

**Sylvania City Council**  
September 19, 2016

**7:15 p.m. Public Hearing**  
ZA-2-2016, Toledo-Lucas County Public Library

**7:30 p.m. Council Meeting**  
Agenda

1. Roll call.
2. Pledge of Allegiance to the United States of America led by Mrs. Cappellini.
3. Additions to the agenda.
4. Approval of the Council meeting minutes of September 6, 2016.
5. Recognition of Sammie Young, sophomore at Northview High School. Sammie was crowned National American Miss Ohio Junior Teen Cover Girl in July and will complete for the National Title in November in Anaheim, CA.
6. Proposed Resolution 11-2016, Resolution supporting the 5.7 mill levy request of the Sylvania City School District.
7. Report on public hearing for ZA-2-2016, Toledo Lucas County Public Library zoning change from "R-1" Single-Family Large Lot District to "B-1-B" Modified Business & Office District.
8. Plan Commission's recommendation for Zoning Ordinance Amendment ZA-3-2016, Request from Joe Mercurio to change zoning from B-2 & R-1 to B-2 for property located at 5142 W. Alexis Rd. Set Public Hearing. (Earliest date on regular scheduled council meeting date: November 7<sup>th</sup>, 2016)
9. Stormwater Management Plan
  - a. Service Director's report on Plan.
  - b. Proposed Ordinance 56-2016, Adopting a Stormwater Management Plan for the City of Sylvania, Ohio.
10. Set 2017 Meeting Schedule.
  - a. Set regular Council meetings.
  - b. Set Trick or Treat date and time. (October 31<sup>st</sup> is a Tuesday)
11. Notice of Liquor Permit for Vardean, LLC, d/b/a Smokehouse Bistro, 7625-27 Sylvania Ave, Sylvania, OH 43560.

11. Committee reports.
12. Committee referrals.

### **INFORMATION**

- A. Certificate of Notice, ZA-2-2016-Toledo Lucas County Public Library
- B. Memo from Bill Sanford regarding downtown mural.
- C. August 2016 Bank Reconciliation.
- D. Municipal Planning Commission minutes from September 14, 2016.
- E. Board of Architectural Review minutes from September 14, 2016.

Minutes of the Meeting of Council  
September 6, 2016

The Council of the City of Sylvania, Ohio met in regular session on September, 2016 at 7:30 p.m. with Mayor Craig A. Stough in the chair. Roll was called with the following members present: Katie Cappellini, Mark Frye, Mark Luetke, Doug Haynam, Sandy Husman, Mary Westphal: (6) present; Jason Mishka, (1) absent.

Roll call:  
J. Mishka,  
absent, excused.

Mrs. Westphal led the Pledge of Allegiance to the United States of America.

Pledge of Alleg.

Mayor Stough stated that Council will now consider agenda item 3.

Mr. Haynam moved, Mrs. Westphal seconded to approve the agenda as submitted; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Westphal,(6) yeas; (0) nays. The motion carried.

Agenda  
approval.

Mayor Stough stated that Council will now consider agenda item 4.

Mrs. Westphal presented the August 15, 2016 meeting minutes. Mrs. Westphal moved, Mr. Haynam seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of August 15, 2016 be approved; roll call vote being: Frye, Haynam, Husman, Luetke, Westphal, Cappellini, (6) yeas; (0) nays. The motion carried.

Approval of the  
August 15  
meeting  
minutes.

Mayor Stough stated that Council will now consider agenda item 5.

Mayor Stough recognized Mr. Scott Nelson, Superintendent of Sylvania Schools. Mr. Nelson provided information on the upcoming levy. School Treasurer Lisa Shanks provided financial information and details of the levy request. More information can be found at [www.voteforsylvaniaschools.com](http://www.voteforsylvaniaschools.com). Mr. Luetke moved, Mr. Haynam seconded to have administration prepare legislation supporting the proposed school levy for action at the next council meeting. Roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Westphal, (6) yeas; (0) nays. The motion carried.

Mr. Nelson,  
Supt. Sylvania  
Schools  
addressed  
Council Re:  
School Levy  
request.

Mayor Stough stated that Council will now consider agenda item 6.

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 40-2016, a written copy of same having been previously furnished to each member of Council, "Amending the Sylvania Codified Ordinances, 1979, as amended, by adding Chapter 765-Dealers in Second-Hand Articles; and declaring an emergency."; Mrs. Westphal moved, Mr. Haynam seconded, that Council dispense with the

Ordinance No.  
40-2016;  
"....adding  
Chapter 765-  
Dealers in

Minutes of the Meeting of Council  
September 6, 2016

Second and Third Readings of said Ordinance; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (6) yeas; (0) nays. The motion carried.

Second-Hand  
Articles..."

Mrs. Westphal moved, Mr. Luetke seconded, that Ordinance No. 40-2016 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Westphal, (6) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 7.

Service Director's report on Alexis Road & Acres Road Traffic Signal Improvement Project was placed on file. Mr. Frye presented and read aloud by title only, proposed Ordinance No. 52-2016, a written copy of same having been previously furnished to each member of Council, "Accepting the bid of FET Construction Services, LLC and awarding the contract for the Alexis Road and Acres Road Traffic Signal Improvements Project to same; authorizing the expenditure for the improvements in the amount of \$25,493.50; appropriating funds therefore,; and declaring an emergency."; Mr. Frye moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Luetke, Westphal, Cappellini, Frye, Haynam, Husman, (6) yeas; (0) nays. The motion carried.

Ordinance No.  
52-2016,  
"Accepting bid  
of FET  
Construction...  
Alexis & Acres  
Traffic Signal  
Improvement.."

Mr. Frye moved, Mrs. Husman seconded, that Ordinance No. 52-2016 be enacted as an emergency measure as declared therein; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (6) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 8.

Service Director's report on the Water Supply was placed on file. Mr. Frye presented and read aloud by title only, proposed Ordinance No. 53-2016, a written copy of same having been previously furnished to each member of Council, "Accepting the proposal of Fishbeck, Thompson, Carr & Huber, Inc. to provide continued Professional Services relative to the Water Services Study for the City of Sylvania; appropriating funds therefore in an amount not to exceed \$25,000; and declaring an emergency."; Mr. Frye moved, Mrs. Husman seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Westphal, (6) yeas; (0) nays. The motion carried.

Ordinance No.  
53-2016,  
"Accepting  
proposal...conti  
nued services  
relative to Water  
Study...FTC&H  
Inc...."

Mr. Frye moved, Mrs. Westphal seconded, that Ordinance No. 53-2016 be enacted as an emergency measure as declared therein; roll call vote being: Frye, Haynam, Husman, Luetke, Westphal, Cappellini, (6) yeas; (0) nays. The motion carried.

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Mayor Stough stated that Council will now consider agenda item 9.

Service Director's report on the City of Sylvania and Lucas County Sanitary Engineer Sanitary Lining Project was placed on file. Mrs. Husman presented and read aloud by title only, proposed Ordinance No. 54-2016, a written copy of same having been previously furnished to each member of Council, "Accepting the bid of Insituform Technologies, USA, Inc. and awarding the contract for the City of Sylvania and Lucas County Sanitary Engineer Sanitary Lining Project to same; authorizing the expenditure for the improvements in the amount of \$560,396.50; appropriating funds therefore; and declaring an emergency." Mrs. Husman moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Haynam, Husman, Luetke, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Ordinance No. 54-2016,  
"Accepting bid of Insituform ...Sanitary Lining project..."

Mrs. Husman moved, Mr. Frye seconded, that Ordinance No. 54-2016 be enacted as an emergency measure as declared therein; roll call vote being: Husman, Luetke, Westphal, Cappellini, Frye, Haynam, (6) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 10.

Service Director's report on the Whiteford Township Service Area No. 1 was placed on file. Mr. Frye presented and read aloud by title only proposed Ordinance No. 55-2016, a written copy of same having been previously furnished to each member of Council, "Authorizing the Mayor and Director of Finance to enter into an agreement for the discharge of sanitary sewer from the service area of Whiteford Township Sewage Disposal System No. 1; and declaring an emergency." Mr. Frye moved, Mrs. Husman seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Westphal, Luetke, Cappellini, Frye, Haynam, Husman, (6) yeas; (0) nays. The motion carried.

Ordinance No. 55-2016,  
"...agreement ...Whiteford Twp. Sewage Disposal System No. 1..."

Mr. Frye moved, Mrs. Westphal seconded, that Ordinance No. 55-2016 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Westphal; (6) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 11.

Mrs. Westphal moved, Mr. Haynam seconded to set the Monday, October 31 from 6:00-7:30 p.m. as the Trick-or-Treat for the City of Sylvania. Roll call vote being: Frye, Haynam, Husman, Luetke, Westphal, Cappellini; (6) yeas; (0) nays. The motion carried.

Trick-or-Treat:  
October 31<sup>st</sup>,  
6:00-7:30 p.m.

Minutes of the Meeting of Council  
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Mayor Stough stated that Council will now consider agenda item 12.

Mrs. Husman stated the Buildings & Grounds Committee met on August 24, 2016 to discuss the finance status of the Lathrop House and Sylvania Historical Village. The discussion continued on capital projects, the annual budget and future makeup of the three Sylvania history groups.

Bldgs &  
Grounds Com  
report...Hist.  
Village/Lathrop  
House.

Mrs. Westphal stated the Finance Committee met on this date at 6:45p.m. to discuss the Ohio Checkbook. More information will be gathered by Finance Director Schroyer from other entities participating in this program. There was discussion on the 2015 audit report. Additional information will be gathered for council.

Finance Com  
report on Ohio  
Checkbook.

Mayor Stough stated that all items on the agenda had been considered.

Mrs. Westphal moved, Mr. Frye seconded that this meeting adjourn; all present voting yea (6); (0) nays. The motion carried and the meeting adjourned at 8:58 p.m.

Adjournment.

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Clerk of Council

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Mayor

RESOLUTION NO. 11 - 2016

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SYLVANIA SUPPORTING THE 5.7 MILL LEVY REQUEST OF THE SYLVANIA CITY SCHOOL DISTRICT; AND DECLARING AN EMERGENCY.**

WHEREAS, a quality public educational system is a vital component of any successful community; and,

WHEREAS, the Sylvania City School District has demonstrated a record of academic progress while still maintaining financial responsibility and accountability; and,

WHEREAS, the school system cannot continue to offer the educational programs it currently does and maintain the school buildings and facilities without additional funding; and,

WHEREAS, of the proposed 5.7 mill levy, 4.7 mills is for current operating expenses to help offset nearly \$16 million in state funding cuts since 2010 and the loss of \$2.3 million annually in revenue from the 2012 property devaluation and 1 mill is for ongoing permanent improvements which will allow the schools to dedicate permanent improvement dollars; and,

WHEREAS, the total cost of the levy is equivalent to \$336.00 per year, for a home with the value of approximately \$175,000.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, \_\_\_\_\_ members elected thereto concurring:

SECTION 1. That this Council finds that the need for the 5.7 mill property tax levy is imperative in order to maintain the educational programs and maintain the school buildings.

SECTION 2. That this Council hereby supports the Sylvania City School District.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Resolution in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 5. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the reason that the City of Sylvania's support of the Sylvania City School District levy should be provided before the vote. Provided this Resolution receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2016, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

September 15, 2016

To: Mayor and Members of City Council

Re: **Council Referral – Zoning Ordinance Amendment ZA-3-2016**

Dear Mayor and Members of Council:

Following is an excerpt from the minutes of the regular meeting of the Municipal Planning Commission of September 14, 2016, 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. 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."...

Sincerely,

Debra Webb, Secretary  
Municipal Planning Commission

9a



# City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

September 15, 2016

To: The Mayor and Members of Sylvania City Council

Re: **Stormwater Management Plan;**

Dear Mr. Mayor and Council Members:

The City is required to have an approved Stormwater Management Plan to be in compliance with the Environmental Protection Agency's Phase II requirements. Council's approval will formalize and finalize the plan that had been used for several years.

The primary purpose of the plan is to formally document the City's operations in regards to the six Minimum Control Measures (MCM) in our EPA stormwater permit. Those being:

- MCM1: Public Education & Outreach
- MCM2: Public Involvement & Participation
- MCM3: Illicit Discharge Detection & Elimination
- MCM4: Construction Site Storm Water Runoff Control
- MCM5: Post Construction Storm Water Management in New Development and Redevelopment
- MCM6: Pollution Prevention/Good Housekeeping in Municipal Operations

The enclosed plan has been our guiding document for several years. We request approval of the plan for submittal to Ohio EPA.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.  
Director of Public Service  
KGA/dsw

**MS4 NATIONAL POLLUTANT  
DISCHARGE ELIMINATION SYSTEM**

**STORM WATER  
MANAGEMENT PLAN FOR  
SYLVANIA, OHIO**

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## 1.0 EXECUTIVE SUMMARY

On December 8, 1999, the United States Environmental Protection Agency (USEPA) promulgated the expansion of the existing National Pollutant Discharge Elimination System (NPDES) Storm Water Program by addressing additional sources of storm water discharges from Small Municipal Separate Storm Sewer Systems (MS4s) serving a population of less than 100,000 people in urbanized areas as designated by the Bureau of Census.

The City of Sylvania has been so designated and is required to submit a storm water management plan (SWMP) in accordance with 40 CFR Part 122.32 and Ohio Revised Code 6111. This plan outlines Sylvania's program to develop, implement and enforce a storm water management program designed to reduce pollutants, such as pesticides, fertilizers, oils, road salt, litter, motor vehicle fluids, sediment and pathogenic organisms, to the Maximum Extent Practicable to protect water quality and to satisfy the appropriate requirements of the Clean Water Act (CWA) in accordance with the Ohio Environmental Protection Agency (OEPA) MS4 Program.

## **2.0 LEGAL AUTHORITY**

The City of Sylvania will adopt an ordinance which will provide the City with the authority to implement this Storm Water Management Plan. The City has the fiscal resources to implement this plan.

### **3.0 PERMIT COVERAGE AREA**

The Storm Water Management Plan applies to all areas within the Sylvania City limits. Sylvania has a population of 18,965 residents (based upon the 2010 Census) within a 6.48 square mile area. The City has 56 miles of storm sewers and ditches.

#### 4.0 MINIMUM CONTROL MEASURES

##### 4.1 Public Education and Outreach on Storm Water Impacts

###### 4.1.1 Permit Requirement

The City has implemented a public education program to distribute educational materials to the community or conduct equivalent outreach activities about the impacts of storm water discharges on water bodies and the steps the public can take to reduce pollutants in storm water runoff.

###### 4.1.2 BMP Decision Process

The City of Sylvania has chosen BMPs that will help educate homeowners, students, and owners and employees of commercial facilities including but not limited to restaurants, automobile repair and related businesses. The BMPs will address pollutants including pesticides and fertilizers from home and commercial applications, used motor oil and other vehicle fluids from home and auto repair shops, restaurant oil and grease, dry cleaning chemicals released to the environment through improper disposal, and pathogenic organisms from improper or illegal connections of sanitary systems to the MS4.

The City will use a variety of means to provide educational materials to its citizens. Informational flyers will be available to homeowners and businesses, the City's website will include a section on storm water activities and information, a storm water information booth will be available during City events, and presentations relating to storm water activities will be made available to school, church, civic and senior citizen groups in the community.

In addition, the City will work with the Sylvania School System and the Lucas County Soil and Water Conservation District to provide educational materials on water pollution and storm water runoff to students.

4.1.3 BMPs and Measurable Goals

<b>Compliance Task/BMP</b>	<b>Measurable Goals</b>	<b>Target Initiation Date</b>
Educational booth at City events	One per year	2017
Storm water tips on City calendar	One per quarter	2017
Storm water section on City web site	New article semi-annually	Ongoing
Develop and provide presentation for school, church, business, civic, and senior citizen groups	1 presentation/year	2017
Develop or purchase flyers for distribution	One flyer per year	Ongoing
Work with Sylvania Schools and Lucas County Soil and Water Conservation District to provide educational programs for students	1 program/year	2017

4.2 Public Involvement/Participation4.2.1 Permit Requirement

The City will comply with State and local public notice requirements when implementing a public involvement/participation program.

4.2.2 BMP Decision Process

The City of Sylvania has chosen BMPs that will involve the public in their Storm Water Management Plan. The City will hold a public meeting to discuss the Storm Water Management Plan and provide a method to receive input from the public. The City will also involve school and service groups in stream cleanup activities. The City also intends to involve scout troops and school science classes with the identification of storm drains. In addition, a storm water hotline will be implemented and its availability advertised as part of the public education process.

By offering a range of opportunities to the public, Sylvania hopes to actively involve a variety of people in the implementation of a number of storm water activities.

4.2.3 BMPs and Measurable Goals

<b>Compliance Task/BMP</b>	<b>Measurable Goals</b>	<b>Target Initiation Date</b>
Hold public meeting/ <i>Stakeholder Meetings</i>	Per 1 permit period	2017
Storm drain identification system/ <i>Storm Drain Marking</i>	20 participants 80 Storm Drains marked 200 leaflets hung	Current
<i>Stream cleanup</i>	20 participants	Current
<i>Institute a storm water hotline</i>	Consistent posting	Current
Storm water section on City website	Completion	Current

4.3 Illicit Discharge, Detection and Elimination

4.3.1 Permit Requirement

The City will develop, implement, and enforce a program to detect and eliminate illicit into its MS4.

The City will develop, a GIS-based storm sewer map showing the location of all outfalls and the names and location of all surface waters of the State and receive discharges from those outfalls.

The City has already completed a paper copy of such map. The City will develop a list of all home sewage treatment systems (HSTS) connected to discharge to your MS4 including the addresses and indicate on a storm sewer map the location of HSTS's connected to the MS4. The map shall include details on the type and size of conduits/ditches in the MS4 that receive discharges from the MSTs's, as well as the water bodies that receive discharge from its MS4. This information will be submitted to Ohio EPA.

The City has prohibited, through ordinance, illicit discharges into your storm sewer system and implemented appropriate enforcement procedures and actions.

The City has developed and implemented a plan to detect and eliminate non-storm water discharges, including illegal dumping to its system.

The City has and will continue to inform public employees, businesses, and the general public of hazards associated with illegal discharges and improper disposal of waste.

The City does not consider the following categories of non-storm water discharges to be significant contributors of pollutants to your small MS4; water line flushing, landscape irrigation, diverted stream flows, rising ground waters, uncontaminated ground water infiltration, uncontaminated pumped ground water, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, water from crawl space pumps, footing drains, lawn watering, individual residential car washing, flows from riparian habitats and wetlands, dechlorinated swimming pool discharges, street wash water, and discharges or flows from fire fighting activities (by definition, not an illicit discharge).

#### 4.3.2 BMP Decision Process

The City of Sylvania has identified a plan to eliminate illicit discharges from their MS4. The plan consists of an ordinance with penalty provisions, a map of the system, procedures to locate and eliminate illicit discharges and an educational component aimed at not only the public but also businesses located within the City. Best management practices include a storm water hotline, educational pamphlets and displays, and monitoring. It is hoped that this comprehensive plan involving the residents, business community and City personnel will facilitate the discovery and elimination of illicit discharges from Sylvania's MS4.

4.3.3 BMPs and Measurable Goals

<b>Compliance Task/BMP</b>	<b>Measurable Goals</b>	<b>Target Initiation Date</b>
Storm sewer map	Review yearly	Current
Develop a list of all home sewage treatment systems (HSTS) including addresses and show location of same on existing storm sewer map.	List complete	12/2017 completion
Develop an enforcement plan to locate, trace, remove and document the removal of illicit discharges from the MS4. The plan will include provisions for dry weather inspections of storm outfalls.	Complete 2 year plan	2018
Sampling per Ohio TMDL Priority List (303d) & Appendix D1	1 per permit period	2019
Schedule a workshop for business community for the purpose of educating them about pollution prevention and storm water issues	Even years	2018
Provide educational materials through flyers, website, newsletter and display. Materials will cover illegal dumping, household hazardous waste, and other storm water related information/ <i>Utility stuffers, using media, educational displays, educational pamphlets.</i>	1 per year	See Section 4.1.3.

4.4 Construction Site Storm Water Runoff Control4.4.1 Permit Requirement

The City has developed, implemented, and enforced a program to reduce pollutants in any storm water runoff to its MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. Reduction of pollutants in storm water discharges from construction activity disturbing less than one acre is included in the program if that construction activity is part of a larger common plan of development for sale that would disturb one acre or more. The program includes:

An ordinance that requires erosion and sediment controls, as well as sanctions to ensure compliance to the extent allowable under State or local law;

Requirements for construction site operators to implement appropriate erosion and sediment control BMPs;

Requirements for construction site operators to control waste such as discharged building materials, concrete truck wash out, chemicals, litter, and sanitary wastes at the construction site that might cause adverse impacts to water quality;

Procedures for site plan review which incorporate consideration of potential water quality impacts;

Procedures for receipt and consideration of information submitted by the public; and

Procedures for site inspection and enforcement of control measures.

#### 4.4.2 BMP Decision Process

Sediment and erosion controls from construction sites are important mechanisms for helping to reduce pollutants in storm water. The City of Sylvania's construction site runoff control program consists of an ordinance requiring sediment and erosion controls from construction sites as well as penalty provisions. An inspection plan including site review and inspection goals has been developed and existing personnel trained in these procedures. A storm water "hotline" has been implemented to facilitate receiving public input. A meeting has been held with contractors through a collective TMACOG effort explaining the regulations and enforcement procedures. The City has included the construction permit, created by Ohio EPA into Sylvania's Storm Water Management Plan. The implementation of these measures will help minimize the impact of sediment runoff pollution.

4.4.3 BMPs and Measurable Goals

<b>Compliance Task/BMP</b>	<b>Measurable Goals</b>	<b>Target Initiation Date</b>
<i>Institute a storm water hotline</i>	Complete	Second Quarter 2004
Develop and implement an inspection plan which includes plan review, site inspection and enforcement measures.	Monthly	Third Quarter 2004
Schedule a workshop for contractors for the purpose of educating them on the provisions of the sediment and erosion control ordinance and inspection plan. In addition, BMPs including but not limited to the use of <i>silt fences, storm drain inlet protection, filter berms, construction site, management and dust control</i> will be explained/ <i>Stakeholder meetings</i>	Completion	2016

4.5 Post Construction Storm Water Management in New Development and Redevelopment4.5.1 Permit Requirements

The City will develop, implement and enforce a program to address storm water runoff from new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale, that discharge to its MS4. The program will ensure that controls are in place that would prevent or minimize water quality impacts.

The program will develop and implement strategies which include a combination of structural and/or non-structural BMPs appropriate for Sylvania.

The program will ensure adequate long-term operation and maintenance of BMPs.

4.5.2 BMP Decision Process

The City of Sylvania has the unique situation of having very little developable land. The City is almost entirely "built out". Redevelopment would be the primary focus of the Post Construction – Minimum Control Measure. The City will prepare and adopt an ordinance requiring control of runoff from new and redevelopment as well as penalty provisions. Existing regulations will be reviewed for the applicability to this control measure. An inspection/compliance plan will be developed to make certain post construction requirements are being met as well as citizen complaints are answered. The City will host a workshop, likely in partnership with TMACOG, for developers to explain the ordinance and inspection plan and their long-term impact. Zoning and sewer department personnel will be trained on storm water runoff implications to the community.

4.5.3 BMPs and Measurable Goals

Compliance Task/BMP	Measurable Goals	Target Initiation Date
Prepare and adopt an ordinance requiring the implementation of post construction runoff controls including penalty provisions.	Complete	2018
Develop and implement an inspection/compliance plan to review new and redeveloped sites, answer citizen complaints, initiate enforcement.	Every year inspections	2018
<i>Institute a storm water hotline</i>	Complete	2017
Train zoning and inspection personnel on post construction ordinance and inspection plan	Complete	2018
Develop, schedule and hold a workshop for developers to inform them of new ordinance and inspection plan as well as inform them of BMPs, including but not limited to wet ponds, grassed swales, grassed filter strips, catch basin inserts/ <i>Stakeholder meetings.</i>	Complete	2016

#### 4.6 Pollution Prevention/Good Housekeeping for Municipal Operations

##### 4.6.1 Permit Requirement

The City has developed and implemented an operation and maintenance program that includes a training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations.

Using training materials that are available from Ohio EPA or other organizations, the program includes employee training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, new construction and land disturbances and storm water system maintenance.

##### 4.6.2 BMP Decision Process

The City of Sylvania's Divisions of Streets, Utilities and Parks and Forestry are all subject to an operations and maintenance program designed to prevent or reduce pollutant runoff. The City wants to provide their employees with information on how to best minimize the release of pollutants as well as the benefits to the environment by these activities. The City will train both new and existing employees in the proper handling and disposal of both hazardous and non-hazardous wastes. Proper maintenance and operation of salt spreading, street sweeping and sewer cleaning vehicles will also be part of the City's training program.

In an effort to minimize pollutant loading to the storm sewer system the City will sweep all curbed streets and city owned parking lots four times per year, inspect and clean if necessary, 1/4 of the storm catch basins yearly, and inspect and clean their ditches yearly. Those activities will be documented and records retained.

The City currently has a used automobile and truck fluid recycling program and a covered salt storage building. The City currently uses drying beds for materials removed from catch basins and ditches prior to land filling. The system presently used will be reviewed and changed if necessary.

A copy of the City's Anti-Litter Law is attached. The law is enforced and has penalty provisions.

The selection of BMPs and their impact on preventing or minimizing pollutant runoff will be evaluated through a survey that will be developed by the City and made available to all residents and business. The responses to the survey will be evaluated and recommendations made on BMP selection.

#### 4.6.3 BMPs and Measurable Goals

<b>Compliance Task/BMP</b>	<b>Measurable Goals</b>	<b>Target Initiation Date</b>
Employee Training/ <i>Vehicle washing, landscaping and lawn care, road salt application and storage, hazards materials storage</i>	Annually	Current
Curbed Street and City Owned parking lot sweeping/ <i>Parking Lot and Street Sweeping</i>	4 times/year	Current
Clean and inspect ditches/ <i>Storm Drain System Cleaning</i>	Annually	Current
Covered salt storage/ <i>Road Salt Application and Storage</i>	On-going	Current
Used fluid recycling/ <i>Used Oil Recycling</i>	On-going	Current
Review handling and disposal of maintenance residue	Annually	Current
Inspect catch basins and clean if necessary/ <i>Storm Drain System Cleaning</i>	1/5 system annually	Current

## 5.0 REPORTING

The City of Sylvania will submit annual reports to Ohio EPA. The report will include:

The status of Sylvania's compliance with permit conditions, an assessment of the appropriateness of the identified BMPs, progress toward achieving the statutory goal of reducing the discharge of pollutants to the Maximum Extent Practicable (MEP), and the measurable goal for each of the minimum control measures;

Results of information collected and analyzed, if any, during the reporting period, including monitoring data used to assess the success of the program at reducing the discharge of pollutants to the MEP;

A summary of the storm water activities the City of Sylvania plans to undertake during the next reporting cycle (including an implementation schedule);

Proposed changes to Sylvania's Storm Water Management Plan, including any changes to any BMPs or any identified measurable goals that apply to the program elements; and

Notice that the City of Sylvania is relying on another government entity to satisfy some of Sylvania's permit obligations (if applicable).

## **6.0 RESPONSIBLE PERSON**

The City of Sylvania has designated the Director of Public Service as the responsible person for the overall management and implementation of Sylvania's SWMP. The Director of Public Service will also be responsible for the implementation of the BMPs identified in the plan unless otherwise noted.

**7.0 CERTIFICATION STATEMENT**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

---

Mayor

---

Date

ORDINANCE NO. 56 -2016

**ADOPTING A STORMWATER MANAGEMENT PLAN FOR THE CITY OF SYLVANIA, OHIO; AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO SUBMIT THE PLAN TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY; AND DECLARING AN EMERGENCY.**

WHEREAS, Ordinance No. 70-2002, passed June 17, 2002, accepted the proposal of Finkbeiner, Pettis & Strout for consulting services in drafting the City of Sylvania's Stormwater Management Plan and Stormwater Design Standards; and,

WHEREAS, Ordinance No. 6-2008, passed February 20, 2008, amended various sections of the Codified Ordinances of Sylvania, specifically Chapters 929 and 1181 dealing with to prohibit illicit discharges into the storm sewer system and implement appropriate enforcement procedures; and,

WHEREAS, the Director of Public Service, by report dated September 15, 2016, has indicated that the City is required to have an approved Stormwater Management Plan to be in compliance with the Environmental Protection Agency's Phase II requirements.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, \_\_\_\_\_ members elected thereto concurring:

SECTION 1. That the MS4 National Pollutant Discharge Elimination System Stormwater Management Plan for Sylvania, Ohio, now on file with the Clerk of this Council is hereby adopted.

