

Board of Architectural Review

Minutes of the regular meeting of September 14, 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 and Deputy Service Director Joe Shaw also present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the August 10, 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 – Building Review – app. no. 32-2016 requested by Abdul Hummuda for Masjid Saad Foundation, 5225 W. Alexis Road, Sylvania, Ohio 43560. Application is for a building review of a new building to be used as a crematory. Previously approved building design did not meet Lucas County Building Code. New design is a detached building on the northeast corner of the property behind the façade of the current building. Mayor Stough stated that the materials still match the existing building. Building is within the limits of the Sylvania 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 33-2016 requested by Kevin Young for Sylvania Rug Outlet, 5825 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign. Mr. Burns stated that he has discussed with the applicant to include the wording “SYLVANIA” and “FINE HANDMADE RUGS FROM AROUND THE WORLD” in the sign cabinet. Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application with a provision that the wording “SYLVANIA” and “FINE HANDMADE RUGS FROM AROUND THE WORLD” be included in the cabinet. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated Sign - R&C Land Holdings LLC – app. no. 34-2016 requested by Robert Paxton of 5700 Alexis Road, Sylvania, Ohio 43560. Application is for a new monument sign. Mr. Paxton was present and stated that the sign that was approved earlier in the year turned out to be too big; that the new design is smaller and that they have also changed the color of the face of the sign from white to blue. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak 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 6 – Building Review – app no. 35-2016 requested by David Cobian for Te’kela, 5147 S. Main St. Sylvania, Ohio 43560. Application is for a building review. Mr. Cobian and John Healy were both present. Mr. Cobian present samples of the colors that they intend to use on the building which were grey, black and a whitish color. The members commented that the new

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design of the building is a big improvement and that they hoped it would set a tone for the rest of the development. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the 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 7 – Building Review – app. no. 36-2016 requested by Brian Raab of PDT Architects for Kroger, 7545 Sylvania Avenue, Sylvania, Ohio 43560. Application for a building review of the renovation to the existing building. Mr. Chuck Kling of PDT was present and explained that the renovation is due to Krogers new clicklist shopping which will allow customers to submit an order online that they would pick up at the store without having to leave their car. He further stated that a canopy is not included in the design because is not required as the customer will park in a designated area outside of the access lane and will not be leaving their car. Mr. Arnold moved, Mr. McCann seconded, to grant a Recommendation 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 8 – Mural – app. no. 37-2016 requested by Jennifer Archer of Sylvania Community Arts Commission for the multi-business building at 5658 N. Main St., Sylvania, OH 43560 (owner John Wallace, ReNew Properties). Application is for a mural to be painted on the side of the building. Ms. Archer was present along with the Sylvania Arts Commission President, Laura Jakes. Ms. Archer explained that design was chosen from submissions from many artists and read a letter that the artist, John Bucher, submitted with the drawing which described his inspiration for the mural. She further added that a meeting of Sylvania’s DSA (Downtown Sylvania Association) was held last night and that they gave their support for the mural. Mr. McCann moved, Mr. Arnold seconded, to approve the mural 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 9 – Building Review – app. no. 62-2015 requested by Kevin P. Carrol, agent of West Carroll Architecture for Dave White Acura, 5868 Monroe Street, Sylvania, Ohio 43560. (Continued from December 16, 2015 and February 10, 2016). Application is for a Building Review of the renovation and addition to the existing building. Mr. Carrol presented samples of the materials that would be used on the building and he stated that most of the existing roof would remain unchanged. Mayor Stough stated that he would not be participating in the vote as he is a member of the church next to the building. Sandy Husman, member of Sylvania City Council and also a member of the church was present and asked Mr. Carrol if the new design would allow the vehicle delivery trucks to be able to make their deliveries without having to use the churches drive for access. She said that the delivery drivers have stated that they are unable to make the turn onto the Acura property so they use the churches drive and that the church would like for that to be discouraged. She asked Mr. Carroll to try to address that

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concern. Mr. Carroll stated that this was an operational issue and the new design does not modify the curb cuts for access to the property. There was further discussion about signage being installed on the car dealership property directing the delivery vehicles to not use the neighboring properties for access. Mr. Marciniak moved, Mr. McCann seconded, to approve the building design as submitted in the revised drawing with an asterisk for accommodation for some signage be proposed for delivery trucks to refrain from using the churches or any other neighboring property for access for deliveries. 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 14, 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 and Deputy Service Director Joe Shaw also present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the August 10, 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 Council Referral – Zoning Ordinance Amendment Petition No. ZA-3-2016, a request from Joe Mercurio, for a zoning change from B-2, "General Business District", and R-1, "Single-Family Residential large Lot District" to B-2, "General Business District" for property located at 5142 W. Alexis Rd (Approx. 400' west of the intersection of Alexis and Whiteford on the north side of Alexis, Parcel #82-05182). Mr. Greg Feller of Feller, Finch and Associates and Mr. Mercurio were both present. Mr. Feller stated that the request for the zoning change is to allow for development of their design concept which includes commercial space along Alexis Road, similar to Mayberry in Sylvania, with residences above the space and that there would be single family residential buildings in the back of the development. He further explained that their original design concept was for a development of two family residential units, but after meeting with City staff, it was suggested that they add commercial along the front of the development, so their plan has since been revised to meet the request. Mr. Mercurio added that the single family units would be rental units for seniors, ages 55 and up. Mayor Stough presented a map from the City's Land Use Plan that was approved in 2010 which specifically shows that the City's plan for the property along Alexis to become business property. Mr. Arnold moved, Mr. Marciniak seconded to recommend to Council to approve the zoning change as requested. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 Right of Way Dedication – Winding Creek Place – a request by the Village of Woodstream Farms Homeowners Association, for review and recommendation. Mr. Marciniak moved, Mr. McCann seconded to recommend approval of the request for the Right of Way Dedication of Winding Creek Place as submitted. Mr. Jeff Rosco, current president of the Village of Woodstream Farms Homeowners Association was present. Mr. Shaw stated that the road was currently private and that the Association is asking for get approval for the Right of Way Dedication so that it will be a public street, and that the City would then provide services, including street maintenance; and that the City's Engineering Department has reviewed the plat and that they have approved the plat as submitted. He further stated that upon approval, that the plat would be recorded and that the residents would then be assessed based on their properties frontage, and that the City would then provide it's services including the maintenance of the street. He also added that it is his understanding that the Association will privately contract snow plowing services and that the City will provide salt and maintenance for

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the street. Mayor Stough asked if the street meets the City standards. Mr. Shaw stated that it does. There was further discussion about the possibility of the Association continuing their contract with their current snow plow contractor and Mr. Rosco stated that they are in discussions with their current contractor, but that the agreement has not yet been made. Mr. Shaw further stated that the residents may need to share in the costs for repairs of the street when needed in the future, but that would depend on the City's policy at the time; and that currently City residents are not assessed for repairs. Mr. Marciniak moved, Mr. McCann seconded to recommend to Council approve the Right of Way Dedication of Winding Creek Place as requested. Vote being: Stough, Arnold, McCann, Marciniak 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