

Board of Architectural Review

Minutes of the regular meeting of October 14, 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. McCann seconded to approve the Minutes of the September 16, 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 – Building Review – app. no. 57-2015 requested by Reverend Fr. Ayman Kfouf for St. Elias Antiochian Orthodox Christian Church, 4940 Harroun Road, Sylvania, Ohio 43560. Application is for a building design review for a new storage shed. Mr. Edward Sifri of St. Elias was present and stated that the building colors would be the same as the colors shown in the building design of the new school that was approved earlier in the year which also matched the colors of the church; and that that the material for the siding would be vinyl, not cement board like the church, but it will also have the woodgrain effect. Ms. Donna L. Schroyer-Riesen approached the podium and asked if this approval would also be for the sign. Mr. Burns and the Secretary for the Board of Architectural Review both stated that an application has not been submitted for sign approval. Mr. Lindsley stated that the sign was not on the agenda. She then asked if the sign could be approved anyway. Both Mr. Burns and the Secretary stated that it could not. Mr. Sifri stated that there are neighbors along the side and the back of the property but that the storage shed location is screened by trees so it will not be visible to the neighbors. Building Design is within the limits of the Sylvania Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the building design 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. 58-2015 requested by Jamma R. Cortese of JC & Associates, dba Focus Enterprises, 5129 S. Main St., Sylvania, Ohio 43560. Application is for wall sign. Mr. Lindsley stated that it appears that the sign is already in place. Mr. Marciniak stated that he would need to recuse himself from the discussion. Mr. Burns stated that this sign, as well as all of the signs in the plaza, are not be in compliance with the sign code, but that the sign is typical of the other the signs in the plaza; and that if the we required the sign to be reduced to the size required by the code, there would be exposed white space on both sides of the sign that would look out of place. Mr. Burns further stated that he would be meeting with the property owners in the near future to discuss bringing their signs into compliance. Mr. Arnold moved, Mr. McCann seconded, to approve the sign shown in the drawing submitted with the application. Mayor Stough stated that the record should show that Mr. Marciniak did not participate in the vote as he recused himself due to a business conflict of interest. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 59-2015 requested by Myra Gueli of Toledo Sign for 5th St. Pub, 5577 Monroe Street, Sylvania, Ohio 43560. Application is for wall sign. Ms. Gueli was present and stated that the sign is a new sign for a new business; and that the sign would be

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internally lit. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold, Mr. Marciniak 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.

Mr. McCann moved, Mr. Arnold 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 October 14, 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. McCann moved, Mr. Arnold seconded to approve the Minutes of the September 16, 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 – SUP-2-2015 requested by Reverend Fr. Ayman Kfouf for St Elias Antiochian Orthodox Christian Church, 4940 Harroun Road, Sylvania, Ohio 43560. Mr. John Sifco and Mr. Ed Sifri present. Mayor Stough stated in order to add the new building, they are required to modify the Special Use Permit. He further stated that the site is not overly crowded and that he does not see any problems with it. Mayor Stough moved, Mr. Arnold seconded to recommend to City Council to approve the modification to the Special Use Permit as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote. Mayor Stough explained to Mr. Sifco and Mr. Sifri that the item will now go back to City Council next week, and then they will then have to set a public hearing.

Item 4 – Council Referral – Proposed Ordinance 56-2015, Amending Chapter 1187 – Architectural District; Repealing Chapter 1152-Design Review Regulations. Tabled at the September 16, 2015 meeting. Mayor Stough stated the City's Law Director, Leslie Brinning, and the consultant from Poggemyer Design Group, Randy Melnick, are both present to give a short presentation on what these amendments accomplish and why we need them. He further stated that City Council just started just discussing the changes last week, that he's not sure that it's ready for the Planning Commission to act on, but he thought that it would be beneficial to hear a presentation on what it's trying to accomplish to think through until next month and wait to see if that are any changes made to it before then. Mr. Melnick stated that that ordinance is designed to update the zoning code with respect to the architectural standards by clarifying the ordinance. He gave a brief description of the three different overlay zones including the Neighborhood Character Architectural District, the Downtown Architectural District and the Gateway District. Mr. Burns presented a map which showed the three districts. Further discussion about the proposed ordinance took place. Mr. Marciniak moved, Mr. Arnold seconded to table the item until the November 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. McCann seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission

