

Sylvania City Council

October 21, 2019

6:00 p.m. Parks & Forestry Committee

Green River Initiative-Harroun Park

7:00 p.m. Public Hearing

SUP-1-2019 - Shalom of the Pie, LLC

7:30 p.m. Council Meeting

Agenda

1. Roll call. Mrs. Cappellini, Mr. Frye, Mr. Haynam, Mrs. Husman, Mr. Luetke, Mr. Richardson, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Mr. Richardson.
3. Additions to the agenda.
4. Approval of the Council meeting minutes of October 7, 2019.
5. Report of the Public Hearing on Zoning Ordinance Amendment SUP-1-2019 from Shalom of the Pie, LLC, 8216 Erie Street, Sylvania, OH 43560 request for change of hours and use of kitchen for catering.
 - a. Certificate of Notice.
6. Zoning Ordinance Amendment Petition No. ZA-2-2019, a request from Louisville Title Agency of NW Ohio, for a zoning change from B-2 "General Business District" to R-4/PD "Multi Dwelling Medium High Density District" Planned Development for property located at 3921 and 3859 Sylvania Lakes Blvd., Sylvania, Ohio 43560. (Referral to the Plan Commission.)
7. School Resource Officer Agreement.
 - a. Safety Director's report on Agreement.
 - b. Proposed Ordinance No. 87-2019, Authorizing to enter into an agreement with the Sylvania School District for School Resource officers.
8. Water & Sewer Rate Adjustments.
 - a. Service Director's report on water rates.
 - b. Proposed Ordinance No. 88-2019, Amending Codified Ordinances of Sylvania by decreasing water service charges per one thousand gallons from \$11.65 to \$8.74 for City users and from \$14.57 to \$10.93 for non-City users.
 - c. Service Director's report on sewer rates.
 - d. Proposed Ordinance No. 89-2019, Amending Chapter 925 of Sylvania Codified Ordinance by amending Section 925.05-Sewer Charges levied to increase the sewer charges for both industrial and non-industrial city and non-city users.

9. OPWC Grant Applications.
 - a. Service Director's report on application-Maplewood Construction.
 - b. Proposed Resolution No. 14-2019, Resolution authorizing to file a Grant Application with OPWC for the Maplewood Avenue-Main Street to Norfolk Southern Railroad Tracks Reconstruction.
 - c. Service Director's report on application-Trunk Sanitary Sewer Lining, Phase 2.
 - d. Proposed Resolution No. 15-2019, Resolution authorizing to file a Grant Application with OPWC for the Truck Sanitary Sewer Lining Phase 2 project.
10. Centennial Crossing Pumping Station Replacement.
 - a. Service Director's report on electrical services.
 - b. Proposed Ordinance No. 90-2019, Authorizing to accept the proposal of FET Construction Services, LLC to provide electrical services for Centennial Crossings Pumping Station Replacement project.
11. Proposed Resolution No. 16-2019, Adopting and designating a new official Logo and Flag for the City of Sylvania.
12. Confirmation of Mayor Stough's appointments.
 - a. Ken Marciniak to the Municipal Planning Commission for a term commencing on January 1, 2020 and expiring December 31, 2023.
 - b. Mary Morrison to the Toledo Area Regional Transit Authority (TARTA) to fill the unexpired term of William Pitzen which expires on December 31, 2021.
13. Committee reports.
 - a. Finance Committee held on 10/17/19.
 - b. Parks Committee held on this date.
14. Committee referrals.

INFORMATION

- A. Board of Architectural Review minutes from October 16, 2019.
- B. Municipal Planning Commission minutes from October 16, 2019.

Minutes of the Meeting of Council
October 7, 2019

The Council of the City of Sylvania, Ohio met in regular session on October 7, 2019 at 7:30 p.m. with Mayor Stough in the chair. Roll was called with the following members present: Katie Cappellini, Mark Frye, Doug Haynam, Sandy Husman, Mark Luetke, Patrick Richardson, Mary Westphal; (7) present; (0) absent.

Roll call:
All present.

Pledge of Allegiance to the United States of America led by Mr. Luetke.

Pledge of
Allegiance.

Mayor Stough stated that Council will now consider agenda item 3.

The following items were added to the agenda:

- 6a. Update on Funigan's paintball issue.
- 9. Exhibit "A" attachment to Ordinance No. 83-2019.
- 13c. Schedule a Parks & Forestry Committee meeting.
- 13d. Report of the Committee of the Whole from this date.
- 13e. Schedule a Safety Committee meeting.
- 16. Fall Festival/Sister City update.
- C. Report on the SAJRD Executive Summary.

Mrs. Westphal moved, Mr. Haynam seconded to approve the agenda as amended; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Richardson, Westphal, (7) yeas; (0) nays. The motion carried.

Agenda
approval.

Mayor Stough stated that Council will now consider agenda item 4.

Mrs. Westphal presented the September 16, 2019 meeting minutes. Mrs. Westphal moved, Mr. Luetke seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of September 16, 2019 be approved subject to addition of a roll call second to Ordinance 77-2019; roll call vote being: Frye, Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of the
September 16
meeting
minutes.

Mayor Stough stated that Council will now consider agenda item 5.

Chief Schnoor introduced the City's new Police Captain Doug Hubaker. Captain Hubaker's son pinned his badge.

Introduction of
Police Caption:
Doug Hubaker.

Mayor Stough stated that Council will now consider agenda item 6.

Mr. Craig Findley, CEO of Venture Visionary Partners addressed Council and expressed his appreciation of the Job Creation Grant.

Venture
Visionary
Partners thanks
for Jobs
Creation Grant.

Minutes of the Meeting of Council
October 7, 2019

Law Director Brinning provided an update on the Funigan's paintball issue.

Funigan's
update.

Mayor Stough stated that Council will now consider agenda item 7.

Mrs. Westphal presented and read aloud by title only, proposed Resolution No. 12-2019, a written copy of same having been previously furnished to each member of Council, "A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor; and declaring an emergency." Mrs. Westphal moved, Mr. Haynam seconded, that Council dispense with the Second and Third Reading of said Resolution; roll call vote being: Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Resolution No.
12-2019,
"Accepting
amount & rates
by Co. Budget
Commission..."

Mrs. Westphal moved, Mr. Frye seconded, that Resolution No. 12-2019 be enacted as an emergency measure as declared therein; roll call vote being: Husman, Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 8.

Mr. Haynam presented and read aloud by title only, proposed Resolution No. 13-2019, a written copy of same having been previously furnished to each member of Council, "Adopting a statement, pursuant to Revised Code of Ohio 709.03 (D), indicating what services will be provided to the area proposed to be annexed to the City of Sylvania by Petition for Annexation filed with the Board of Lucas County Commissioners; and declaring an emergency." Mr. Haynam moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Reading of said Resolution; roll call vote being: Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Resolution No.
13-2019;
..."services
provided to
proposed
annexed
property...."

Mr. Haynam moved, Mrs. Husman seconded, that Resolution No. 13-2019 be enacted as an emergency measure as declared therein; roll call vote being: Richardson, Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 9.

Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 83-2019, a written copy of same having been previously furnished to each member of Council, "Granting a license to Yee Properties, LLC to enter a portion of City Owned Right-of-way to install and maintain a patio; authorizing the Mayor and Director of

Ordinance No.
83-2019,
"Granting
License....Yee

Minutes of the Meeting of Council
October 7, 2019

Finance to sign the License Agreement; and declaring an emergency”; Mr. Richardson moved, Mr. Luetke seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Richardson, (7) yeas; (0) nays. The motion carried.

Properties...
install &
maintain
patio...”

Mr. Richardson moved, Mr. Frye seconded, that Ordinance No. 83-2019 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Richardson, Westphal, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 10.

Service Director’s report on the Harroun Road Traffic Impact Study was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 84-2019, “Accepting the proposal of DGL Consulting Engineers to complete a Traffic Impact Study along Harroun Road Corridor from the Ottawa River Bridge to Brint Road; appropriating funds therefore in the amount of \$14,000; and declaring an emergency.” Mr. Richardson moved, Mrs. Husman seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Frye, Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Ordinance No.
84-2019;
“...Traffic
Impact
Study...Harroun
Rd.....”

Mr. Richardson moved, Mrs. Westphal seconded, that Ordinance No. 84-2019 be enacted as an emergency measure as declared therein; roll call vote being: Husman, Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 11.

A notice of a new permit of D1 and D2 liquor permit from MC Khadra CHamoun , LLC d/b/a Ammera Mediterranean Bistro, 5127 Main St., Sylvania, Ohio was presented. Mr. Frye moved, Mrs. Husman seconded to not request a hearing. Roll call vote being: Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

No hearing:
liquor permit,
Ammera
Mediterranean
Bistro, 5127
Main St.

Mayor Stough stated that Council will now consider agenda item 12.

Mr. Luetke presented and read aloud by title only, proposed Ordinance No. 79-2019, a written copy of same having been previously furnished to each member of Council, “Revising the Administrative, Departmental and Divisional Organization of the City and the Codified Ordinances thereof by amending Sylvania Codified Ordinance

Ordinance No.
79-2019,
“Amending
Dept of Law;

Minutes of the Meeting of Council
October 7, 2019

Chapter 131-Department of Law; amending Sylvania Codified Ordinances Section 139.03 (e)(3) to set the salary of the Prosecutor at \$75,000 annually; and declaring an emergency.” Mr. Luetke moved, Mr. Frye seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Husman, Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

salary of
Prosecutor at
\$75,000....”

Mr. Luetke moved, Mrs. Westphal seconded, that Ordinance No. 79-2019 be enacted as an emergency measure as declared therein; roll call vote being: Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 13.

Mr. Luetke stated the Employee & Community Relations Committee held a meeting on September 25, 2019 to discuss Council’s appointment to the Board of Zoning Appeals. He established a timeline for the appointment process.

Report of Emp.
& Com. Rel.
Com Mtg.

Mr. Luetke set an Employee & Community Relations Committee for November 4, 2019 at 6:30 p.m. to review applicants for Council’s appointment to the BZA.

Emp & Com
Relations Com
11/4/19; 6:30
p.m.

