnight and that has helped. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for McCord Junior High School, 4304 McCord Road, as depicted on the drawing submitted with app. no. 16-2012 provided the message center is turned off from 10:00 p.m. until 6:00 a.m. Vote being: Marciniak, Backus, Lindsley, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 - Regulated Sign - app. no. 17-2012 requested by Art & Sign for Saxon Square, 6600 Sylvania Avenue, Sylvania. Mr. Ron Hornyak present. They are going to redo, reface, and repaint the existing sign at Saxon Square, they will add a cap on top and move the address to below the name. There is no change in the overall size of the sign. Mr. Marciniak moved, Dr. Backus seconded to recommend a Certificate of Appropriateness for the updated sign for Saxon Square, 6600 Sylvania Avenue, as shown on the paperwork for app. no. 17-2012. Vote being: Backus, Lindsley, Stough, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote. Mr. Oberly mentioned that they may look at the possibility of adding an additional sign with a message board closer to Rite Aid, they have sufficient frontage to allow another sign.

Item - 8 Regulated Sign - app. no. 18-2012 requested by Art & Sign for Once Upon A Child, 5644 Monroe Street, Sylvania. Mr. Ron Hornyak present. They are reworking the former Claudia's Market sign free standing, illuminated sign. All three stores will be on the new sign, Once Upon A Child, Clothes Mentor, and Plato's Closet. The Clothes Mentor is shown white letters with the center of one "o" in silver and the other in gold, they are considering doing the letters in black. They are also adding three illuminated signs, above the entrances, on the west side of the building. Mayor Stough moved, Dr. Backus seconded to grant a Certificate of Appropriateness for the new wall signs and free standing sign as shown on app. no. 18-2012 for Once Upon A Child, 5644 Monroe Street. Vote being: Stough, Marciniak, Lindsley, Backus (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 May 16, 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.

Dr. Backus moved, Mr. Marciniak seconded to approve the Minutes of the April 17, 2012, meeting as submitted. Vote being: Stough, Backus, Lindsley, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - 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. Postponed from the April 17, 2012 meeting. Mr. Robert Helmer and Mr. James Poisel present. Mayor Stough explained the procedure to the public and that this was the second meeting to discuss the planned development, it was continued from the April meeting. Mr. Helmer said that Lourdes University had a meeting last Wednesday on campus. The athletic building will be fifty feet from the west property line and there will be seventy-five feet from athletic building to the property line of Bent Creek Crossing, there is also a thirty-foot buffer from the south parking lot to the west property line. The revised drawing also shows the square footage of the proposed new buildings, there is more detail on landscape, they added a six-foot high privacy fence along the east property line, the fire department requests are incorporated the eight feet wide service drive to service both buildings. They want to retain the residential feel along Convent Boulevard so they did not move the athletic facility to the north. They included a rendering of the athletic building, the windows on the south side will be opaque or eliminated making a solid brick wall, the lighting will be down lights, and there will be a net gain of trees on the eleven-acre parcel. Mayor Stough asked if the walkway from the northwest corner of the parking lot to the building could be moved to the east, it is the shortest route for handicapped parking to the building. There will not be through traffic from Brint Road to Convent Boulevard. They believe the recreational facility should be to the south and the academic building closer to the main campus. There is the potential for overflow parking to use the south parking lot, they have 2,652 students and plan to grow to a maximum 3,000 students. They anticipate intercollegiate basketball and volleyball games starting at 7:00 p.m. and lasting two hours. There are no plans for outside activities. The east side will be dedicated green spaces. Mr. Poisel mentioned that the proposed building will be 31 feet to the eaves and 44 feet at the highest gable end. Marshall Bennett stated that he disagrees with Mr. Aller's Memo regarding the planned development submittal. He believes that the drawing shall meet all requirements before the planned development can be approved. The planning commission's role is not political decision, it is the bulwark between politics and planning, they need to consider if this project is appropriate for the existing residential, zoning, and for the community. Mr. Aller responded that the applicant has the ability to request certain aspects be deferred in a development plan and every item is not required for approval of the planned development. Deputy Chief Mike Froelich said Lourdes has provided access to the buildings and they are satisfied with what they propose. Mr. Charles Portillo, 6648 High Street, stated his concern is the traffic on Allen Street, a lot of vehicles run the stop signs and he would like to have speed bumps on the street. He applauds Lourdes for the improvements to the neighborhood. Wayne Kaufman, 6612 Brint Road, thinks this will be a significant improvement and will provide a safer route to the main campus. Bob Sulier, 5302 Spring Creek Lane, said he is the president of The Meadows homeowners' association. This will mean more traffic through their neighborhood, drivers use Whispering Oak Drive as a shortcut, they are concerned with increased traffic on Convent Boulevard. John Newcomer, 7026 Brint Road, has concerns about traffic, there is already bad congestion and traffic, this facility will have an impact on the traffic. Nellie Gozdowski, 6751 Brint Road, stated that Lourdes University has not considered the neighborhood,

there is already

Item 3 - continued:

more crime and more traffic and this will make it worse. Paul Miller, 5161 Allen Street, said there is already more traffic on Allen Street and that has had an impact on the neighborhood. One house was bought for \$140,000 and the owner has been unable to sell it for \$89,000, an indication that their home values have dropped. This is a good starter home neighborhood and he does not want to see it deteriorate. Mr. Marciniak said he measured the Franciscan Center building and that is 40 feet high so the new building will not be much taller. On the east side of the main campus it looks like they are trying to create a forest, the people to the east will not be able to see the Franciscan Center. The bus garage operation had to be more disgusting and the Lourdes mid-campus will be a vast improvement over what is there today. The athletic building is more intrusive to the condos than the academic building would be, and there should be an effort to put the athletic building on Convent Boulevard versus buried in the neighborhood. Dr. Helmer believes the south side of Convent Boulevard has the residential feel. The academic building will be two stories and not much different from the athletic building. Clustering of academic building was the driving force. The location of the athletic center in what would be the least impact ful, because to the west is the cemetery and to the south is the narrow facade, it is not as centrally located to the south. If they had designed the mid-campus with the athletic building on Convent Boulevard, the parking lots would have been designed differently. Their largest block of classes is 5:30 to 8:00 p.m. This will put the athletic building further from the parking lot. Mr. Marciniak stated that people may have to walk an additional 200 feet to the athletic building. If the larger parking lot was to the north, it would create more traffic on Convent Boulevard and through the neighborhoods. It is a better outlet for the parking lot onto Brint Road. Mr. Lindsley said he went behind the condos and he would prefer to see something smaller in that area. Mr. Marciniak moved, Mayor Stough seconded to recommend approval of PD-1-2012 requested by Lourdes University for a planned development on the property between Convent Boulevard and Brint Road, depicted on the revised drawing submitted May 14, 2012, conditional upon:

1. The underlying zoning being changed from R-2 Single Family Residential Small Lot District to R-1 Single Family Residential Large Lot District,
2. The athletic facility and academic building locations are switched, the athletic facility moved to the north and the academic building moved to the south,
3. The walkway from the northwest corner of the southerly parking lot is moved twenty to thirty feet to the east.

During discussion Mr. Lindsley said he likes the project but not the layout, he likes the idea of switching the locations of the athletic building and academic building. Dr. Backus stated that he likes the layout as shown on the drawing and is in favor of the project but not in favor of changing the building locations. Vote being: Lindsley, Stough, Marciniak (3) aye; Backus (1) nay. Motion passed by a 3 to 1 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