

Board of Architectural Review

Minutes of the regular meeting of June 15, 2022. Ms. Fischer called the meeting to order.

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

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the Minutes of the May 11, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign– app. no. 9-2022 requested by Tracy Loo for 21 West, 5834 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign.

Ms. Loo was present and said that the new sign was being installed as 21 West is changing locations.

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, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 10-2022 requested by Angela Christensen for Angela’s Angels, 5774 Main Street, Sylvania, Ohio 43560. Application is a new area identification sign.

Ms. Christensen was present and said that they are replacing an existing sign.

Mr. Burns added that the sign would be on stilts, which is fitting with the residential area; and that the sign across the street at the Historical Village is also on stilts.

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

Item 5 – Building Review – app. no. 11-2022 requested by Angela Christensen for Angela’s Angels, 5774 Main Street, Sylvania, Ohio 43560. Application is for a renovation to the front elevation to include moving and replacing and existing door and to replace the existing concrete steps with wood deck and railing.

Ms. Christensen was present and stated the wood and railing used on the addition will match the existing ramp and railing.

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

Board of Architectural Review
Minutes of June 15, 2022
Page 2

Item 6 – Building Review– app. no. 12-2022 requested by Kristie Stanfield of Champlin Architecture for Dental Excellence, 5660 Monroe Street, Sylvania, Ohio 43560. Application is for exterior renovations to the building.

Ms. Stanfield was present and said that the exterior renovations were to convert the current retail space into a dental office.

Mr. Marciniak asked what type of materials would be used.

Ms. Stanfield said that composite wood and stucco wood be used, and that canopy elements are metal.

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

Item 7 – Regulated Sign – app. no. 13-2022 requested by Kristie Stanfield for Champlin Architecture, 5660 Monroe Street, Sylvania, Ohio 43560. Mr. Burns stated that the applicant had not submitted all of the items needed for the application and that further information that was requested had not been received; and that per request of the applicant, the item should be removed from the agenda.

Item 8 – Regulated Sign – app. no. 14-2022 requested by Robert Hall or Toledo Sign for American Family Insurance, 6387 Monroe Street, Sylvania, Ohio 43560. Application is a new wall sign.

Mr. Hall was present and said that the sign would be a standard channel letter sign.

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, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 9 – Regulated Sign – app. no. 15-2022 requested by Karrie Brock of Fast Signs for Sylvania Area Family Services, 5459 W. Alexis Road, Sylvania, Ohio 43560. Application is for a replacement directional sign.

Sign is within the limits of the Sylvania Sign Code.

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

Board of Architectural Review
Minutes of June 15, 2022
Page 3

Item 10 – Regulated Sign – app. no. 16-2022 requested by Matt Uhl of Reason Sign Co. for Affordable Dentures & Implants, 6411 River Crossings, Sylvania, Ohio 43560. Application is for a replacement wall sign.

Mr. Rich Kwapich was present.

Mr. Kwapich stated that they the application is for two new signs and that they are updating the logo. And that the one that will face the Alexis side of the building, which will be lit; and one that faces the parking lot, which will be unlit.

Mr. Burns stated that he did not realize that the application was for two wall signs. He added that only one wall sign is allowed per code.

Mr. Kwapich said that the application was for replacement signs for signs that were already in place.

Mr. Marciniak said that there was no drawing in the packet for the Monroe side (parking lot side) of the building.

Mr. Burns stated that he did not realize that the application was for two wall signs. He added that only one wall sign is allowed per code.

After further discussion, Mr. Burns recommended that the board approve the design of the signs, subject to zoning regulations. He said that further investigation would take place to determine if they had been given approval previously for the second sign.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the sign designs shown in the drawing submitted with the application, and that the approval would be subject to the signs meeting the zoning code. Vote being: Stough, Lindhuber, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 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

Sylvania Municipal Planning Commission

Minutes of the regular meeting of June 15, 2022. Ms. Fischer called the meeting to order.

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

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the Minutes of the May 11, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Council Referral – for review and recommendation, Petition for Zoning Ordinance Amendment, ZA-1-2022, from Hamid Brother, LLC, to change zoning from “M-1”, Light Industrial District to “B-1” Limited Business and Office District, for property located at 5601 – 5609 West Alexis Road, Sylvania, Ohio 43560.

Mr. Shahzad Hamid was present and stated the change of zoning is being requested to allow for a tattoo shop and a retail type store to be located in the building.

Mayor Stough added that the M-1 zoning would be preserved in the south.

Mr. Burns stated that the zoning requested would be closer to the zoning in the surrounding areas.

Discussion took place amongst the members and Mr. Marciniak moved, Ms. Fischer seconded, to recommend to Council to approve the zoning change as requested. Vote being: Stough, Lindhuber, Marciniak and Fischer (4) aye; (0) nay. Motion passed by a 4 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