Mrs. Westphal state the Utilities Committee held a meeting on September 30, 2019 to discuss the Water Contract. She also stated a public information meeting was held for citizen comments. The Committee moved to prepare legislation for approval of this contract.

Report of
Utilities
Committee.

Mr. Luetke moved, Mr. Hayman seconded to allow Mr. Frye to push back from table due to conflict of interest on the Water Contract. Roll call vote being: Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 85-2019, a written copy of same having been previously furnished to each member of Council, “Authorizing the Mayor and Director of Finance to enter into a Uniform Water Purchase and Supply Agreement, on behalf of the City of Sylvania, Ohio, with the City of Toledo for a period of 40 years; and declaring an emergency.” Mrs. Westphal moved, Mr. Haynam seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Westphal, Cappellini, Haynam, Husman, Luetke, Richardson, (6) yeas; (0) nays. The motion carried.

Ordinance No.
85-2019,
“Authorizing....
Water Contract
with City of
Toledo...40
years....”

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Mrs. Westphal moved, Mr. Luetke seconded, that Ordinance No. 85-2019 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Haynam, Husman, Luetke, Richardson, Westphal (6) yeas; (0) nays. The motion carried.

Mr. Frye returned to the table.

Mrs. Cappellini reported on the Parks & Forestry Committee meeting held on this date. She stated Erika Buri, Nick Mandros and Ashlee Decker all spoke on the benefits of the Green River Initiative in the Oak Openings Region.

Report of Parks
& Forestry
Committee mtg.

Mrs. Cappellini set a Parks & Forestry Committee meeting for October 21, 2019 at 6:00 p.m. to discuss now to initiate the Green River Initiative in Harroun Park.

Parks Com.
Mtg. 10/21/19;
6:00 p.m.

Mrs. Westphal reported the Committee of the Whole met on this date to discuss the City logo. Ms. Dani Fuller presented the colors and flag designs.

Mrs. Westphal moved, Mrs. Husman seconded to approve the colors and designs for the City's new logo. Roll call vote being: Frye, Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of
new City Logo.

Mr. Frye set a Safety Committee meeting for November 6, 2019 at 6:30 p.m. to discuss selecting the City's appointment to the 911 Committee.

Safety Com.
11/6/19; 6:30
p.m.

Mayor Stough stated there are no items for agenda item 14, so that Council will now consider agenda item 15.

Mrs. Husman presented and read aloud by title only, proposed Ordinance No. 86-2019, "Authorizing the Mayor and Director of Finance to enter into an Assignment of Purchase Agreement for the property located at 6511 Monroe St., Sylvania, Lucas County, Ohio 43560 for the amount of \$40,000; providing funds for said Assignment of Purchase Agreement; authorizing the payment of the purchase price in the amount of \$346,725; and declaring an emergency." Mrs. Husman moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Reading of said Ordinance; roll call vote being: Frye, Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Ordinance No.
86-2019;
Assignment of
Purchase
Agreement:
6511 Monroe
St.

Mrs. Husman moved, Mr. Luetke seconded, that Ordinance No. 86-2019 be enacted as an emergency measure as declared therein; roll call vote being: Husman, Luetke, Richardson, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

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Mr. Luetke reported on the Fall Festival and Sister City activities scheduled for the October 20, 2019 weekend.

Fall
Festival/Sister
City update.

Mrs. Cappellini reported on information item C of the agenda; Sylvania Area Joint Recreation District Master Plan Executive Summary.

SAJRD Exec.
Summary.

Mrs. Westphal moved, Mrs. Husman seconded to adjourn at 9:25 p.m. Roll call vote being: Haynam, Husman, Luetke, Richardson, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Adjournment.

Clerk of Council

Mayor

5a



SYLVANIA CITY COUNCIL
SHARON M. BUCHER, CLERK

To: Mayor Craig A. Stough and Members of City Council
From: Sharon Bucher, Clerk of Council

Certificate of Notice
SUP-1-2019 Shalom of the Pie, LLC

The undersigned Clerk of Council hereby certifies as follows:

- A. Thirty (30) days of time and place of public hearing was published in the Toledo Blade on September 19, 2019.
- B. Written notice of hearing was mailed by first class mail, twenty (20) or more days prior to the scheduled hearing date to all owners of property within, contiguous to, and directly across the street from the subject parcel or parcels, which owners, so notified, are listed as follows:

<u>Owner</u>	<u>Property Address</u>	<u>Owner Address</u>
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See attached Listing (1 page)

<u>Sharon Bucher</u>	<u>9/19/19</u>
Clerk of Council	Date

SUP-1-2019 Shalom of the Pie, LLC

Parcel #	Owner	Address	Mailing Address	
8201620	KRUSE ROGER O & CHRISTINAG	8212 ERIE ST	43560 5140 BRENDEN WAY	SYLVANIA OH 43560
8200045	ELLENWOOD JOHN C & AUDREYE	8215 ERIE ST	43560	SYLVANIA OH 43560
8201615	SHALOM OF THE PIE LTD AN OHIO LIMITED L	8216 ERIE ST	43560 3352 PLAINVIEW DR	TOLEDO OH 43615 *
8200053	RHO REAL ESTATE HOLDINGS LLC	8253 ERIE ST	43560 8761 OAK VALLEY RD	HOLLAND OH 43528
8201621	PATRIDGE JOHN L & DAWN	8220 ERIE ST	43560 8220 ERIE ST	SYLVANIA OH 43560
8201611	BACH JOHN M & CYNTHIA L	8208 ERIE ST	43560 8208 ERIE ST	SYLVANIA OH 43560
8292594	DAKE JOSEPH A & CHRISTINAM	8203 KEVIN LN	43560 8203 KEVIN LN	SYLVANIA OH 43560
8200055	BOYD NANCY W & MERLE T	8263 ERIE ST	43560	SYLVANIA OH 43560
8292597	MCINTEE JOHN D	8209 KEVIN LN	43560 8209 KEVIN LN	SYLVANIA OH 43560

* sent to both addresses

PETITION FOR ZONING ORDINANCE AMENDMENT

6

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

Application No. _____

Date 10/18/2019

Petitioner Name(s) Louisville Title Agency for NW Ohio, LLC

Petitioner Address 408 Madison Ave
701, OHIO 43004

Telephone 419-345-0015

Location of property for which zoning amendment is requested:

3921 + 3859 Sylvania Lakes Blvd
Sylvania 43560

Purpose of amendment request: permit 14499 apartment
under PUD contract

Current Zoning: B-2 General Business

Requested Zoning: R-4 PUD

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments:**
1. Full legal description of the property for which the Zoning Amendment is proposed.
 2. Area location map.
 3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$150.00, payable to the City of Sylvania, is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: Louisville Title Agency for NW Ohio, LLC
[Signature]

Date referred by Council: _____

Date of Commission Action: _____

Date of Council Action: _____

Action: _____

10/18/19 pd. \$100.00
[Signature]



One SeaGate
Suite 1645
Toledo, Ohio
43604-1584
419.244.8336
419.244.1914 Fax

Lynn H. Gressley 1913-2001
Julian M. Kaplin 1927-1995
Jerome R. Parker
Bruce S. Schoenberger
Todd J. Kuhn
David A. Cole*
Thomas E. Puffenberger, II
Thomas I. Darrow
Ali A. Nour

Of Counsel:
Howard B. Hershman*

*Also admitted in Michigan

October 18, 2019

Tim Burns
Sent via e-mail
TBurns@cityofsylvaniam.com

Re: Sylvania Place Apartments – PD Petition

Dear Mr. Burns:

This letter is being forwarded to you as legal counsel for RT Group, LLC, and it and the Exhibits attached are to be part of our submittal. In response to your email to me of Tuesday, October 16, we are very comfortable with the site plan and the locations of the buildings as shown on the site plan attached hereto as Exhibit 1 to this letter (your item 1 question).

Secondly, the building design and elevations attached hereto as Exhibit 2 are in fact what will be the design for all buildings assuming of course those materials are available as we phase-in the project (and we have no reason to assume they won't be)-(item 2 of your email).

Also attached as Exhibit 3 are elevations showing the materials we will use for the exterior-we can also furnish samples for the public hearings if desired (item 3 of your email). Furthermore as I indicated yesterday we have already submitted to you financial information on our expected rental rates based upon a similar project already completed, types of units (1 and 2 bedroom), floor plans and sample interior of those units, as well as minimum incomes for our tenants at that project for the sole purpose of indicating the expected revenues to the City from the income tax generated when the residents either also work in the City or have income that is not exempt from the tax. In addition, we have furnished to you an approximate calculation of the expected real estate taxes when the project is fully built-out, which is obviously a substantial benefit to the school system.

Finally, also attached as Exhibit 4 in response to your item 4 is a site plan with an extensive proposed landscape plan which we intend to implement and is submitted also to further indicate our client's dedication to having a first-rate quality project at the site. Thank you for your continued assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jerome R. Parker', written in a cursive style.

JRP/tmk

SYLVANIA PLACE APARTMENTS
SYLVANIA LAKES BOULEVARD
SYLVANIA, OHIO
SITE PLAN

DATE: 07 Aug. 19
BY: [Signature]
FOR: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/25/19	Initial Design
2	08/01/19	Revised Design
3	08/01/19	Final Design

APPROVAL PENDING - NOT FOR CONSTRUCTION

CASH WAGNER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS & SURVEYORS
 10000 N. 100th St., Suite 100
 Omaha, NE 68131
 Phone: (402) 426-1000
 Fax: (402) 426-1001
 Email: cwa@cashwagner.com
 Website: www.cashwagner.com

SYLVANIA PLACE APARTMENTS
 SYLVANIA LAKES BOULEVARD
 SYLVANIA, OHIO
 C-101

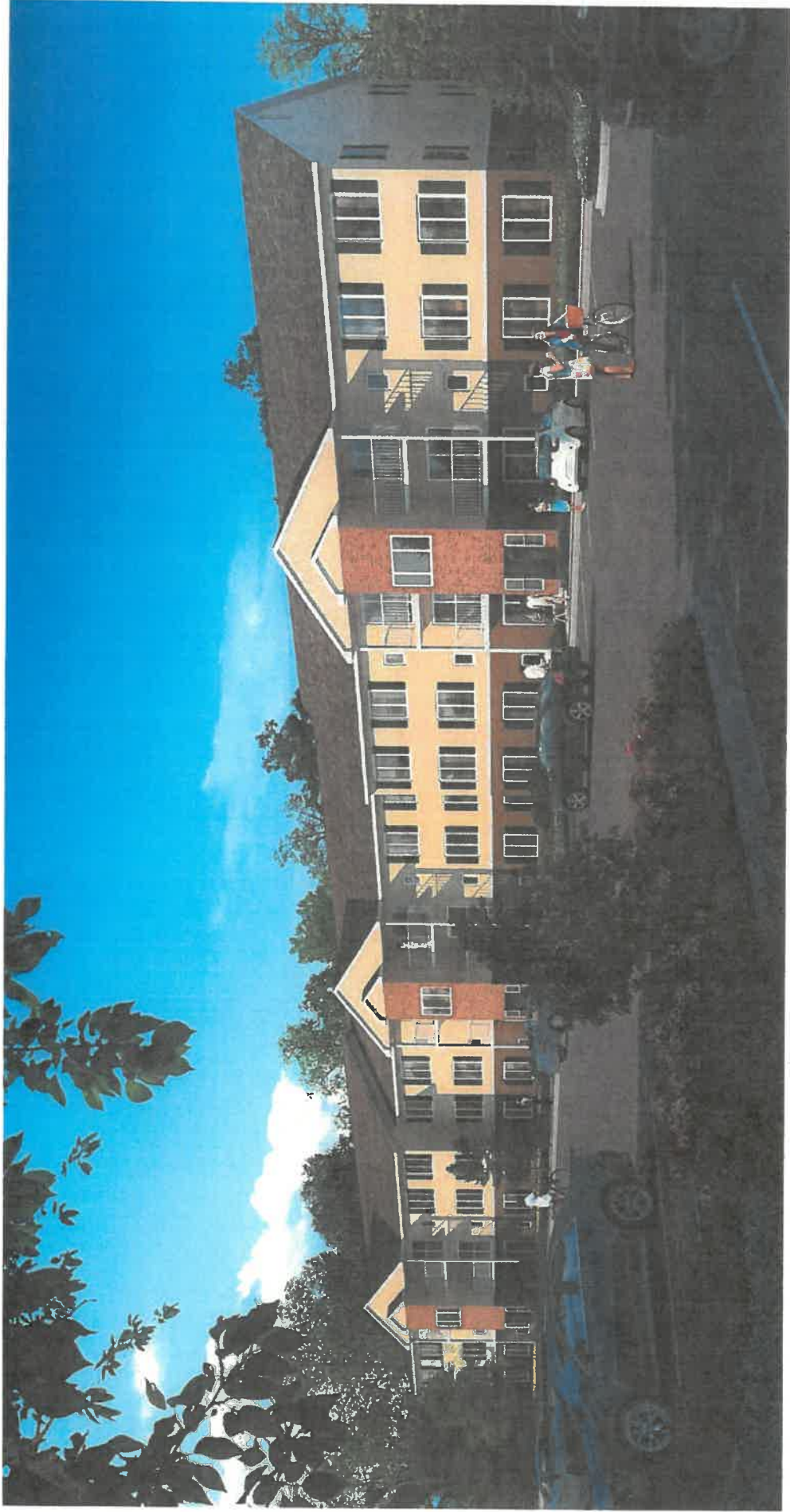
[illegible]

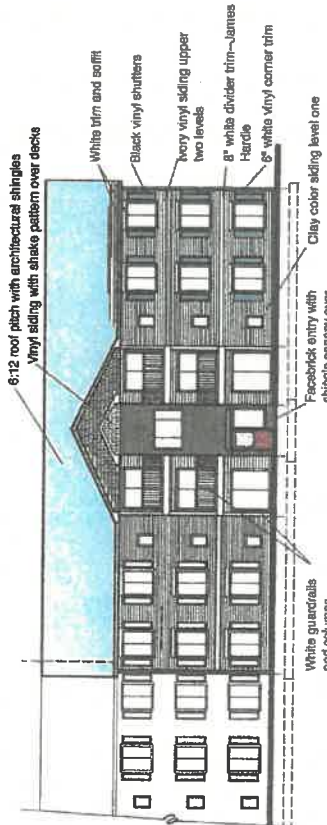
PREPARED FOR AT THE REQUEST OF
CASH WAGGONER & ASSOCIATES



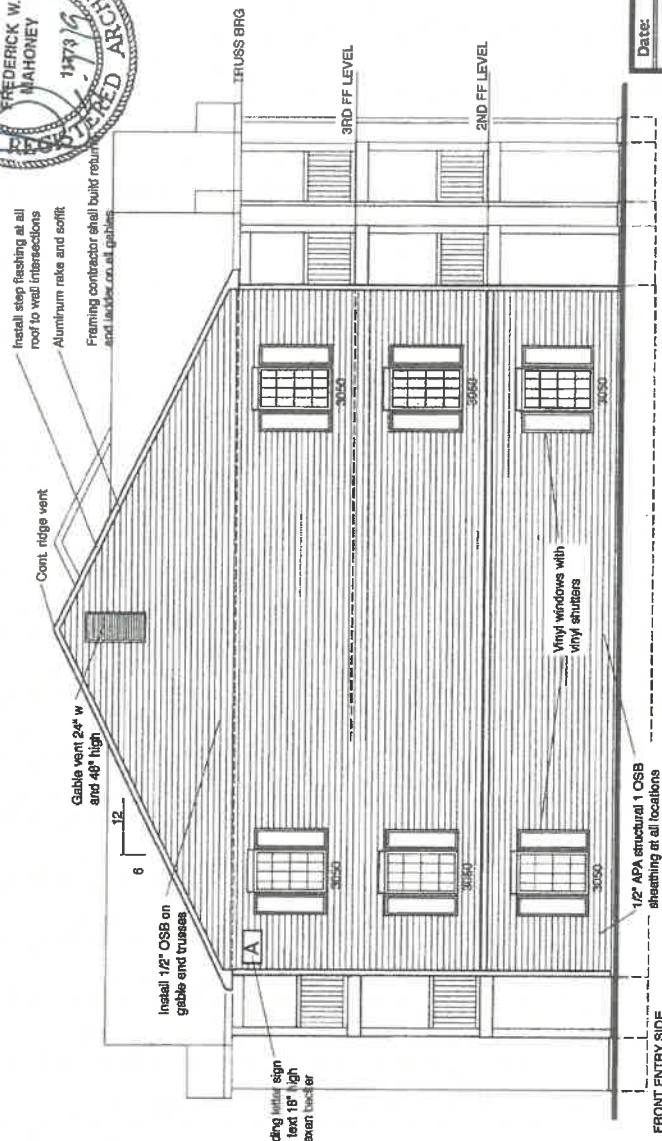
REV.	DESCRIPTION	QTY	DATE	JOB NAME STAVAN LAKES BLVD. CLIENT NAME CASH MAINTENANCE & ASSOC. DESCRIPTION: EXHIBIT FOR BIDDING	JOB NUMBER 164303585 SCALE: 1" = 100' DATE: 6/29/2016 DUPS TICKET NUMBER	DRAWN BY SURVEY PFC CHECKED BY JSM	SHEET 1 of 1
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Exhibit 2

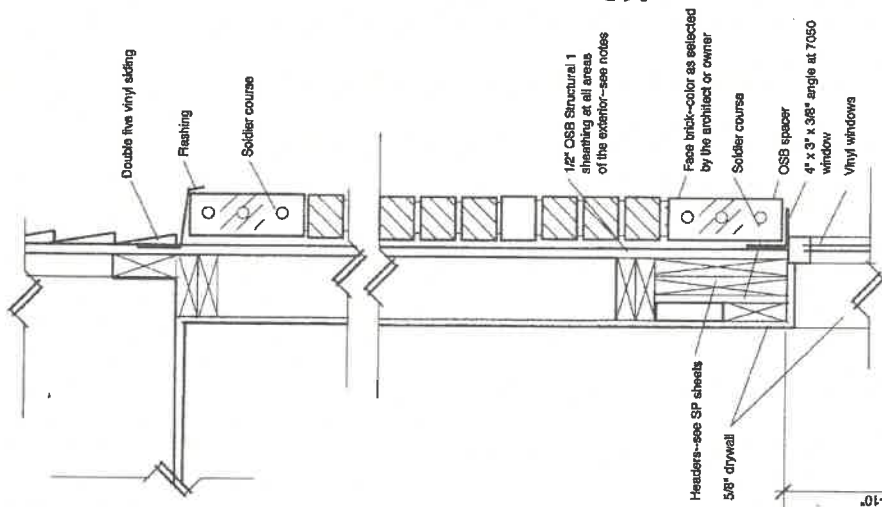




FRONT ENTRY ELEVATION
SCALE: 1"=20'-0"



BUILDING END ELEVATION



1
A14

WINDOW HEAD DETAIL

[illegible]

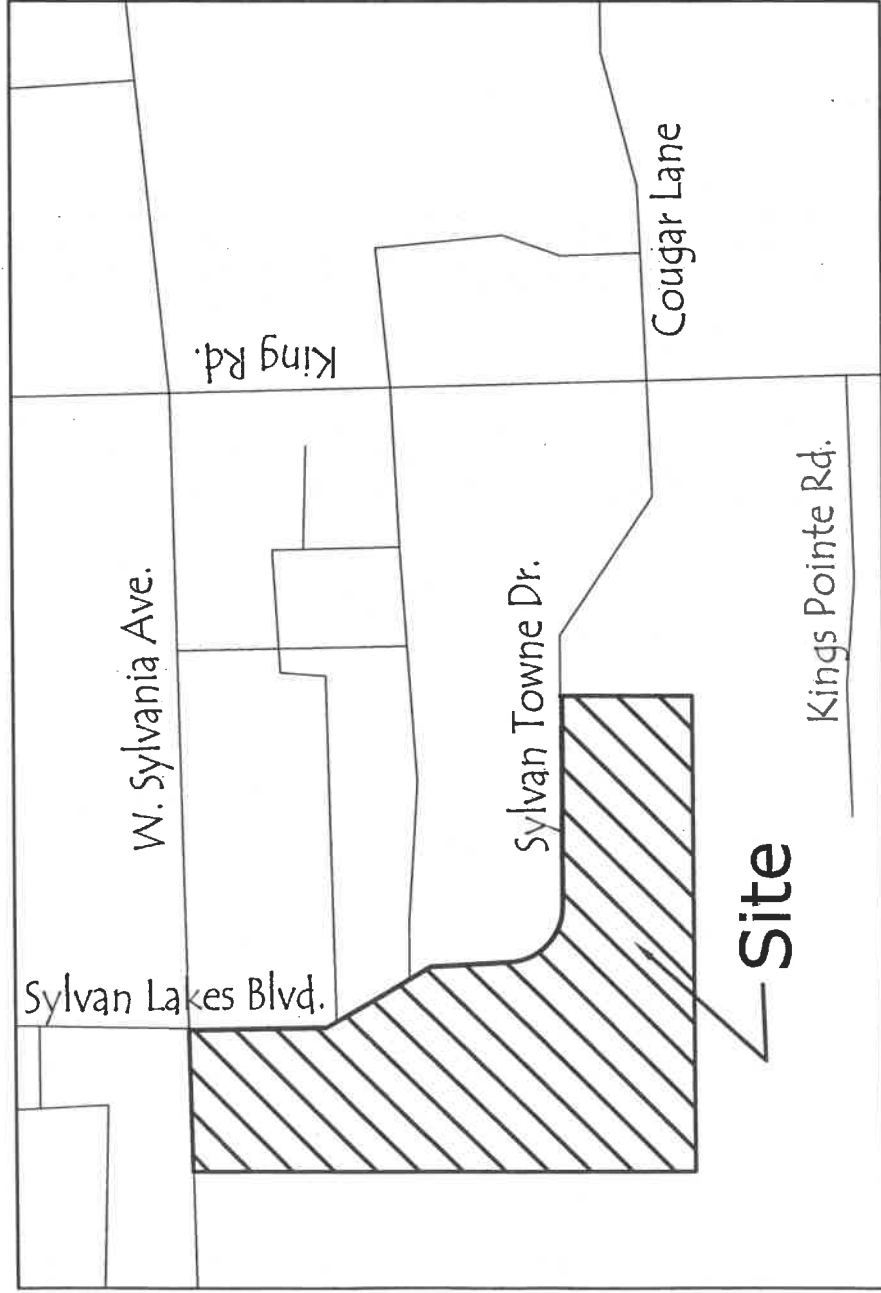
**CASH WAGNER
& ASSOCIATES, PC**
CONSTRUCTION MANAGEMENT • BRIDGEWORK

Product No.	18-792B
Quantity	MSW
Material	CAN
Project	30366-000, dwp
Lot/Lot Size	Landed

SYLVANIA PLACE APARTMENTS
SYLVAN LAKES BOULEVARD
SYLVANIA, OHIO
LANDSCAPE

DATE: 10.17.19
DRAWING NO.: L-101

Vicinity Map



SYLVAN LAKES BLVD.
SYLVANIA, OH



NORTH
SCALE: 1" = 400'

LUCAS COUNTY, OH

30' DRIVE & UTILITY EASEMENT (PLAT)

Legend

- Light Blue: Existing Building
- Dark Blue: Proposed Building
- Green: Existing Parking
- Yellow: Proposed Parking
- Red: Easement
- Orange: Right-of-Way
- Grey: Utility
- Black: Other

SITE PLAN KEY NOTES

1. All building footprints, including existing and proposed, shall be shown with all structural details.
2. All parking spaces, including existing and proposed, shall be shown with all structural details.
3. All easements, including existing and proposed, shall be shown with all structural details.
4. All right-of-way lines, including existing and proposed, shall be shown with all structural details.
5. All utility lines, including existing and proposed, shall be shown with all structural details.
6. All other features, including existing and proposed, shall be shown with all structural details.

SYLVAN TOWNSHIP PLAT ONE
SHEET 147 PAGE 14, LUCAS COUNTY PLAT RECORDS

TAX PARCELS NO. 791271 AND
12, AND PART OF 13 OF TAX PARCEL NO. 82-05885

BOARD OF LUCAS COUNTY COMMISSIONERS
OFFICIAL RECORD 20160713-100241
LUCAS COUNTY, OHIO

LOUNDALE TITLE AGENCY FOR N.W. QUAD TRACT
TAX PARCEL NO. 82-05885

LOUNDALE TITLE AGENCY FOR N.W. QUAD TRACT
TAX PARCEL NO. 82-05885

"APPROVAL PENDING"
NOT FOR CONSTRUCTION

DATE
07 Aug. 19

SIGNATURE

CASH WAGNER
& ASSOCIATES, PC
CONSULTING ENGINEERS SURVEYING

REVISION
DATE
DESCRIPTION

SYLVANIA PLACE APARTMENTS
SYLVAN LAKES BOULEVARD
SYLVANIA, OHIO

DATE
08.07.19
Drawing No.
C-101
SITE PLAN

PROPOSED LEGEND

- Number of Parking Stalls
- Building Footprint Lines
- Proposed Drive Strip

SITE DATA

PROJECT NO. 19-001
PROJECT NAME: SYLVANIA PLACE APARTMENTS
PROJECT LOCATION: SYLVAN LAKES BOULEVARD, SYLVANIA, OHIO
PROJECT DATE: 08.07.19

BUILDING DATA

TOTAL NO. OF UNITS: 122
TOTAL GROSS AREA: 11,114 SQ. FT.
TOTAL NET AREA: 10,114 SQ. FT.

DEVELOPMENT DATA

DEVELOPER: CASH WAGNER & ASSOCIATES, PC
DESIGNER: CASH WAGNER & ASSOCIATES, PC
CONTRACTOR: CASH WAGNER & ASSOCIATES, PC

PARKING TABULATION

REQUIRED PARKING: 122
PROVIDED PARKING: 122
TOTAL PARKING: 122

STAKING NOTES

STAKES SHALL BE SET AT 10' INTERVALS ALONG ALL PROPERTY LINES AND AT 5' INTERVALS ALONG ALL CURVES. STAKES SHALL BE SET AT 1' INTERVALS ALONG ALL EASEMENT LINES AND AT 5' INTERVALS ALONG ALL CURVES.

SURVEY NOTE

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED. THE SURVEY WAS CONDUCTED BY CASH WAGNER & ASSOCIATES, PC, A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF OHIO.

LIGHTING NOTE

THE LIGHTING PLAN IS BASED ON THE ASSUMPTION THAT ALL BUILDINGS WILL BE ILLUMINATED BY EXTERIOR LIGHTING. THE LIGHTING PLAN IS BASED ON THE ASSUMPTION THAT ALL PARKING SPACES WILL BE ILLUMINATED BY EXTERIOR LIGHTING.

OBSTRUCTION / CONTACT INFORMATION

SYLVANIA PLACE APARTMENTS
SYLVAN LAKES BOULEVARD
SYLVANIA, OHIO
CASH WAGNER & ASSOCIATES, PC
(614) 351-0000

LOT 9

LOT 10

LOT 11

LOT 12

8002' 1"=100'

Seafire

Letter from Village of Dundee.pdf

Current path: 190925-Dundee-Information / Letter from Village of Dundee.pdf



Mayor Craig A. Stough
6730 Monroe St. Suite 203
Sylvania, Ohio 43560

The Honorable Mr. Stough:

I recently learned that the City of Sylvania has been approached by the owners of Belle Estates, in reference to a possible new complex. I wanted to share with you, our experiences here in the Village of Dundee over the past years, as Belle Estates has become a valued part of our community. Dundee is a rapidly growing community with a deluge of new home construction and commercial development.

Belle Estates has provided tremendous growth within our community as they have drawn young professionals from the Ann Arbor and Toledo areas. We are finding these professionals prefer to live in a more affordable rural community setting while maintaining a short driving distance to Toledo, Detroit, and Ann Arbor. At this point, we are seeing very few school age children in the complex.

Belle Estates assisted our communities' rapid growth with the initial development of 144 units. During this process we re-zoned the site from Commercial to Multi-Family. The next development from Belle Estates provided an additional 132 units. During our four-year relationship we have seen Belle Estates become heavily involved in our community, supporting many charitable, and civic organizations. I have personally observed the meticulous management of the grounds and buildings, along with their willingness to engage in positive discourse with Village Officials anytime the need arises.

As the prior Police Chief, I can attest to the scarce amount of times the Dundee Police Department has responded to the apartment complex. In these few times the need arose, management has been more than willing to assist in any way they could. We at the Village are exceptionally thrilled to know Belle Estates will be adding another 192 units to their Dundee complex. In conclusion, I believe the City of Sylvania would be very pleased to welcome Belle Estates as a new member of their Community.

Please feel free to contact me with any questions or concerns that I may be of assistance with.

David W. Uh

Dundee Village Manager

Thomas Breakey has been in the real estate development, construction, and property management businesses for over 35 years. He was introduced to the business by his father, developing and constructing multifamily apartments. Beginning with building projects across the state of Michigan, Tom later began building different states with a business partner. Eventually developing and owning apartment projects in 10 different states, with a portfolio of over 100 projects consisting of over 10,000 apartment units. Development of all of these projects has resulted in Tom having strong professional ties in the industry; he has been working with the same commercial lenders, architect, engineers, and law firm, for the last 25+ years. Every project built by Tom himself, or built with his partner, is self-managed and still self-owned to this day; they have never sold any project they have built. They have always done their own market research and have never had a development fail. Each project is developed with the intent of lifetime ownership and management.

Thomas later began developing apartments with his son Rutger in approximately 2012. They began building in Michigan and have since built over 500 units in the Eastern/Southeastern regions of Michigan, and currently have another 516 units under construction, with one of these projects being their first development in Ohio, in the City of Waterville. Tom and Rutger own their projects together, and again, all of these projects are self-managed and none have ever been sold.

Demographic report

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
Tenant Code	Name	Unit	Status	Lessee	Occupant Type	Relationship	Age	Monthly Income
101		101	Current	Y	Adult	Primary	55	5,351.00
102		102	Current	Y	Adult	Primary	86	1,611.00
103		103	Current	Y	Adult	Primary	92	13,988.08
104		104	Current	N	Adult	Primary	31	4,872.00
105		105	Current	Y	Adult	Primary	26	3,108.00
106		106	Current	Y	Adult	Primary	25	2,352.00
107		107	Current	Y	Adult	Other	23	2,262.00
108		108	Current	Y	Adult	Primary	25	4,240.00
109		109	Current	Y	Adult	Primary	23	1.00
110		110	Current	Y	Adult	Primary	57	3,136.00
111		111	Current	N	Adult	Primary	44	
112		112	Notice	Y	Adult	Primary	29	4,166.00
113		113	Current	N	Adult	Primary		
114		114	Current	Y	Adult	Primary	37	2,653.00
115		115	Current	Y	Adult	Primary	57	2,653.00
116		116	Current	Y	Adult	Spouse	23	3,605.00
117		117	Current	Y	Adult	Primary		0.00
118		118	Current	Y	Adult	Roommate	28	4,440.00
119		119	Current	Y	Adult	Roommate		
120		120	Current	Y	Adult	Primary	48	5,000.00
121		121	Current	Y	Adult	Primary	26	3,250.00
122		122	Current	N	Adult	Roommate	21	
123		123	Current	Y	Adult	Primary	30	2,687.00
124		124	Current	Y	Adult	Primary	61	13,067.00
125		125	Current	Y	Adult	Spouse	62	2,947.00
126		126	Current	Y	Adult	Primary	29	2,375.00
127		127	Current	Y	Adult	Roommate	24	0.00
128		128	Current	Y	Adult	Primary	21	2,253.00
129		129	Current	Y	Adult	Roommate	19	931.00
130		130	Current	Y	Adult	Primary	38	4,879.00
131		131	Current	Y	Adult	Primary	24	2,191.50
132		132	Current	Y	Adult	Primary	22	3,120.00
133		133	Current	Y	Adult	Roommate	24	4,593.50
134		134	Current	Y	Adult	Primary	26	3,499.00
135		135	Current	Y	Adult	Primary	23	2,813.00
136		136	Current	Y	Adult	Other	20	1,300.00
137		137	Current	Y	Adult	Primary	26	3,622.00
138		138	Current	Y	Adult	Roommate	22	

125	Current	Y	Adult	Primary	41	5,236.00
125		Y	Adult	Roommate	54	
126	Current	Y	Adult	Primary	37	2,946.00
126		Y	Adult	Spouse	47	
127	Current	Y	Adult	Primary	73	3,142.00
128	Current	Y	Adult	Primary	49	6,250.00
129	Current	Y	Adult	Primary	35	750.00
129		Y	Adult	Spouse	34	2,710.00
130	Current	Y	Adult	Primary	28	4,550.00
130		Y	Adult	Roommate		
131	Current	Y	Adult	Primary	49	11,866.00
132	Current	Y	Adult	Primary	22	4,992.00
132		N	Adult			
133	Current	Y	Adult	Primary	25	3,728.00
133		Y	Adult	Guarantor	48	2,881.00
134	Current	Y	Adult	Primary	28	
134		Y	Adult		27	6,239.75
135	Current	Y	Adult	Primary	28	3,160.00
135		Y	Adult		26	3,159.00
136	Current	Y	Adult	Primary	26	4,192.00
136		Y	Adult	Roommate		
201	Current	Y	Adult	Primary	26	7,150.00
202	Current	Y	Adult	Primary	89	2,869.00
202		Y	Adult		87	669.00
203	Current	Y	Adult	Primary	56	4,000.00
204	Current	Y	Adult	Primary	26	3,900.00
205	Notice	Y	Adult	Primary	25	4,153.00
205		Y	Adult		28	4,528.00
206	Current	Y	Adult	Primary	25	2,394.00
206		N	Adult	Roommate		
206		N	Minor		1	
206		N	Minor		3	
207	Current	Y	Adult	Primary	39	
207		N	Adult	Spouse	33	4,831.00
208	Current	Y	Adult	Primary	27	4,241.00
208		Y	Adult	Roommate	28	3,537.00
209	Current	Y	Adult	Primary	26	4,500.00
209		N	Adult			
210	Current	Y	Adult	Primary	31	
211	Current	Y	Adult	Primary	23	2,166.00
211		Y	Adult		23	
211	Past	N	Adult			
211		Y	Adult	Roommate	25	2,253.00
212	Current	Y	Adult	Primary	25	2,283.50
212		N	Adult	Roommate	29	2,375.00
213	Current	Y	Adult	Primary	75	3,381.00

214	Current	Y	Adult	Primary	26	4,740.00
214	Current	Y	Adult	Roommate	26	1,610.00
215	Current	Y	Adult	Primary	74	3,690.00
216	Current	Y	Adult	Primary	25	2,247.00
216	Current	Y	Adult	Spouse	27	2,323.00
217	Current	Y	Adult	Primary	27	5,000.00
218	Current	Y	Adult	Primary	26	4,043.00
218	Current	Y	Adult	Spouse	28	
219	Notice	Y	Adult	Primary	27	1,950.00
219	Current	Y	Adult	Other	30	2,158.00
220	Current	Y	Adult	Primary	25	3,304.00
221	Current	Y	Adult	Primary	29	3,120.00
222	Current	Y	Adult	Primary	50	4,167.00
222	Current	Y	Adult	Roommate		0.00
223	Current	Y	Adult	Primary	22	2,905.00
224	Current	Y	Adult	Primary	24	2,081.00
224	Current	Y	Adult	Roommate	21	2,513.00
225	Current	Y	Adult	Primary	39	5,416.00
226	Current	Y	Adult	Primary	69	3,709.00
227	Current	Y	Adult	Primary	87	1,894.00
227	Current	Y	Adult	Spouse	86	1,721.00
228	Current	Y	Adult	Primary	46	9,332.00
228	Current	N	Minor	Roommate		
229	Current	Y	Adult	Primary	87	
230	Current	Y	Adult	Primary	25	3,772.00
230	Current	Y	Adult	Roommate	27	3,039.00
231	Current	Y	Adult	Primary	55	4,484.00
231	Current	Y	Adult	Roommate	55	2,765.00
232	Current	Y	Adult	Primary		
233	Current	Y	Adult	Primary	59	7,916.00
234	Current	Y	Adult	Primary	45	4,673.00
235	Current	Y	Adult	Primary	24	4,794.00
236	Current	Y	Adult	Primary		
301	Current	Y	Adult	Primary	71	2,958.00
302	Current	Y	Adult	Primary	41	5,234.00
303	Current	Y	Adult	Primary	24	3,625.00
303	Current	Y	Adult	Spouse		
304	Current	Y	Adult	Primary	41	11,000.00
304	Current	Y	Adult	Roommate		
305	Current	Y	Adult	Primary	41	2,713.00
306	Current	Y	Adult	Primary	30	3,250.00
306	Current	N	Adult	Roommate		
307	Current	Y	Adult	Primary	31	3,587.00
308	Current	Y	Adult	Primary	24	4,260.00
309	Current	Y	Adult	Primary	37	7,083.00
310	Notice	Y	Adult	Primary	23	2,916.00

401	Current	Y	Adult	Primary	58	2,185.00
401		N	Adult	Roommate		1,200.00
402	Current	Y	Adult	Primary	24	3,677.00
402		Y	Adult	Roommate	20	
403	Current	Y	Adult	Primary	27	4,629.00
403		Y	Adult	Roommate		
403		N	Minor			
403		N	Minor			
404	Current	Y	Adult	Primary	25	3,750.00
404		N	Adult	Roommate		
405	Current	Y	Adult	Primary	42	6,052.00
406	Current	Y	Adult	Primary	22	5,833.00
407	Current	Y	Adult	Primary	53	6,082.00
407		Y	Adult	Roommate		
408	Current	Y	Adult	Primary	51	4,456.00
409	Current	Y	Adult	Primary	33	2,275.00
410	Current	Y	Adult	Primary	31	
411	Notice	Y	Adult	Primary	28	5,325.00
412	Current	Y	Adult	Primary	66	2,598.00
413	Current	Y	Adult	Primary	46	6,691.00
414	Current	Y	Adult	Primary	25	5,300.00
414		N	Adult	Roommate	25	
415	Current	Y	Adult	Primary	88	
416	Notice	Y	Adult	Primary	27	
416		Y	Adult		27	4,885.00
417	Current	Y	Adult	Primary	29	3,417.00
418	Current	Y	Adult	Primary	31	5,416.00
418		N	Adult			
419	Current	Y	Adult	Primary	58	3,457.00
419		Y	Adult			
419		N	Adult			
420	Current	Y	Adult	Primary	56	12,981.00
421	Current	Y	Adult	Primary	32	2,166.00
421		N	Adult	Roommate	31	2,166.00
421		N	Minor	Other	3	
422	Current	Y	Adult	Primary	39	5,833.00
423	Current	Y	Adult	Primary	55	2,000.00
423		Y	Adult		27	1,102.00
424	Current	Y	Adult	Primary	55	9,101.00
425	Current	Y	Adult	Primary	32	6,185.00
425		Y	Adult	Roommate		1,942.00
425	Past	N	Adult		63	3,679.00
426	Current	Y	Adult	Primary	50	5,121.00
426		N	Adult	Spouse	48	
427	Current	Y	Adult	Primary	28	2,083.00
427		Y	Adult		28	2,253.00

428	Current	Y	Adult	Primary	49	3,296.00
429	Current	Y	Adult	Primary	57	14,000.00
430	Current	Y	Adult	Primary	52	4,646.00
431	Current	Y	Adult	Primary	23	
431		N	Adult		56	6,555.00
432		N	Adult			
432	Current	Y	Adult	Primary	24	4,290.00
433	Current	Y	Adult	Primary	29	2,750.00
433		Y	Adult		28	3,794.00
434	Current	Y	Adult	Primary	26	4,000.00
434		N	Adult	Roommate		
435	Current	Y	Adult	Primary	72	9,489.00
436	Notice	Y	Adult	Primary	21	2,375.00
436		N	Adult	Roommate	20	4,331.50
Occupants			Minors			Income
238			10			\$41,004 Median
						\$46,145 Average

