

Board of Architectural Review

Minutes of the regular meeting of June 10, 2015. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the May 13, 2015, meeting as submitted. Vote being: Stough, Arnold, McCann and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Building Review – app. no. 29-2015 requested by Craig Pencheff for Soft Touch Car Wash 6307 Monroe Street, Sylvania, Ohio 43560. Application is for a new accessory building. Mr. Pencheff was present and stated that the accessory building construction had already begun and that the paint of the building would match the existing building. Mayor Stough moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the building shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 31-2015 requested by Robin Davidson of R & R Sign Engineering, Inc. for Caress Car Wash, 7528 Sylvan Town Drive, Sylvania, Ohio 43560. Application is for an existing pole sign to be cut down and renovated into a monument sign to meet future requirements. Mr. Burns stated that the face of the sign will be an LED sign and he recommends approval of the sign with the following requirements set previously by the Board of Architectural Review:

- a. Sign is limited to not more than 3 lines with not more than 20 characters per line.
- b. No more than 2 displays should be used within any message cycle.
- c. No more than 2 messages should be displayed in any given day.
- d. No animation, fading, exploding, dissolving, or moving messages are to be used.

Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application noting the discussed LED sign restrictions. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 32-2015 requested by Nelson Pixler of Harmon Signs, Inc. for Promedica, 5700 Monroe Street, Sylvania, Ohio 43560. Application is for three wall signs. Signs are within the limits of the Sylvania Sign Code. Mr. Pixlar was present. Mayor Stough asked about the intent of the existing pole signs on the property. Mr. Pixlar stated that one of the poles signs would be removed and that the future modifications of the other pole are still being discussed. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the signs shown in the drawings submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Board of Architectural Review
Minute of the June 10, 2015 Meeting
Page 2

- Item 6 – Building Review – app. no. 33-2015 requested by James House for Canaan Construction 6423 Monroe Street, Sylvania, Ohio 43560. Application is for the exterior renovation to an existing building. Mr. House was present and presented an updated photo of the building and explained that most of the renovations have already been completed. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the building shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
- Item 7 – Regulated Sign – app. no. 34-2015 requested by Myra Gueli of Toledo Sign Co. for Kay & Paulus Orthodontics, 5860 Alexis Road Sylvania, Ohio 43560. Application is for two wall signs. Ms. Gueli was present and explained that one of the existing signs would be removed to allow the installation of the two new signs. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold 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, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
- Item 8 – Regulated Sign – app. no. 35-2015 requested by Myra Gueli of Toledo Sign Co. for Sylvania Pediatric Dental Care, 5860 Alexis Road, Sylvania, Ohio 43560. Application is for two wall signs. The third sign is a directional sign Ms. Gueli was present and explained that one of the existing signs would be removed to allow the installation of the two new signs and a directional sign. Signs are within the limits of the Sylvania Sign Code. Mayor Stough moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
- Item 9 – Regulated Sign – app. no. 36-2015 requested by Jennifer Janney of Harmon Signs, Inc. for Great Lakes Audiology, 3780 King Road, Sylvania, Ohio 43560. Application is for a replacement panel in an existing monument sign. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
- Item 10 – Regulated Sign – app. no. 37-2015 requested by Jennifer Janney of Harmon Signs, Inc. for Texxture Salon, 3780 King Road, Sylvania, Ohio 43560. Ms. Susan Ortiz of Texxture Salon present. Application is for a replacement panel in an existing monument sign. Sign is within the limits of the Sylvania Sign Code. Mayor Stough moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
- Item 11 – Building Review – app. no. 38-2015 requested by Marcus Price of Midwest Contracting,

Board of Architectural Review
Minute of the June 10, 2015 Meeting
Page 3

Inc. for McDonalds Corp., 5810 W. Alexis Road, Sylvania, Ohio 43560. Application is for exterior renovations of the building. Mr. Erik Hite was present and explained the building will be repainted to tannish and whitish colors, changing the current red and white colors to the beige and bisque shown in the drawing submitted with the application; and that the roof will remain red. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the building renovations shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 12 – Regulated Sign – app. no. 39-2015 requested by Kevin Neifer of Harmon Signs, Inc. for Sewing Express, 5829 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement panel on an existing pole sign. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 13 – Building Review – app. no. 30-2015 requested by Reverend Fr. Ayman Kfouf for St Elias Antiochian Orthodox Church, 4940 Harroun Road, Sylvania, Ohio 43560. Application is for the renovation of an existing pavilion into an enclosed structure for the purposes of a Montessori Pre-School. Mr. Edward Sifri of St. Elias was present and presented samples of the shingles that will be used for the roof of the structure and the stone that will be used for the walls. He also stated that the colors will match as closely as they can the colors of the existing church. Mr. Arnold moved, Mr. Marciniak seconded, to approve the modifications to building shown in the drawing submitted with the application dependent on the approval of the modification of the Special Use Permit on the agenda for the Planning Commission. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Arnold 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 June 10, 2015. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the May 13, 2015, meeting as submitted. Vote being: Stough, Arnold, McCann and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Council Referral – SUP 1-2015, requested by Reverend Fr. Ayman Kfouf for St Elias Antiochian Orthodox Church, 4940 Harroun Road, Sylvania, Ohio 43560. Mr. Edward Sifri of St. Elias was present and stated that they will be enclosing the existing building which will be used as a Montessori Pre-School. Mr. Burns stated that the pre-school is allowed in the R-1 zone. Mr. Arnold moved, Mr. Marciniak seconded to recommend to council to approve the modification to the Special Use Permit as submitted. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission