

Board of Architectural Review

Minutes of the regular meeting of September 13, 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 August 16, 2017, 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. 31-2017 requested by Frank Borgelt for Church 3TwentyOne, 5845 Centennial Road, Sylvania, Ohio 43560. Application is for an exterior building review for an addition to the building to be used for storage. Mr. Burns stated that the addition will match with the color and materials of the existing building. 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. 32-2017 requested by Karrie Brock of Fast Signs for The Ability Center, 5033 Skelley Road, Sylvania, Ohio 43560. Application is a new wall sign. Ms. Brock was present and stated that the new wall panel will be non-illuminated. Sign is within the limits of the Sylvania Sign Code. Mr. McCann 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 5 – Regulated Sign – app. no. 33-2017 requested by Gary Harrell of Graphic Signs for Amys Allie Boutique, 6600 W. Sylvania Avenue Suite 1F, Sylvania, Ohio 43560. Application is for a wall sign. Mr. Harrell was present and stated that the new wall panel will be illuminated. 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: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Building Review – app. no. 34-2017 requested by Ralph T. Terebrueggen of the Mannik Smith Group, Inc. for Shoppes of Sylvania, 7559 Sylvania Avenue, Sylvania, Ohio 43560. Application is exterior renovation review. Mr. Lindsley asked if the applicant was present. There was no response. Mr. Burns stated that he was sure that someone was planning on attending the meeting and suggested that the board table the discussion and move both this item and the next item, which was a sign application for the same company, to the end of the meeting. Mr. Lindsley stated that item number 6 and 7 would be tabled to the end of the meeting.

Item 8 – Building Review – app. no. 36-2017 requested by Craig Lanum for of Wallin/Gomez Architects, Ltd. for Wendy's, 5802 Monroe Street, Sylvania, Ohio 43560. Application is for an

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exterior building renovation review. Mr. Don Wallin was present and explained that the building renovation is due to a new reimagining concept for Wendy's and that part of the renovation will include the removal of the solarium which will reduce the size of the building. 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 9 – Regulated Sign – app. no. 37-2017 requested by Craig Lanum for of Wallin/Gomez Architects, Ltd. for Wendy's, 5802 Monroe Street, Sylvania, Ohio 43560. Application is for a one pole sign and two wall signs. Mr. Don Wallin was present. Signs are within the limits of the Sylvania Sign Code. Mr. McCann 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 10 – Regulated Sign – app. no. 38-2017 requested by Heather R. Wettle of Wettle Corp. for Eden Fashion Boutique, 5641 Main Street, Sylvania, Ohio 43560. Application is for three new awning signs. Mr. Wettle was present and stated that the existing awnings will be reskinned in a black material. Sign are 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.

The meeting was held open to allow time for a representative for Items 6 and 7 to arrive.

The meeting was continued following the adjournment of the Planning Commission meeting.

Item 6 (Con't) – Building Review – app. no. 34-2017 requested by Ralph T. Terebrueggen of the Mannik Smith Group, Inc. for Shoppes of Sylvania, 7559 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a building renovation. Mr. Lindley asked if there was anyone present on behalf of the application. Mr. Raymond Luke of Mannick Smith was present and explained that he had received a phone call asking him to attend the meeting due to an unforeseen circumstance by his colleague who was supposed to attend the meeting. He apologized, as he was unfamiliar with the project. Mr. Burns stated that he felt that the building design fits in with the area. Mayor Stough used the notations on the drawings submitted with the application to determine the materials that would be used in the building renovation. Mr. Arnold 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 7 – Regulated Sign – app. no. 35-2017 requested by Ralph T. Terebrueggen of the Mannik Smith Group, Inc. for Shoppes of Sylvania, 7559 Sylvania Avenue, Sylvania, Ohio 43560.

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Application is for one monument sign. Mr. Burns stated that the signage shown on the buildings is for future tenant signage and is not up for review at this time. Sign 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.

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 13, 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.

Item 3 - Council Referral - Proposed Ordinance No. 62-2017, Amending Part Eleven – Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended by amending Section 1101.10-Definitions and by amending Section 1153.02 – Special Uses. Mayor Stough explained that the proposed ordinance is to amend the definition of agriculture to include marijuana cultivation in this section to control the sites used within the City of Sylvania. Mr. Marciniak asked if this would just effect the cultivation and not the retail of marijuana. Mayor Stough stated that was correct. Mr. McCann moved, Mr. Arnold seconded to recommend to Council to approve the Proposed Ordinance as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 - Council Referral – SUP-2-2017, a request for a Special Use Permit for an Adult Day Services/Vocational Habilitation for property located at 5631, 5635, 5639 West Alexis Road, 5530 and 5526 Alger Road, Sylvania, Ohio from Nicor, Inc. Melody Blattner of 539 Geneva Avenue Toledo, Ohio 43609 and Heidi Malak 6913 Williamsburg Drive, Sylvania, Ohio 43560, co-owners of Progressive Individual Care, were present and stated that they are requesting the Special Use Permit in order to be able to open an adult day care program for adults with various forms of developmental disabilities. They said that they have had a difficult time finding a location, based on zoning codes, and that they believe that this location would be an ideal location and that the facility will give clients a space where they can safely participate in recreation, life skills and leisure activities, including off-site socializing. Mr. Arnold stated that as a father of a special needs child, that he feels this is needed in the community. Mr. Lindsley asked if the parking would be adequate at the location. Ms. Blattner stated that it would be. Mr. McCann asked if there was anyone else present that would like to make a comment. Ms. Jenny Morgan, a special education teacher in Sylvania, stated that this is needed in the community and this will give her students a place to go for their entire adult life. Mr. Marciniak moved, Mr. Arnold seconded to recommend to Council to approve the Special Use Permit as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission