

Board of Architectural Review

Minutes of the regular meeting of March 15, 2017. 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 February 15, 2017 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 – Regulated Sign – app. no. 10-2017 requested by Kyle Saxton of Harmon Sign for The Buckeye Store, 5714 Monroe Street, Sylvania, Ohio 43560. Application is for a wall sign. Jim Damshroder of the Buckeye store and Dave Brink of Harmon Sign were present. Mr. Damshroder stated that the application is for 1 wall sign. Mr. McCann asked if they would be putting up another sign on the other side. Mr. Damshroder said no and added that the one that is there now will be removed. Mayor Stough asked what they would be doing with the blow up Brutus's. Mr. Damshroder stated, that due to a previous approval, they would be putting 1 Brutus up on the roof, and that right now they are down for repairs. He also said that they would bring the Brutus down during game day time as people like to have their picture taken with it. Mr. Burns stated that they have permission to do that for one day. 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. 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. 11-2017 requested by Jim Grzywinski for Appliance Center, 5656 Monroe Street, Sylvania, Ohio 43560. Application is for 1 wall sign and 2 awning signs. Mr. Grzywinski was present. Mayor Stough stated that he would need to push away from the table for the discussion and vote due to a business conflict. Mr. Burns stated that the application included a monument sign that did not meet the sign code so that sign was pulled from the application. Signs are within the limits of the Sylvania Sign 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.

Mayor Stough returned to the table.

Item 5 – Regulated Sign – app. no. 12-2017 requested by Marilyn Barnes for KIF Realty, 5838 Monroe Street, Sylvania, Ohio 43560. Application is for exterior building renovations. Building design is within the limits of the Sylvania Code. Mr. Burns stated that these renovations are a continuance of previously approved renovations to other portions of the building; and that the materials and colors match the previously approved materials and colors. Mr. Arnold moved, 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.

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Item 6 – Regulated Sign – app. no. 13-2017 requested by Matt Vankounet of Sign Pro of Toledo, LLC for Oswald Companies, 5671 Main Street, Sylvania, Ohio 43560. Application is for a projection sign. Mr. John Miller of the Oswald Companies was present. 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.

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 March 15, 2017. 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 February 15, 2017 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 – Ordinance No. 27-2017, Amending Part Eleven-Planning and Zoning Code by creating Chapter 1143, B-5 Office, Residential and Retail District. Mayor Stough stated that the addition to the Zoning Code is to accommodate a new downtown development. Mr. Lindsley asked if there was anyone present that wished to speak about the issue. Sylvania City Council Member Sandy Hussman of 5916 Indian Trail, Sylvania, Ohio 43560 came forward and stated there is a lot to this code that needs to be considered, and that after speaking with citizens, she had two points that she would like the board to consider. 1) Is this going to become a “*Lourdes dormitory*”? 2) Are pets going to be allowed? Mayor Stough commented that those points were site specific and that the board does not have a specific site plan before them tonight, but that it is a zoning change that would allow the density to be 3 x’s what is normally allowed and that the board needs to consider if it fits the City; and that City Council needs the Planning Commissions wisdom and thought on if this is appropriate for our community and also is it written the right way such as is this change properly controlled, where it could go, how many, how big and also other requirements such as will it be apartments or condominiums and also that the signage and parking lot size needs to be considered. After further discussion among the members and the Zoning Administrator, Mayor Stough added that the he was ordered by the Chairman of the City’s Zoning & Annexation Committee, Doug Hannum, during the open Council meeting, to bring his message to the Planning Commission that the proposed change to the zoning code does not go far enough; that there needs to be higher density, higher buildings, and lower parking requirements. Sylvania City Council Member Mark Luetke of 4327 Todd Drive, Sylvania, Ohio 43560 came forward and commented that there is going to be a high level of interest by all to the members of Council; that the developer involved in this project is very creditable but that he encourages extreme due diligence by the Planning Commission. He also said that he doesn’t know that the message, that the Mayor commented on from the Chairman of the Zoning and Annexation Committee, speaks for the entire Council. Mr. Lindsley suggested that the Planning Commission should take the time to give this some more consideration. Mayor Stough stated that the City will support the Planning Commissions research efforts and that it is not often that something like this comes before the Planning Commission. He suggested that the members use the City’s law director as a resource and also take the time to visit some similar developments such as in Chicago. Mr. Luetke also added that there are similar developments in the Indianapolis area. Mayor Stough said that it would be appropriate, since it was public knowledge, for the Secretary of the Planning Commission to email out to the Planning Commission members the site plan that has been submitted to the City. He added that although it is not an official site plan application, it could be used to show how this kind of development works. Further discussion took place and Mr. Lindsley suggested that the discussion and vote be tabled until the next meeting to allow for research and further review. Mr. Arnold moved, Mr. McCann seconded to table the discussion

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and vote until the next meeting. Vote being: Stough, McCann, Marciniak, Arnold 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