

Board of Architectural Review

Minutes of the regular meeting of August 10, 2016. 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 July 13, 2016, 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. 28-2016 requested by Debra Bodell of Glass City Signs for Olivet Lutheran Church, 5840 Monroe Street, Sylvania, Ohio 43560. Mayor Stough stated that he would need to push away from the table for this application as he is a member of the church. Ms. Bodell was present. Mr. Burns stated that the sign itself will not be changing, that only the lighted portion of the sign will be changing from an internally lit panel to an LED panel; and that it fits the City's zoning 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 Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 Regulated Sign – app. no. 29-2016 requested by Mark E. Peterson of Bennet Management for Burger King Restaurant, 5871 Monroe Street, Sylvania, Ohio 43560. Mr. Peterson and Julie Blair of Bennet Management were both present. Mr. Burns stated that the materials for the sign and the building were intermingled in the packet and that the application is for two button signs, the wording "Home of the Whopper" on the West side of the building, and a monument sign that shown on "Exhibit E" will be replacing a pole sign; and that the pictures submitted with the application show 3 button signs but only 2 are allowed by the City's code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the two button signs, the wall and a new monument sign. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 Building Review – app. no. 30-2016 requested by Mark E. Peterson of Bennet Management for Burger King Restaurant, 5871 Monroe Street, Sylvania, Ohio 43560. Mr. Peterson and Julie Blair of Bennet Management were both present. Mr. Peterson stated that the colors that are shown on "Exhibit C" are the colors that they will be using for the building. Mr. Burns said that there will be some modifications to the building but that the size of the building will not change. Mr. McCann 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 Building Review – app. no. 31-2016 requested by James Grzywinski of Appliance Center for Appliance Center, 5656 Monroe Street, Sylvania, Ohio 43560. Mayor Stough stated that he would need to back away from the table on this application as his architectural firm is involved in design. Ms. Lyndsey Stough of Stough Architecture and Mr. Grzywinski were present. Ms. Stough presented samples of the colors that will be used on the building which consisted of

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red, light grey and dark grey colors. She said that the colors shown in rendering submitted with the application is an earlier rendering but that it shows the intention of what the elevation will look like, which will include the large red Appliance Center Logo. She also presented a sample of the stone material that will be used on the sides of the front of the building and a sample of the cornice for the top portion of the building. She said that they will also be using an efface material on the front of the building that will wrap around the sides but that it will not go all the way to the back to save on economics. She also stated that the remaining portions of the sides and back of the building will be painted with matching color. Mr. Burns stated that although there is signage shown in the picture, that the signage is not being reviewed this evening. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the building design shown in the renderings and described at the meeting. 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 August 10, 2016. 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. Lindsley stated that since we did not have a meeting last month we do not have minutes to approve.

Item 2 - Council Referral – Zoning Ordinance Amendment Petition No. ZA-2-2016, a request from Toledo-Lucas County Public Library for a zoning change from “R-1” Single-Family Residential Large Lot District to” B-1-B” Modified Business and Office District for property located at 7461 Sylvania (82-93917), 7453 Sylvania (82-93918), 7445 Sylvania (82-93919), and 3986 King (82-93920). Mr. Matt Lewandowski of Lewandowski Engineers was present. Mayor Stough stated that this is property that was purchased by the Library system and was annexed into the City; and they are requesting to change the zoning to match the property where they built the new Library which already has the B-1-B zoning. Mr. Marciniak moved, Mr. McCann seconded, to recommend to Council to approve the Zoning change request. 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