

Sylvania City Council
October 20, 2025

7:00 p.m. Public Hearings

Ordinance No. 91-2025, SUP-3-2025, ZA-1-2025

7:30 p.m. Council Meeting
Agenda

1. Roll call: Mr. Hansen, Mr. Haynam, Mr. McCann, Mr. Murphy, Mr. Richardson, Ms. Stough, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Mr. Hansen.
3. Additions to the agenda.
4. Approval of the Council meeting minutes from October 6, 2025.
5. Report from the 3 Public Hearings held this date.
6. Administration Building Office Renovations – Utilities/Service/GIS.
 - a. Service Director's letter recommending approval of construction quote.
 - b. Proposed Ordinance No. 114-2025, Authorizing the Mayor and Director of Finance to accept the proposal of The Beebe Company, LLC regarding this project.
7. Committee reports.
8. Committee referrals.

INFORMATION

10-6-25 Meeting Minutes

Minutes of the Meeting of Council
October 6, 2025

4

The Council of the City of Sylvania, Ohio met in regular session on October 6, 2025 at 7:30 p.m. with Mayor Frye in the chair. Roll was called with the following members present: Marcus Hansen, Doug Haynam, Brian McCann, Shawn Murphy, Patrick Richardson, Lyndsey Stough, Mary Westphal; (7) present; (0) absent.

Roll call:
All present.

Pledge of Allegiance to the United States of America led by Mrs. Westphal.

Pledge of
Allegiance.

Mayor Frye stated that Council will now consider agenda item 3.

Item #9a. Construction update by Public Service Director, Joe Shaw.

Additions to the
agenda.

Item #11. Executive Session to discuss personnel, potential sale of property, litigation.

Mrs. Westphal moved, Mr. Haynam seconded to approve the amended agenda; roll call vote being: Stough, McCann, Haynam, Murphy, Westphal, Hansen, Richardson; (7) yeas; (0) nays. The motion carried.

Agenda approval.

Mayor Frye stated that Council will now consider agenda item 4.

Mrs. Westphal presented the September 15, 2025 regular meeting minutes. Mrs. Westphal moved, Ms. Stough seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of September 15, 2025 be approved as written; roll call vote being: Stough, Murphy, Westphal, Hansen, McCann, Richardson, Haynam; (7) yeas; (0) nays. The motion carried.

Approval of
Sept. 15, 2025
Council meeting
minutes.

Mayor Frye stated that Council will now consider agenda item 5.

Mr. McCann gave a brief report on the Employee & Community Relations Committee meeting held this date. Public Service Director, Joe Shaw, presented information regarding the 2026 staffing in the Service Department ahead of the Budget/Finance Committee meeting to be held on October 16, 2025. Topics discussed were current organizational structure of the department, job description review, adding positions where needed and possible new structure of the department.

Report from
Emp. &
Community
Relations
Committee
meeting held this
date.

Mayor Frye stated that Council will now consider agenda item 6.

Mr. McCann presented and read aloud by title only, proposed Resolution No. 17-2025, a written copy of same having been previously furnished to each member of Council "A Resolution of the Council of the City of Sylvania supporting the Five-Year, 0.50-Mill Levy for the Sylvania Senior Center; and declaring an emergency"; Mr. McCann moved, Mr. Haynam seconded for passage of Resolution No. 17-2025 as an emergency measure; roll call vote being: Haynam, McCann, Hansen, Richardson, Westphal, Murphy, Stough; (7) yeas; (0) nays. The motion carried.

Resolution No.
17-2025, "...
support... Senior
Center Levy..."

Minutes of the Meeting of Council
October 6, 2025

Mayor Frye stated that Council will now consider agenda item 7.

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 112-2025, a written copy of same having been previously furnished to each member of Council "An Ordinance to authorize and ratify the execution of Then and Now Certificates by the Finance Director and the payment of amounts due for various purchase orders; and declaring an emergency; Mrs. Westphal moved, Mr. Hansen seconded for passage of Ordinance No. 112-2025 as an emergency measure; roll call vote being: Murphy, Stough, Westphal, McCann, Richardson, Haynam, Hansen; (7) yeas; (0) nays. The motion carried

Ordinance No.
112-2025, "...
Then & Now
Certificates..."

Mayor Frye stated that Council will now consider agenda item 8.

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 113-2025, a written copy of same having been previously furnished to each member of Council "Authorizing the donation of 23 Taser X-26 P and related equipment to the ProMedica Police Department; determining said property to be of no further use to the City of Sylvania; and declaring an emergency."; Mr. Haynam moved, Mr. Murphy seconded for passage Ordinance No. 113-2025 as an emergency measure; roll call vote being: Haynam, McCann, Hansen, Westphal, Murphy, Stough, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No.
113-2025, "...
Taser donation to
ProMedica
Police
Department..."

Mayor Frye stated that Council will now consider added agenda item 9a.

Public Service Director, Joe Shaw, gave a construction update on Downtown Sylvania and US-23. Main Street will be opening to two-way traffic soon after completing the final layer of paving. There will be miscellaneous project items in October that will close Main Street for a couple of days. US-23 ramps are on schedule to be completed by due date; ODOT crew is working ahead of schedule by completing some November items in October.

Construction
update from
Joe Shaw.

Mayor Frye stated that Council will now consider added agenda item 11.

Mrs. Westphal moved, Mr. Hansen seconded to enter into Executive Session for the purpose of discussion of possible litigation, property purchase and personnel matters at

Executive
Session:

Minutes of the Meeting of Council
October 6, 2025

7:55 p.m. Roll call vote being: Haynam, Hansen, Stough, Westphal, McCann, Richardson, Murphy; (7) yeas; (0) nays. The motion carried.

