

Board of Architectural Review

Minutes of the regular meeting of June 14, 2023. Mr. Schaaf called the meeting to order.

Acting Secretary, Tim Burns, took the roll call. Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf (5) present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the May 10, 2023, 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 – Building Review – app. no. 14-2023 requested by Sam Muhsen, P.E. of Buehrer Group Architects & Engineering for Masjid Saad Foundation/Toledo Islamic Academy, 5225 West Alexis Road, Sylvania, Ohio 43560. Application is for two new outdoor wood frame shelters.

Mr. Muhsen was present.

Discussion took place about the materials that would be used.

Mr. Muhsen said that the colors would match the existing modular classrooms.

Design is within the limits of the Sylvania Code.

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

Item 4 – Regulated Sign – app. no. 13-2023 requested by Karrie Brock of Fast Signs for Stellar Blooms, 8248 Mayberry Square, Sylvania, Ohio 43560. Application is for one new window sign.

Sign is within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Ms. Fischer 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 5 – Regulated Sign – app. no. 15-2023 requested by Debra Bodell at Glass City Signs for Sylvania Senior Center, 7140 Sylvania Avenue, Sylvania, Ohio 43560. Application is for a replacement monument sign.

Ms. Bodell was present.

Mr. Marciniak expressed concerns about the possible brightness of the lighting of the sign.

Ms. Bodell explained that the lighting is dimmable and that the owner is willing to abide by any restrictions, including dimming the lighting at a certain time of night; and that the owner is aware of the codes pertaining to lighting and will be considerate of neighboring properties.

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Sign is within the limits of the Sylvania Sign Code.

Ms. Fischer 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.

Item 6 – Regulated Sign – app. no. 16-2023 requested by Karrie Brock of Fast Signs for Sylvania 360 Studios, 5808 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement pylon 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, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 7 – Building Review – app. no. 17-2023 requested by Katie Fields of Inside the Five, 5703 Main Street, Sylvania, Ohio 43560. Application is for a proposed building addition.

Mr. Chris Moore, of Inside the Five, was present.

Mr. Marciniak asked how the new addition will affect the current number of parking spaces.

Mr. Moore said that it will reduce the parking by one half but that there is alternative parking within a short walk of the building.

Discussion took place regarding the design of the proposed addition and all members agreed that it will fit nicely in the area.

Design is within the limits of the Sylvania Code.

Ms. Fischer 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.

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of June 14, 2023. Mr. Schaaf called the meeting to order.

Acting Secretary, Tim Burns, took the roll call. Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf (5) present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the May 10, 2023, 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. 2-2023 – Requested by Mike White of Buckeye Real Estate Group, LLC, for the properties located at 5118 and 5136 Allen Street, Sylvania, Ohio 43560.

Mr. White was present and explained that the lot split of the properties will create two equal lots of approximately 5,000 sq. ft; and that once approved he intends to build a home on each of the two lots.

Mr. Burns explained to the members that in order to build homes on these two lots, variances of both setback requirements and lot size requirements were needed; and that both variances have been approved by the Board of Zoning Appeals.

Mr. Marciniak asked if he built the home on Spring Street.

Mr. White responded that he did.

Mr. Marciniak said that the home was a nice addition to the area and that the building of the new homes on these two lots will also be a nice addition.

Mr. Marciniak moved, Ms. Lindhuber seconded to approve the lot split. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Council Referral – Petition for Zoning Ordinance Amendment, SUP #1-2023, from the Masjid Saad Foundation/Toledo Islamic Academy, located at 5225 W. Alexis, Sylvania, Ohio 43560, for construction of outdoor wood classroom shelters.

Mr. Sam Muhsen of Buehrer Group Architecture and Engineering was present.

Mr. Marciniak said that he went out to the property, and said that he didn't realize that it went back as far as it does. He added that he thinks that the additions will fit nicely.

Mr. Marciniak moved, Ms. Fischer seconded to recommend to Council to approve the amendment to the Special Use Permit as requested. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission