

Board of Architectural Review

Minutes of the regular meeting of August 13, 2014. Mr. Marciniak called the meeting to order.

Members present: Mayor Craig Stough, Brian McCann and Ken Marciniak (3) present. Mark Frye and Thomas Lindsley were excused. Zoning Administrator, Timothy Burns Present.

Mr. McCann moved, Mayor Stough seconded to approve the Minutes of the July 16, 2014, meeting as submitted. Vote being: Stough, McCann and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 – Regulated Sign – app. no. 22-2014 requested by Brian Heil of Toledo Sign for Fitness Shack, 5441 Main Street Sylvania, Ohio 43560. Application is for a non-illuminated monument sign. Brian Heil of Toledo Sign Co. was present and stated that the monument sign will have a cultured stone base, will be installed with a ten foot setback and that the sign will not be internally illuminated but the owner may install outside flood lights to illuminate the sign at a later date. Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mayor Stough seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Stough and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 – Regulated District Unregulated District Regulated Sign Regulated Sign – app. no. 23-2014 requested by Michael Cravens for Lourdes University, 2832 Convent Boulevard Sylvania, Ohio 43560. Application is for lettering on brick walls at two separate entrances. Mike Cravens of Lourdes and Michael Muse of Collaborative Consulting were present. Mr. Muse explained that University wanted to create historical identity gateway elements. The brick walls and signs shown in the drawings will be installed at the both the entrance on Convent and the entrance at the Brint and McCord intersection; and that the gateways will be tied together with a walkway. Mayor Stough stated that he was told by the Service Director that there is a conflict with the pedestrian activator post at the NE corner of Brint and McCord. Mr. Muse acknowledged the conflict and stated that they are working on a resolution but that, at the design standpoint, there would be no effect on the walls and signs; that the conflict is with the pushbutton at the crosswalk. Mayor Stough stated that the Board of Architectural Review is reviewing just the walls and the signs. Mr. Burns stated that the application is for just the signs and that the walls are considered architecture in the landscaping; that the signs are within the limits of the Sylvania Sign Code. Mr. McCann moved, Mayor Stough seconded, to grant a Certificate of Appropriateness for the signs shown in the drawings submitted with the application. Vote being: McCann, Stough and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 – Unregulated District Building Review – app. no. 24-2014 requested by Jeffrey Myers of Mannick Smith Group for Subway, 5842 Monroe Street Sylvania, Ohio 43560. Jeff Myers of Mannick & Smith and Dave Hanover, developer for the project present. Mr. Myers explained that they would like to build a new Subway on a small ½ acre vacant lot, which is presently vacant and was the location of the old Jiffy Lube building. It will include parking, a drive-thru an outside patio and will have a one way exit out on Monroe. Mr. Hanover explained that the

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building would be made of wood walls and trusses, a tan exterior of EIFS and stone, and they will use architectural shingles on the roof. Mayor Stough stated that the drawings say that the color and style would be chosen by the owner and asked if they had been chosen. Mr. Hanover said that they would be similar to what is shown on the pictures. Mayor Stough stated that is what this board approves so the approval would be of the colors shown on the renderings. Mr. Hanover stated that would be fine. Mayor Stough asked if the board was approving the building or the site plan. Mr. Burns stated that approval would be of the architectural design of the building. Mayor Stough commented on the location of the dumpster and said that he was sure that the church members will object to the location shown on the plans; that there is only two feet between the dumpster and the property line facing the church, and that he would want those objections to be noted in his motion. There were discussions of alternate locations including moving it to the NE property line. Mr. Myers stated that there would be a problem with the trucks picking up at that location as it is a one way lane on that side of the property. Mayor Stough suggested that they could arrange for afterhours pickup and also that the truck could pull in against the one way and then back out. There were further discussions for additional screening of the dumpster, including the planting of Arborvitae and possibly planting a tree on the adjacent property, if the dumpster were to remain at the location shown in the plans. Mr. Myers said that the dumpster would also be screened with a wood enclosure. Mayor Stough stated that the wood enclosure would be fine but told Mr. Burns that he wanted his objections about the location of the dumpster relayed to the Service Director and at the very least he would want to see the plans for screening if the dumpster would remain at the location shown on the plans. Although an application for signage has not yet been submitted, comments were made by the members of the Board and by Mr. Burns about the pole sign that is present on the property. Mr. Myers stated that the pole sign is being used by the other property owners and that he is working on the possibility of sharing that sign. The members commented that they would like to see the pole sign come down and asked that they try to work with the other property owners on sharing a monument sign. Mr. McCann moved, Mr. Marciniak seconded, to grant a Recommendation of Appropriateness for the building shown in the drawing submitted with the application. Vote being: McCann, Stough and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 6 – Unregulated District Building Review – app. no. 25-2014 requested by George Veronie of Miller Diversified Construction for St. Francis Veterinary Hospital, 5544 Alexis Rd. Sylvania, Ohio 43560. Mr. Marciniak stated that he will need to recuse himself from this application as he has a business relationship with the seller of the property. He then turned the chair of the meeting over to Mayor Stough and left the table. Mayor Stough stated that, due to the conflict of interest, we only have two voting members so we can only take preliminary action and will have to confirm the action with the other two voters; and that the conflict of interest was not known before the meeting. Dr. John Dillon of St. Veterinarian Hospital, Greg McIntire of Miller Diversified and Architect, Michael Lawrence, present. Mr. Lawrence explained that the primary materials would be of a tan color of a sandy color with a band of color to look like metal (silvery color), glass that may contain gold tones and that the building will be 5,300 sq. ft.

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Mayor Stough commented that the building would blend right in the buildings in the area. Mayor Stough moved, Mr. McCann seconded to grant a Recommendation of Appropriateness for the building shown in the drawings distributed at the meeting. Vote being: McCann and Stough (2) aye; (0) nay. Mayor Stough then stated that since there are only two votes, the Board will share this with the other members and they will get the approval as soon as they legally can.

Mr. Marciniak returned to the table and resumed chair of the meeting.

Mr. McCann moved, Mayor Stough 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 August 13, 2014. Mr. Marciniak called the meeting to order.

Members present: Mayor Craig Stough, Brian McCann and Ken Marciniak (3) present. Mark Frye and Thomas Lindsley were excused. Zoning Administrator, Timothy Burns Present.

Mr. McCann moved, Mayor Stough seconded to approve the Minutes of the July 16, 2014, meeting as submitted. Vote being: Stough, McCann and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 1 - Council Referral ZA-3-2014 requested by the Sisters of St. Francis Sylvania, Ohio to change the zoning from R-2 (R-2 Single-Family Residential Small Lot District to R-1 (Single-Family Residential Large Lot District) for 82-02457 (5347 Silica), 82-02477 (5335 Silica), 82-02487 (5263 Silica), 82-02497 (7028 Eubank) and 82-02501 (5245 Silica), 82-02511 (7036 Eubank), 82-02494 (5255 Silica), 82-02504 (5261 Silica) and 82-02507 (5235 Silica) Sylvania, Ohio 43560. Mike Killian and Mike Cravens of Lourdes were present. Mayor Stough stated that it is unusual that there is a request to change the zoning to something that is generally more restrictive, but that in this case it is appropriate; and that the R-1 code allows for use of post-secondary education. Mr. Cravens explained that the change would allow for use of the property by both Lourdes University and Sophia Center. He also said that there is also a plan to eliminate the parking lot to the north and replace with grass athletic practice fields and build a larger parking lot to the south of the building which would be a benefit to both Lourdes and Northview High School. Mayor Stough stated that he had heard that there are ongoing negotiations with the Sylvania Schools to use some of the property for shared athletic practice fields which was confirmed by Mike Killian. Mr. Killian added that Northview HS has had parking challenges during their football games and that the larger parking lot would be as much a benefit to them as it will be to the Sisters. Mayor Stough moved, Mr. McCann seconded to recommend approval of the zoning change request. Vote being: Stough, McCann and Marciniak (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission