

Board of Architectural Review

Minutes of the regular meeting of May 10, 2017. Mr. Lindsley called the meeting to order.

Members present: Ken Marciniak, Daniel Arnold and Thomas Lindsley (3) present. Mayor Stough and Brian McCann excused. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the April 12, 2017, meeting as submitted. Vote being: Arnold, Marciniak and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 – Regulated Sign – app. no. 18-2017 requested by Ron Duschl for Salvarrito LLC, d.b.a. Hot Head Burritos, 6600 W. Sylvania Avenue, Sylvania, Ohio 43560. Application is for a wall sign and 2 window signs. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: Marciniak, Arnold and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 – Regulated Sign – app. no. 20-2017 requested by Myra Gueli of Toledo Sign for Fiddle Stix, 5693 Main Street, Sylvania, Ohio 43560. Application is for a wall sign. Ms. Gueli was present. Sign is within the limits of the Sylvania Sign Code. 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: Marciniak, Arnold and Lindsley (3) aye; (0) nay. Motion passed by a 3 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

Sylvania Municipal Planning Commission

Minutes of the regular meeting of May 10, 2017. Mr. Lindsley called the meeting to order.

Members present: Ken Marciniak, Daniel Arnold and Thomas Lindsley (3) present. Mayor Stough and Brian McCann excused. Zoning Administrator, Timothy Burns present.

Mr. Marciniak moved, Mr. Arnold seconded to approve the Minutes of the April 12, 2017, meeting as submitted. Vote being: Arnold, Marciniak and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 – Council Referral – Ordinance No. 30-2017, Amending Section 1157.12 – Front Yard Parking Prohibited (continued from the April 12, 2017 Meeting). Mr. Arnold stated that he wondered if the proposed Ordinance would be overkill, and said that he was concerned about the effects that the changes would have on homes with small lots, and that some homes with small lots also do not have street side parking. Mr. Burns stated that after the Planning Commission meeting took place last month, he met with the City of Sylvania’s Service Director, Kevin Aller, and that they came up with some additions to the proposed Ordinance that addressed the concerns expressed at the last meeting for homes with smaller lots. Mr. Burns submitted a letter to the Planning Commission dated May 3rd, 2017, which included the following changes to the proposed Ordinance:

- Standard lots with widths 40' or less to have an aggregate driveway area no greater than 45% of front yard.
- Standard Lots with widths between 41' - 50' to have an aggregate driveway area no greater than 40% of front yard.
- Standard Lots with widths greater than 70' to have an aggregate driveway area no greater than 35% of front yard.
- The Zoning Administrator is permitted discretion for abnormal occurrences (e.g. side-loaded garage with courtyard type driveways, 3-car garages, etc.).

Chart:

Lot Width	Aggregate Driveway % (of Front Yard)
< or = 40'	45%
< 50'	40%
> 50'	35%

Discussion about the changes included in the letter took place and Mr. Burns explained that the pictures that he included with the letter showed various lot sizes and demonstrated the effects that the changes would have on each lot size, including that the changes would allow for a home

Sylvania Municipal Planning Commission
Minutes of May 10, 2017
Page 2

with a small lot size to be able to have a driveway that would accommodate 2 regular size vehicle side by side, and that it would also allow that Zoning Administrator to be able to use discretion in certain circumstances. Mr. Arnold moved, Mr. Marciniak seconded to recommend to Council to approve the proposed Ordinance No. 30-2017, incorporating the changes detailed in the Zoning Administrators letter dated May 3rd, 2017. Vote being: Arnold, Marciniak and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Mr. Marciniak moved, Mr. Arnold seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission