

Board of Architectural Review

Minutes of the regular meeting of October 12, 2022. Mr. Schaaf called the meeting to order.

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

Mr. Marciniak moved, Ms. Lindhuber seconded to approve the Minutes of the September 14, 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. 24-2022 requested by Breann Dandar of True Aerial Signs for Rooster’s, 5702 Monroe Street, Sylvania, Ohio 43560. Application is for one wall sign, one monument sign and one pylon sign.

Ms. Dandar was present.

Signs are within the limits of the Sylvania Sign Code.

Mr. Marciniak moved, Ms. Fischer 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. 25-2022 requested by Canaan Companies for Ace Hardware, 5619 Main Street, Sylvania, Ohio 43560. Application is for architectural review of an exterior renovation.

Mr. Ned Monroe was present and explained that the application is for approval on an exterior renovation to the south side of the building, facing Monroe. He presented material samples of a cultured stone that was light beige and gray in color to be used on the bottom three feet portion of the building; and two different colors of EIFS that they plan to be used on the upper portion of the building which included a light gray color to be used as a band going just above the top of the cultured stone and a light beige to be used on the upper portion of the building.

Mayor Stough stated that they generally like to see more of an orangey-reddish colored brick for the buildings in the downtown area as it would fit better.

Mr. Marciniak said that he liked the look of the cultured stone material and asked if could be made in colors that lean more toward orangey reddish colors.

Mr. Monroe said that he could get the stone in the orangey reddish colors.

Further discussion took place about the color scheme and stone design, as well as the flat, smooth EFIS design shown in the drawings and the members agreed that they would like to see some other colors and stone design used and some type of vertical design, possibly a v-groove, in the upper portion of the EFIS.

Mr. Monroe said that he could drop off some samples of alternative stone designs and colors

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to the administration building for the members to view and approve; and that he could add a v-groove, or something similar, to the upper portion of the EFIS.

Mr. Burns said that once the samples were received, he could contact the members so that they could either stop in to view the samples, or he could send photos of the samples to the members photos to view by email.

All of the members agreed.

Mr. Monroe said that he could drop off some samples in the next day.

Mr. Marciniak moved, Ms. Fischer seconded, to approve the building design discussed at the meeting, based on final approval by the members of the samples that will be brought into the zoning office to be used on the bottom portion of the building. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 26-2022 requested by Scott Schuette for Scott Rod Fabrications LLC, 5517 Schultz Drive, Sylvania, Ohio 43560. Application is for an architectural review of an exterior renovation.

Mr. Scott Schuette was present and said that they would be replacing the existing shingle roof with a steel roof which would be dark charcoal in color.

Mr. Marciniak moved, Ms. Lindhuber 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 6 – Regulated Sign – app. no. 27-2022 requested by Scott Burns of Scotty B’s LEDs for Sylvania Nutrition, 7633 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a new wall sign.

Mr. Burns was present.

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

Item 7 – Building Review – app. no. 28-2022 requested by Kevin Cieszykowski of SBA Studios, LLC for Clean Express Auto Wash, 6307 Monroe Street, Sylvania, Ohio 43560. Application is for architectural review of an exterior renovation.

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Mr. DeWayne Hein or Roush Construction was present. Mr. Hein presented a sample of the wood look material that would be used on the bottom portion of the new building design, and said that the existing concrete block on the upper portion of the building would remain and would be painted a light grayish color.

Mr. Marciniak moved, Ms. Lindhuber 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 8 – Regulated Sign – app. no. 29-2022 requested Kevin Cieszykowski of SBA Studios, LLC for Clean Express Auto Wash, 6307 Monroe Street, Sylvania, Ohio 43560. Application is for a wall sign and a monument sign.

Mr. Hein was present.

Mr. Burns said that the drawings submitted with the application showed a tear drop logo on both the front and the side of the building, but that only one is allowed as it is considered a wall sign. He said that a discussion had already taken place with the owner, and that it was understood that only the tear drop logo shown on the front of the building would remain. He also added that the wording on the side of the building would be allowed, as the words are considered incidental and not considered a wall sign, and they are describing the services that are offered.

Mr. Heins stated that he agreed with what Mr. Burns had said. He also added that while they would be removing the existing pylon sign but that would not be installing the monument sign shown in the application right way. He said that the monument sign was included in the application so that they could have already have the approval in place for when they are ready to install.

Signs are within the limits of the Sylvania Sign Code.

Mr. Marciniak moved, Ms. Fischer seconded, to approve the signs as discussed. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (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

Sylvania Municipal Planning Commission

Minutes of the regular meeting of October 12, 2022. Mr. Schaaf called the meeting to order.

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

Ms. Fischer moved, Ms. Lindhuber seconded to approve the Minutes of the September 14, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
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