

Minutes of the Meeting of Council
October 20, 2025

The Council of the City of Sylvania, Ohio met in regular session on October 20, 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 (excused), Shawn Murphy, Patrick Richardson, Lyndsey Stough (excused), Mary Westphal; (5) present; (2) absent.

Roll call:
2 Absent.

Pledge of Allegiance to the United States of America led by Mr. Hansen.

Pledge of
Allegiance.

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

Item #5a. Proposed Ordinance No. 91-2025.

Item #5b. Proposed Ordinance No. 116-2025 for ZA-1-2025.

Item #7a. Finance Committee Report.

Item #8a. Set Public Hearing for Proposed Ordinance No. 106-2025.

Item #8b. Set Utilities & Environment Committee Meeting.

Item #9. "Scouting for Food".

Additions to the
agenda.

Mrs. Westphal moved, Mr. Hansen seconded to approve the amended agenda; roll call vote being: Haynam, Murphy, Westphal, Hansen, Richardson; (5) yeas; (0) nays. The motion carried.

Agenda approval.

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

Mrs. Westphal presented the October 6, 2025 regular meeting minutes. Mrs. Westphal moved, Mr. Hansen 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 October 6, 2025 be approved as written; roll call vote being: Murphy, Westphal, Hansen, Richardson, Haynam; (5) yeas; (0) nays. The motion carried.

Approval of
Oct. 6, 2025
Council meeting
minutes.

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

Mrs. Westphal gave a brief report on the three public hearings held this date. First, Proposed 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" was discussed. Nobody spoke for or against this proposed ordinance. Mr. Haynam moved, Mr. Murphy seconded to advance legislation to council for consideration; roll call vote being: Haynam, Richardson, Westphal, Murphy, Hansen; (5) yeas; (0) nays. The motion carried.

Report from 3
Public Hearings
held this date.

Second, Petition for Zoning Ordinance Amendment Application SUP-3-2025 from Benjamin & Amanda Milliron at 5916 Main Street, Sylvania, Ohio requesting approval of ground-mounted solar energy systems to be added to their property was discussed. Two neighbors spoke in favor of the project and one neighbor, Steve Miller, spoke against the project as it would not uphold the historical integrity of Sylvania and he does not want to look at it from the second story of his house. Mr. Haynam requested to see the 3D renderings and to visit the property before making any decisions on this

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application. Mrs. Westphal agreed that council is not ready at this time to move forward with a decision until more information is gathered.

Lastly, Petition for Zoning Ordinance Amendment Application ZA-1-2025 from Mike Hojnacki for 5540 N. Centennial Road, Sylvania, Ohio requesting a zoning change from “Mixed” to “B-2” to allow for a Commercial Flex Space Development was discussed. Mr. Hojnacki was not present, but his attorney did speak briefly on the project and answered a few questions from council. Mr. Boyers from the neighboring American Legion spoke in favor of the project. Nobody spoke against the project. Mr. Haynam moved, Mr. Hansen seconded to advance legislation to council for consideration; roll call vote being: Haynam, Richardson, Westphal, Murphy, Hansen; (5) yeas; (0) nays. The motion carried.

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 91-2025, a written copy of same having been previously furnished to each member of Council “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”; Mr. Haynam moved, Mrs. Westphal seconded for passage of Ordinance No. 91-2025 as an emergency measure; roll call vote being: Westphal, Haynam, Hansen, Richardson, Murphy; (5) yeas; (0) nays. The motion carried.

Ordinance No.
91-2025, “...
Amend Chapter
1179...Section
1179.05-Lots...”

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 116-2025, a written copy of same having been previously furnished to each member of Council “Approving the recommendation of the Municipal Planning Commission to approve Petition for Zoning Ordinance Amendment No. ZA-1-2025 on the petition of Mike Hojnacki to change the zoning of 5540 N. Centennial Rd., Sylvania, Ohio; and declaring an emergency”; Mr. Haynam moved, Mr. Hansen seconded for passage of Ordinance No. 116-2025 as an emergency measure; roll call vote being: Haynam, Hansen, Richardson, Murphy, Westphal; (5) yeas; (0) nays. The motion carried. Mayor Frye stated that Council will now consider agenda item 6.

Ordinance No.
116-2025, “...
Approve ZA-1-
2025...5540
Centennial...
Hojnacki...”

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Service Director's letter recommending approval of construction quote was placed on file. Mr. Murphy presented and read aloud by title only, proposed Ordinance No. 114-2025, a written copy of same having been previously furnished to each member of Council "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"; Mr. Murphy moved, Mr. Hansen seconded for passage of Ordinance No. 114-2025 as an emergency measure; roll call vote being: Haynam, Hansen, Richardson, Westphal, Murphy; (5) yeas; (0) nays. The motion carried.

Ordinance No.
114-2025, "...
Beebe Company
...Admin Bldg.
Office
renovations..."

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

Mrs. Westphal gave a brief report from the Finance Committee meeting that was held on October 16, 2025 at 7:30am. The topic of discussion was the 2026 Budget. Finance Director, Mr. Schroyer, reviewed the 5-Year Cash Flow for the City, the City's General Fund, Capital Improvement Plan, and Community Organization's funding requests. The first reading of the 2026 Budget will be on November 3, 2025 at the 7:30pm City Council meeting.

Report from
Finance
Committee
Meeting held on
10/16/2025.

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

Mrs. Westphal moved, Mr. Hansen seconded to set a Public Hearing for proposed Ordinance No. 106-2025, a written copy of same having been previously furnished to each member of Council "Amending Part Eleven – Planning and Zoning Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Section 1121.07 – Accessory Buildings and Uses." on Monday, December 1, 2025 at 7:00pm in City Council Chambers, 6635 Maplewood Avenue; roll call vote being: Haynam, Hansen, Westphal, Murphy, Richardson; (5) yeas; (0) nays. The motion carried.

Set Public
Hearing for
Proposed Ord.
No. 106-2025 for
12/1/2025 at
7:00pm.

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

Mr. Hansen moved, Mrs. Westphal seconded to set a Utilities & Environment Committee meeting to discuss Water & Sewer Rates for Monday, November 3, 2025 at 7:00pm in City Council Chambers, 6635 Maplewood Avenue; roll call vote being: Westphal, Hansen, Murphy, Richardson, Haynam; (5) yeas; (0) nays. The motion carried.

Set Utilities &
Environment
Committee

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

Meeting for
11/3/2025 at
7:00pm.

Mrs. Westphal discussed the “Scouting for Food” food and hygiene items drive initiated by local Scout Troop 154. A collection tote will be on the first floor of the Administration Building from October 21st through Friday, October 31st collecting non-perishable food items and also hygiene items that will be donated to Sylvania Area Family Services for distribution to local families.

“Scouting for
Food” Drive.
10/21-10/31.

Mayor Frye stated all agenda items have been addressed.

Mrs. Westphal moved, Mr. Hansen seconded to adjourn at 8:04 p.m. Roll call vote being: Westphal, Hansen, Murphy, Richardson, Haynam; (5) yeas; (0) nays.

Adjournment.

Clerk of Council

Mayor