

## Board of Architectural Review

Minutes of the regular meeting of October 12, 2011. Mr. Lindsley called the meeting to order.

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

Mr. Marciniak moved, Mayor Stough seconded to approve the Minutes of the September 14, 2011, meeting as submitted. Vote being: Lindsley, Stough, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Regulated Sign - app. no. 25-2011 requested by Harmon Sign for Barneys Convenience Mart (BP), 6127 Monroe Street, Sylvania. Postponed at the request of the applicant. Mr. Oberly reported that he talked to the owner and they verbally requested that consideration of their application be postponed for one month.

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 October 12, 2011. Mr. Lindsley called the meeting to order.

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

Item 2a - Lot Split - app. no. 1-2011 requested by Sylvania Board of Education for property located at 3944 N. King Road, Sylvania.

Item 2b - Lot Split - app. no. 2-2011 requested by Sylvania Board of Education for property located at 3904 N. King Road, Sylvania.

Item 2c - Lot Split - app. no. 3-2011 requested by Sylvania Board of Education for property located at 3880 N. King Road, Sylvania.

Item 2d - Lot Split - app. no. 4-2011 requested by Sylvania Board of Education for property located at 3860 N. King Road, Sylvania.

Mr. Gregory Arnold present. The members agreed to discuss all four lot splits as a group. Mr. Arnold concurred. He stated that this request is identical to the 2008 lot split that was approved by the planning commission but the new deeds were not recorded to complete the process. They have drawn up the legal description for the remainders of the parcels to be combined with the Cougar Lane parcel to meet the requirement to have frontage on a dedicated right of way. The school board will proceed first with an auction of all four parcels. If they do not receive a bid that meets the appraised value they may then offer the parcels for sale on an individual basis. Concerns about the number of curb cuts onto King Road have been expressed, and the preferred number of curb cuts would be two with one opposite the driveway into Kroger's on the west side of King Road. They may also need to dedicate additional right of way along King Road from "Parcel B." There is a traffic light at Cougar Lane but it is on flasher part time. The service director will approve any plans for curb cuts and the additional right of way would be necessary when the property is developed. The frontage on the parcels is zoned B-1-B Modified Business and Office, 390 feet from the center of King Road, the remainder is zoned R-1 Single Family Residential. Mr. Marciniak moved, Mayor Stough seconded to grant Lot Split 1-2011 for 3944 King Road, Lot Split 2-2011 for 3904 King Road, Lot Split 3-2011 for 3880 King Road, and Lot Split 4-2011 for 3860 King Road as requested with the remained of the parcels being combined with the Cougar Lane parcel. 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