

Board of Architectural Review

Minutes of the regular meeting of March 13, 2024. Mr. Schaaf called the meeting to order.

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

Ms. Lindhuber moved, Mr. Marciniak seconded to approve the Minutes of the February 14, 2024, 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. 13-2024 requested by Sam Hammoud for Top Trend Barber Shop, 5625 Alexis Road, Sylvania, Ohio 43560. Application is for one new wall sign and a replacement pylon in an existing monument sign.

Mr. Hammoud was present.

Ms. Fischer asked what the symbols on the sign were.

Mr. Hammoud replied that the symbols are scissors.

Signs are within the limits of the Sylvania Sign Code.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the wall sign shown in the drawing submitted with the application and the replacement pylon sign in an existing monument sign as discussed at the meeting. 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. 14-2024 requested by Melissa Hogan for NRM Realty, 5658 Main Street, Sylvania, Ohio 43560. Application is for a new wall sign and a projecting sign.

Ms. Hogan was present. She said that they would like to install one sign on the front of the building and one sign on the back. She explained that the inserts on the signs were for the names of businesses and that they would be changing as needed.

Signs are within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Mr. Marciniak seconded, to approve the signs shown in the drawing submitted with the application with the addition for approval for ongoing changes to the name inserts on the projecting sign. 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. 15-2024 requested by Ivan Iliev for 2511 Oregon, LLC, 5131 Main Street, Sylvania, Ohio 43560. Application is for a commercial exterior renovation to the façade of the building.

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Mr. Iliev was present.

Discussion took place for clarifying what was being reviewed at meeting.

Mr. Iliev stated many times that his application was for a new sign.

Mr. Burns responded many times that the application being reviewed tonight was for the renovation of the façade of the building only; and that a new sign application had been submitted on another application that was denied as it does not meet the sign code.

Much discussion took place regarding previous sign applications that were submitted and denied as a renovation of the façade was needed to allow for the installation of signs that were compliant with the sign code; and that there was an agreement with the previous owner of the plaza for the façade of the entire plaza to be updated to allow for compliant signs to be installed on the building.

Mr. Marciniak said that he is not going to approve this application for just one section of the building; and that the entire plaza needed to be improved as discussed and agreed to with the previous owner, Dave Schmitt.

Mr. Iliev said that he was willing to update the façade of a portion of the building so that his tenant (Purple Haze) can put up a sign. He added that that it would probably take a couple of years to complete the entire plaza, but that he cannot make promises on the timeline. He added that the timeline of when he would complete that renovations of the façade would be dependent on many things including future returns and economic downturn.

Ms. Fischer stated she was not going to approve the façade without an agreement for an exact time for when the whole building would be completed. She added that the Board did approve some signage for his tenant (Purple Haze) at a previous meeting and that there were stipulations for changes on signage that he had put up; and that those changes have not been made.

Jeff Schaaf added that the façade needs to be consistent throughout the plaza or it would not look good. He referenced other plazas throughout the City and pointed out to Mr. Iliev that the façades on the buildings in those plazas were consistent for all of the buildings.

Mr. Iliev said that what he is proposing (façade renovation of just the one business) is just temporary. He also asked some questions about the City's sign codes and banner codes.

Mr. Burns responded to his questions and further discussion took place about the sign codes.

Mayor Stough stated that the discussion that is taking place should be discussed outside of this meeting.

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Mayor Stough moved, Ms. Lindhuber seconded, to denied the building renovation of the façade shown shown in the drawing submitted with the application 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, Mayor Stough seconded 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 March 13, 2024. Mr. Schaaf called the meeting to order.

Acting Secretary, Timothy 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 February 14, 2024, 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 – Council Referral – Proposed Ordinance No. 26-2024, Amending Part Eleven – Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended.

Mayor Stough explained that the City is updating all fees and permit costs throughout the City such as Zoning Appeals, Flood Plain Permits, Planned Development and others shown in the exhibits included with the Ordinance.

Discussion took place amongst the members.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve recommend to Council to approve proposed Ordinance No. 26-2024. 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,

Timothy Burns, Acting Secretary
Municipal Planning Commission