

Board of Architectural Review

Minutes of the regular meeting of November 13, 2019. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the October 16, 2019, meeting as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 - Regulated Sign – app. no. 36-2019 requested by Nabil Shaheen for My Way Bistro, 5827 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement pole sign panel and a new wall sign. Mr. Shaheen was present and stated that the wall sign would be and LED lit channel letter sign. Sign(s) are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 - Regulated Sign – app. no. 39-2019 requested by Dana Fairchild of Toledo Sign for Manahan, 6377 River Crossing, Sylvania, Ohio 43560.

Mayor Stough stated that he would need to push away from the table for the discussion and vote of this application due to a business conflict.

Mr. Fairchild was present. Application is for a new panel in an existing monument sign and a new wall sign. Sign(s) are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated Sign – app. no. 40-2019 requested by Brian Heil of Toledo Sign for My Eye Dr., 8254 Mayberry Sq. N. Sylvania, Ohio 43560.

Mayor Stough returned to the table.

Mr. Robert Hall of Toledo Sign was present. Application is for a new projecting sign and a new window sign. Sign(s) are within the limits of the Sylvania Sign Code. Mr. McCann 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 - Building Review – app. no. 41-2019 requested by Chris Morris for Inside the Five, 5703 Main Street, Sylvania, Ohio 43560.

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Mayor Stough stated that he would need to push away from the table for the discussion and vote of this application due to a business conflict.

Lindsey Stough of Stough and Stough Architects was present with Mr. Morris. Application is for a new fire escape and fire wall. Mr. Stough presented a brief description of the project. The fire wall will be made of brick which will match the brick on the existing building and the fire escape, which will be located between the existing building and new fire wall, will be painted black. Design is within the limits of the Sylvania Code. Mr. Arnold moved, Mr. McCann seconded, to approve the design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 - Regulated Sign – app. no. 42-2019 requested by Edie Victor of Gardner Signs for Weight Watchers, 7611 Sylvania Ave., Sylvania, Ohio 43560.

Mayor Stough returned to the table.

Mr. Jeff Prymas of Gardner Signs was present. Application is for a new wall sign. Mr. Prymas said that the new sign would be an LED lit raceway sign. Sign(s) is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 8 - Building Review – app. no. 43-2019 requested by Amy Ferguson of The Architects Project for J.P. Morgan Chase Bank, N.A., 5700 Monroe Street, Sylvania, Ohio 43560. Ms. Ferguson was present and gave a brief presentation of the building design. Application is for the design of a new building. Ms. Ferguson said that the building will have a dark panel stone veneer on the main side of the building with accents in a lighter ash color and that the side facing Monroe Street will be glass with anodized aluminum trim. Ms. Ferguson added that the walking path will remain. Mayor Stough stated that the design looks like it was taking into consideration the possible future walking path. Ms. Ferguson agreed. Design is within the limits of the Sylvania Code. Mr. Marciniak moved, Mr. McCann seconded, to approve the building shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 9 - Building Review – app. no. 44-2019 requested by Kevin and Kimberly Clay for Barber Lounge Toledo, 5646 Summit Street, Sylvania, Ohio 43560. Ms. Clay was present. Application is for the painting of the building. Design is within the limits of the Sylvania Code. Mr. Arnold moved, Mr. Marciniak seconded, to approve the design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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Item 10 - Regulated Sign – app. no. 45-2019 requested by Dana Fairchild of Toledo Sign for Dr. Marra & Associates, 5834 Monroe Street, Sylvania, Ohio 43560. Mr. Fairchild was present. Application is for a new wall sign and two small signs for the existing two pylon signs. Sign(s) are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. 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 November 13, 2019. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the October 16, 2019 meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 - Council Referral – Zoning Ordinance Amendment Petition NO. PD-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” Planned Development for property located at 3921 and 3859 Sylvan Lakes Blvd., Sylvania, Ohio 43560.

Jerry Parker, Attorney for the developer, was present. He explained that the application was originally filed as straight re-zoning, however after concerns were expressed by the City’s Administration and Council members, the original re-zoning the application was withdrawn and refiled as a planned development (PD). He said that the PD will offer protections to the City, including control on the quality and the appearance of the development.

Mr. Parker said that they were willing to comply with all of the City’s requirements. Mr. Parker said that they received a Zoning Review from Timothy Burns, dated October 29, 2019. He outlined their responses to the review, which were given in a letter dated November 8, 2019 (a copy was provided to the Planning Commission members at the meeting) stated that they will comply with all of the comments/requirements in Zoning Review.

Mr. Parker also outlined their responses to the Department of Public Service Review Comments, prepared by Joseph Shaw, dated October 29, 2019. Those responses were also given in a letter dated November 8, 2019 (a copy was provided to the Planning Commission members at the meeting) stating that they will comply with all of those comments/requirements.

Mr. Parker said that the project would consist of seven buildings which would be built in two phases; that five buildings would be built and Phase 1 and the additional two buildings would be built in Phase 2; and that the buildings would consist of one and two bedroom units. Mr. Parker also gave a brief presentation on the materials that would be used on both the exterior of the buildings and interior of the units. The materials described included brick for the exteriors walls and high quality cement boards for the gables, granite countertops for the kitchens, and high quality wood/wood look flooring. He added that due to the high quality of the materials used on the buildings of the units, the rent for the units would be between \$1,100 and \$1,200.

There was further discussion amongst the members and Mr. Parker, and more details were provided about the project. Mr. Marciniak stated that he believes that this project would be the

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best use for this property.

Mr. Marciniak moved to recommend to Council that they approve the application as submitted. Mayor Stough asked that the motion be amended to include the two letters of November 8th, 2019 discussed at the meeting. Mr. Marciniak amended his motion to approve the application, inclusive of the applicant's responses to both the Zoning and Public Service Departments requirements, in their two letters written on November 8th, 2019 which were submitted and discussed at tonight's meeting, Mr. Arnold seconded. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 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