

Board of Architectural Review

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

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

Item 2 - Regulated Sign - app. no. 25-2011 requested by Harmon Sign for Barneys Convenience Mart (BP), 6127 Monroe Street, Sylvania. Mr. Scott Brady present. They want to replace the existing static fuel prices and make them electronic modules. They will only have two prices on the sign, for unleaded and diesel fuels, it makes it easier to update the sign. There are no changes to the size of the sign. Mayor Stough mentioned that the city would prefer them to not have pole signs like this and the change is relatively minor. City council will be considering offering financial assistance to businesses that change from pylon signs to monument signs starting next year. Mayor Stough moved, Mr. Marciniak seconded to give a Certificate of Appropriateness for the replacement of the static fuel prices with the electronic modules for Barneys Convenience Mart, 6127 Monroe Street as requested on app. no. 25-2011. Vote being: Lindsley, Marciniak, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Regulated Sign - app. no. 26-2011 requested by Signs & More for Ross College, 5834 Monroe Street, Sylvania. Mr. Larry Foster present. Ross Medical Education Center will be changing their name to Ross College. They will be changing the sign completely, it will go from 62 square feet to 25 square feet on the wall, they will also be changing the tenant panels on the large sign at the street. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for app. no. 26-2011, the new Ross College sign at 5834 Monroe Street, as depicted on the drawing. Vote being: Marciniak, Stough, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign - app. no. 27-2011 requested by Harmon Sign Co. for Sylvania Dialysis Center, 7635 Sylvania Avenue, Sylvania. Mr. Scott Brady present. Sylvania Dialysis is moving into the former Blockbuster location. The sign will be on the east elevation, facing the parking lot. They moved the door and the sign will be centered over the door. They have approximately 150 feet of frontage on the building, so the sign will be less than allowed by the sign code. Mr. Brady asked if they had a problem with a possible change in the font, he is dealing with a committee and there is some discussion about changing to an italic font, the letters would still be 30 inches high. They have agreed to black non-illuminated letters, but there was some discussion about changing the color to a dark green or dark blue. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for 7635 Sylvania Avenue, app. no. 27-2011, Sylvania Dialysis Center sign as discussed, with the possible font change to italic and possible color change as long as it is a dark green or dark blue instead of black. Vote being: Stough, Lindsley, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 - Regulated Sign - app. no. 28-2011 requested by American Sign & Neon for Sylvania Diner, 5623 Alexis Road, Sylvania. Ms. Kassie Lands present. She will use the existing sign faces, strip off the old layers of vinyl, clean up the plastic, and install new vinyl letters. The old colors were dark blue and grey and the light does not come through the layers of vinyl. Since the diner is open

Item 5 - continued:

in the evening, this will give him more visibility. The sign structure was painted last year so it is in good shape. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for the new lettering on the sign faces for Sylvania Diner, 5623 Alexis Road, as depicted on the drawing submitted with app. no. 28-2011. Vote being: Lindsley, Stough, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Mr. Marciniak 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 November 16, 2011. Mr. Lindsley called the meeting to order.

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

Mr. Marciniak moved, Mayor Stough seconded to approve the Minutes of the October 12, 2011, meeting as submitted. Vote being: Marciniak, Lindsley, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Lot Split - app. no. 5-2011 requested by E & A Family, LLC for property located at 5825 Glasgow Road, Sylvania. The Board of Appeals granted a variance to create a lot that has a frontage that is less than 60 feet, which will allow them to build another house. Mr. Marciniak said he has some concerns for the neighbors having their homes and this one could be 840 square feet. It is 36 feet but part of that is a garage. The secretary stated that the adjacent neighbors were notified of the variance request. The Planning Commission has to grant the lot split. The new house will be comparable to the existing house and the garage is bigger than the house. Mayor Stough moved, Mr. Marciniak seconded to grant Lot Split app. no. 5-2011 as requested for the property at 5825 Glasgow Road. Vote being: Stough, Marciniak, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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

Submitted by,

Barbara Taylor, Secretary
Municipal Planning Commission