Litigation, Real
Estate &
Personnel
matters.

Mrs. Westphal moved, Mr. McCann seconded to return from Executive Session to General Session at 8:47 p.m. No decisions were made, no action needed. Roll call vote being: Murphy, Stough, McCann, Richardson, Westphal, Hansen, Haynam; (7) yeas; (0) nays. The motion carried.

Mayor Frye stated all agenda items have been addressed.

Mrs. Westphal moved, Mr. McCann seconded to adjourn at 8:48 p.m. Roll call vote being: Westphal, Hansen, McCann, Murphy, Stough, Richardson, Haynam; (7) yeas; (0) nays.

Adjournment.

Clerk of Council

Mayor

Ordinance No. 91-2025

ORDINANCE NO. 91-2025

**AMENDING PART ELEVEN – PLANNING AND ZONING CODE OF
THE CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED,
BY AMENDING CHAPTER 1179 – PRINCIPLES OF ACCEPTABILITY,
SECTION 1179.05 – LOTS; AND DECLARING AN EMERGENCY.**

WHEREAS, the Director of Public Service recommends that Section 1179.05 – Lots, Chapter 1179 – Principles of Acceptability of Part Eleven - Planning and Zoning Code be amended to provide an exception for compliance with the depth-to-width ratio if an irregular or L-shaped lot will be created; and,

WHEREAS, the Director of Public Service recommends that Sylvania Codified Ordinance Section 1179.05 be amended as set forth on the attached “Exhibit A.”

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That Section 1179.05 - Lots of the Codified Ordinances of Sylvania, 1979, as amended, be and it is, hereby further amended to read as set forth on the attached “Exhibit A.”

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the amendment to this Section should be provided for immediately. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by this Charter.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

1179.05 LOTS.

* * *

- (f) Exception to Depth-to-Width Ratio to Avoid Irregular Lot Shapes
1. Purpose. The purpose of this subsection is to promote orderly, functional, and aesthetically consistent lot development by allowing relief from strict depth-to-width ratio requirements where strict application would otherwise necessitate the creation of irregularly shaped lots, including L-shaped or flag lots.
 2. Applicability. This exception applies to subdivisions, land divisions or proposed lot splits where a lot depth-to-width ratio is otherwise required.
 3. Exception Standard. Where the enforcement of minimum lot depth-to-width ratio requirements would result in the creation of:
 - i. An irregularly shaped lot, including but not limited to an L-shaped, T-shaped or flag-shaped configuration; or
 - ii. A lot with significant unusable or residual land area due to unusual parcel geometry, topography or existing development patterns;the depth-to-width ratio requirement may be waived, provided the following conditions are met:
 - i. The proposed lot contains a contiguous buildable area that meets all required yard setbacks and minimum lot width at the building line;
 - ii. The lot has direct and adequate frontage on a public or approved private street;
 - iii. The lot configuration is not primarily designed to circumvent other dimensional or density standards;
 - iv. The resulting lot configuration is consistent with the general pattern of development in the surrounding area;
 - v. The waiver is granted by the Planning Commission as part of the subdivision or lot split approval process.
 4. The Zoning Administrator or Planning Commission may require the applicant to provide a lot layout plan, survey or other documentation demonstrating the need for the exception and compliance with the conditions above.

Ord. no. 91-2025

THE BLADE

541 N. Superior Street, Toledo, OH, 43660

Classified: 419-724-6500
Fax: 419-724-6438
General: 419-724-6000

NOTICE OF PUBLIC HEARING SYLVANIA CITY COUNCIL

Notice is hereby given that a Public Hearing will be held before the Sylvania City Council in City Council Chambers, 6635 Maplewood Ave, Sylvania, OH 43560 on **Monday, October 20, 2025 at 7:00 p.m.** to discuss Proposed Ordinance 91-2025, "Amending Part Eleven- Planning and Zoning of the Codified Ordinances of Sylvania, 1979, as amended, by amending Section 1179--: Principles of Acceptability, Section 1179.05 - Lots"; and any person or persons interested in providing testimony, may be heard.

By Order of the Council of the City of Sylvania, Ohio,
Laura Smith, Clerk of Council
#670115

AFFIDAVIT OF PUBLICATION STATE OF OHIO, LUCAS COUNTY}SS.

CITY OF SYLVANIA-ADMINISTRATION BUILDING

Account: 101507

Classification 10 - Legal Notices

Width: 1 x Depth: 2.236

Ad # 670115 PO # Laura Smith

Price: \$146.64

PUB	START	STOP	TOTAL # OF INSERTS
The Blade	09/21/25	09/21/25	1
Digital	09/21/25	09/21/25	1

I, _____ being first duly sworn, make oath and say that I am an Advertising Clerk in the employ of The TOLEDO BLADE CO., the publishers of THE BLADE, that I personally know the facts herein stated, that said BLADE is a daily newspaper printed, and of general circulation in excess of 15,000, in said County, and in said State, and that the notice of which the below is a true copy of the text, was published in said Daily BLADE according to the above run schedule.

Subscribed in my presence and sworn to before me this 24th day of Sept., A.D. 2025.

Connie J. Paul
Notary Public, State of Ohio



Connie J. Paul
Notary Public, State of Ohio
My Commission Expires:
02-26-2027

**Petition for Zoning Ordinance Amendment
No. 1-2025**

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

Application No. ZA-1-2025

Date 7/23/2025

Petitioner Name(s): Mike Hojnacki

Petitioner Address: 3415 Silica Road

Email: ~~hojdev@buckeye-express.com~~

mikhoj@gmail.com

Telephone: 419-824-0000

419-467-3421 MIKE

Location of property for which zoning amendment is requested:
5540 N Centennial Road

Parcel ID: 8200039

Purpose of amendment request: Commercial Flex Space Development

Current Zoning: MX

Requested Zoning: B-2

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments:
1. Full legal description of the property for which the Zoning Amendment is proposed.
 2. Area location map.
 3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$300.00 + cost of advertising, payable to the City of Sylvania is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: [Signature]

MEMBER

TM HAT, LLC

Date referred by Council: Aug. 18, 2025

Date of Commission Action: Sept. 10, 2025

Date of Council Action: _____

Action: _____

For Office Use Only

Date: 8/14/25

Check #: 007209

Cash: _____

Fee: \$ 300.00

Paid
7/22

MIKE HOJNACKI, ZA-1-2025

5540 N. Centennial Road

- 300 E JOHN CARPENTER FRWY STE 1700 ATTN: PROPERTY TAX DEPT, IRVING TX 75062 – Owner - FRANCE STONE CO
- 5630 CENTENNIAL RD, SYLVANIA OH 43560 9510 – Owner - GEORGAKOPOULOS AFRODITE K
- 8230 LITTLE RD, SYLVANIA OH 43560 – Owner - NEUMAN HOWARD JEFFREY & MARIANNE A TRUSTEES
- 5580 N CENTENNIAL RD, SYLVANIA OH 43560 – Owner - DIEHN JOSEPH W

ZA-1-2025

THE BLADE

541 N. Superior Street, Toledo, OH, 43660

Classified: 419-724-6500
Fax: 419-724-6438
General: 419-724-6000

NOTICE OF PUBLIC HEARING SYLVANIA CITY COUNCIL

Notice is hereby given that a Public Hearing will be held before the Sylvania City Council in City Council Chambers, 6635 Maplewood Ave, Sylvania, OH 43560 on **Monday, October 20, 2025 at 7:00 p.m.** to discuss Petition for Zoning Ordinance Amendment ZA-1-2025, from Mike Hohnack for 5540 N. Centennial Rd., Sylvania, OH, to change current Mixed Zoning to B-2 Zoning for a Commercial Flex Space Development; and any person or persons interested in providing testimony, may be heard.

By Order of the Council of the City of Sylvania, Ohio.
Laura Smith, Clerk of Council
#670113

AFFIDAVIT OF PUBLICATION STATE OF OHIO, LUCAS COUNTY}SS.

CITY OF SYLVANIA-ADMINISTRATION BUILDING

Account: 101507

Classification 10 - Legal Notices

Width: 1 x Depth: 2.139

Ad # 670113 PO # Laura Smith

Price: \$140.53

PUB	START	STOP	TOTAL # OF INSERTS
The Blade	09/21/25	09/21/25	1
Digital	09/21/25	09/21/25	1

I, _____ being first duly sworn, make oath and say that I am an Advertising Clerk in the employ of The TOLEDO BLADE CO., the publishers of THE BLADE, that I personally know the facts herein stated, that said BLADE is a daily newspaper printed, and of general circulation in excess of 15,000, in said County, and in said State, and that the notice of which the below is a true copy of the text, was published in said Daily BLADE according to the above run schedule.

Subscribed in my presence and sworn to before me this 24th day of Sept., A.D. 2025.

Connie J. Paul
Notary Public, State of Ohio



Connie J. Paul
Notary Public, State of Ohio
My Commission Expires:
02-26-2027

CENTENNIAL CROSSING - PART ONE

282'-6" (15'B, 267' C) @ 0.60%

70'-4" UD @ 0.49%

180'-4" UD @ 0.20% SEE DETAIL THIS SHEET

34'-4" UD @ 2.10%

50'-6" B @ 1.0%

104'-18" B @ 0.14%

36'-18" C @ 2.20%

101'-1" WATER TAP (C-900)

FL 6" = 670.0

FL 6" = 673.80

FL 6" = 673.63

FL 6" = 673.85

FL 6" = 673.65

FL 6" = 673.51

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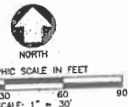
FL 6" = 673.51

FL 6" = 673.65

FL 6" = 673.51

FL 6" = 673.65

FL 6" = 673.51



PUMP STATION NOTES

1. CONTRACTOR TO PROVIDE A PUMP STATION TO DISCHARGE 0.25 CFS (112 GPM) AT 38.64' OF HEAD WITH ONE PUMP IN A 3" DIAMETER PIPE.
2. FLOAT ELEVATION INFORMATION:
PUMP OFF - 669.16
PUMP 1 ON - 670.36
PUMP 2 ON - 674.10
3. THE BOTTOM OF THE BASIN WILL BE AS RECOMMENDED BY THE MANUFACTURER. THE CONTRACTOR SHALL SUBMIT THE PUMP STATION DESIGN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL.

STONE TO BE INSTALLED AFTER CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED

STORM SEWER

EX. CATCH BASIN CB#5000
E: 747846.84
N: 747703.61
E: 1628934.86
EX. FL 12" N = 675.844
PROP. FL = 3" FM = 676.00

EX. CATCH BASIN CB#5019
E: 747866.35
N: 747703.61
E: 1628934.21
EX. FL 12" N = 675.892
EX. FL 12" S = 675.642

EX. CATCH BASIN CB#5032
E: 747866.35
N: 747703.61
E: 1628934.21
EX. FL 12" N = 675.384
EX. FL 12" S = 675.432

CB#1
N: 747784.36
E: 1629168.59
CATCH BASIN
RM = 676.45
FL 15" E = 671.69
FL 12" S = 673.20
FL 8" N = 673.09

CB#2
N: 747721.85
E: 1629169.32
CATCH BASIN
RM = 677.3
FL 12" N = 673.52

CB#3
N: 747846.84
E: 1629167.86
CATCH BASIN
RM = 677.3
FL 8" S = 673.97

CB#4
N: 747787.19
E: 1629411.08
CATCH BASIN
RM = 676.88
FL 18" N = 671.06
FL 15" W = 671.06

CB#5
N: 747891.58
E: 1629410.05
CATCH BASIN
RM = 677.0
FL 18" N = 670.93
FL 15" W = 671.06

WH#6
N: 747892.63
E: 1629515.83
ODOT MH NO. 3
RM = 675.00
FL 18" SEAW = 670.79

CO1
N: 747898.90
E: 1628967.39
CLEANOUT
RM = 677.00
FL 4" E = 675.32

CO2
N: 747900.48
E: 1629127.38
CLEANOUT
RM = 677.00
FL 4" E&W = 675.00

CO3
N: 747901.17
E: 1629197.38
CLEANOUT
RM = 676.30
4" FL E&W = 674.66

CO4
N: 747902.96
E: 1629377.37
CLEANOUT
RM = 676.13
4" FL W&SE = 674.30

ST#7
N: 747672.70
E: 1629537.04
RM = 674.1
OUTLET STRUCTURE
FL 6" N = 669.36
FL 8" S = 669.36

ST#8
N: 747672.70
E: 1629537.04
RM = 674.1
PUMP STATION - SEE NOTES THIS SHEET
RM = 674.90
FL 8" N = 669.16
FL 3" FM W = 670.5

WATERLINE DATA

W-1
N: 747803.81
E: 1628862.32
8"x12" TAPPING SLEEVE AND VALVE IN MANHOLE
RM = 678.75
EX. FL 12" = 672.954
FIELD VERIFY

W-2
N: 747806.78
E: 1629159.41
8"x8" TEE
ODOT MH NO. 3
RM = 671.90

W-3
N: 747815.60
E: 1629158.32
STD HYDRANT ASSEMBLY
GRD. ELEV = 677.80
FL 8" = 672.13

W-4
N: 747808.94
E: 1629379.39
8"-90° BEND
FL 8" = 671.90

W-5
N: 747817.78
E: 1629379.31
STD HYDRANT ASSEMBLY
GRD. ELEV = 677.80
FL 8" = 672.13

SANITARY SEWER STRUCTURE DATA

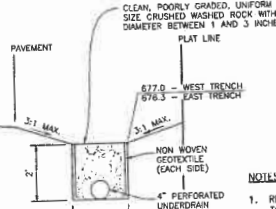
SM#1
N: 747888.36
E: 1629320.41
ODOT MH NO. 3
RM = 677.55
FL 6" N&W = 671.82
FL 6" S = 673.75

SM#2
N: 747886.62
E: 1629145.13
ODOT MH NO. 3
RM = 677.55
FL 6" E&S = 673.57

SM#3
N: 747889.07
E: 1629302.51
ODOT MH NO. 3
RM = 677.49
FL 6" W&S = 672.25
FL 6" SE = 673.33

SM#4
N: 747679.68
E: 1629394.59
ODOT MH NO. 3
RM = 677.23
FL 6" N&WNW = 673.51

SM#5
N: 747679.68
E: 1629144.71
ODOT MH NO. 3
RM = 677.70
FL 6" E&N = 675.01



ROCK TRENCH DETAIL

N.T.S.

SEE SHEET 6 FOR SANITARY SEWER AND WATERLINE PROFILES

NOTES

1. REAR BUILDING DOWNSPOUTS WILL DISCHARGE TO THE GROUND SURFACE.
2. UTILITIES AND DETENTION BASINS ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
3. ALL SANITARY SEWER WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE CITY SEWER DEPARTMENT. NOTIFICATION MUST BE GIVEN AT A MINIMUM 48 HOURS IN ADVANCE OF THE WORK. PLEASE CALL JEFF STASA, SEWER FOREMAN, (419-704-5387) TO ARRANGE FOR INSPECTION OF THIS WORK.
4. ALL WATER WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE CITY WATER DEPARTMENT. NOTIFICATION MUST BE GIVEN AT A MINIMUM 48 HOURS IN ADVANCE OF THE WORK. PLEASE CALL SHAWN TURNER, WATER FOREMAN, (419-377-7350) TO ARRANGE FOR INSPECTION OF THIS WORK.

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CONCRETE WALK OR PAD
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CLEANOUT
- PROPOSED MAIN LINE WATER VALVE
- PROPOSED HYDRANT

UNDERGROUND UTILITIES
Contractor: **HOCHTIEF**
City of Sylvania, Lucas County, Ohio
Project: CENTENNIAL ROAD FLEX SPACE SITE PLAN
Scale: 1" = 30'

1653 Woodlands Drive
Sylvania, OH 44871
Phone: (419) 883-2800
Fax: (419) 883-2882
www.hochtief.com

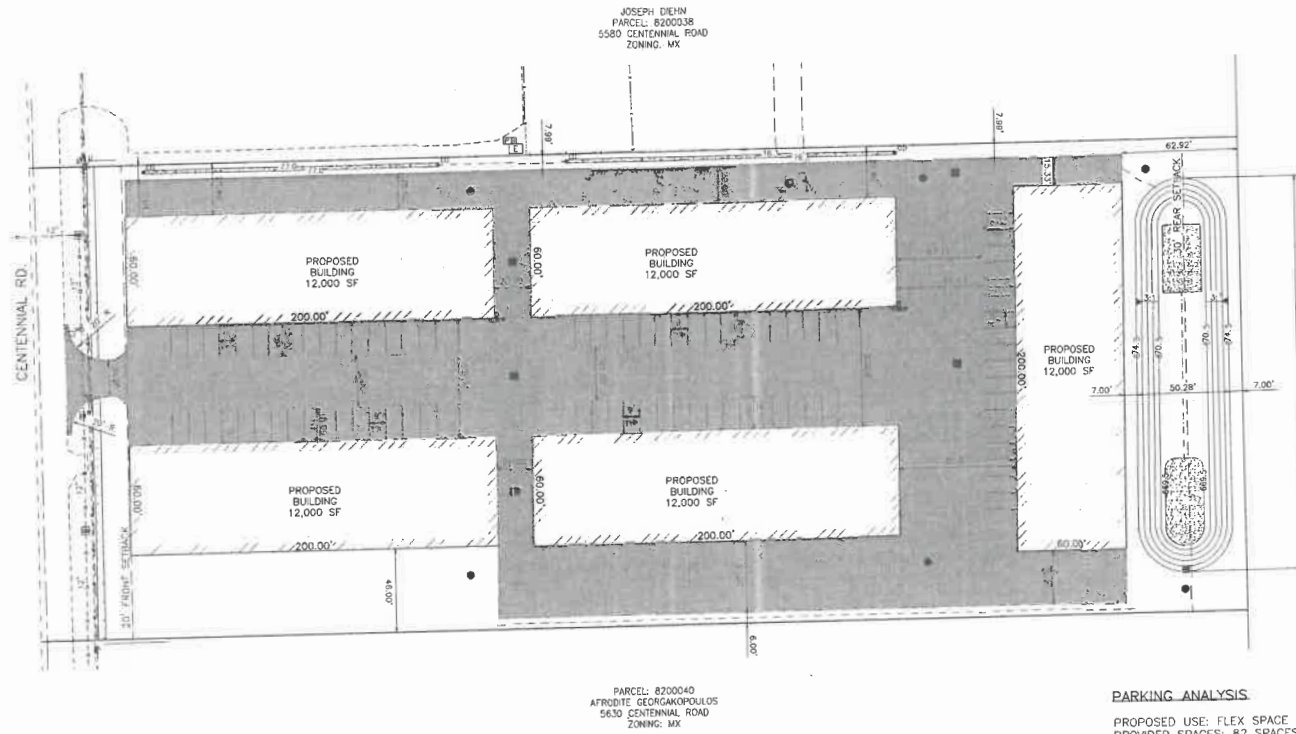
REV.	NO.	REVISION	DATE

SITE PLAN
SITE UTILITY PLAN
CENTENNIAL ROAD FLEX SPACE SITE PLAN
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

DATE	AS NOTED
DATE	5.28.2025
DRAWN	CNF
CHECKED	CNF
DATE	10-10-2022
DATE	10-10-2020

2A-1-2025

MYLAR PRINT BORDER



LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CONCRETE WALK OR PAD
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CLEANOUT
- PROPOSED MAIN LINE WATER VALVE
- PROPOSED HYDRANT

PARKING ANALYSIS

PROPOSED USE: FLEX SPACE
PROVIDED SPACES: 82 SPACES

UTILITY LOCATIONS
Before You Dig
Call 811
FellerFitch.org
FellerFitch.org
FellerFitch.org

1883 Woodlands Drive
Miamisburg, Ohio 45337
Phone: (513) 833-2500
Fax: (513) 833-2505
www.fellerfitch.com

FellerFitch
ASSOCIATES, INC.
Engineers • Surveyors

REV. NO.	REVISION	DATE

SITE PLAN
SITE GEOMETRICS PLAN
CENTENNIAL ROAD, FLEX SPACE SITE PLAN
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

PLACE SEAL HERE

X

DRAWN BY: []
DATE: []
SCALE: AS NOTED
DATE: 5.28.2025
DESIGNED BY: []
CHECKED BY: []
DATE: 10-10-2022
PROJECT: 10-10392
SHEET: 5 OF 17

2A-1-2025

2A-1-2025



Area Location Map

Quarry Ridge
Golf Course

MICHIGAN

OHIO

in Sunset Village
Life Community

Highland Meadows
Golf Club

Sylvania

Toledo Me

Erie St

Pacesetter Park

Personal Eyecare
Roxanna T. Potter, O.D.

Wingate by Wyndham
Sylvania/Toledo

Fossil Park

Lourdes
University

The Lakes of Sylvania

Rd

Brint Rd

Brint Rd

Brint Rd

Five Lakes Church

Centennial Rd

King Rd

N McCord Rd

**Petition for Zoning Ordinance Amendment
No. 3-2025**

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

SUP# 3-2025
Application No. 3-2025
Date 6/11/2025

Petitioner Name(s): Benjamin and Amanda Milliron

Petitioner Address: 5916 Main St Sylvania OH 43560

Email: benjaminmilliron@yahoo.com

Telephone: 419-902-2511

Location of property for which zoning amendment is requested: See Attached

Purpose of amendment request: To allow ground-mounted solar energy systems in a residential district is to provide homeowners with greater flexibility in adopting renewable energy solutions, particularly when rooftop installations are not preferred

Current Zoning: R-2

Requested Zoning: R-2 SUP

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments:
1. Full legal description of the property for which the Zoning Amendment is proposed.
 2. Area location map.
 3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$300.00 + cost of advertising, payable to the City of Sylvania is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: Benjamin Milliron 6-11-2025

Date referred by Council: 7/21/25

Date of Commission Action: 9/10/25

Date of Council Action:

Action:

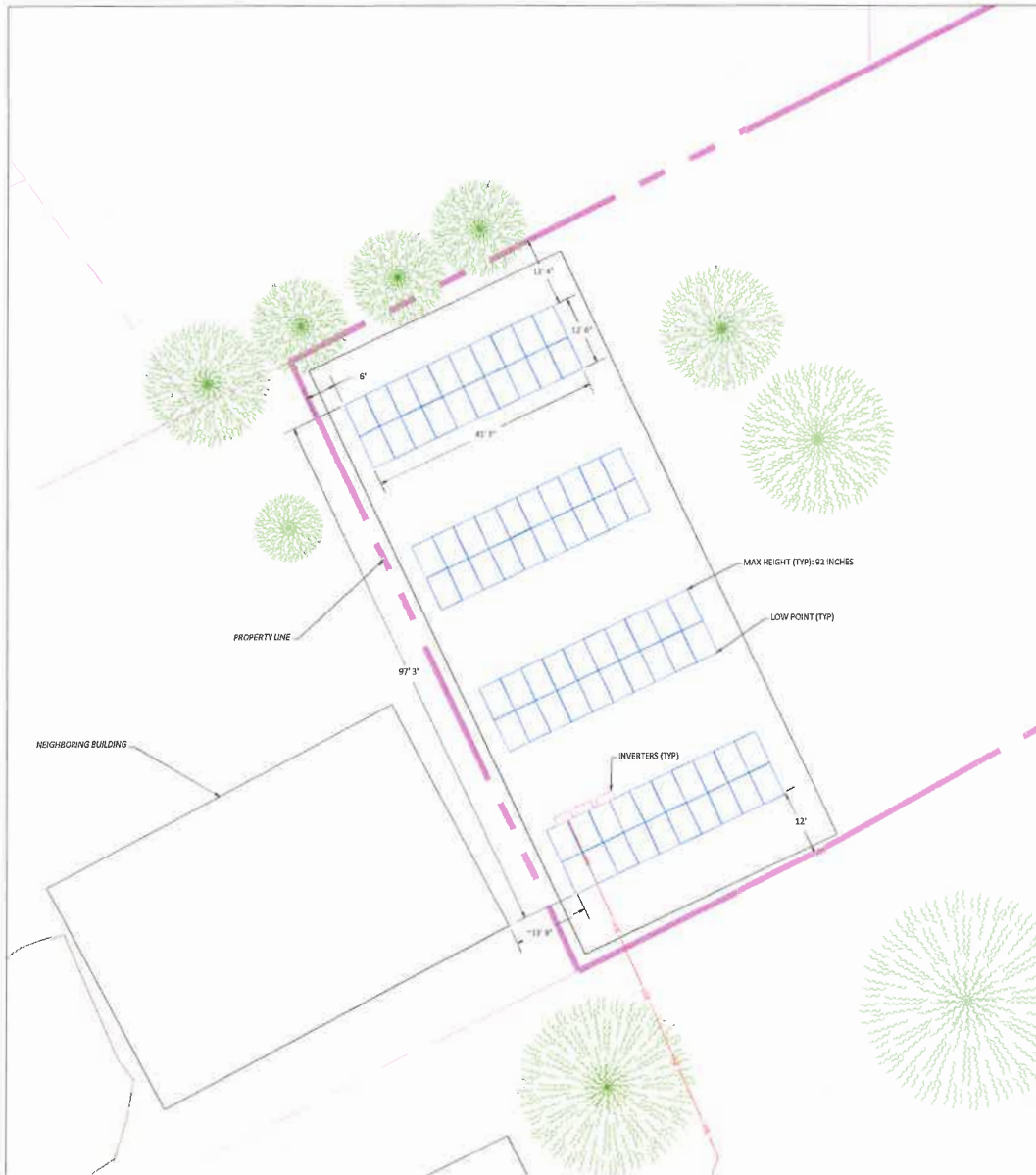
For Office Use Only

Date: 6/11/2025 Check #: 00265 Cash: — Fee: \$ 300.00

PAID - 2025-11-14 - Zoning

PAID TO

SUP-3-2025



Legend	
Access Road - Existing	-----
Communications	-----
Inverter	[Symbol]
Overhead Elec	----- OHE -----
Property Lines	-----
Solar Panel	[Symbol]
Underground Elec - Proposed	----- UGE -----
Utility Pole	[Symbol]

Site Address:
Benjamin & Amanda Milliron
5916 Main Street
Sylvania, OH 43560

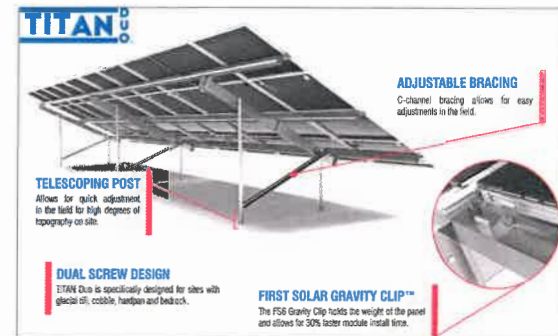


01	ADDRESS/DEPARTMENT COMMENTS	1/1/25	MTS	01/09/25
Rev	Description	By	Rev	Drawn
Plan Status	ISSUED FOR REVIEW			

Sunstone Engineering
Sunstone Engineering Group, LLC
PO Box 262
Harvey's Lake, Pa 15618
570-519-2374

REALSOLAR
Real Solar
PO Box 157
Arlingford, OH 43502

Site Name Milliron Solar Project				
Drawing Title Array Plan				
Scale As Shown	Date 06/16/2025	Drawn MTS	Checked MTS	
Project RS 003	Rev 01	Drawing # C L 01		



Racking System
C L 01 SCALE: NTS

Array Plan
C L 01 SCALE: 3" = 10'

NOTE: PROPOSED SOLAR ARRAY WILL BE MADE UP OF SOLAR PANELS, WIRING, AND RACKING. THE EQUIPMENT IS TYPICALLY BLACK AND SILVER IN COLOR. THE ENTIRE ARRAY WILL BE ENCLOSED INSIDE THE EXISTING FENCE AND SCREENED BY EXISTING BUILDINGS, FENCINGS, AND VEGETATION.

ZONING: R-2

Site Address:
Benjamin & Amanda Milliron
5916 Main Street
Sylvania, OH 43560



Drawing Title	Site Plan
---------------	-----------

Scale	Date	Drawn	Checked
As shown	06/24/2025	MTE	MTE

Project #	Rev #	Drawing #
RS 003	01	Site



BENJAMIN & AMANDA MILLIRON, SUP-3-2025

5916 Main Street

- 5916 N MAIN ST, SYLVANIA OH 43560 – Owner - MILLIRON BENJAMIN J & AMANDA B TRUSTEES
- 5932 MAIN ST, SYLVANIA OH 43560 – Owner - MILLER STEVEN J & DAWN M (OR SURVTC)
- 5916 N MAIN ST, SYLVANIA OH 43560 – Owner - MILLIRON BENJAMIN J & AMANDA B TRUSTEES
- 7060 SYLVANIA, SYLVANIA OH 43560 – Owner - SYLVANIA AREA JOINT RECREATION DISTRICT
- 5902 MAIN ST, SYLVANIA OH 43560 – Owner - POMRENKE STEFAN H M & LEE ANN MORSURVTC
- 5903 COLONIAL CT, SYLVANIA OH 43560 – Owner - ZINK SAMANTHA S ET AL (ORSURVTC)
- 5909 COLONIAL CT, SYLVANIA OH 43560 – Owner - ZITO BONNIE J
- 5917 COLONIAL CT, SYLVANIA OH 43560 – Owner – HANNA TARA E
- 5923 COLONIAL CT, SYLVANIA OH 43560 – Owner – HERING JAMES & AMY E
- 5929 COLONIAL CT, SYLVANIA OH 43560 – Owner - OVERMYER ROBERT L JR

SUP-3-2025

THE BLADE

541 N. Superior Street, Toledo, OH, 43660

Classified: 419-724-6500
Fax: 419-724-6438
General: 419-724-6000

NOTICE OF PUBLIC HEARING SYLVANIA CITY COUNCIL

Notice is hereby given that a Public Hearing will be held before the Sylvania City Council in City Council Chambers, 6635 Maplewood Ave, Sylvania, OH 43560 on **Monday, October 20, 2025 at 7:00 p.m.** to discuss Petition for Zoning Ordinance Amendment SUP-3-2025, from Benjamin & Amanda Milliron at 5916 Main St., Sylvania, OH, to allow ground-mounted solar energy systems on their property; and any person or persons interested in providing testimony, may be heard.

By Order of the Council of the City of Sylvania, Ohio.
Laura Smith, Clerk of Council
#670114

AFFIDAVIT OF PUBLICATION STATE OF OHIO, LUCAS COUNTY}SS.

CITY OF SYLVANIA-ADMINISTRATION BUILDING

Account: 101507

Classification 10 - Legal Notices

Width: 1 x Depth: 2.139

Ad # 670114 PO # Laura Smith

Price: \$140.53

PUB	START	STOP	TOTAL # OF INSERTS
The Blade	09/21/25	09/21/25	1
Digital	09/21/25	09/21/25	1

I, _____ being first duly sworn, make oath and say that I am an Advertising Clerk in the employ of The TOLEDO BLADE CO., the publishers of THE BLADE, that I personally know the facts herein stated, that said BLADE is a daily newspaper printed, and of general circulation in excess of 15,000, in said County, and in said State, and that the notice of which the below is a true copy of the text, was published in said Daily BLADE according to the above run schedule.

Subscribed in my presence and sworn to before me this 24th day of Sept., A.D. 2025.

Connie J. Paul
Notary Public, State of Ohio



Connie J. Paul
Notary Public, State of Ohio
My Commission Expires:
02-26-2027

**Administration Building Office Renovations
Utilities-Service-GIS**

6a.



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

October 20, 2025

To: The Mayor and Members of Sylvania City Council

Re: **Administration Building Office Renovations – Utilities/Service/GIS**

Dear Mr. Mayor and Council Members:

The Service Department has worked locally with Architecture by Design this year on interior office renovation construction plans scheduled for the first floor of the Administration Building within the Utilities and Service Office suites.

