

Board of Architectural Review

Minutes of the regular meeting of December 12, 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 November 14, 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. 53-2018 requested by Rob Hall of Toledo Sign for Cricket, 5553 Monroe Street, Sylvania, Ohio 43560. Application is for a new tenant panel on an existing sign. Mr. Hall present. Sign is within the limits of the Sylvania Sign Code. 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 4 – Regulated Sign – app. no. 54-2018 requested by John Hoppenjans of Fast Signs for Union Home Mortgage- NOIC, 6444 Monroe Street, Sylvania, Ohio 43560. Application is for 2 new wall signs. Dick Hoppenjans was present. Signs are within the limits of the Sylvania Sign Code. Mr. Burns said that the two signs are within the Sylvania sign code. He also said that a new monument sign has been installed on the property that has not been before that Board and does not have a valid permit and that it would need to be brought into compliance. Mr. Hoppenjans said that he would make sure that it was. 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. 55-2018 requested by Debra Bodell of Glass City Signs for Poolside, 5463 Alexis Road, Sylvania, Ohio 43560. Application is for a new wall sign. Scott Burns, sign installer, was present. Scott stated that he has installed the sign. Mr. Burns explained that a temporary sign permit was issued and that it was understood that if the Board did not approve the sign that it would need to be removed. 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 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 December 12, 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.

Council Referral – Zoning Ordinance Amendment Petition No. ZA-1-2018, a request from Bruce J. Fondren, Sr., for a zoning change from R-1, “Single Family Residential Large Lot District” to R-2, “Single Family Residential Small Lot District” for property located at 4713 King Road, Sylvania, Ohio, 43560. Mr. Fondren was present and gave a brief explanation on why he wished to have the property rezoned to R2, which he said was due to density, and he described the development that his was planning on building on the property which was shown on the drawing that he submitted with the application. He also provided more details of his plans for the property which he provided to Tim Burns in an email on December 12, 2018. There was discussion amongst the members about the development that was described. Concerns were expressed by some of the members that if the zoning were changed to R2, and then the development planned by Mr. Fondrens fell through, there would be no control of how the property is developed after being rezoned. There was further discussion about whether it would be better to change the zoning of the property to R2 PD. Mr. Burns said that he believed that an R1 PD zoning would allow the property to be developed as shown in Mr. Fondrens drawings. Cathy Fondrens was present and said that she thought that an R2 PD zoning was more in line with what they are planning as she believes that a R1 PD zoning would require a bigger lot. Mr. Burns said that he believed that the R1 PD zoning would allow for the lot sizes shown on their drawing. Mr. Aller added that the R1 PD zoning would give the City security in having assurance that the property would be developed as Mr. Fondrens has described while also accommodating Mr. Fondrens; that a change in zoning from R1 to R1 PD would allow him to develop the property as he has shown in the plans that were submitted with the application. Mayor Stough asked Mr. Fondrens if he would like the Board to make their recommendation tonight or if he would rather wait until next month as it appeared that if a recommendation is made tonight that it would be to change the zoning to R1 PD. Mr. Fondrens said that it would be fine to make the recommendation tonight. Mr. Marciniak moved, Mr. McCann seconded, to recommend to City Council to change the zoning of the property from R1 to R1 PD and to work with the Fondren’s on getting what they want with the change. 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