

Board of Architectural Review

Minutes of the regular meeting of September 16, 2015. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the August 12, 2015, meeting as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 52-2015 requested by Rick Kwapich of Reason Sign Co. for V Collection, 5630 Main Street Sylvania, Ohio 43560. Rick Kwapich present. Application is for two wall signs and a projecting sign. Mr. Kwapich explained that replacement signs are due to a change in the business name. The new signs will reflect the name change, updated logo and updated coloring. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 53-2015 requested by Carol Callan of Highland Terrace Homeowners Association for Highland Terrace Subdivision Sylvania, Ohio 43560. Carol Callan present. Application is for a new monument entry sign. The sign will have an off white background with black lettering. Ms. Callan stated that the sign is being paid for by donations received from the residents. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated Sign – app. no. 54-2015 requested by Rick Kwapich of Reason Sign Co. for CVS Pharmacy, 7510 Sylvania Avenue Sylvania, Ohio 43560. Rick Kwapich present. Application is for new vinyl lettering to be applied to the existing face of an existing monument sign to add the “Minute Clinic” wording. Sign is within the limits of the Sylvania Sign Code. Mr. McCann 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 55-2015 requested by David Garner and Dani Fuller for River Center Gallery 5679 Main Street Sylvania, Ohio 43560. David Garner and Dani Fuller present. Application is for one wall sign and two window decal signs. Ms. Fuller stated that the gallery is scheduled for a Grand Opening on October 2nd. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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Mayor Stough stated that he had a business conflict with the next item on the agenda and that he would need to remove himself from the table. He then left the table.

Item 7 – Building Review – app. no. 56-2015 requested by Lyndsey Stough of Stough & Stough Architects for Lourdes University, 6832 Convent Boulevard Sylvania, Ohio 43560. Lyndsey Stough present. Application is for building design review of a new recreation facility. Ms. Stough gave a brief description of the design of the new building and presented samples of the materials that will be used including tile, that will be used for the roof, and founders block that will be used on the back of the building and the around the front of the building on the lower part of the piers. She added that that front detail part of the building would be an insulated panel of a beige color. Ms. Stough stated that the design of the building would emulate the design of the current buildings on campus and presented drawings of both a daytime and nighttime view of the new recreation building. Ms. Stough explained that the materials used on the front of the building will be different from the materials used on the portions of the building further back and on the backside of the building; that the materials on the front are higher quality and more expensive materials. She also presented samples of the other materials that will be used on the other portions of the building that would not be easily seen from the front. She said that although the materials would be different, the colorings of the different materials will be close. She also showed a sample of a bronze colored material that will be used for the gutters, trim and some details of the building. An updated elevation drawing of the building was also given to each member at the meeting. Mr. Burns stated that the Board of Architectural Review is only approving the building design and that the site plan has already been previously approved by the Planning Commission. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Recommendation of Appropriateness for the building design shown in the drawings submitted with the application. Vote being: McCann, Marciniak, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Arnold 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 September 16, 2015.

Mayor Stough returned to the table.

Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the August 12, 2015, meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Council Referral – Proposed Ordinance 56-2015, Amending Chapter 1187 – Architectural District; Repealing Chapter 1152-Design Review Regulations. Mr. Burns stated that the ordinance is to address both conflicted and omitted areas in the City’s current ordinances; that the intent is to provide cleaner language for our architectural districts so that it can be both more easily understood and more easily governed while keeping in mind the City’s Master Plan. Mr. Lindsley asked if this would change the responsibilities of the Board of Architectural. Mr. Burns said that it would not. Mayor Stough stated that since there was too much information to be covered in one night, Council is not expecting a response until after the October meeting. He further stated that he recommends that the members take the material home to read through and direct any questions that they may have to Mr. Burns, the Law Director, Leslie Brinning, or to himself. Mr. Marciniak moved, Mr. Arnold seconded to table the item until the October meeting. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 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