

Board of Architectural Review

Minutes of the regular meeting of May 13, 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.

Mr. Marciniak moved, Ms. Lindhuber seconded to approve the Minutes of the March 11, 2020, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Building Review – app. no. 12-2020 requested by John H. Sperry for Sandals Nail-Spa, 7645 W. Sylvania Avenue, Sylvania, Ohio 43560. Mr. Bruce Kern was present.

Mr. Burns explained that the application is for an amendment to a previously approved building design.

Mr. Kern stated that the materials used would remain the same and that the changes are to the colors only. They will be using black, gray and white in place of the brown and tan colors.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the building design 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. 13-2020 requested by Rami Shaheen of Sign Dezin USA for Sylvania Dry Cleaners, LLC, 5811 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign.

Mr. Burns stated that the 2 existing signs would be removed and that only 1 new sign will be installed. Sign is within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the sign 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. 14-2020 requested by Kevin Carroll of West Carroll Architecture, 6635 Erie Street, Sylvania, Ohio 43560. Mr. Carroll was present. Application is for a remodel of the porch.

Mr. Carroll was present and explained that he would be removing the stairs and extending the front porch. They would also be removing the walk area and replacing with landscaping. He also said that they would use similar construction, and that the materials and paint finishes used would match with the existing.

Ms. Lindhuber moved, Mr. Marciniak seconded, to approve the building design shown in the drawings submitted with the application. Vote being: Lindhuber, Marciniak, Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Board of Architectural Review
Minutes of May 13, 2020
Page 2

Item 6 – Regulated Sign – app. no. 15-2020 requested by Brian Chase of Chase Sign for Chase Bank, 5839 Monroe Street, Sylvania, Ohio 43560. Mr. Chase was present. Application is for 1 wall sign, 1 monument sign and 1 window sign.

Mr. Burns stated that Mr. Chase has been cooperative in meeting the City’s sign codes; and that the original submittals exceeding the code and that both the number of signs and the size of the signs have been reduced to meet the code. Signs are within the limits of the Sylvania Sign Code.

Mr. Marciniak moved, Ms. Lindhuber seconded, to grant a Certificate of Appropriateness for the sign 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.

Ms. Fischer moved, Ms. Lindhuber 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 May 13, 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. Fischer moved, Mr. Marciniak seconded to approve the Minutes of the March 11, 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 – 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. (Tabled at the February 12, 2020 meeting per request of agent). Mr. George Oravec was present.

Mr. Oravec explained that the change in zoning (and lot split) request has been made to allow for the building of three single family units and for an expansion to the parking lot for the adjacent commercial center. He added that the money that the developer will borrow to build the homes will also allow him to build a retaining wall as well as clean up the existing commercial center that is adjacent to this property. Also, that parking lot expansion will allow for both a better traffic pattern and an additional 21 parking spaces.

More discussion took place about the details of the project including items such as the number of living units, retaining wall and parking; and the existing adjacent commercial center. Mr. Oravec said that the improvements would include updating the façade’.

Mayor Stough asked what kind of assurance the City has that the upgrades would be made to the existing commercial property and if the City has anything in writing. Mr. Kevin Aller was present and stated that he was not aware of any written agreement. Mayor Stough suggested that part of the approval should include conditions that the upgrades would be made to the existing commercial center; and that the upgrades would include meeting our sign code. Other members agreed.

Mr. Marciniak expressed concerns about the drop off of the retaining wall and asked if any kind of a guardrail would be installed? Mr. Oravec said that they were aware that they would need to install some sort of barrier and that will be looked at.

Ms. Lindhuber asked how far away from the property line the homes would be? Mr. Burns said that the plans showed 17 feet from the property line.

Mr. Marciniak moved, Ms. Fischer seconded, to recommend to Council to approve the zoning change as requested, with an inclusion of detailed specifications of the improvements that will be completed to the existing adjacent commercial center. Vote being: Lindhuber, Marciniak,

**Sylvania Municipal Planning Commission
Minutes of May 13, 2020
Page 2**

Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Lot Split – App. No. 2-2020 submitted by Dave Schmitt for property located at 5111 & 5123 Main Street, Sylvania, Ohio 43650. (Tabled at the February 12, 2020 meeting per request of agent). Mr. George Oravec was present.

Mr. Oravec stated the lot split will allow for an expansion to the parking of the adjacent commercial center property.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the lot split application. Vote being: Lindhuber, Marciniak, Fischer, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission