

Board of Architectural Review

Minutes of the regular meeting of September 12, 2012. 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 August 15, 2012 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. 27-2012 requested by Harmon Sign Co. for Hear-Rite Hearing Center, 6600 Sylvania Avenue, Sylvania. Mr. Oberly stated that this sign is similar to other signs in the plaza that has been updated to channel letters. Mr. Marciniak moved, Mayor Stough seconded to grant a Certificate of Appropriateness for app. no. 27-2012 for Hear-Rite Hearing Center, 6600 Sylvania Avenue, as requested. Vote being: Stough, Marciniak, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign - app. no. 2-2012 requested by Greg Cook for Papa G's Pizza 'n Grill, 5127 Main Street, Sylvania. Requesting approval of the replacement center portion of the sign, the sign was reviewed January 11, 2012. They are asking to have the art work for the center portion of the sign approved. The size is the same as the existing. Mayor Stough moved, Mr. Marciniak seconded to approve the new art work, as depicted on the drawing, for the center portion of the sign as previously approved. Vote being: Marciniak, Lindsley, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 - Regulated Sign - app. no. 28-2012 requested by Toledo Sign for Auto Mall, 6820 Sylvania Avenue, Sylvania. Ms. Myra Gueli present. There is an existing sign with a reader board, they will cover that sign as shown on the drawing, the size and location will remain the same. Mr. Oberly mentioned that there is a new business on the Franklin Drive side of the building, they did install a sign in front of the building and in the future they may want to look at a new sign near the corner of Sylvania Avenue and Franklin Drive. Ms. Gueli said that the reader board will be covered as part of the new sign. Mr. Marciniak moved, Mayor Stough seconded to give a Certificate of Appropriateness for the Auto Mall sign at 6820 Sylvania Avenue, as requested in app. no. 28-2012 provided that the illegal sign in front of the building and the promotional banner are removed. Vote being: Lindsley, Marciniak, Stough (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 September 12, 2012. 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 3 - Lot Split - app. no. 2-2012 requested by Jerome R. Parker, agent for BMJ Real Estate, LLC, for property located at 6111 Monroe Street, Sylvania. Mr. Jerome Parker present. Mr. Parker mentioned that BP is a client of his and after a relative stated how much they enjoyed seeing the trees behind the BP station while they were in the hospice, he suggested that BP donate the land to reserve the land and the flood plain. The property will be joined to their existing parcel across the creek. The split will be at approximately the top of the bank, as shown on the drawing. Mayor Stough said the Dutch Pantry was located behind the BP site and there is a curb along the top of the bank, there was paved but it is mostly broken up. They will not need access to the parcel since it is flood plain and trees. Mr. Marciniak moved, Mayor Stough seconded to grant the lot split as requested on app. no. 2-2012. Vote being: Marciniak, Stough, Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 2 - Council Referral - PD-2-2012 requested by Port Lawrence Title and Trust for Pine Tree Village, an eighteen unit planned development, at 5930 Heidaway Lane, Sylvania. Mr. Ryan Wamsher present. Mr. Ryan Wamsher, Mr. Dough Wamsher, and Mr. David Schmitt present. Mayor Stough explained the procedure for the PD and that the planning commission will make a recommendation to city council and that city council will have a public hearing and make the final decision. It was noted that the description of the plan submitted had an error, and the parcel is currently zoned R-2. Mr. Ryan Wamsher presented a copy of the plan that was approved in 2006. The new plan shows eighteen units instead of sixteen, the proposed units are larger and they will be for sale. Mr. Schmitt will be the builder, the deepest floor plan is 46 feet. The pavement will be 25 feet wide and should accommodate fire and rescue vehicles. They plan to utilize the retention pond on the south side of the property. There is a ditch that runs along the north property line. The site is short by 129 square feet to meet the minimum R-2 zoning requirement for lot size per unit. John Keller, 5917 Heidaway Lane, thought there was going to be a second access. He also wanted to know who was going to be responsible for the pond maintenance. He also asked where this development would tie into the water and sewer lines and if the existing lines can provide service to the new development. Mr. Ryan Wamsher said that the pond was designed to be used for both developers. This development will be tied into public utilities. Mr. Aller said the sewer and water could accommodate the addition of the new development. Pat Stark, 5920 Summer Place Drive, stated that he thought the driveway was to be located across from the retention area so vehicle headlights do not shine into the houses. There are also concerns for safety and increased traffic. There were cars parked on one side of the street that makes it difficult for emergency vehicles to drive down the street. He said it can take seven minutes to access Sylvania Metamora Road from Summer Place Drive or Heidaway Lane at peak time, and this development would only add more traffic to the back ups. Richard Trumbull, 5934 Centennial Road, wanted to know how far the buildings will be set back from his property line. He also wanted to know if he would have access to water and sewer taps as previously agreed then the 2006 approval was granted. Mr. Ryan Wamsher said the buildings will be thirty feet from his rear property line. He does not know about

Item 2 - continued:

the water and sewer taps. Mr. Trumbull answered that if they do not want to provide the taps they might as well buy his property, which would give them a second access and solve their problem of not having enough square footage. Mr. Doug Wamsher said that the thirty-foot strip shown on the 2006 drawing is a ditch easement. With the addition of the eighteen units there would be 45 houses with two entries onto Sylvania Metamora Road. They are not partners is the strip center to the south and cannot control the retention pond. Mayor Stough said that if the developers wanted a recommendation tonight, his vote would be no. Mr. Wamsher asked for a continuance until the October 10, 2012 meeting of the planning commission. Mr. Marciniak moved, Mayor Stough seconded to table PD-2-2012 for Pine Tree Village at the request of the applicants. Vote being: Stough, Lindsley, Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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

Submitted by,

Barbara Taylor, Secretary
Municipal Planning Commission