

Board of Architectural Review

Minutes of the regular meeting of February 12, 2020. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Carol Lindhuber, Kathleen Fischer, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the January 15, 2020, meeting as submitted with a correction to a typographical error in the 13th line of page 1. Vote being: Stough, Lindhuber, Fischer, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 2-2020 requested by Leia Medere of Allen Industries for Promedica Health and Wellness Center, 5700 Monroe Street, Sylvania, Ohio 43560. Alicia Goucher of Allen Industries present. Application is for face replacements on two existing signs. Signs are within the limits of the Sylvania Sign Code. Ms. Lindhuber moved, Ms. Fischer seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: Lindhuber, Marciniak, Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 3-2020 requested by Myra Gueli of Toledo Sign for Spoke Life Cycles, 6363 Monroe Street, Sylvania, Ohio 43560. Ms. Gueli present. Application is for a new monument sign, which will replacement the existing temporary sign, and new channel letters on the raceway sign on the front of the building. Both signs will be internally lit.

Mayor Stough asked Mr. Burns if the monument sign was allowed as there is another at that location.

Mr. Burns said that the sign is allowed because this is a separate building. He added that the building is also under separate ownership.

Signs are within the limits of the Sylvania Sign Code. Ms. Fischer moved, Ms. Lindhuber seconded, to grant a Certificate of Appropriateness for the signs shown in the drawing submitted with the application. Vote being: Lindhuber, Marciniak, Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 4-2020 requested by Nathan R. Waggner of Cash Waggner & Associates for Sylvania Place Apartments, Sylvan Lakes Boulevard, Sylvania, Ohio 43560. Mr. Waggner was present. Application is for the review of the exterior façade of the new apartment buildings and an office.

Mr. Wagner presented an updated drawing and a sample of the brick and Hardie board that they will be using on the façade of the buildings. He explained that numerous changes were made to the designs and that they had been working with the City on their requests. The drawings included a combination of red toned brick and beige toned Hardi board on the apartment buildings.

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The office will be all brick, with except for the gables.

Mayor Stough said the he thought that the brick tone was too red and that an orange tone would be better.

Other members said that they liked the red tone.

Ms. Lindhuber said that she would like to see a warmer tone on the Hardie board; and that it looked too yellow.

Mr. Waggner said that the samples were previously brought before Council; and that they approved of the colors.

Ms. Lindhuber said that she liked the shutters shown on the sides of the apartments and asked if they would also be on the front.

Mr. Waggner said that shutters would be on the front if the Board would like them to be.

Ms. Lindhuber responded that she would like to see the shutters on the front.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the design shown in the drawing presented at the meeting. Vote being: Lindhuber, Marciniak, Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. Marciniak moved, Mr. Lindsley 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 February 12, 2020. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Carol Lindhuber, Kathleen Fischer, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the January 15, 2020, meeting as submitted. Vote being: Stough, Lindhuber, Marciniak, Fischer and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Replat - requested by Nathan Waggoner of Cash Waggoner & Associates for Sylvania Place Apartments, Sylvan Lakes Boulevard, Sylvania, Ohio 43560. Mr. Waggoner was present.

Mr. Waggoner explained that the replat is needed for two reasons: 1) To include the annexed lot in the plat. 2) To remove the perimeter utility easements and the ingress/egress easements for lot 13.

Mayor Stough asked Mr. Waggoner if they agreed to all of the comments in Joe Shaw's Plat Review letter.

Mr. Waggoner said that they did and that all comments have been addressed.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the plat as submitted inclusive of Joe Shaw's Plat Review Comments in his letter dated February 3, 2020. Vote being: Stough, Lindhuber, Marciniak, Fischer and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Lot Split – App. No. 1-2020 submitted by Thomas Reynolds Builders, LLC for Greg and Amy Fell, 5015 Harroun Road, Sylvania, Ohio 43560. Mr. Reynolds was present.

Mr. Reynolds was present and explained that the two current parcels are being combined and split into 5 buildable lots; and that the owner intends to sell 4 of the parcels and use the income of the sales towards building a new home on lot 5 as their current home is in disrepair. Mr. Reynolds said that they have met with the City's Administration several times over the last year to work on a solution that would satisfy the needs of both the owners, and the City. He also said that there will be only one curb cut for the properties, for a shared private drive, on Brint Road across from Cameos Pizza. He added that the City owns the corner section of the property adjacent to these parcels.

Mayor Stough stated that the City appreciates the patience of the applicants; that the City had completed a study as they considered purchasing the property but that the price that they could offer did not meet the applicants needs. He added that the applicants had been cooperative in the past with the City in accommodating the City's needs in a previous road project.

Ms. Lindhuber asked if they intended to keep the trees that were located by the road.

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Mr. Reynolds responded that they do plan to keep the trees.

Mr. Lindsley asked if there would be an H.O.A.

Mr. Reynolds responded that there would be an H.O.A.

Mr. Burns asked if they were willing to comply with Joe Shaw's review comments dated February 3, 2020.

Mr. Reynolds responded that they would, and that as he understands, all comments have already been addressed.

Ms. Fischer moved, Mr. Marciniak seconded to approve the lot split as submitted inclusive of Joe Shaws Review Comments in his letter dated February 3, 2020. Vote being: Stough, Lindhuber, Marciniak, Fischer and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. Lindsley stated that the agent for the applicant has requested that the next two items in the agenda be tabled until the next meeting.

Item 5 – Council Referral for Recommendation and Review – Petition for Zoning Ordinance Amendment, ZA-1-2020, from South Briar, LLC (David Schmitt), from “R-1”, Single Family Residential Large Lot District to “B-2” General Business District and “R-3” Multiple Dwelling Medium Density District for property located at 5111 & 5123 Main Street, Sylvania, Ohio 43560. Ms. Fischer moved, Mr. Marciniak seconded, to table this item until the next meeting. Vote being: Stough, Lindhuber, Marciniak, Fischer and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Lot Split – App. No. 2-2020 submitted by Dave Schmitt for property located at 5111 & 5123 Main Street, Sylvania, Ohio 43650. Ms. Fischer moved, Mr. Marciniak seconded, to table this item until the next meeting.

Ms. Lindhuber moved, Ms. Fischer seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission