

Board of Architectural Review

Minutes of the regular meeting of December 11, 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

Mr. Marciniak moved, Ms. Lindhuber seconded to approve the Minutes of the November 13, 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 – Building Review – app. no. 51-2024 requested by Katie Fields for Inside the Five Brewing, 5703 Main Street, Sylvania, Ohio 43560. Application is for an addition to the existing building.

Mayor Stough stated that this has been a subject with City Council and City Administration for some time. He explained that the original design, in the development agreement that they had made with City Council, was for a two-story building with an open deck on the second floor. However, after receiving quotes, they found that the cost was too high. He said that the application before the Board has been negotiated with City Council, and that although Council is disappointed, they have worked through some issues that Council had with the redesign, such as stage placement, and that Council has accepted the design that is now before the Board.

Further discussion took place amongst the members.

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 4 –Regulated Sign – app. no. 52-2024 requested by Brian Heil of Toledo Sign for PT Link, 5700 Alexis Road, Sylvania, Ohio 43560. Application is for a replacement panel in an existing monument sign and a new wall sign.

Mr. Heil was present.

Mr. Burns explained to the Board that the wall sign is being moved from another location, and that the original submittal was for the entire wall sign to be installed above the roof line. However, after discussions with the City's Administration, the applicant agreed to lower the "physical therapy" verbiage portion of the sign to be installed under the roof line. He added that due to the unusual design of the building, the sign would have appeared to float high above the roof line, and that the applicant was cooperative in working with the City to come up with the design that is before the Board.

Signs are within the limits of the Sylvania Sign Code.

Ms. Lindhuber 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)

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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

Sylvania Municipal Planning Commission

Minutes of the regular meeting of December 11, 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. Fischer moved, Ms. Lindhuber seconded to approve the Minutes of the November 13, 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 for review and recommendation – Petition for Zoning Ordinance Amendment Application No. ZA #3-2024 from Chuck Schmalzried, Michelle Construction for 4713 N. King Road to change the zoning from R-1 to R-2 with a PD overlay.

Mr. Greg Feller, of Feller, Finch and Associates, explained that the proposal is designed to provide an affordable housing option that is currently not available in Sylvania, and that the proposal is geared toward both young professionals and young families. He said that in order to do that, they need to cut costs and that by building 1,200 – 1,500 sq. ft. homes on smaller lots they can cut the manufacturing cost down from \$50,000 to \$19,000, which would allow them to sell the homes for \$250,000 - \$300,000.

Mayor Stough commented that when the development came to him, it was presented as a tiny home community. He added that a tiny home is 400 – 500 sq ft, and that these are not tiny homes. He said that these are small homes on small lots and added that the back yards seem small for families.

Mr. Feller responded that the back yards are small and that they have about a 15' set back. He said that families don't want yards anymore, and that they are going for small yards and low maintenance.

Ms. Lindhuber asked if the homes would be rentals.

Mr. Schmalzried said that the home would be sold fee simple and that there would be strict deed restrictions in place allowing for only long-term rentals.

Mr. Marciniak stated that this development looked like the Mercurio development on Alexis Road.

Mr. Feller responded that this development is different and that the homes would be stand alone homes, with some different color options for the exterior.

Mr. Marciniak said a development at this site was presented to the Board a couple of years ago by Mr. Fondren, and that he was told back then what it would take to get approval for a development.

Both Mr. Feller and Mr. Schmalzried said that they were not aware of that.

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Mr. Marciniak stated that none of the City's requirements for lot size, set-backs or sidewalks have been met.

Mr. Schmalzried stated that he and his wife Michelle have five children between that are between the ages of 29 and 36, and they are struggling to find affordable housing solutions and that they cannot afford to stay in Sylvania. He added that the target age for the development is for the 35 and younger age group.

Carrigan Carter, Mr. and Mrs. Schmalzried's daughter was present and said that the location of the property is important and that there is a need for affordable housing in a safe area for people her age.

More discussion took place and many comments were made expressing concerns about the density of the proposed development.

Mr. Marciniak moved, Ms. Lindhuber seconded, to recommend that Council deny the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mayor Stough stated that there will be a Public Hearing and that Council may have the ability to negotiate the density down. He added that they would need a vote of five to override the Planning Commission's recommendation.

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission