

Board of Architectural Review

Minutes of the regular meeting of September 14, 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 August 10, 2011, meeting as submitted. Vote being: Lindsley, Backus, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Regulated Sign - app. no. 21-2011 requested by Reason Sign for V Concept, 5604 Main Street, Sylvania. Mr. Matt Uhl present. They will be installing three signs on the building. The first sign will be letters mounted on the EFFIS above the windows facing Main Street. There will also be a projecting sign mounted above the door and a third sign beside the rear door to let customers know they can enter from that side of the building. They will also install a directional sign off Summit Street near the driveway into the parking lot. The brushed aluminum letters on the front of the building stand out from the building, and all of the signs are non-illuminated. Mayor Stough moved, Dr. Backus seconded to give a Certificate of Appropriateness for the new signs for V Concept, 5604 Main Street, as depicted on the drawings submitted with app. no. 21-2011. Vote being: Backus, Stough, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign - app. no. 22-2011 requested by Paul Devers for Audi Sylvania, 5570 Monroe Street, Sylvania. Mr. Jason Perry present. They are adding a new sign for Audi in front of their showroom. The Board of Appeals granted a variance for the additional free standing sign. The sign will be eight feet tall and six feet four inches wide, and it will be on a brick base with some plants around the base. The sign is internally illuminated only Audi and the rings will be lit, the remainder of the sign is solid. They were before the board a few months ago to get approval for refacing the existing Mercedes Benz pylon sign that is located at the westerly portion of the property. Dr. Backus moved, Mayor Stough seconded to give a Certificate of Appropriateness for app. no. 22-2011, the new Audi monument sign with a brick base and landscape area around the base as shown on the drawing submitted for Audi Sylvania, 5570 Monroe Street. Vote being: Stough, Lindsley, Backus, (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 - Regulated Sign - app. no. 23-2011 requested by Toledo Sign for Flower Hospital, 5200 Harroun Road, Sylvania. Ms. Myra Gueli and Mr. Bill Chalmers present. Mayor Stough stated that they needed the variance for the size and number of proposed signs, and also because one sign is mounted above the roof. The Board of Appeals granted a variance for the signs based on the size of the campus and the importance of identifying Flower Hospital. The signs are very large but this is a large building, all of the signs are mounted on the building. The signs are illuminated but only the lettering and the logo are illuminated, the letter will be white and the logo will be green. Pro Medica is putting their name on all their facilities. There will be one sign facing Harroun Road and one facing the expressway. Mayor Stough moved, Dr. Backus seconded to give a Certificate of Appropriateness for the new signs on Flower Hospital, 5200 Harroun Road, as depicted on the drawings submitted with app. no. 23-2011. Vote being: Lindsley, Backus, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 6 - Regulated Sign - app. no. 24-2011 requested by Mahoning Lighting and Maintenance for Planet Fitness, 6758 Sylvania Avenue, Sylvania. Planet Fitness is taking over the former hardware store in this center. The sign will be mounted above the doors on the entrance canopy. The sign appears to be too large for the size of the building, but only the entrance is shown on the drawing, their portion of the building is 139 feet wide, so the size of the sign meets the code requirements.

Dr. Backus moved, Mayor Stough seconded to give a Certificate of Appropriateness for the new sign for Planet Fitness, 6758 Sylvania Avenue, as shown on the drawing submitted with app. no. 24-2011. Vote being: Backus, Lindsley, 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 September 14, 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.

Item 2 - Council Referral - Ordinance No. 75-2011 Amending Chapter 1149 Flood Plain Districts of the Sylvania Planning and Zoning Code for comment and recommendation. The Ohio Department of Natural Resources has advised that recent changes to the National Flood Insurance Program requirements must be incorporated into the City of Sylvania's Flood Plain Management Code or the city would be suspended from the National Flood Insurance Program. Mr. Kevin Aller present. Mr. Aller explained that the National Flood Insurance Program and FEMA updated flood maps for Sylvania were to become effective August 16, 2011. On August 15, 2011, city council passed, as an emergency measure, the changes to Chapter 1149 Flood Plain Districts so the citizens of the city did not lose the ability to participate in the National Flood Insurance Program. City council realizes that this chapter is included in the planning and zoning code and needs to be reviewed by the planning commission for comments, but it was important to pass the changes to protect the citizens. Mayor Stough commented that the administration recommends approval of the changes. Mayor Stough moved, Dr. Backus seconded to recommend approval of Ordinance No. 75-2011 Amending Chapter 1149 Flood Plain Districts of the Sylvania Planning and Zoning Code. Vote being: Backus, Lindsley, 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