SECTION 2. That the Director of Public Service is hereby authorized to submit the Stormwater Management Plan to the Ohio Environmental Protection Agency.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Stormwater Management Plan should be approved and adopted and submitted to the Ohio Environmental Protection Agency to ensure the City remains in compliance with the Phase II requirements. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings:           Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2016, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**CITY OF SYLVANIA, OHIO  
SCHEDULE OF REGULAR MEETINGS FOR THE YEAR 2017**

**City Council** meets in Council Chambers located in the Municipal Building (also the Police Division) at 6635 Maplewood Ave., Sylvania Ohio 43560 at **7:30 p.m.** unless otherwise noted

The **Municipal Planning Commission** meets in Council Chambers at **5:30 p.m.** unless otherwise noted

The **Board of Appeals (Zoning)** meets in Council Chambers at **7:00 p.m.** as needed

**JANUARY**

- 3 City Council Tuesday
- 11 Plan Commission Wed
- 17 City Council Tuesday

**FEBRUARY**

- 6 City Council Monday
- 15 Plan Commission Wed
- 21 City Council Tuesday

**MARCH**

- 6 City Council Monday
- 15 Plan Commission Wed
- 20 City Council Monday

**APRIL**

- 3 City Council Monday
- 12 Plan Commission Wed
- 17 City Council Monday

**MAY**

- 1 City Council Monday
- 10 Plan Commission Wed
- 15 City Council Monday

**JUNE**

- 5 City Council Monday
- 14 Plan Commission Wed
- 19 City Council Monday

**JULY**

- 12 Plan Commission Wed
- 17 City Council Monday

**AUGUST**

- 9 Plan Commission Wed
- 16 City Council Monday

**SEPTEMBER**

- 5 City Council Tuesday
- 13 Plan Commission Wed
- 18 City Council Monday

**OCTOBER**

- 2 City Council Monday
- 11 Plan Commission Wed
- 16 City Council Monday

**NOVEMBER**

- 6 City Council Monday
- 15 Plan Commission Wed
- 20 City Council Monday

**DECEMBER**

- 4 City Council Monday
- 13 Plan Commission Wed
- 18 City Council Monday

NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

92267670005 PERMIT NUMBER		STCK TYPE	VARDEAN LLC DBA SMOKEHOUSE BISTRO 7625-27 SYLVANIA AV SYLVANIA OH 43560	
ISSUE DATE				
05   17   2016 FILING DATE				
D5 D6 PERMIT CLASSES				
48	077	A	F17060 RECEIPT NO.	
TAX DISTRICT				

FROM 09/13/2016

PERMIT NUMBER		TYPE		
ISSUE DATE				
FILING DATE				
PERMIT CLASSES				
TAX DISTRICT	RECEIPT NO.			



MAILED 09/13/2016

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/14/2016

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES

**A STCK 9226767-0005**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

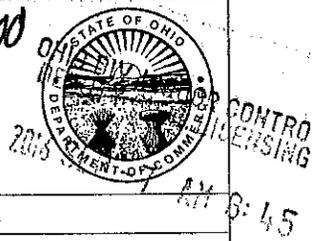
(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF SYLVANIA CITY COUNCIL  
6730 MONROE ST  
SYLVANIA OHIO 43560**

1ck #2579  
\$600



Office Hours  
8:00 a.m. - 5:00 p.m.  
For Questions call  
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control  
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005  
http://www.com.ohio.gov/liqr  
**APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS**  
**PROCESSING FEE \$100.00**  
**CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING**

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: <b>Vardean, LLC</b>		Permit Premises Address: <b>7625-27 Sylvania Avenue, Sylvania, OH 43560</b>
Liquor Permit Number(s): <b>92267670005</b>	Federal Tax ID Number: <b>46-4518618</b>	<b>F 017060</b>

Email Address: **j a m i e d e e n 2 8 @ g m a i l . c o m**

Attorney's Name, Address and Telephone Number (If represented):  
**Jeffrey C. Zilba, 1 Seagate, Suite 1645, Toledo, OH 43604. 419-255-1515**

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

**PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW**

**Section A - PREVIOUS** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Deana M. Deen		President <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Managing Member <input checked="" type="checkbox"/> Voting interest <u>100</u> % <input checked="" type="checkbox"/> Membership interest <u>100</u> %	
2) <i>no viol, no Rev Pen OK TO Key C&amp;L. 9.9.16</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3) <i>Send ce &amp; PD Rpts. please</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

**Section B - REVISED** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Jamie A. Deen		President <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Managing Member <input checked="" type="checkbox"/> Voting interest <u>100</u> % <input checked="" type="checkbox"/> Membership interest <u>100</u> %	
2)		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3)		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)		<input checked="" type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

A



# City Of Sylvania

SYLVANIA CITY COUNCIL  
SHARON M. BUCHER, CLERK

To: Mayor Craig A. Stough and Members of City Council

From: Sharon Bucher, Clerk of Council

### Certificate of Notice

ZA-2-2016  
Toledo Lucas County Public Library  
N. King & Sylvania Ave  
Sylvania, OH 43560

The undersigned Clerk of Council hereby certifies as follows:

- A. Thirty (30) days of time and place of public hearing was published in the The Blade on August 18, 2016.
- B. Written notice of hearing were mailed by first class mail, twenty (20) or more days prior to the scheduled hearing date to all owners of property within, contiguous to, and directly across the street from the subject parcel or parcels, which owners, so notified, are listed as follows:

<u>Owner</u>	<u>Property Address</u>	<u>Owner Address</u>
--------------	-------------------------	----------------------

See attached List.

<u>Sharon Bucher</u>	<u>9/14/16</u>
Clerk of Council	Date

ZA-2-2016  
Toledo-Lucas County Public Library

ADJACENT PROPERTY OWNERS

Parcel #	Owner	Address	Address	Address	Mailing Address	State	Zip
7824024	ONYIA DENISE ADAMS SUCCESSOR TRUSTEE	7464 SYLVANIA AVE	SYLVANIA	OH	43560	OH	43614
7833072	ZAPIECKI EUGENE J	7441 W SYLVANIA AVE	SYLVANIA	OH	43560	OH	43560
8000021	CHAMPION CREDIT UNION INC	7525 SYLVANIA AVE	SYLVANIA	OH	43560	OH	43623
8205979	KROGER CO AN OHIO CORPORATION	7545 SYLVANIA AVE	SYLVANIA	OH	43560	OH	45202
8205980	KROGER CO AN OHIO CORPORATION	7545 SYLVANIA AVE	SYLVANIA	OH	43560	OH	45202
8000069	TOLEDO LUCAS COUNTY PUBLIC LIBRARY	3944 KING RD	TOLEDO	OH	43617	OH	43604
8206029	TOLEDO LUCAS COUNTY PUBLIC LIBRARY	3944 KING RD	TOLEDO	OH	43617	OH	43604
8000198	CHAMPION CREDIT UNION INC	7510 W SYLVANIA AVE	SYLVANIA	OH	43560	OH	43623
8206340	BOONE COUNTY TWO LLC A KENTUCKY LIMITED	7510 W SYLVANIA AVE	SYLVANIA	OH	43560	OH	43623
8205988	CHAMPION CREDIT UNION INC	7510 W SYLVANIA AVE	SYLVANIA	OH	43560	OH	43623
8000074	CVS 10457 OH LLC A DELAWARE LLC	7510 W SYLVANIA AVE	SYLVANIA	OH	43560	OH	43623
8000204	KROGER CO AN OHIO CORPORATION	7545 SYLVANIA AVE	SYLVANIA	OH	43560	OH	2895
8205974	CHAMPION CREDIT UNION INC	7525 SYLVANIA AVE	SYLVANIA	OH	43560	OH	45202
					4140 W LASKEY RD	OH	43623
					PO BOX 141119	OH	43614
					7441 SYLVANIA AVE	OH	43560
					4140 W LASKEY RD	OH	43623
					1014 VINE ST PROPERTY TAX 7TH FLOOR	OH	45202
					1014 VINE ST PROPERTY TAX 7TH FLOOR	OH	45202
					325 MICHIGAN ST	OH	43604
					325 MICHIGAN ST	OH	43604
					4140 LASKEY RD	OH	43623
					300 W VINE ST STE 2200	OH	43623
					4140 LASKEY RD	OH	43623
					ONE CVS CAREMARK PROPERTY ADMIN STORE 10457	OH	43623
					1014 VINE ST PROPERTY TAX 7TH FLOOR	RI	2895
					4140 W LASKEY RD	OH	45202
					TOLEDO	OH	43623
					WOONSOCKET	RI	2895
					CINCINNATI	OH	45202
					TOLEDO	OH	43623

B

Memo

To: Mayor & City Council

From: Bill Sanford

Re: Downtown Mural

Date: September 15, 2016

Attached please find a mural that has been selected by the Sylvania Arts Commission to go into our downtown.

If you have any questions on this, please let me know.



## MAIN STREET MURAL

The Sylvania Community Arts Commission (SCAC) is seeking to enhance the exterior wall of a prominent office building in Downtown Sylvania based on the concept of Community.

**Artist John Bucher**  
Design Intent

I chose to take an abstract approach towards the idea of community. Instead of depicting different members of the community through realistic depictions such as clear distinctions of skin color, expression of race and culture, etc., I decided to create individuality of each depicted image, but altogether each shares an element with other images and serves to complete and benefit the whole. This is taken from my idea of community: that yes, we all have our individuality and significance as an individual (each different image within the design) but we also act as a component of the community (the entire art piece, unity), and this idea is expressed in my design.

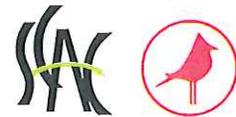
My entry depicts 5 different faces, heavily stylized and expressive. I wanted to create a piece of art that people could scan and appreciate both as a visually interesting piece of art and for its conceptual meaning. Each face has multiple colors and design elements that make it up, and these elements and colors are shared amongst the other faces depicted so that they're all connected within these aspects, but still individuals. The vibrant approach was also taken to really add a strong "pop" of color and style to the area that would appeal to a broad audience.





# CALL FOR ARTISTS DOWNTOWN SYLVANIA MURAL

WHAT DOES COMMUNITY MEAN TO YOU?



## Project Intent

The Sylvania Community Arts Commission (SCAC) is seeking artist submissions to enhance the exterior wall of a prominent office building in Downtown Sylvania's Red Bird Arts District. The committee seeks artists to design and paint a mural that will embody the concept of *Community, and what community means to the artist*. The mural selection committee seeks artists who can paint their winning design on the wall in August of 2016.

## Location

The prominent, centrally located site sits at 5658 North Main St., Sylvania, Ohio 43560. The building is owned by John Wallace who leases out several offices to local businesses, including his own remodeling business, ReNew Properties, as well as residential units on the second floor. The wall is best viewed by entering the parking lot that is shared by J&G's Pizza Palace and Edward Jones Investment Group. The project site is 92' wide by 20' high.



## Application Media/Fee:

The committee will accept up to 3 completed designs per artist or team fitting the given dimensions for the project and in full-color. The design must be submitted as a JPG or PDF accompanied by a \$10 entry fee per design which can be paid online using the link below. Label each design as follows: `artistlastname.entry1.jpg`, `artistlastname.entry2.jpg`, `artistlastname.entry3.jpg` (or `.pdf`) and submit the application with letter describing your intent and conceptual approach for the project. Please include your full name, address and contact info and submit your application by June 12th, 2016.

## Selection & Prize

The SCAC Public Art Committee will review all artist submissions and select a winner in July of 2016. The winning artist will complete the painting of the mural in August of 2016 with all supplies paid for. After the mural is completed, the artist will be awarded the prize of \$2,000 which has been donated by Dave White Chevrolet. A dedication ceremony will take place in the parking lot in September 2016.

Questions can be directed to David Navarre, Chair of the Public Art Committee of Sylvania Community Arts Commission at 419.490.6088 or [david.m.navarre@gmail.com](mailto:david.m.navarre@gmail.com). Project updates and prospectus can be found at [www.sylvaniaarts.org](http://www.sylvaniaarts.org).

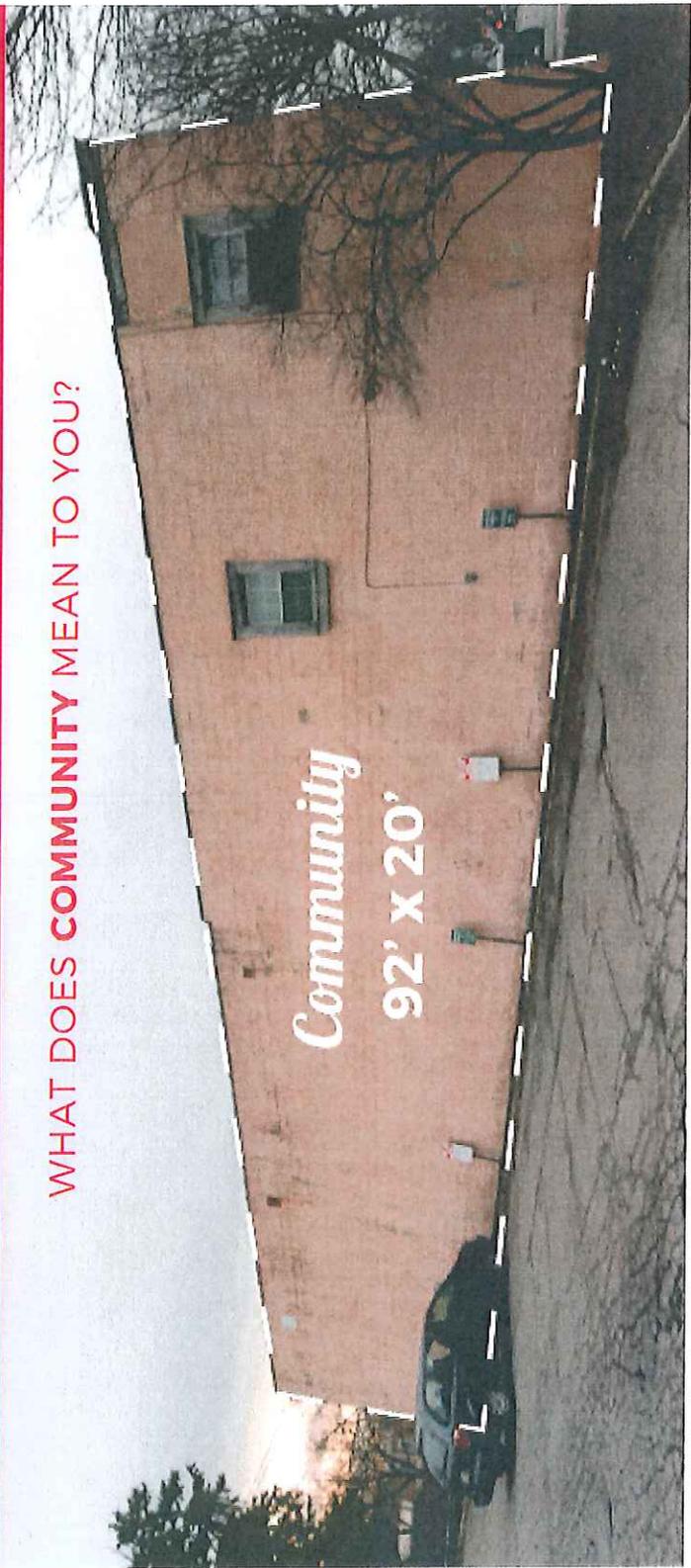
The committee reserves the right to make no selections from the applications received.



**CALL FOR ARTISTS**  
DOWNTOWN SYLVANIA MURAL  
**\$2,000 PRIZE**



WHAT DOES **COMMUNITY** MEAN TO YOU?





D.

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.

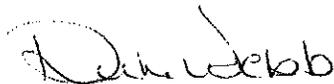
Item 4 Right of Way Dedication – Winding Creek Place – a request by the Village of Woodstream Farms Homeowners Association, for review and recommendation. Mr. Marciniak moved, Mr. McCann seconded to recommend approval of the request for the Right of Way Dedication of Winding Creek Place as submitted. 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

**Sylvania Municipal Plan Commission**  
**Minutes of September 14, 2016**  
**Page 2**

the street. Mayor Stough asked if the street meets the City standards. Mr. Shaw stated that is does. There was further discussion about the possibility of the Association continuing there 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

E

## 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.

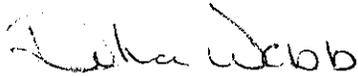
Item 9 – Building Review – app. no. 62-2015 requested by Kevin P. Carrol, agent of West Carroll Architecture for Dave White Acura, 5868 Monroe Street, Sylvania, Ohio 43560. (Continued from December 16, 2015 and February 10, 2016). Application is for a Building Review of the renovation and addition to 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