

Board of Architectural Review

Minutes of the regular meeting of October 10, 2012. Mr. Lindsley called the meeting to order.

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

Dr. Backus moved, Mr. Marciniak seconded to approve the Minutes of the September 12, 2012, meeting as submitted. Vote being: Lindsley, Marciniak, Backus (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Regulated Sign - app. no. 29-2012 requested by Harmon Sign Co. for First United Methodist Church, 7000 Erie Street, Sylvania. Mr. Scott Brady and Mr. Larry Wilson present. They are requesting approval of an additional monument sign near the driveway. The wall with the name and address will remain, but the sign cabinets on top of the wall will be removed. The new sign will be mounted on a stone base with an electronic message center. Mr. Marciniak moved, Dr. Backus seconded to give a Certificate of Appropriateness for First United Methodist Church, 7000 Erie Street, as requested in app. no. 29-2012, provided that the electronic message center portion is operational from 7:00 a.m. until 8:00 p.m. only. Vote being: Backus, Lindsley, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign - app. no. 30-2012 requested by Jamilynn Fox for Nationwide Insurance, 6616 Monroe Street, Sylvania. Ms. Jamilynn Fox and Mr. Scott Keefer present. They are proposing a monument sign to be located in the planting area in front of the Thormont Building. They added the directional arrow for the city parking lot on the east entrance, but there is a sign directing people to the parking lot at the west driveway. The sign will be internally illuminated and the base will be brick to match the building. Mr. Marciniak moved, Dr. Backus seconded to give a Certificate of Appropriateness for the monument sign for Nationwide Insurance, 6616 Monroe Street, as shown on the drawing submitted with app. no. 30-2012. Vote being: Marciniak, Backus, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 - Regulated Sign - app. no. 31-2012 requested by John D. Anderson for B. Gumps, 5147 Main Street, Sylvania. The restaurant replaced the sign panel on the awning sign, and it is the same size as the former sign. Dr. Backus moved, Mr. Marciniak seconded to give a Certificate of Appropriateness for the sign face change for B. Gumps, 5147 Main Street, as depicted on the photograph attached to app. no. 31-2012. Vote being: Lindsley, Backus, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 6 - Unregulated District - app. no. 32-2012 requested by KIF Realty for Ross College, 5834 Monroe Street, Sylvania. No one present. Mr. Marciniak moved, Dr. Backus seconded to postpone discussion on the project to the November 14, 2012 meeting. Vote being: Backus, Marciniak, Lindsley (3) aye; (0) nay. Motion passed by a 3 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 October 10, 2012. Mr. Lindsley called the meeting to order.

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

Dr. Backus moved, Mr. Marciniak seconded to approve the Minutes of the September 12, 2012, meeting as submitted. Vote being: Marciniak, Lindsley, Backus (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Council Referral - PD-2-2012 requested by Port Lawrence Title and Trust for Pine Tree Village, an 18 unit planned development, at 5930 Heidaway Lane, Sylvania. Mr. Ryan Wamsher present. Mr. Wamsher distributed a new concept drawing for the project. They made the building boxes a little deeper by shortening the driveway from 36 to 30 feet. He had a meeting with Deputy Chief Mike Froelich and the fire department seems content with the design, they did want fire hydrants moved so the truck would not drive over fire hoses. They are in the process of obtaining an additional 135 square feet of area from the southeast corner of Lot 23 Pine Tree Villas to make up their deficiency. Mr. Oberly stated that the application was turned into the zoning office after 2:00 p.m. today, so it will be on the November 14, 2012 agenda. Mr. Marciniak said that he likes the idea of this project but he still has concerns about the storm water detention. Mr. Wamsher replied that their preference is to utilize the existing storm water area to the south. They do not have an agreement with the owner of the property to the south to use their storm water detention but the Pine Tree Village has ample space along the west side to provide their own storm water detention area. Mr. Marciniak remarked that we can't give the developer carte blanc without the drainage or an agreement to use the pond to the south. A professional engineer needs to determine if there is adequate room for the storm water detention area. The proposed lot split to added square footage has not been approved or recorded and that should also be approved prior to sending this back to city council. We also need a plan that shows all the dimensions and not just the building boxes as shown on the concept drawing. The planning commission would like a revised plan with the dimensions, storm water detention, the yard set backs, and details shown on the drawing. Dr. Backus moved, Mr. Marciniak seconded to postpone making a recommendation for Pine Tree Village to enable the developer to submit a revised drawing, they are willing to schedule a special meeting if necessary, or discuss the project at the November 14, 2012 meeting. Vote being: Lindsley, Marciniak, Backus (3) aye; (0) nay. Motion passed by a 3 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