

Board of Architectural Review

Minutes of the regular meeting of February 14, 2018. 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 Service Director, Kevin Aller also present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the January 10, 2018, 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 – Regulated Sign – app. no. 4-2018 requested by Debra Bodell of Glass City Signs for Swissaire Village, 4615 Holland-Sylvania Road, Sylvania, Ohio 43560. Ms. Bodell was present. Application is for a new monument sign. Ms. Bodell stated that the new sign would be 30’ outside of the right-of-way rather than 20’ which was show in the drawing submitted with the application. Mr. Burns suggested that they may want to consider using another color as thte white shown in the drawing would not blend well with the building. Ms. Bodell said that the sign is actually beige not white which was also shown in the new drawing presented at the meeting. 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 noting that the sign will be located 30’ outside of the Right of Way and that the sign will be a beige color not white as shown in the new picture presented at the meeting. 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. 6-2018 requested by Debra Bodell of Glass City Signs for Fantasy Custom Golf Carts, 5559 Alexis Road, Sylvania, Ohio 43560. Ms. Bodell was present. Application is for two wall signs. Ms. Bodell present new drawings and stated that they had decided to change the design of the signs. 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 5 – Regulated Sign – app. no. 7-2018 requested by Karrie Brock of Fast Signs for Team Industrial, 4101 King Road, Sylvania, Ohio 43560. Ms. Brock was present. Application is for a new face on an existing monument sign due to rebranding of the business. 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 – Regulated Sign – app. no. 8-2018 requested by Robert Hall of Toledo Sign for Lawn Creations, 4507 Holland-Sylvania Road, Sylvania, Ohio 43560. Application is for an update to an existing monument sign that will be moved to a new location. Mr. Hall was present. Mr. Burns stated that the current sign is located in an area that does not meet the setback the City’s

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setback requirements; and that the sign was installed when the property was in the Township but has since been annexed into the City. He also said that they may have received a variance. Mr. Burns stated that they have been very cooperative in finding a better location for the sign but that there is really no good place to put a sign on the property; and that the location shown on the application is the best place for the sign. 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 7 – Regulated Sign – app. no. 9-2018 requested by Jim Grzywinski for Living Appliance Center, 5660 Monroe Street, Sylvania, Ohio 43560. Mr. Grzywinski was present. Application is for a new pole sign and a new wall sign. Mr. Burns stated that the signs are within the limits of the Sylvania Sign Code. Mr. Grzywinski said that the wall sign in going to be moved from their Maumee store and that the replacement pole sign will be smaller than what is currently on the property. 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 8 – Regulated Sign – app. no. 10-2018 requested by Neil Jeakle of National Illumination & Sign for Tireman Auto Service Center, 5832 Monroe Street, Sylvania, Ohio 43560. Mr. Jeakle was present. Application is for a new pole sign that will be smaller in size then the current sign and will only contain a panel for Tireman. 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. 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 February 14, 2018. 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 Service Director, Kevin Aller also present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the January 10, 2018, 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 – Site Plan Review - SOMO Multi-Family Complex, 6465 Monroe Street, Sylvania, Ohio 43560. Dave Kuhn of Feller, Finch and Associates, Inc. and Todd May of JC Hart Company were present. Mr. Kuhn stated that the multi-family complex will contain 206 units. Mr. Marciniak asked if the 2 spots in the front of the property would be removed. Mr. Kuhn said that there should be no problem working that out; that they have a total of 286 parking spots and many of the people that rent in this type of development don't drive so the surplus of parking spots would be enough. Mayor Stough asked if they agree to the Service Departments comments. Mr. May said yes they did. Mayor Stough asked if the Stormwater comments have been addressed. Mr. Kuhn said that they had and that they have added more underground storm chambers than what is shown on the drawings that were submitted. He added that they will do whatever the EPA says that they need to do. Mr. May said they will easily be able to address the other comments made by the Service Department. Mr. May further added that the comments were normal for this type of project and that he told Mr. Aller on the way into the meeting that the comments were nothing that they haven't seen before and that they would be easily addressed. Mr. Aller stated that he was confident that all of the comments would be addressed and worked out. Mayor Stough said that Council will be interested in the project schedule. Mr. May said that the groundbreaking would begin after they closed on the property and that the closing will take place sometime during the first week of May and that the project should take 18-20 months for completion. Mr. Marciniak moved, Mr. Arnold seconded, to approve the plan submitted conditional upon the Service Departments site plan comments made by Joe Shaw, dated February 6, 2018. 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

