

Board of Architectural Review

Minutes of the regular meeting of May 15, 2018. Mr. McCann called the meeting to order.

Members present: Ken Marciniak, Daniel Arnold and Brian McCann. Mayor Stough and Tom Lindsley excused. Zoning Administrator, Timothy Burns and Law Director, Leslie Brinning present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the April 11, 2018, meeting as amended to reflect a correction to paragraph 3, removing Mr. Marciniak's name as he was not present at the meeting. Vote being: Arnold, Marciniak and McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 – Regulated Sign – app. no. 22-2018 requested by Vin Devers Mercedes Benz for 5570 Monroe Street, Sylvania, Ohio 43560. Application is for 5 replacement panels to existing 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 drawings submitted with the application. Vote being: Marciniak, Arnold and McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 – Regulated Sign – app. no. 23-2018 requested by Chuck S Schmalzried of Michelle Construction for Oakcreek North Subdivision, 7511 Largberg Lane, Sylvania, Ohio 43560. Application is for a new development entrance sign. 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 McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 5 – Building Review – app. no. 24-2018 requested by Stephanie Pilgrim, 5687 & 5689 Main Street Sylvania (Spacebar/Sunika), Ohio 43560. Application is for an exterior renovation including paint and an awning change. Mr. Burns stated that the colors are actually a gray color scheme but that they show somewhat green in the pictures due to a printing issue. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the design shown in the drawing submitted with the application. Vote being: Marciniak, Arnold and McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 6 – Regulated Sign – app. no. 25-2018 requested by Sukumar De Silva for Aquarium World, 5601 W. Alexis Road, Sylvania, Ohio 43560. Application is for a new wall sign. Mr. De Silvan was present and stated that an existing sign will be moved from another location to this location. Mr. Burns said that the mounting would be on the face of the roofline as there is no other place to put it. 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 McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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Mr. Marciniak 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 May 15, 2018. Mr. McCann called the meeting to order.

Members present: Ken Marciniak, Daniel Arnold and Brian McCann. Mayor Stough and Tom Lindsley excused. Zoning Administrator, Timothy Burns and Law Director, Leslie Brinning present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the April 11, 2018, meeting as submitted. Vote being: Arnold, Marciniak and McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Council Referral – Proposed Ordinance No. 20-2018, Amending Part Eleven – Planning and Zoning Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Section 1166-07-Standards for Permitted Signs.

Ms. Brinning explained that the change to the code would create an additional location for special temporary street banner signs to be erected or displayed. The new location will be on Main Street in the downtown business district of Sylvania which will be in addition to the current location allowed on the 5800 block of Monroe St.

Mr. Marciniak moved, Mr. Arnold seconded to recommend to Council to approve the Proposed Ordinance as submitted. Vote being: Arnold, Marciniak and McCann (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Council Referral – Proposed Ordinance No. 21-2018, Amending Part Eleven – Planning and Zoning Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Section 1101.861 – Medical Marijuana Dispensary and by amending Section 1153.02-Special Uses. Ms. Brinning stated that the proposed ordinance is to allow a Medical Marijuana Dispensary to be located in the M1 and M2 districts of Sylvania; and that the Dispensary would still need to go through a Special Use Permit process.

Ms. Brinning said that the referral was made to the Planning Commission after much consideration and discussion among City Council Members and that the legislation would both create a special use for a marijuana dispensary and limit the locations. That presently the City's code is silent on marijuana dispensaries.

Deb Chaney of the Sylvania Community Action Team was present and stated that she would prefer a ban on marijuana dispensaries, but that this legislation is a good compromise.

Sylvania Council Member Doug Haynam spoke against the proposed ordinance. He stated that that the locations should not be limited to M1 and M2 areas, presented a map showing the possible dispensary locations, and read aloud the types of businesses currently allowed in the M1, M2, B2 and B4 areas. He said that a marijuana dispensary more closely fits with the

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businesses currently allowed in the B2 and B4 areas; and that it would be appropriate to have it as a special use.

Sylvania Council Member Sandy Husman was present and spoke in favor of the proposed ordinance and that limiting the locations of a marijuana dispensary to the M1 and M2 areas is good compromise to a ban.

Further discussion took place amongst the members.

Mr. Marciniak moved, Mr. Arnold seconded to recommend to Council to approve the Proposed Ordinance as submitted. Vote being: Arnold, Marciniak and McCann (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