

## Board of Architectural Review

Minutes of the regular meeting of April 11, 2018. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Daniel Arnold, Brian McCann, and Thomas Lindsley (4) present. Ken Marciniak excused. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the March 14, 2018, meeting as submitted. Vote being: Stough, Arnold, McCann and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 16-2018 requested by William Rossiter for Interrupt, 6622 Maplewood Avenue, Sylvania, Ohio 43560. Application is for 2 new wall signs. Mr. Rossiter 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 signs shown in the drawing submitted with the application. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Rossiter aid that he would like to state, for the record, that he 100% approves of the new paint color that will be used on the building.

Item 4 – Regulated Sign – app. no. 17-2018 requested by Dana Fairchild for Centennial Meadows, 5914 Centennial Road, Sylvania, Ohio 43560. Application is for 2 new development entrance signs. One is a panel for at monument sign and one is a post sign. Mr. Fairchild stated that generally, the monument sign would be two side, but that because of the location and landscaping, it would not be able to be seen on both sides. Mr. Burns stated the additional sign has been approved by the administration due to the circumstances. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. McCann, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 18-2018 requested by David Faulkner for The Fitness Shack, 5441 Main Street, Sylvania, Ohio 43560. Application is for a new LED panel for an existing monument sign. Mr. Faulkner was present. 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, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Building Review – app. no. 20-2018 requested by Brandon Fields for Inside the Five Brewing, 5703 Main Street, Sylvania, Ohio 43560. Application is for a building review. Mr. Fields was present. Mrs. Katie Fields was also present end explained that the renovation will include a new grey paint color to be applied over the existing beige painted areas of the building on the Main and Maplewood sides of the building, new wood accents under the large windows on the corner of Main and Maplewood, the replacement of five existing windows with clear, non-tinted bronze anodized windows that will match the new main entrance of the brewery, new gooseneck lights outside of the new back door and above the patio that will match the existing

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lights over Interrupt and the replacement of the existing sconces to match the new decor. Mr. Arnold moved, Mr. McCann, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 – Regulated Sign – app. no. 21-2018 requested by Brandon Fields for Inside the Five, 5703 Main Street, Sylvania, Ohio 43560. Mr. and Mrs. Fields were present. Application is for 2 new wall signs and a new hanging sign. Mr. Fields state that they will also be and painting the 2 existing wall signs on the Main and Maplewood corner of the building with the address of the building. 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, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Arnold moved, Mr. McCann moved, 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 April 11, 2018. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Daniel Arnold, Brian McCann, and Thomas Lindsley (4) present. Ken Marciniak excused. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the March 14, 2018, meeting as submitted. Vote being: Stough, McCann, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Somo Flats – Final Plat – submitted by David R. Kuhn of Feller, Finch and Associates, Inc. Mr. Kuhn and Rick Arnos of Republic Development were present. Mr. Kuhn stated that the new plat will divide the existing lot into 2 separate lots. Lot 1 will be for the apartments and lot 2 will be for the retail section. Mr. Kuhn added that he was in agreement with most of the comments made by the Service Department on April 4, 2018 with the exception of the following 2 comments:

Sheet 1, Comment 3.

“Lot 2 shall have a 2’ anti-vehicular access easement along the north and east lot lines. Access to Lot 2 shall be via Lot 1 via a shared use access easement.”

Mr. Kuhn stated that on the North side of the property there is an existing drive that needs to stay so they want the easement either taken away or narrowed so that they can keep the drive. He also said that on the east lot line the easement would be going right through where the shared drive is going through so he doesn’t understand why it’s there. Mayor Stough asked if these issues were discussed with either Kevin or Joe. Mr. Kuhn said that he did not discuss anything with Kevin but that he did discuss a little with Joe, and that he thinks that Joe’s trying to eliminate driveways, but he doesn’t understand how you can do that with the way it is now. Mayor Stough asked if there were 2 curb cuts right now. Mr. Kuhn said that yes there were and that 1 would be eliminated for the shared drive but that the other would need to stay because of how the parking is right now in the front.

Sheet 1, Comment 4.

“Lot 1 needs an ingress/egress easement defined from the Wingate Hotel through to Monroe Street.”

Mr. Kuhn stated that the developer does not want the people coming from the Hotel through their property. Mr. Kuhn stated that other than those 2 comments, they are in agreement with the comments. Mayor Stough stated that without representation from the Service Department it would be difficult to make a decision without representation from the Service Department and that also there would probably need to be talks about this with the Law Director.

Mr. Kuhn said that other than the 2 comments, they were in agreement of the other comments and that some adjustments would need to be made to the location of the water and sewer lines, some of

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which is dependent on the retaining wall location. Mayor Stough said that the City was informed by Toledo Edison last week that they cannot touch the retaining wall because of the pole foundations and there was nothing that could be done at this time. He also said that there will be a 5 foot intrusion on the property, but he was told that it would not affect the parking. Mr. Kuhn added that there is a guide wire on the property without an easement that doesn't affect the parking but affects the drive. Further discussion took place and Mr. McCann moved, Mr. Arnold seconded, to approve the plat subject to the Service Department's final approval, inclusive of the of comments 3 and 4 on sheet 1, and the adjustments to the underlying water and sewer lines. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 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