

Board of Architectural Review

Minutes of the regular meeting of May 14, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Mr. Timothy Burns Present.

Mr. Frye moved, Mr. McCann seconded to approve the Minutes of the April 16, 2014, meeting as submitted. Vote being: Stough, McCann, Marciniak, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated District Mural Review – app. no. 12-2014 requested by Sylvania Community Arts Commission in association with the Downtown Sylvania Association, the Sylvania Chamber of Commerce and Interrupt Marketing for 5703 Main Street Sylvania, Ohio 43560. Application is for a mural, to be painted on the back wall of the building. Jennifer Archer, Executive Director of SCAC and Dani Fuller, artist of mural present. Ms. Archer and Ms. Fuller presented the design and explained that the design incorporates where Sylvania has been, through to the current day, of what it is now. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the mural shown in the drawing submitted with the application. Vote being: Marciniak, McCann, Stough, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 13-2014 requested by Harmon Sign for Connect Hearing, 5660 Monroe Street Sylvania, Ohio 43560. Application is for two signs. One is to replace the face of an existing wall sign and the second is to replace the panel in an existing pole sign. Mr. Burns stated 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 sign shown in the drawing submitted with the application. Vote being: McCann, Stough, Marciniak, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated Sign – app. no. 14-2014 requested by Toledo Sign for Promedica Flower Hospital, 5200 (5360) Harroun Road Sylvania, Ohio 43560. Mr. Burns stated that the applicant, Myra Gueli of Toledo Sign, submitted new sign designs at 3:00 today; and that after discussing the changes they decided that they were not ready to present the signs at tonight's meeting. Mr. Lindsley stated that the discussion would be tabled until the next 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 May 14, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Mr. Timothy Burns present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the April 16, 2014 meeting as submitted. Vote being: Stough, McCann, Marciniak, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 - Lot Split – app. no. 3-2014 a request from Scott A. Johnson, Esq. of Eastman and Smith, Ltd. for Toledo Memorial Park 6382 Monroe Street Sylvania, OH 43560. Mr. Scott Johnson of Eastman and Smith, Ltd., Council for Toledo Memorial Park; and Mr. Jeff Clegg, President and Executive Director of Toledo Memorial Park and President of Reflections Garden present. Mr. Smith explained that Reflections Garden, a pet cemetery, was established as under Ohio statute, a pet cemetery cannot be run and operated under the same entity that is running a cemetery so they have created a separate entity for the pet cemetery. The lot split they are seeking would be the location of the pet cemetery. They also created an easement to allow access to the pet cemetery from Monroe Street for the purpose of demonstrating that the property would not be landlocked. Mayor Stough stated that although he's not against it, he's never heard of a pet cemetery being put into a regular cemetery. Mr. Clegg stated that from the information that they have received from area Veterinarians, they feel that this is a service that is underserved in this area and that it is needed. Mr. Marciniak moved, Mr. Frye seconded to approve the lot split as shown on the documents submitted with the application. Vote being: Marciniak, Frye, Stough, McCann and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 - Council Referral – Special Use Permit Amendment app. no. SUP-1-2014 a request from Daniel Salois, agent for Highland Meadows Golf Club to allow for construction of a new “Pump House” for property located at 7455 Erie Street, Sylvania, Ohio 43560. Highland Meadows representatives Mr. Daniel Salois, Grounds Superintendent; and Mr. Denny Spencer, Chairman of the Long Range Planning Committee, present. Mr. Salois stated that the building shown on the plans would be used for cold storage and as a pump station for their irrigation sprinklers. He also stated that they are still considering building materials for the exterior of the building. Mr. Spencer stated that they're trying to get their irrigation supply out of 10 Mile Creek and into wells where that they would have more control of the quality and quantity of the water. Mr. Salois further stated that they presently have one well and will be drilling a second well if this plan is approved. Mr. Marciniak moved, Mr. McCann seconded to recommend approval of the Special Use Permit Amendment. Vote being: Marciniak, McCann, Stough, Frye and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 - Council Referral – Zoning Ordinance Amendment ZA-2-2014 a request from DJF Properties, Ltd. for a zoning change from R-2 (Single-Family Residential Small Lot District) to B-2 (General Business District) for property located at 5904 W. Alexis Road and 5623 & 5625 Acres Road, Sylvania, OH 43560. Mayor Stough stated that City Council had some questions

Sylvania Municipal Planning Commission
Minutes of the May 14, 2014 Meeting
Page 2

as to the proposed use of this request that would represent the change in zoning. Mr. Burns stated that he received a call today from Jerry Parker, attorney for DJF properties, and that he said that he was out of town and would be unable to attend the meeting tonight. Mr. Lindsley stated that the discussion would be tabled until the next meeting.

Item 6 - Council Referral – Special Use Permit Amendment app. no. SUP-2-2014 a request from Loyal Order of the Moose #1579 for construction of a 36' x 40' storage building on the property located at 6072 N. Main St., Sylvania, OH 43560. Mr. Nick Giovannucci and Bob Armstrong, officers of the Moose Lodge present. Mr. Giovannucci stated that the building would be used for storage and that it would be stick built with vinyl siding so that it would blend in with the residential area. Mr. Burns stated that the building was within Sylvania Zoning Code and that they agreed that the building would be 12 ft. from the property line of the residents to the south, although it's only required to be 3 ft. from the lot line. Mr. Armstrong added that there is a pine tree screening along that lot line. Mr. Frye moved, Mr. Marciniak seconded to recommend approval of the Special Use Permit Amendment. Vote being: Frye, Marciniak, Stough, McCann and Lindsley (5) aye; (0) nay. Motion passed by a 5 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