2BR 2Bath



2 BR / 1 Bath

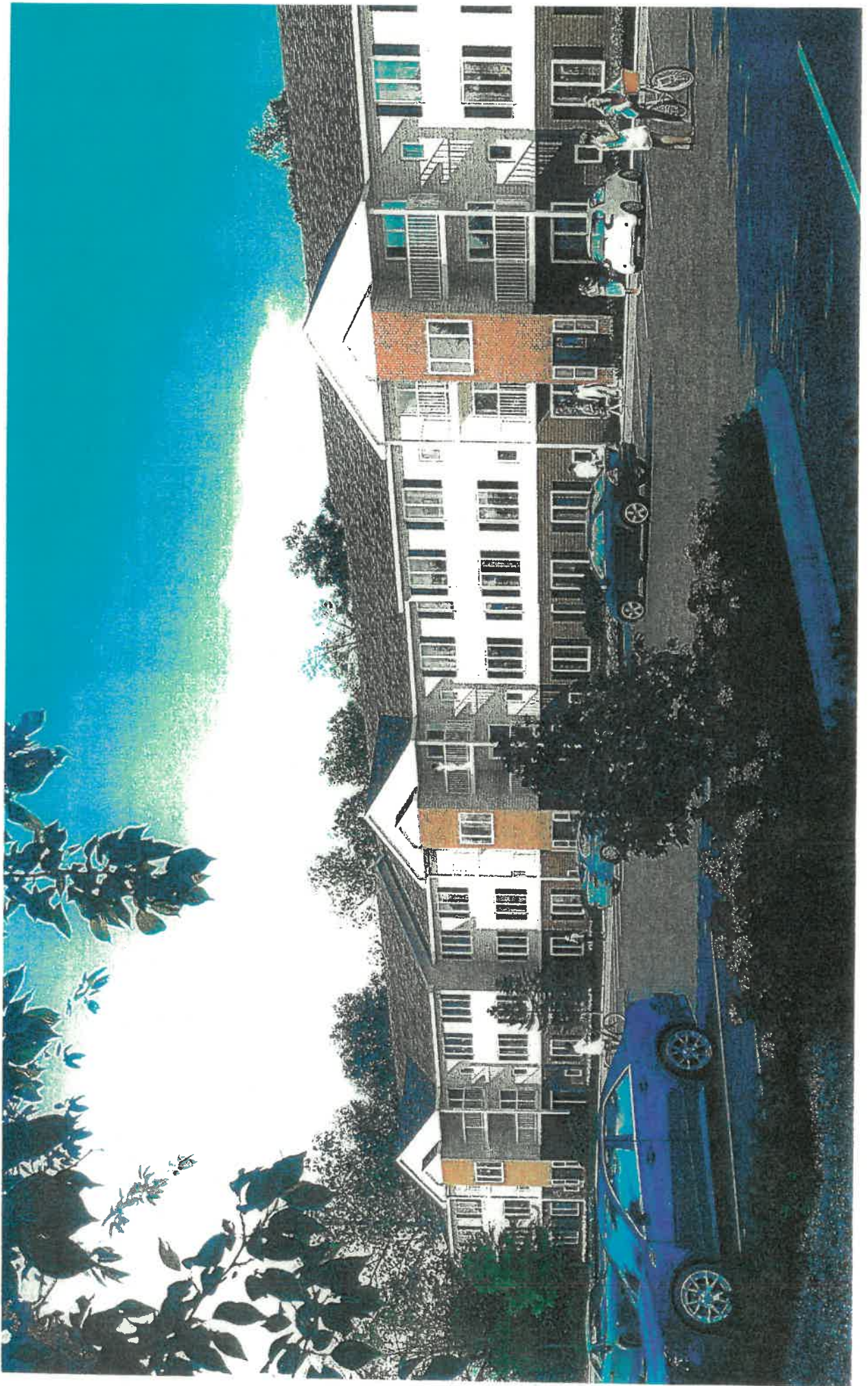


1 BR











DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

October 7, 2019

To: The Mayor and Members of Sylvania City Council

Re: School Resource Officer

Dear Mr. Mayor and Council Members:

Changes were needed in our existing School Resource Officer (SRO) agreement with the Sylvania Schools in order to address some items required as part of Ohio HB 318. The changes do not have a material impact to our current practice or methods, but are simply memorialized within the agreement itself.

This effort also provided us an opportunity to modify the agreement to simplify the billing and charging methods that had been used. In the past, we had tracked the time that our officers were actually on school business and would invoice for those hours. In reviewing the past several years, our billings were consistently near a 60-40 split of the SRO's total labor and benefit cost to the City. Therefore, in an effort to minimize future administrative efforts, both entities have agreed that the City will simply invoice the schools for 60% of the SRO labor and benefits on a semi-annual basis. The agreement will be monitored to address any adjustments that may be warranted.

This process has been a cooperative one with Sylvania Schools and we recommend its approval.

Sincerely,

Kevin G. Aller
Director of Public Safety

Leslie A. Brinning
Director of Law

7b

ORDINANCE NO. 87 -2019

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE OF THE CITY OF SYLVANIA, OHIO, TO ENTER INTO AN AGREEMENT WITH THE SYLVANIA SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 28-2012, passed by Sylvania City Council on August 20, 2012, authorized the Mayor and Director of Finance to enter into an Agreement with the Sylvania School District for School Resource Officers; and,

WHEREAS, Ohio House Bill 318 was passed last year and included some requirements for School Resource Officer Agreements that were not included in the City's previous Agreement with the School District; and,

WHEREAS, the Directors of Public Safety and Law, by report dated October 7, 2019, have recommended the City and School District enter into the attached Agreement regarding the provision of School Resource Officers and provides for funding the officers to be split by the City and School District, with 40% of the total of the School Resource Officers' salaries to be paid by the City and 60% to be paid by the Schools on an annual basis.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Mayor and Director of Finance be, and they hereby are, authorized to enter into, on behalf of this City, a School Resource Officer Agreement in the form and substance of said "Exhibit A."

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Agreement regarding the provision and funding of the School

Resource Officers should be entered into prior to November 1, 2019 comply with the provisions of House Bill 318. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019 as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

89



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

October 18, 2019

To: The Mayor and Members of Sylvania City Council

Re: **Water Rates**

Dear Mr. Mayor and Council Members:

In 2017 and 2018, the City of Sylvania City Council voted to increase water rates as recommended by City Administration. These increases were approved to allow the City to begin raising funds for engineering and other services preparing for the possibility of obtaining a water supply other than the City of Toledo.

As we are all aware, City Council approved a water contract with the City of Toledo at our October 4, 2019 meeting.

Due to having a known supply source and the anticipated rate stability provided in that agreement, we believe it is prudent to reduce our water rates accordingly. We propose a reduction:

From: \$11.65 per 1,000 gallons
To: \$8.74 per 1,000 gallons

The components of this new rate are as follows:

Toledo Water Supply :	\$5.75
Water Debt:	\$0.40
Sylvania Operations:	<u>\$2.59</u>
	\$8.74

This rate reduction will reduce the water bill for the average household by approximately \$16.00.

We request approval of the proposed rate reduction to be effective November 25, 2019.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.
Director of Public Service
KGA/dsw

ORDINANCE NO. 88 -2019

AMENDING THE CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED, BY DECREASING WATER SERVICE CHARGES PER ONE THOUSAND GALLONS (1,000) FROM ELEVEN AND 65/100 DOLLARS (\$11.65) TO EIGHT AND 74/100 DOLLARS (\$8.74) FOR CITY USERS AND FROM FOURTEEN AND 57/100 DOLLARS (\$14.57) TO TEN AND 93/100 DOLLARS (\$10.93) FOR NON-CITY USERS COMMENCING JANUARY 1, 20120 AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 90-2017, passed December 18, 2017, increased the Water Service Charges per One Thousand Gallons (1,000) to \$11.65 for City users and to \$14.57 for non-City users; and,

WHEREAS, Ordinance No. 85-2019, passed October 7, 2019, authorized the Mayor and Director of Finance to enter into a Uniform Water Purchase and Supply Agreement, on behalf of the City of Sylvania, Ohio, with the City of Toledo for a period of 40 years; and,

WHEREAS, due to an Agreement being reached with the City of Toledo for the provision of water, the future expenditures of the Water Fund are not likely to increase substantially and, therefore, the water rates should be reduced to meet the current expenditures; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2019, has recommended that the water rates be decreased from \$11.65 to \$8.74 per 1,000 gallons for City users and from \$14.57 to \$10.93 per 1,000 gallons for non-City users.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That Section 923.02 Water Rate Schedule, of the Codified Ordinances of Sylvania, 1979, as amended, be, and the same hereby is, amended effective January 1, 2020 to read as set forth on "Exhibit A" attached hereto and made a part hereof.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such

formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the decreased water rate charges should be enacted at the earliest possible time. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

APPROVED:

ATTEST:

Mayor

Clerk of Council

Date

APPROVED AS TO FORM:

Director of Law

923.02 WATER RATE SCHEDULE

The following rate is hereby established for consumers of water of the City and such rate applies to water consumed during each month unless otherwise provided in these regulations.

WATER RATE SCHEDULE

	<u>City User</u>	<u>Non-City User</u>
Commencing January 25, 2020	\$8.74 per 1,000 gallons	\$10.93 per 1,000 gallons

(Ord. ____-2019. Passed ____-2019).

“Exhibit A”

8c



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

October 18, 2019

To: The Mayor and Members of Sylvania City Council

Re: **Sewer Rates**

Dear Mr. Mayor and Council Members:

Costs within the sewer operations have steadily climbed over the past several years.

Accordingly, our sewer rates require an increase in order to properly address known upcoming operating expenses and debt payments.

It is our recommendation that we increase our sewer rates:

From: \$2.94 per 1,000 gallons

To: \$3.24 per 1,000 gallons

The components of this new rate are as follows:

LCWRRF Operations:	\$0.30
LCWRRF Debt:	\$1.35
Sylvania Operations:	<u>\$1.59</u>
	\$3.24

This rate increase will increase the sewer bill for the average household by approximately \$1.65. We request approval of the proposed rate adjustment to be effective November 25, 2019.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.
Director of Public Service
KGA/dsw

8d

ORDINANCE NO. 89 -2019

**AMENDING CHAPTER 925 OF THE SYLVANIA CODIFIED
ORDINANCES BY AMENDING SECTION 925.05 - SEWER CHARGES
LEVIED TO INCREASE THE SEWER CHARGES FOR BOTH
INDUSTRIAL AND NON-INDUSTRIAL CITY AND NON-CITY USERS;
AND DECLARING AN EMERGENCY.**

WHEREAS, at the October 17, 2019 meeting of Sylvania City Council's Finance Committee, the water and sewer rates were discussed as part of the budget process; and,

WHEREAS, the Director of Public Service, by report dated October 18, 2019 reported that in reviewing the current and future revenues and expenditures of the Sewer Fund, a rate increase is necessary in order to properly address known upcoming operating expenses and debt payments; and,

WHEREAS, the Director of Public Service has recommended that the rate be increased from \$2.94 per 1,000 gallons to \$3.24 per 1,000 gallons for City users which will increase the sewer bill for the average household by approximately \$1.65 per month.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That Section 925.05, Sewer Charges Levied, of the Codified Ordinances of Sylvania, 1979, be, and the same hereby is, amended to read as set forth on "Exhibit A."

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that this ordinance must be immediately effective to provide for the sewer rate and to make necessary changes to the Codified Ordinances. Provided this Ordinance

receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

SEWER CHARGES LEVIED.

* * *

(e) Industrial Users. User and capital charges for wastewater treatment service shall be paid by each industrial user connected to the system and shall be computed in accordance with the quantity of water discharged to the system as measured by the City water meter installed thereon or by a sewage meter installed on the discharge pipe therefrom. Charges shall be paid monthly and/or quarterly as follows:

	<u>Capital Charge</u>	<u>User Charge</u>	<u>Total</u>
City Users	\$1.35/1000 gallons	\$1.89/1000 gallons	\$3.24/1000 gallons
Non-City User	\$1.69/1000 gallons	\$2.40/1000 gallons	\$4.05/1000 gallons
Out-of-State User	\$2.25/1000 gallons	\$3.15/1000 gallons	\$5.40/1000 gallons

(f) Nonindustrial Users. User and capital charges for wastewater treatment services shall be paid by each nonindustrial user connected to the system and shall be computed in accordance with the quantity of water used on such premises as measured by the City water meter installed thereon, or if there is no such water meter, then as estimated by the City. Charges shall be paid monthly and/or quarterly as follows:

	<u>Capital Charge</u>	<u>User Charge</u>	<u>Total</u>
City User	\$1.35/1000 gallons	\$1.89/1000 gallons	\$3.24/1000 gallons
Non-City User	\$1.69/1000 gallons	\$2.36/1000 gallons	\$4.05/1000 gallons
Out-of-State User	\$2.25/1000 gallons	\$3.15/1000 gallons	\$5.40/1000 gallons

* * *

(Ord. ____-2019. Passed ____-2019.)

“Exhibit A”



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

9a

October 21, 2019

To: The Mayor and Members of Sylvania City Council

Re: **OPWC Grant Application**
Maplewood Construction

Dear Mr. Mayor and Council Members:

This project consists of a full-depth reconstruction of Maplewood Avenue from Main Street to the Norfolk Southern Railroad tracks. It will consist of the removal and replacement of existing pavement, sidewalk, streetlights, and water main. There will also be some improvements done to the storm sewer and traffic control in the area.

The estimated total cost of the project is \$643,500. The grant application proposes an Ohio Public Works Commission grant of \$299,900, or 47% of the project cost. The remaining cost of \$343,600 will be the City's responsibility. This project is being proposed for 2021-2022 construction.

We recommend approval of the grant application and associated legislation for this project.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service

RESOLUTION NO. 14 -2019**A RESOLUTION AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO FILE A GRANT APPLICATION WITH THE OHIO PUBLIC WORKS COMMISSION FOR THE MAPLEWOOD AVENUE - MAIN STREET TO NORFOLK SOUTHERN RAILROAD TRACKS RECONSTRUCTION PROJECT; AND DECLARING AN EMERGENCY.**

WHEREAS, the Director of Public Service, by report dated October 21, 2019, has requested permission to apply for Ohio Public Works Commission ("OPWC") grant funding for the Maplewood Avenue – Main Street to Norfolk Southern Railroad Tracks Reconstruction Project; and,

WHEREAS, this project consists of the removal and replacement of existing pavement, sidewalk, streetlights and water main; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2019, has indicated that the estimated cost for this project is \$643,500, with the City of Sylvania responsible for \$343,600 (53%) with the remaining funded by the grant in the amount of \$299,000 (47%) and has recommended the City proceed with the grant application.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Mayor and Director of Finance of the City of Sylvania are hereby authorized to file an application for OPWC grant funding for the Maplewood Avenue – Main Street to Norfolk Southern Railroad Tracks Reconstruction Project.

SECTION 2. That the Mayor and Director of Finance are authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3. It is hereby found and determined that for all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Resolution in the office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12 of the Charter of this City.

SECTION 5. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the City should file its application for the grant immediately and therefore this Resolution should be made effective immediately. Provided this Resolution receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas ____ Nays ____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

9c

October 17, 2019

To: The Mayor and Members of Sylvania City Council

Re: **OPWC Grant Application**
Trunk Sanitary Sewer Lining Phase 2

Dear Mr. Mayor and Council Members:

In April of 2017 the City performed an inspection of our sanitary sewer system that is 15-inch diameter and larger. That inspection provided us with information on maintenance and rehabilitation needs of our larger diameter pipes. There were approximately 8,600 lineal feet of sanitary sewer that was rated as being in poor condition. The crown of this pipe had been corroded by hydrogen sulfide gases and reinforcing mesh was visible throughout.

This project is the second, and last, phase of rehabilitating those pipes in need. We will be utilizing a Cured-In-Place Pipe (CIPP) liner that will be installed from the interior of the pipe. The liner will provide a new independent, structurally sound pipe upon curing. All existing services and/or pipe entrances will be re-established by cutting the liner where necessary. We will also be lining all of the manholes along the route to provide increased corrosion protection as they too have been affected by the corrosive gases. The project was split into two phases to better utilize grant funds available for the total rehabilitation needs.

The estimated total cost of Phase 2 is \$1,794,300. The grant application proposes an Ohio Public Works Commission grant of \$799,900, or 45% of the project cost. The remaining cost of \$994,400 will be the City's responsibility. This amount will be financed through a 10-year Ohio Water Development Authority (OWDA) loan that will be paid with a proposed increase to the sanitary sewer rates of \$0.15. Our average residential customer uses 5,500 gallons per month so the proposed rate will increase the average monthly cost by \$0.82.

This increase will not be necessary until July 2021, when the actual grant agreement will be in place.

October 17, 2019

The Mayor and Members of Sylvania City Council

Page 2

The grant application has been structured to include the OWDA loan and proposed rate increase, thereby increasing our application score and chances of being successful. We are recommending approval of the grant application and associated legislation for this project.

Please call if you have any questions.

A handwritten signature in blue ink, appearing to read "Kevin G. Aller", is written over a horizontal line.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service

9d

RESOLUTION NO. 15 -2019

A RESOLUTION AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO FILE A GRANT APPLICATION WITH THE OHIO PUBLIC WORKS COMMISSION FOR TRUNK SANITARY SEWER LINING PHASE 2 PROJECT; AND DECLARING AN EMERGENCY.

WHEREAS, the Director of Public Service, by report dated October 17, 2019, has requested permission to apply for Ohio Public Works Commission ("OPWC") grant funding for the Trunk Sanitary Sewer Lining Phase 2 Project; and,

WHEREAS, this project is the second (and final) phase of rehabilitating the pipes identified as needing work during the sanitary sewer line inspection the City performed in 2017; and,

WHEREAS, the inspection identified 8,600 lineal feet of sanitary sewer that was rated in poor condition with the project to be split into two phases to better utilize grant funds available for the total rehabilitation needs; and,

WHEREAS, this phase will utilize a Cured-In-Place Pipe (CIPP) liner that will be installed from the interior of the pipe to provide a new independent, structurally sound pipe upon curing; and,

WHEREAS, the Director of Public Service, by report dated October 17, 2019, has indicated that the estimated cost for this project is \$1,794,300, with the City of Sylvania responsible for \$994,400 (55%), which amount will be financed through a 10-year Ohio Water Development Authority ("OWDA") loan that will be paid with a proposed increase to the sanitary sewer rates; with the remaining funded by the grant in the amount of \$799,900 (45%) and has recommended the City proceed with the grant application; and,

WHEREAS, the City's current sanitary sewer rate is \$2.94 per 1,000 gallons and an increase of \$0.15 will be required to pay the debt service; and,

WHEREAS, the increase will not be required until July, 2021 when the OPWC

Agreement is in place.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Mayor and Director of Finance of the City of Sylvania are hereby authorized to file an application for OPWC grant funding for the Trunk Sanitary Sewer Lining Phase 2 Project.

SECTION 2. That the Mayor and Director of Finance are authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3. It is hereby found and determined that for all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Resolution in the office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12 of the Charter of this City.

SECTION 5. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the City should file its application for the grant immediately and therefore this Resolution should be made effective immediately. Provided this Resolution receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

ATTEST:

President of Council
APPROVED AS TO FORM:

Clerk of Council
APPROVED:

Director of Law

Mayor

Date



DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

10a

October 18, 2019

To: The Mayor and Members of Sylvania City Council

Re: **Centennial Crossings Pumping Station Replacement**

Dear Mr. Mayor and Council Members:

City Council previously approved the purchase and site installation of this pumping station via Ordinances 45-2019 and 46-2019 in May of this year.

The Service Department recently requested quotes from five local electrical contractors and received responses from two of them. The lowest price of \$10,158 was submitted by FET Construction Services, LLC of Sylvania.

We are very familiar with FET Construction Services and recommend acceptance of their proposal in the amount of \$10,158 for the required electrical services for this project.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service

KGA/dsw

ORDINANCE NO. 90 -2019

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ACCEPT THE PROPOSAL OF FET CONSTRUCTION SERVICES, LLC TO PROVIDE ELECTRICAL SERVICES FOR THE CENTENNIAL CROSSINGS PUMPING STATION REPLACEMENT PROJECT; APPROPRIATING FUNDS THEREFORE IN AN AMOUNT NOT TO EXCEED \$10,158; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 45-2019, passed May 20, 2019, accepted the proposal of the Craun-Liebing Company for the purchase of a Gorman-Rupp Aboveground Self-Priming Packaged Pump Station and appropriated funds in the amount of \$49,890 for the purchase of said pump station; and,

WHEREAS, Ordinance No. 46-2019, passed May 20, 2019, accepted the proposal of United Precast, Inc. for the installation of the Centennial Crossing Pump Station and appropriated funds in the amount of \$16,177 for the pump station installation; and,

WHEREAS, the Director of Public Service, by report dated October 18, 2019, recently requested five local electrical contractors for the required electrical services for the pump station replacement; and,

WHEREAS, the Director of Public Service has recommended acceptance of the proposal of FET Construction Services, LLC for the required electrical services for the installation of the Centennial Crossings Pumping Station Replacement in the amount of \$10,158.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to accept the proposal of FET Construction Services, LLC on behalf of this City, thereby indicating such approval and acceptance of the proposal for the electrical services for the Centennial Crossings Pumping Station Replacement Project.

SECTION 2. That to provide funds for said services hereby authorized, there is hereby

allocated from the **SEWER FUND** from funds therein not heretofore allocated to **Account No. 702-7540-53405, Equipment**, an amount not to exceed Ten Thousand One Hundred Fifty-Eight Dollars (\$10,158.00).

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that proposal for said electrical services should be approved immediately so that the installation of the Centennial Crossings Pumping Station Replacement Project can proceed at the earliest possible time. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

11

RESOLUTION NO. 16 - 2019

**ADOPTING AND DESIGNATING A NEW OFFICIAL LOGO AND FLAG
FOR THE CITY OF SYLVANIA; AND DECLARING AN EMERGENCY.**

WHEREAS, at the October 15, 2018 Employee and Community Relations Committee meeting, a discussion was held on the need for a new City logo to ensure consistency and uniformity; and,

WHEREAS, Ordinance No. 35-2019, passed April 1, 2019, accepted the proposal of Fuller Art House to design a new logo for the City of Sylvania; and,

WHEREAS, at the October 7, 2019 Committee-of-the-Whole meeting, the proposed logos and flag designs were reviewed and thereafter, a recommendation was made to adopt the logo and flag attached hereto as "Exhibit A"; and,

WHEREAS, at the October 7, 2019 meeting of Sylvania City Council, the Director of Law was ordered to prepare legislation adopting the same.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Sylvania City Council hereby designates and adopts the logo and flag as set forth on the attached "Exhibit A" as the official logo and flag for the City of Sylvania.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Resolution in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the reason that the logo and flag design should be adopted and designated at the earliest possible time. Provided this Resolution receives the affirmative vote of five (5) or more members

elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019 as an emergency measure.

President of Council

ATTEST:

Clerk of Council

APPROVED:

Mayor

Date

APPROVED AS TO FORM:

Director of Law

129



OFFICE OF THE MAYOR
CRAIG A. STOUGH, MAYOR

October 17, 2019

TO THE MEMBERS OF SYLVANIA CITY COUNCIL:

RE: Re-Appointment to the Municipal Planning Commission

Dear Council Members:

Mr. Ken Marciniak has expressed his interest in continuing his service on the Municipal Planning Commission.

Mr. Marciniak has been a member of the Municipal Planning Commission and has demonstrated his active interest and commitment to Sylvania through his service to the community.

Therefore, I am pleased to announce the re-appointment of Mr. Ken Marciniak to the Municipal Planning Commission for a term commencing on January 1, 2020 and expiring on December 31, 2023, and request that you confirm this appointment.

Respectfully submitted,

Craig A. Stough
Mayor

CAS/lb

12b



OFFICE OF THE MAYOR
CRAIG A. STOUGH, MAYOR

October 18, 2019

TO THE MEMBERS OF SYLVANIA CITY COUNCIL:

RE: Appointment to the Toledo Area Regional Transit Authority Board

Dear Council Members:

Mr. William Pitzen was appointed and confirmed as the City of Sylvania's representative on the Toledo Area Regional Transit Authority ("TARTA") Board on April 1, 2019. Mr. Pitzen has resigned from the TARTA Board. Therefore, it is necessary to appoint a representative to fill the unexpired term of Mr. Pitzen. Ms. Mary Morrison has expressed an interest in serving as the City of Sylvania's representative on the Toledo Area Regional Transit Authority ("TARTA") Board.

Ms. Morrison currently serves as the Secretary, and will be President starting with the October board meeting, of the Sylvania Community Action Team, is a member of the Solomon Foundation Board, a life-time member of the Old News Boys Association, past Chair and Council member of the Professional Staff Association at the University of Toledo and is currently employed at the University of Toledo in the Office of Faculty Labor Relations and Academic Inclusion.

Therefore, I am pleased to announce the appointment of Ms. Mary Morrison to fill the unexpired term of Mr. Pitzen which expires on December 31, 2021 to the Toledo Area Regional Transit Authority Board and request that you confirm this appointment.

Respectfully submitted,

Craig A. Stough
Mayor

CAS/lb

Board of Architectural Review

Minutes of the regular meeting of October 16, 2019. Mr. McCann called the meeting to order.

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

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the September 11, 2019, meeting as submitted. Vote being: Stough, Arnold, McCann and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 34-2019 requested by Pete Diver for Peace, Love & Pottery Studio, 6750 Sylvania Avenue, Sylvania, Ohio 43560. Application is for five window 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 drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 35-2019 requested by Amanda Hanna for Supercuts, 5829 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement pylon sign, a new wall sign, and three new window signs. Mr. Jason Green of Adams Signs, the installer of the signs, was present. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 36-2019 requested by Nabil Shaheen for My Way Bistro, 5827 Monroe Street, Sylvania, Ohio 43560. Mr. Burns stated that the applicant contacted him as they have decided to change the design of the signs. He asked that the Board table the discussion of this application until the November 13, 2019 meeting.

Item 6 – Building Review– app. no. 37-2019 requested by John H. Sperry of Thomas Dubose & Associates, Inc. for Rite Aid, Classic Cuts and Evolve, 5890 and 5834 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior building renovation. Mr. Sperry was present and explained that the design is a continuation of the remodeling project that has been previously approved by the Board and that the colors and materials used in this portion will match those materials. 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: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 – Building Review– app. no. 38-2019 requested by James Jarvis of HJT Architects, LLC for Dental Health Associates, 3924 Sylvan Lakes Boulevard, Sylvania, Ohio 43560. Application is for an exterior façade renovation. Mr. Jarvis was present and stated that the renovation is due to the addition of a sedation dentist and that the materials used will match the existing materials. They will also be adding a vestibule and reworking the sidewalk, adding a ramp and a retaining wall. Mr. Arnold moved, Mr. Marciniak seconded to grant a Recommendation of

Minutes of the Board of Architectural Review
Meeting of October 16, 2019
Page 2

Appropriateness for the building design shown in the drawing submitted with the application.
Vote being: McCann, Marciniak, Arnold and Stough (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,

A handwritten signature in dark ink, appearing to read "Debra Webb". The signature is fluid and cursive, with the first name "Debra" and last name "Webb" clearly distinguishable.

Debra Webb, Secretary
Municipal Planning Commission

B

Sylvania Municipal Planning Commission

Minutes of the regular meeting of October 16, 2019. Mr. McCann called the meeting to order.

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

Mr. Marciniak moved, Mr. Arnold seconded to approve the Minutes of the September 11, 2019, meeting as submitted. Vote being: Stough, McCann, Marciniak and Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Lot Split – App. No. 6-2019 – requested by Reed Hauptman, Esq. of Shumaker, Loop & Kendrick, LLP for Toledo Hospital, 5700 Monroe Street, Sylvania, Ohio 43560. Mr. Hauptman was present. Mr. Burns stated that the City's Administration had asked in their review comments that the drawing would include an access easement area and an anti-vehicular access easement (AVAE). Beth Eckel of Shumaker, Loop and Kendrick, LLC responded to the comments by email and said that Promedica and Chase were working on Agreement language that discussed access, pavement, maintenance, etc. but that the AVAE is something that had not been discussed between the parties. Mr. Hauptman stated that they have no objections to either of those two conditions and added that they would also include language in the agreement that there could be no revisions to those two conditions in the future. Mayor Stough added that there was email correspondence from Joe Shaw that stated that Promedica does not want to have the drawing recorded. Mr. Hauptman stated that they were in agreement with having the drawing recorded as an "Exhibit" of the legal document. Discussion took place amongst the members and they agreed that would be acceptable. Mr. Arnold moved, Mr. Marciniak seconded, to approve the lot split, subject to the conditions being met in the Service Departments Review dated September 26, 2019 in addition to the condition that the drawing of the lot split, which will include the access easement area and anti-vehicular access easement, will be recorded with the other documents. Vote being: Stough, McCann, Marciniak and Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Council Referral – for Review and Recommendation, Zoning Ordinance Amendment Petition No. ZA-1-2019, a request from Louisville Title Agency of NW Ohio, for a zoning change from B-2 "General Business District" to R-4 "Multi Dwelling Medium High Density District" for property located at 3921 and 3859 Sylvania Lakes Blvd., Sylvania, Ohio 43560. Mr. Burns stated that Jerry Parker, Attorney for the Applicant, has revised the request to change the zoning from B-2 to R-4 to a request to change the zoning from B-2 to R-4 PD. He said that the new request will be heard by Council on October 21, 2019 and that the current request before that Planning Commission is null.

Mr. Arnold moved, Mr. Marciniak seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission