

Board of Architectural Review

Minutes of the regular meeting of July 11, 2018. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the June 13, 2018, meeting as submitted. Vote being: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Building Review – app. no. 19-2018 requested by Vincent Franceschelli for Speedway 8594, 6700 Sylvania Avenue, Sylvania, Ohio 43560. Application is for an exterior renovation and addition. Mr. John Saranzak was present and described the renovations and additions that are planned as shown in the drawings submitted with the application. Mr. Arnold moved, Mr. Marciniak, to approve the building design. Vote being: Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 29-2018 requested by David Schmitt for Woodland Hills, 6704 Woodland Hills, Sylvania, Ohio 43560. Application is for a new development entrance sign. Mr. Schmitt was present and explained that he has not chosen the final color for the sign yet and that he may also use a material other than brick, for the brick portions shown on the wall in the drawing, which will be dependent on the cost. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign and wall shown in the drawing submitted with application conditional on that the stone color will be similar to that shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Building Review – app. no. 30-2018 requested by Anthony R. Barchanowicz for Taco Bell, 5844 W. Alexis Road, Sylvania, Ohio 43560. Application is for an exterior renovation. Mr. Barchanowicz was present and said that the renovation would entail a rip off and redo of the existing wall, that the tower will be raised and that the building would be painted a muted grey with a dark purple trim. Mr. Burns said that the review is for the building design only and that the signs have not been submitted yet. Mr. Marciniak moved, Mr. Arnold seconded, to approve the building design shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Regulated Sign – app. no. 31-2018 requested by Michael Howard for Office Image, 5625 W. Alexis Road, Sylvania, Ohio 43560. Mr. Howard was present. Application is for new LED lighting and a new tenant panel to be installed on an existing monument sign. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 – Regulated Sign – app. no. 32-2018 requested by Michael Howard for Sylvania Diner, 5625 W. Alexis Road, Sylvania, Ohio 43560. Mr. Howard was present. Application is for

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new LED lighting and a new tenant panel to be installed on an existing monument sign. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 8 – Regulated Sign – app. no. 33-2018 requested by Michael Howard for A Team Auto Wraps, 5625 W. Alexis Road, Sylvania, Ohio 43560. Mr. Howard was present. Application is for new LED lighting and a new tenant panel to be installed on an existing monument sign. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 9 – Building Review – app. no. 34-2018 requested by Adam Pychewicz for Aldi, 5539 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior building renovation. Mr. Ted Gauss was present and explained that the renovation would include an 1800 ft. expansion and that the design would be similar to the recently updated Holland, Ohio store. He also presented samples of the materials that will be used. Mr. Burns stated that signage is not included in this review. Mr. Arnold moved, Mr. Marciniak, to approve the building design shown in the drawing submitted with the application. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 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 July 11, 2018. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the June 13, 2018, meeting as submitted. Vote being: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Lot Split – app. no. 1-2018 requested by Mike Hojnacki for Louisville Title Agency Trustee, 5621 Glasgow, Sylvania, OH 43560. Mr. Hojnacki was present and said that the 20 foot section lot split would be added to the 2 lots to the South, which have apartments on them, and that the lots will be combined to form 1 lot as discussed with Joe Shaw. He also said that he would be installing some fencing to provide a screening between that apartments and the single family residential area. He added that the house would remain on the lot and that he and his son have been fixing it up. Mr. Burns stated that the lot would remain a conforming lot as the home and garage on the lot meet the setback requirements and the lot size is adequate but that the 20 feet of property being split off would create a non-conforming lot and that the approval would need to require that the lot created be combined with one or more of the existing lots to the South. Mr. Marciniak moved, Mr. Arnold seconded, to conditionally approve the lot split dependent on that the split parcel will be combined with the adjoining parcels to the South. Marciniak, Arnold, Stough and McCann (4) aye; (0) nay. Motion passed by a 4 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