The goal of those renovations was to have the first floor (occupied by Utilities and Service) match the second floor (occupied by Tax and Finance) in terms of office space layout, functionality, and connectivity between departments. Currently, the Tax and Finance offices are connected together by a common door while Utilities and Service are not. Also, the Service suite is looking to add one more fully enclosed office space for GIS use to match the same office space configuration on the second floor, housed by Human Resources. Lighting fixtures will also be upgraded to LED in the Service suite.

The Zoning Department received a quote from The Beebe Company, LLC, in the amount of \$35,090 to perform this work. The Beebe Company performs general contracting work on most City department projects and is well versed with the standard and care needed on municipal interior remodeling projects.

We recommend approval of construction quote from The Beebe Company, LLC in the amount of \$35,090. This expense was included in the 2025 capital improvement budget and would be funded from account number 401-7750-52268. Please call with any questions.

Sincerely,

Joseph E. Shaw, P.E., P.S.
Director of Public Service

66.

ORDINANCE NO. 114-2025

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO
ACCEPT THE PROPOSAL OF THE BEEBE COMPANY, LLC FOR
ADMINISTRATION BUILDING OFFICE RENOVATIONS –
UTILITIES/SERVICE/GIS; APPROPRIATING \$35,090 THEREFORE;
AND DECLARING AN EMERGENCY.**

WHEREAS, the Director of Public Service has recommended that the Utilities/Service/GIS offices be renovated to improve functionality and connectivity among the divisions and has been working with Architecture by Design to complete office renovation construction plans; and,

WHEREAS, the plans are complete and the Director of Public Service, by report dated October 20, 2025, has received a proposal from The Beebe Company, LLC to complete the renovations to the Utilities/Service/GIS offices at a cost of \$35,090; and,

WHEREAS, the Director of Public Service, by report dated October 20, 2025, has recommended acceptance of the proposal of The Beebe Company, LLC to perform the Administration Building Office Renovations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to sign the proposal of The Beebe Company, LLC on behalf of this City, thereby indicating such approval and acceptance for the Administration Building Office Renovations – Utilities/Service/GIS Project.

SECTION 2. That the Mayor and Director of Finance be, and hereby are, authorized and directed to sign any and all instruments and to do any and all things necessary to complete said renovations.

SECTION 3. That, upon completion of the renovations, the Director of Finance is hereby authorized to issue his warrant or warrants in payment therefore from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7750-52268 – Miscellaneous**, the total sum of Thirty-Five Thousand Ninety Dollars (\$35,090.00).

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this

Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that proposal for said renovations and remodeling should be approved immediately so that the renovations can proceed at the earliest possible time. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Acting Clerk of Council

Director of Law

APPROVED:

Mayor

Date



Quote

Municipal Office Remodel

To: Tim Burns
(419) 290-3058
tburns@cityofsylvania.com

For: Sylvania Municipal Building
6730 Monroe St
Sylvania, OH 43560

Remodel to first floor offices (STE 101) as per drawing

- Drawing provided by Architecture By Design
- Dated: 9/3/2025

Excludes:

- ▶ Moving of office desks/equipment
- ▶ Data/CAT/HDMI wiring
- ▶ Permit fees

Demolition

- Remove ~24' of wall
- Remove ceiling tile and grid in office 1
- Save removed doors and jambs for reuse
- Save ceiling tile from office 1 for reuse in office 2
- Includes all cleanup and disposal

Framing/Drywall

- 2x4 metal studs
- Insulate with sound batt insulation
- 5/8" drywall on all new walls
 - Patch modified existing walls*
 - Tape, mud, and sand*



Electrical

- Demo/relocate outlets as per drawing
- Relocate wiring for (5) office lights
Furnish and replace with LED fixtures
- Install (3) vacancy office switches
(1) ceiling mounted
- Furnish and install (2) new exit/emergency lights
- Furnish and replace (3) surface mount fixtures with 1'x4' LED

Finishes

- Prime and paint walls to match existing
Excludes: Walls outside of office 1 & 2 not affected by remodel
- Prime and paint door jambs to match existing
- Patch floors where old walls were
Attempt to find the closest carpet match
- Match and install floor base
- Install new ceiling grid and tile in office 1
USG 15/16" grid (white)
USG 'Luna White' figured as closest match to existing
Allowance for ceiling tile: \$2.25/sqft
- Re-work ceiling for open office and office 2

Doors and Hardware

- Relocate (2) existing doors/jambs
- Furnish and install (2) new doors/jambs
2 metal knock down frames
2 prefinished flush red oak wood doors
- Furnish and install hardware for (4) doors
sargent heavy duty cylindrical lever style locksets
floor or wall stops

Finish on all hardware is polished brass



THE BEEBE COMPANY, LLC
General Contractors

Page 3 of 3

Total

\$30,734

Option: Replace (18) 2'x4' light fixtures with LED

☐

ADD: \$4,356

Work to be performed during normal business hours within the standard 40 hours per week. Any work to be performed on weekends or work that goes beyond the standard 40 hour work week, due to customer request, could be subject to changes in quoted pricing. By signing below, you are accepting the terms of this proposal. Thank you and we appreciate your business!

Note: Due to current fluctuations in pricing, this proposal may need to be reevaluated if not accepted within 30 days of authorized signature

Date

10/06/2025

Authorized

Date

The above prices, specifications, and conditions are satisfactory and are hereby accepted. I authorize The Beebe Company to perform the work outlined above.

Signature

3415 WECKERLY RD
MONCLOVA, OH 43542-9782
BEEBECO.COM

OFFICE: 419-861-1805
BEEBECO@GMAIL.COM