

Board of Architectural Review

Minutes of the regular meeting of June 11, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw also present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the May 14, 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 – Building Review Unregulated District – app. no. 15-2014 requested by Kevin Webb, President, ProMedica Toledo Hospital for ProMedica Health and Wellness Center, 5700 and 5756 Monroe Street Sylvania, Ohio 43560. Application is for a three story, 230,000sf building. Mr. Kendall Ruhberg of HKS Architects was present. Mr. Ruhberg stated that the new medical office building would contain 23 different practices under one facility. He further stated that the building would contain a central corridor way made to optimize views for visitors. The outside of the building would be made of 15” by 4’ fire retardant panels made of a terra cotta material, which is clay product. The center of the building is made of glass walls going from the first floor up through the roof which will not be accessible to visitors, will only be for viewing and will contain landscaping. Mayor Stough moved, Mr. Marciniak seconded, to grant a Recommendation of Appropriateness for the building shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Frye abstained from the vote due to his business relationship with ProMedica. Motion passed by a 4 to 0 vote.

Mr. Frye moved, 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 June 11, 2014. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Mark Frye, Ken Marciniak, Brian McCann and Thomas Lindsley, (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw also present.

Mr. Frye moved, Mr. McCann seconded to approve the Minutes of the May 14, 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 – Site Plan Review - requested by Kevin Webb, President, ProMedica Toledo Hospital for ProMedica Health and Wellness Center, 5700 and 5756 Monroe Street Sylvania, Ohio 43560. Mr. David Schoonmaker of SSOE present. Mr. Schoonmaker stated that the target of the project was to continue to use the existing primary entrances to the site including the entrance on Monroe Street that contains a traffic light as well as the entrance in front of Ralphies. The site is being completely redeveloped. The existing Churchill's structure will be taken down as well as the peripheral buildings on the perimeter with the exception of the Ralphie's building and a small section of retail on the Southeast corner of the site: and that section will have separated parking from the Wellness Center. The visitors for the new building will have parking on the South side and the West side of the building where the two primary entrances are located. Employees will have parking on the North and the East side of the building. Another primary focus is to continue to use the existing utilities without a lot of rework. They will be trying to use the storm and water systems the way that they are and retie into those systems. Mayor Stough asked Mr. Schoonmaker if he had a chance to review Mr. Shaw's current general comments and site plan review comments in his revised letter dated June 5th. Mr. Schoonmaker said that he did. Mr. Shaw gave a brief review on some of those comments including the comments on the demolition of the buildings and making sure that a plan was in place in regards to the water on the site as well as the concerns that the drainage issues are addressed. Mr. Schoonmaker stated that they have working very closely with the City for about a year and a half, that they understand and have addressed all of the City's concerns and that they are in agreement with all of the comments made by the Service Department. Mayor Stough asked the Zoning Administrator about the height of the center of the building and if it exceeds the maximum height restrictions, and if so, does it need to go to the Board of Zoning Appeals? Mr. Burns stated that the building is about 47' 8" and that although the height limitations of the zoning code is 45', because it is considered a solarium it, would be within the Zoning Code. Mr. Burns further stated that the requirements for setback, parking and loading docks have been met and the he understands the screening requirements are being coordinated with the Cities Forestry Department and Mr. Schoonmaker confirmed that they are. Mr. Marciniak moved, Mr. McCann seconded to approve the plan including the height of the solarium that exceeds the 45' height limitations of the current zoning code; Mayor Stough added that he recommends incorporating the Service Department's current comments into the motion for approval. Vote being: McCann, Marciniak, Stough and Lindsley (4) aye; (0) nay. Frye abstained from the vote due to his business relationship with ProMedica. Motion passed by a 4 to 0 vote.

Sylvania Municipal Planning Commission
June 11, 2014 Minutes – Page 2

Item 4 – Council Referral – a Petition for the Vacation of High Street by Michael Killian, Vice President of Administration & Finance, Lourdes University and Charles Villolovos of 6648 High Street. Mike Killian, Vice President of Administration & Finance, Lourdes University and Charles Villolovos, co-petitioner were present. Mr. Killian said that they are in the process of purchasing the vacant lot across the street and that after the transfer is complete, they will occupancy, or ownership, of both sides of the street. Mayor Stough stated that vacating this street is about eliminating the right of way on the street which is appropriate for Lourdes plans of developing the property. Joe Shaw, stated that the City's approval required that the transfer of the purchase of the lots from Mr. Villolovos is complete before vacation approval, that an easement be written as shown in the comments of the Service Department and that Mr. Villolovos signs the petition. Mr. Shaw further stated that all of those conditions have been met. Mr. Killian further added that the plan is to have a three point turn around and the end of the street. Mr. Marciniak moved, Mr. McCann seconded to recommend to City Council to approve the application to vacate High Street provided that the transfer of the property takes place. Vote being: Stough, Frye, McCann, Marciniak 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 tabled at the May 14, 2014 meeting. Attorney Jerry Parker, representative of DJF Properties stated that the request to change the zoning from R-2 to B-2 is due the area being heavily commercial, including the properties across the street, and that the rezoning would fit in with the City's Master Plan. He further stated that there has been a number of people have been interested in the properties, but that they would want the properties rezoned before they moved forward; and that he believes that this area could be developed nicely for commercial use. Mayor Stough commented that he understands that there is a vehicular no access to the South (to Alexis Road) so that they would have to go out on Acres Road (at the traffic light). Mr. Parker stated that he understood that as it was told to him by the Zoning Administrator. Mayor Stough stated that he agrees with the rezoning but that there are concerns about the adjacent R-2 properties. There would be screening requirements if there is a zoning change. Mr. Parker stated he understood and that screening would be provided. Mayor Stough further stated that the adjacent residential property owners would also have concerns about the use of the properties if there was a change in zoning and would have a chance to voice those concerns at a public hearing. The Planning Commission does change the zoning; they make a recommendation to council who would then send a 30 day notification of the public hearing to all of the neighbors; and that they would be able to come and ask questions. Mr. Frye moved, Mr. Marciniak second to recommend to City Council to modify the zoning from R-2 to B-2. Vote being: Stough, Frye, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Council Referral – Proposed Ordinance 31-2014, Amending Part Eleven-Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended, by added Chapter

Sylvania Municipal Planning Commission
June 11, 2014 Minutes – Page 3

1152-Design Review Regulations. Mayor Stough stated that this change is for a grant program that the City is trying to obtain for redevelopment funds for the downtown area; in order to be eligible you must incorporate these requirements per federal code. Mr. Shaw stated that the district covered in this would be Main Street between Monroe and Erie. After further discussion, Mr. Marciniak moved, Mr. Frye seconded to recommend to City Council the modification of the zoning code. Vote being: Stough, Frye, McCann, Marciniak 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