

## Board of Architectural Review

Minutes of the regular meeting of October 15, 2014. Mr. Lindsley called the meeting to order.

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

Mr. Marciniak moved, Mr. Frye seconded to approve the Minutes of the September 10, 2014, meeting as submitted. Vote being: McCann, Marciniak, Frye and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 30-2014 requested by Myra Gueli of Toledo Sign for VIP Fitness, 7602 Sylvania Avenue Sylvania, Ohio 43560. Ms. Gueli was present. Application is for an illuminated channel letter wall sign. Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Frye seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: Frye, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 31-2014 requested by John Demity for Soul Circuit Gym, 5834 Monroe Street Sylvania, Ohio 43560. Mr. Demity was present. Application is for an LED internally lit channel letter 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: Frye, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 32-2014 requested by Carol Matrisciano for Chic Happens, 5693 Main Street Sylvania, Ohio 43560. Ms. Matrisciano was not present at this time and Mr. John Healey approached the podium and said that he could represent the applicant in her absence as he is the leasing agent. Mr. Healey stated that the same sign designer that did the sign across the street would be doing the sign. Application is for a non-lit wall sign with a white background and black letters. Mr. Burns commented that the Downtown Design guidelines suggest the opposite of the colors submitted which would be a dark background and white letters. Ms. Matrisciano arrived during the discussion. Mr. Lindsley asked Ms. Matrisciano if changing the colors would be possible. Ms. Matrisciano stated that she didn't think so as she thinks that the white is more "boutiquish" and black makes her think of a "hot topic" type store such as Spencer's. Mr. Marciniak stated that he would be more in favor of the light background. Mr. Lindsley agreed. Mr. Burns added that since the sign is not illuminated, he thinks that could be a deciding factor. Sign is within the limits of the Sylvania Sign Code. Ms. Matrisciano further added that the colors of the sign are the same as Kevin Charles across the street, just a different font for the letters. Mr. Marciniak moved, Mr. Frye seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: Frye, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Regulated District Building Review – app. no. 33-2014 requested by Richard Stansley for NZRD Properties, 5632 Main Street Sylvania, Ohio 43560. Mr. John Healey present. Application is for façade change, new windows and a new entry. Mr. Healey presented a

design board showing updated colors to be used consisting of dark greys transitioning to light greys as well as a change to the two awnings above the windows that will have a striped pattern. Mr. Burns requested that Mr. Healey makes sure the NZRD not start work on future projects before getting approval from the Board of Architectural Review as well as obtaining the proper permits. Mr. Healey stated that he would make sure that he “passed the word”. Mr. Lindsley asked if the work on this project had already been started and Mr. Burns said that yes it had. Mr. McCann moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the building modifications shown in the updated renderings submitted at the meeting. Vote being: Frye, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 – Regulated District Building Review – app. no. 34-2014 requested by John Healey for NZRD Properties, 5667, 5675 and 5679 Main Street Sylvania, Ohio 43560. Mr. Healey was present. Application is for complete renovation of the vacant portions of the building and changing the windows and doors. Mr. Healey stated that all of the windows are new and that a couple would be enlarged to their original size and that they would be removing the wood on the sides of the windows and replacing it with brick. He added that all of the storefront glass will be replaced, that the side and back of the building will be also be renovated and that the back of the building would be painted the cream color that is shown on the trim in the rendering submitted of the front of the building. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the building modifications shown in the drawing submitted with the application. Vote being: Frye, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Frye moved, Mr. McCann 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 October 15, 2014. Mr. Lindsley called the meeting to order.

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

Mr. Marciniak moved, McCann seconded to approve the Minutes of the September 10, 2014, meeting as submitted. Vote being: McCann, Marciniak, Frye and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Council referral Special Use Permit Amendment, app. no. SUP-3-2014 requested by Boris Gradina for Sylvania Country Club, for new pool building, new cart building, relocated kid pool, addition to existing pool, relocated tennis courts, revised short game practice area, revised playground area and a car drop-off addition on property located at 5201 Corey Road Sylvania, Ohio 43560. Mr. Greg Feller of Feller, Finch and Associates and the Construction Manager, Mr. Joe Swint of Swint Construction Services present. Mr. Feller explained that the Sylvania Country Club is presently under a Special Use Permit and that they would like to make some renovations and additions to the site so they would like to get the Special Use updated. They plan on renovating the existing pool and expanding it a little bit, taking down the existing pool building and replacing it with another, moving the location of where they store the carts to behind the pro shop, removing a couple of the tennis courts, adding a future playground area and building a little gate house along the entranceway. Mr. Burns asked if they were requesting approval of Phases I, II and III at this time. Mr. Feller said that yes they were and Mr. Swift added that they plan of having all of the renovations completed by Memorial Day Weekend of next year. There was further discussion on some of the other changes shown on the plans including adding a short game practice area in the space where they are removing the tennis courts and replacing the current wading pool with another. Mr. Burns stated that there are no zoning issues with the setbacks on the plans that were submitted. Mr. Marciniak moved, Mr. Frye seconded to recommend approval of the Special Use Permit Amendment as shown in the plans submitted with the application. Vote being: McCann, Frye, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission