

## Board of Architectural Review

Minutes of the regular meeting of May 11, 2022. Mr. Schaaf called the meeting to order.

Members present: Mayor Craig Stough, Carol Lindhuber, Ken Marciniak, Kate Fischer and Jeff Schaaf (5) present. Zoning Administrator, Timothy Burns also present.

Ms. Fischer moved, Mr. Marciniak seconded to approve the Minutes of the April 13, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 6-2022 requested by Jen Holland of Fast Signs for Taste, 5689 Main Street, Sylvania, Ohio 43560. Application is for two wall signs and one window sign.

Signs are within the limits of the Sylvania Sign Code.

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

Item 4 – Building Review – app. no. 7-2022 requested by Carter Bean of Bean Architects for Rooster's, 5702 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior renovation.

Mr. Beans was present and gave a brief description of the changes that would be made to the exterior of the building which included painting the current beige portions of the building to Sherwin Williams Gauntlet Gray, and painting most the current blue portions to Sherwin Williams Black Fox, including the roof and awnings; and that the blue neon lighting strip on the top of the building would be changed to red. He also said that they would be adding an outdoor patio area shown on the north side of the building

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

Item 5 –Regulated Sign – app. no. 8-2022 requested by Breann Dandar of True Aerial Signs for Pho Noodle, 7629 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a wall sign.

Ms. Dandar was present and said that they would be installing new channel letters and that they will use the existing cabinet on the bottom and will replace the face.

Sign is within the limits of the Sylvania Sign Code.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (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 11, 2022. Mr. Schaaf called the meeting to order.

Members present: Mayor Craig Stough, Carol Lindhuber, Ken Marciniak, Kate Fischer and Jeff Schaaf (5) present. Zoning Administrator, Timothy Burns also present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the April 13, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Lot Split app. no. 1-2022 – submitted by Peter A. Dewhirst, Esq. for Steve K. Jindal and Farzat Swade for the property located at 6540 Brint Road, Sylvania, Ohio 43560.

Mr. Dewhirst was present.

Mr. Burns stated that the lot split has been reviewed by the City’s Engineer (Joseph Shaw); and that the approval for the lot split should be subject to Mr. Shaw’s comments, dated May 3, 2022.

Mr. Dewhirst stated that they have agreed to Mr. Shaw’s comments, and that Ray Jones of FWB, Inc. is already working on new drawings, that will include an adjustment to the original design that was submitted. He said the eastern portion of the front lot (Parcel A) will be attached to the back lot (Parcel B), making it a “backwards p”, or “flagpole” design; and that an ingress-egress easement will be given to the front lot (Parcel A) which will be increased from the 20’ shown in the submittal to 25’; and that there will be a Common Driveway Maintenance Agreement, between the two lots, sharing the obligation of the maintenance for the driveway.

Mr. Burns stated that the property current has a Special Use Permit (SUP) for a Daycare; and that the City is working on vacating the SUP.

Mr. Dewhirst stated that the SUP is no longer needed as the owner is not operating a Daycare.

Mr. Marciniak motioned, Ms. Lindhuber seconded, to approve the Lot Split with an adjustment of the easement from 20’ to 25’, and also subject to the requirements stated by the City’s Engineer in his comments. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission