

## Board of Architectural Review

Minutes of the regular meeting of September 14, 2022. Mr. Schaaf called the meeting to order.

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

Ms. Lindhuber moved, Mr. Marciniak seconded to approve the Minutes of the August 10, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Marciniak and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 19-2022 requested by Kevin Clay for House of Him, 5646 Summit Street, Sylvania, Ohio 43560. Application is for a wall 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 Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Building Review – app. no. 20-2022 requested by David Kreienkamp of Program Solutions Group, LLC for Sisters of St. Francis, 6832 Convent Boulevard, Sylvania, Ohio 43560. Application is for a new covered walkway and passenger loading area.

Mr. Kreinkamp was present.

Design is within the limits of the Sylvania Code.

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

Item 5 – Regulated Sign – app. no. 21-2022 requested by Nabil Shaheen of Sign Dezin USA for DW 28 Properties LLC, 5839 Monroe Street, Sylvania, Ohio 43560. Application is for a new monument sign.

Mr. Shaheen was present and presented an updated drawing of the monument sign showing a black aluminum base in place of the originally submitted red brick base.

Sign is within the limits of the Sylvania Sign Code.

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

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Item 6 – Regulated Sign – app. no. 22-2022 requested by Nabil Shaheen of Sign Dezin USA for Vape Shack, 5805 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign and a replacement pylon sign.

Mr. Shaheen was present.

Signs are within the limits of the Sylvania Sign Code.

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

Item 7 – Regulated Sign – app. no. 23-2022 requested by Rob Hall for Planet Fitness, 6758 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a new wall sign and a replacement pylon sign.

Mr. Hall was present.

Mr. Burns asked if the background color of the building will be updated to the color shown in the drawing.

Mr. Hall said that he was unsure as he was only the fabricator of the sign and not the painting of the building.

Discussion took place, and it was determined that it appeared in the drawing that the color of section of the building behind wall sign had already been changed from purple to beige.

Signs are within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Mr. Marciniak seconded, to approve the signs shown in the drawing submitted with the application, with the appraisal that the background color of the building is changed to the beige color shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Marciniak and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Ms. Marciniak 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 September 14, 2022. Mr. Schaaf called the meeting to order.

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

Ms. Lindhuber moved, Mr. Marciniak seconded to approve the Minutes of the August 10, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Marciniak and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Lot Split – app. no. 2-2022 – submitted by Leslie Brinning for Robert and Christine Apel for the property located at 5203 Westcroft, Sylvania, Ohio 43560.

Mayor Stough stated the he spoke with Ms. Brinning, and that the owners of Lot 73, purchased the 30' section of land located behind Lots 73 and 74 in 2005, and it was all combined into one parcel. He said that the lot split was needed to allow the property owners of Lot 74, to sell the section of land located directly behind Lot 73 to the new owners of Lot 73.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the lot split as submitted. Vote being: Stough, Lindhuber, Marciniak and Schaaf (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