

Board of Architectural Review

Minutes of the regular meeting of February 11, 2026

Mr. Schaaf called the meeting to order

Secretary, Cristen Music took the roll call. Members present: Mayor Mark Frye, Carol Lindhuber and Jeff Schaaf (4) Ken Marciniak, excused. Kate Fischer attended later Tim Burns; Zoning administrator.

Ms. Lindhuber moved; Mr. Frye seconded to approve the Minutes of the January 14, 2026 Meeting as submitted Vote being: Frye, Lindhuber, and Schaaf (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 1 - Regulated Sign - app. no. 39-2026 requested by Scotty B's Led's for K&L flooring 5809 Monroe Street, Sylvania, Ohio 43560.

Mr. Burns said the application is for a wall sign that will replace the existing wall sign for the new business This sign meets code and has no objection from the zoning office. is a lit sign which is permitted and it is noted that it is 40 square feet, the initial application was a larger size.

Mr. Frye moved, Ms. Lindhuber seconded, to approve the wall sign vote being: Frye, Lindhuber, Schaaf (3) aye; (0) nay.

Item 2 - Building Review – app. no 2-2025 requested by Brian Bettinger of 5605 Monroe Steet of Miller Diversified for the Ability Center of Greater Toledo.

Mr. Bettinger was present; Tim Burns stated this is an architectural review only the proposal will meet the zoning code. This is contingent upon receiving the SUP in the planning meeting.

Mr. Schaaf asked Mr. Burns if they are only looking at the addition of the building. Mr. Burns stated that nothing is changing on existing building

Lindsay Stough – the only changes to the existing building will be new canopies on where the existing canopies are, including the entry way. In the packet the color elevation and the black and white elevations the non-faded out are the new items. Ms. Stough offered to do walk through.

Ms. Lindhuber moved, with the contingent on the approval of SUP. Mr. Frye seconded, Vote being: Frye, Lindhuber and Schaaf (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

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Mr. Schaaf asked Mr. Burns about – Main Street and Summit, the lights are still flashing at the smoke shop. Tim will stop by tomorrow he will also look into the Temporary banner.

Mr. Schaaf asked Mr. Burns if there were any additions.

Mr. Burns stated that Mr. Marciniak will be resigning and tonight was going to be his last meeting. Mr. Marciniak; wanted to share his appreciation to the board.
Mayor Frye stated that the city owes Ken a debt of gratitude and owes him a Thanks for his long standing efforts towards municipal planning and architecture review.

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

Submitted by,

Cristen Music Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of February 11, 2026

Mr. Schaaf called the meeting to order

Secretary, Cristen Music took the roll call. Members present: Mayor Mark Frye, Carol Lindhuber, Kate Fischer and Jeff Schaaf (4) Ken Marciniak, excused.

Ms. Fisher moved; Mr. Frye seconded to approve the Minutes of the January 14, 2026 Meeting as submitted Vote being: Frye, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 1 Council Referral petition for zoning ordinance amendment SUP #1-2026 requested by Brian Bettinger for Ability Center of Greater Toledo located at 5605 Monroe Street, for amending MX-SUP to B2-SUP

Item 2 Council Referral petition for zoning ordinance amendment SUP #2-2026 requested by Brian Bettinger for Ability Center of Greater Toledo located at 5605 Monroe Street, for amending R1 SUP to B2 SUP.

Mr. Burns provided a brief description of the zoning ordinance amendment to reflect noted parcels as B2-SUP to uniform the parcels to reflect current usages and to make uniform with Monroe Street Zoning.

SUP #1-2026

Ms. Fischer moved, Ms. Lindhuber seconded, to recommend approval to council Vote being Frye, Lindhuber, Fischer and Schaaf (4) aye; (0) nay.

SUP #2 – 2026

Ms. Lindhuber moved, Ms. Fischer seconded, to recommend approval to council Vote being Frye, Lindhuber, Fischer and Schaaf (4) aye; (0) nay.

Mayor Frye moved, Ms. Lindhuber second to adjourn the meeting. All present voted aye.

Meeting Adjourned

Submitted by,

Cristen Music Secretary

Municipal Planning Commission