

## Board of Architectural Review

Minutes of the regular meeting of November 12, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Brian McCann and Thomas Lindsley (4) present. Zoning Administrator, Timothy Burns, present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the October 15, 2014, meeting as submitted. Vote being: Stough, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Regulated Sign – app. no. 35-2014 requested by Karrie Brock of Fast Signs for Max Nutrition, 6600 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a wall sign. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Regulated Sign – app. no. 36-2014 requested by Brian Heil of Toledo Sign for Dave White Chevrolet, 5880 Monroe Street, Sylvania, Ohio 43560. Application is for two wall signs. Mr. Heil was present and stated that they will be replacing the faces of two existing wall signs with an updated company logo with embossed letters which will give the faces some dimension. He further stated that the existing cabinets will remain; and that they will be painted and new lighting will be installed. Signs are within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated Sign – app. no. 37-2014 requested by John Healey, Agent for Ragazza, 5632 Main Street, Sylvania Avenue, Sylvania, Ohio 43560. Application is for an awning sign. Mr. Healy was present and stated that the sign has already been installed as the ribbon cutting of the store had already taken place and that a temporary sign permit had been obtained. The canopy awning will be on the front of the building. He also stated that they will be installing three small window decals of the store logo on the storefront windows. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of November 12, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Brian McCann and Thomas Lindsley (4) present. Zoning Administrator, Timothy Burns, present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the October 15, 2014, meeting as submitted. Vote being: Stough, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Council Referral – Proposed Ordinance 57-2014, Amending Chapter 1165 – Satellite Dish Receiving Stations, of the Sylvania Codified Ordinances, 1979, as amended. Mayor Stough gave some history of the existing ordinance, stating that back when he was on City Council the original ordinance was passed for dishes that were 6-8ft in size; and that it was heavily regulated. He said that the dishes later became much smaller, only 24-39”, and that they then wanted those dishes to be mounted in the rear or the side yard, or on a building, and that there was a hardship clause that would allow for the installation of the dish in the front yard if they could not find a clear view elsewhere. He further stated that the front yard has become a location of choice by at least one installer because it’s easier than perhaps climbing up on a building, and that complaints have been filed, including in the Lincoln Woods area. He said that the proposed ordinance will take away the hardship clause. Mr. Burns stated that this ordinance could mean that someone may not be able to get reception with a satellite dish on their property. Mayor Stough moved, Mr. Marciniak seconded to recommend acceptance of Ordinance 57-2014 limiting the locations of satellite dishes in residential areas. Vote being: Stough, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Council Referral – Proposed Ordinance 58-2014, Amending Part Eleven – Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended by amending Section 1103.10 – Schedule of Fees; establishing a schedule of fees. Mayor Stough stated that the Service Department did a study of the City’s zoning fees in comparison to other communities in Lucas County; and that ours had not been updated in a long time and we need to update our fee amounts to allow for inflation. He said that one of the big changes is that some zoning changes require a publication of the legal description of the property and that the City was only charging a \$50 fee regardless of the cost of the publication. The new fees would require the applicant to pay for the cost of the publication in addition to the small application fee. Mr. Marciniak asked if the City had also not been charging for plat reviews. Mr. Burns confirmed that the City had not been charging for the reviews. There was further discussion about the fees being charged by the surrounding communities. Mr. Marciniak asked about the sidewalk and driveway fees and Mr. Burns gave a detailed description of what those fees would cover, which would include inspection by the City and that the fees are only charged for the sections of the sidewalk and driveway that are in the City’s right of way. Mr. Lindsley commented that the proposed fees still seemed to be minimal. Mr. Marciniak moved, Mr. McCann seconded to recommend approval of the request for the adjustment of the City’s fees in Section 1103.10 included in Proposed Ordinance 58-2014. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. McCann moved, seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission