

Board of Architectural Review

Minutes of the regular meeting of December 10, 2025. Mr. Schaaf called the meeting to order.

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

Mayor Frye moved, Ms. Lindhuber seconded to approve the Minutes of the November 12, 2025, meeting as submitted. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Building Review - app. no. 30-2025 requested by Fred Swade for Daniel Swade, 6566 Brint Road, Building #2, Sylvania, Ohio 43560. Application is for architectural review of a new multi-family building.

Mr. Burns said that the applicant provided samples of the materials and colors that would be used for the building, which are green Owens Corning Duration roof shingles and a beige color 4” siding. He added that the applicant confirmed that the materials and colors would match the other building on the property.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the building design as submitted with the application. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Building Review - app. no. 31-2025 requested by Fred Swade for Daniel Swade, 6566 Brint Road, Building #3, Sylvania, Ohio 43560. Application is for architectural review of a new multi-family building.

Ms. Fischer moved, Mayor Frye seconded, to approve the building design as submitted with the application. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 35-2025 requested by Gene Wong for DW28 Sylvania Square LLC, 5801 Monroe Street, Sylvania, Ohio 43560. Applications is for architectural review of an exterior building renovation.

Mr. Wong was present and said that the colors that would be used for the building would be Terra Brun, for the trim, and Pine Place Cream (a custom off cream color) for the upper portion of the walls; and that the lower portion of the walls would remain the same color as they are now.

Mayor Frye moved, Ms. Fischer seconded, the building design as submitted with the application. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 37-2025 requested by Ashley Lindeman for Kroger Co., 7545 W. Sylvania Ave. Sylvania, Ohio 43560. Application is for a replacement monument sign and a

**Board of Architectural Review
Minutes of December 10, 2025
Page 2**

replacement for an existing pole sign.

Mr. Darrin Gray, of Sign Vision, was present.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the signs shown in the drawing submitted with the application. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Ms. Lindhuber moved, Mayor Frye 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 10, 2025. Mr. Schaaf called the meeting to order.

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

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the Minutes of the November 12, 2025, meeting as submitted. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Final Plat Review in the R-1 Zoning District – submitted by Gregory Feller of Feller, Finch and Associates, Inc. for the Patriot (formerly the Fondren Estates), 4713 King Road, Sylvania, Ohio 43560.

Mr. Feller was present.

Mr. Burns stated that all Engineering comments have been addressed and there are no objections from the City.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the plat for the Patriot located at 4713 King Rd. as shown in the drawings submitted with the application. Vote being: Frye, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission