

Board of Architectural Review

Minutes of the regular meeting of June 16, 2021. Mr. Marciniak called the meeting to order.

Members present: Kate Fischer, Carol Lindhuber, Jeff Schaaf and Ken Marciniak, (4) present. Mayor Craig Stough, excused. Zoning Administrator, Timothy Burns, and Law Director, Leslie Brinning, also present.

Mr. Fischer moved, Ms. Lindhuber seconded to approve the Minutes of the May 12, 2021, meeting as submitted. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 17-2021 requested by Scott Burns of Scotty B’s LEDs for Stay Fit Nutrition, 6419 Monroe Street, Sylvania, Ohio 43560. Application is for one new wall sign.

Sign is within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Mr. Schaaf seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Building Review – app. no. 18-2021 requested by James A. Rudy of J. Rudy Architects for Huntington Drive-up ATM, 5577 Monroe Street, Sylvania, Ohio 43560. Application is for the exterior review of a new ATM.

Mr. Rudy was present a provided an updated drawing and landscape plan for the project. He explained that during the installation of the ATM, some of the vegetation will need to be removed; and that it was their intent to replace all that is removed.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve design shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 19-2021 requested by Scott Burns of Scotty B’s LEDs for House of Hair, 5161 Main Street, Sylvania, Ohio 43560. Application is for a new wall sign.

Mr. Riley Stasa was present.

Sign is within the limits of the Sylvania Sign Code.

Mr. Schaaf moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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Item 6 – Building Review – app. no. 20-2021 requested by Rick Lynn of Gehring & Burtchin Contracting for Midwest Shooting Center, 7638 Sylvania Avenue, Sylvania, Ohio 43560. Application is for an exterior renovation review.

Mr. Lynn was present and explained that the only changes that they were making to the building was a color change to the metal and trim sections on the building.

Mr. Burns stated that an application for signage has not yet been received and asked Mr. Lynn if that would be coming.

Mr. Lynn said that it would be coming later; and that it would include a sign for the front of the building and a post sign.

Ms. Lindhuber moved, Mr. Schaaf seconded, to approve the design shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 – Building Review – app. no. 21-2021 requested by Kyle Young of Graphic Signs for Ability Center of Greater Toledo, 5605 Monroe Street, Sylvania, Ohio 43560. Application is for a new awning.

Mr. Gary Harold of Graphic Signs was present.

Mr. Marciniak asked if the awning was for pedestrian use only.

Mr. Harold said yes, the awning was for pedestrian use only.

Mr. Burns stated that one of the drawings showed a logo on the awning, but that no logo would be installed on the awning; that this review was for architectural review of just the awning, not a sign.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve design shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of June 16, 2021. Mr. Marciniak called the meeting to order.

Members present: Kate Fischer, Carol Lindhuber, Jeff Schaaf and Ken Marciniak, (4) present. Mayor Craig Stough, excused. Zoning Administrator, Timothy Burns, and Law Director, Leslie Brinning, also present.

Ms. Lindhuber moved, Mr. Schaaf seconded to approve the Minutes of the May 12, 2021, meeting as submitted. Vote being: Lindhuber, Fischer, Schaaf and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Council Referral – Petition for Zoning Amendment, ZA-1-2021, from Sara Velasquez, from “R-1” Single-Family Residential Large Lot District to “B-2” General Business District for property located at 8216 Erie Street, Sylvania, Ohio 43560.

Marciniak stated that he would need to recuse himself from the discussion of this item.

Ms. Ashley Baleste, owner of Local Roots Juice Co. in Perrysburg, was present. Ms. Ashley explained that she is the potential purchaser of the property, and that she hopes to have the property rezoned to either B-2 or have some changes made to the special use permit as discussed with Ms. Brinning this evening.

Ms. Brinning requested, on behalf of the administration, that the board continue the item until the next meeting. She explained that this would allow time for the administration to review and discuss other options for the property; and that the discussions would include the possibility of expanding the Special Use definition of a “Tea House” and an adjustment of the hours to allow the operations, days and hours of the juice bar.

Mr. Schaaf moved, Ms. Lindhuber seconded, to table the discussion and recommendation to Council until the next meeting. Vote being: Lindhuber, Fischer and Schaaf (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission