

## Board of Architectural Review

Minutes of the regular meeting of June 12, 2019. 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 May 15, 2019, 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. 21-2019 requested by Erika Aultman for McDonalds, 5810 W. Alexis Road, Sylvania, Ohio 43560. Application is for a new wall sign. Mr. Ken Esry of Larsen Architects, Cleveland, Ohio was present. Mr. Esry explained that the new redesign of the building and signage was part of the McDonald's new national modernized design. Mr. Burns added that the building design was approved at a previous meeting and that there is only one wall sign before the board for review tonight. The sign includes the M logo and "McDonald's" lettering on the front of the building. 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 drawings submitted with the application. Vote being: McCann, Arnold, Stough and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Building Review – app. no. 22-2019 requested by John Sperry of Thomas Dubose & Associates, Inc. for MQ Real Estate Investments, 7645 W. Sylvania Avenue, Sylvania, Ohio 43560. Mr. John Sperry was present. Application is for a new building design. Mr. Sperry gave a brief presentation of the building design. He said that the new building would be about 12,000 sq. ft. and would include a 6,000 sq. ft. buildout for an undisclosed tenant and that the other 6,000 sq. ft. will be developed for tenants to be determined in the future. He presented samples of an efface product that they will be using that is designed to look like a panel system in black gloss, grey colored interlocking stone that will be used on the corners of the building, sandstone and a light colored brick. He added that they have been working with both the service department and the fire department and they have worked through all the hurdles that came up during that process. Mr. Arnold moved, Mr. McCann seconded, to approve the building design shown in the drawings 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 – Building Review – app. no. 23-2019 requested by Lance Mushung of SSOE Group for Sylvania Northview High School, 5403 Silica Drive, Sylvania, Ohio 43560. Mr. Arnold stated that he will not be participating in the discussion and vote as he has a business conflict. Mr. Mushung was present. Application is for a building design review. Mr. Mushung explained that the existing weight room will be demolished and will be expanded to include a first locker room and second floor weight room. There will also be an expansion to the parking and new landscaping. He presented samples of the brick and stone that they will be using for the exterior of the building that will closely match the existing buildings. He added that there will be joint use of the building with Promedica for a rehabilitation and exercise program. Mr. McCann moved, Mayor Stough seconded, to approve the building design shown in the drawings

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submitted with the application. Vote being: McCann, Stough and Lindsley (3) aye; (0) nay.  
Motion passed by a 3 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

## Sylvania Municipal Planning Commission

Minutes of the regular meeting of June 12, 2019. 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 May 15, 2019, meeting as submitted. Vote being: Stough, Arnold, McCann and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Lot Split – app. no. 5-2019 requested by Kevin Aller, Director of Public Service of the City of Sylvania, for the property located at 5705 Main Street, Sylvania, Ohio 43560. Mayor Stough stated that he will not participate in the discussion or vote as he has a business conflict. Mayor Stough did provide some information to the members about the application, and stated that he was doing so not as a Planning Commission member. He explained that the lot split is needed so that a portion of property that is owned by the City can be sold to Inside the Five in order for them to be able to install an emergency exit. The section of property is about 7 ft. wide. He added that City Council has already approved the sale of the property. Mr. Arnold moved, Mr. McCann seconded to approve the lot split request. Vote being: McCann, Arnold and Lindsley (3) aye; (0) nay. Motion passed by a 3 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