

## Board of Architectural Review

Minutes of the regular meeting of March 13, 2019. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the February 13, 2019, 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. 14-2019 requested by David Harper of AA Boos & Sons for the Ability Center of Greater Toledo, 5605 Monroe Street, Sylvania, Ohio 43560. Jack Parion and Timothy Harrington of the Ability Center were present along with Mr. Harper. Application is for a building design review. There was discussion about the color choice of red being used on the building as most of the other buildings in the area are earth toned. Mr. Parion and Mr. Harper said that other than the back corner, the building would not be visible from the street. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the building design shown in the drawing submitted with the application. Vote being: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 –Regulated Sign – app. no. 15-2019 requested by Nabil Shaheen of Sign Design USA for Great Lakes Vacuum, 5577 Monroe Street, Sylvania, Ohio 43560. Mr. Shaheen was present. Application is for a new wall sign. The sign has already been installed. Mr. McCann said that he saw the sign and thought that it looked good. Sign 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: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 16-2019 app. no. 16-2019 requested by Mark Wnukoski of Allen Industries for Dunkin Donuts, 5649 Alexis Road, Sylvania, Ohio 43560. Ms. Leia Medere of Allen Industries was present. Application is for two new wall signs. Mr. Burns said that the City code allows for wall signs on two building faces when the property is located on a street corner. He added that the second wall sign will not be facing a street side, but that there is nothing in the code that prohibits that. Signs are 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: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Regulated Sign – app. no. 17-2019 requested by Leia Medere of Allen Industries for Promedica, 5200 Harroun Road, Sylvania, Ohio 43560. Ms. Medere was present. Application is for three new monument sign and two new wall signs. Ms. Medere explained that two of the new monument signs will be replaced with signs of the same size and one of the signs will be smaller than the existing signs. The two wall signs will be adding wording to the existing wall signs to become compliant with state requirements. Mr. Burns said that the City has had several meetings with the applicant; that variances had been previously granted on the existing signs, and an agreement had been reached that would allow the applicant to become compliant

**Board of Architectural Review**  
**Minutes of the March 13, 2019 Meeting**  
**Page 2**

with the state requirements while staying within the variances that had been previously granted. He added that the applicant had worked with the City by reducing the originally requested size of the 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 sign shown in the drawing submitted with the application. Vote being: Stough, Arnold, Marciniak and McCann (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. McCann asked if there were any additions.

Mr. Burns provided an update to the Board on app. no. 8-2019, requested by Nabil Shaheen of Sign Dezign USA for Advanced Billing & Computing, 5151 Main Street, Sylvania, Ohio 43560. The sign requested in the application was denied at the February 13, 2019 meeting. Mr. Burns said the City is going to issue a temporary sign permit to allow the sign, that has already been installed, to remain for one year while the owner of the property works on a plan to renovate the building and eliminate the raceway signs by creating a system that will allow the tenants to install signs that are compliant with the City's sign code.

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 March 13, 2019. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the February 13, 2019, 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 Splits – Apps. Nos. 1-2019 submitted by George Oravec of Oravec and Associates, LLC for Kingston Care Center of Sylvania, 4119 King Road (Parcel 1-A), Sylvania, Ohio 43560; 2 – 2019 submitted by George Oravec of Oravec and Associates, LLC for Kingston Care Center of Sylvania, 4119 King Road (Parcel 1-B), Sylvania, Ohio 43560 and App. No. 3-2019, submitted by George Oravec of Oravec and Associates, LLC for Kingston Residence of Sylvania, 4125 King Road, Sylvania, Ohio 43560.

Mr. Oravec explained that the first lot split is to give property from the southern property, owned by Kingston Care Center, to the northern property, owned by Kingston Residence, to allow for the expansion of the existing dining area.

Mr. Oravec explained that the second lot split is to give property from the southern property, owned by Kingston Care Center, to the northern property, owned by Kingston Residence, to allow for the expansion of the fitness center.

Mr. Oravec explained that the third lot split is to give property from the northern property, owned by Kingston Residence, to the southern property, owned by Kingston Care Center, to balance the property that split off and given to them in lot splits numbers 1-2019 and 2-2019; and that this lot split is for bank and loan driven purposes.

Mr. Marciniak moved, Mr. Arnold seconded to approve lot splits nos. 1-2019, 2-2019 and 3-2019 inclusive of the comments given by Joe Shaw in his review of the lot splits, dated March 4, 2019. Mr. Oravec was asked if he was given a copy of Joe Shaws comments. Mr. Oravec said the he had; and that he believed that the changes had already been made. Vote being: 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