

## Board of Architectural Review

Minutes of the regular meeting of December 12, 2012. Mr. Marciniak called the meeting to order.

Members present: Read Backus, Ken Marciniak, Mayor Craig Stough, Thomas Lindsley (arrived late), (4) present. Mr. Robert Oberly present.

Mayor Stough moved, Dr. Backus seconded to approve the Minutes of the October 10, 2012, meeting as submitted. Vote being: Marciniak, Backus, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 - Unregulated District app. no. 32-2012 requested by KIF Realty for Ross College, 5834 Monroe Street, Sylvania. Mr. Thomas DuBose present. They are doing exterior renovations to the existing Ross College portion of the center. They will use real brick on the columns. Mr. Marciniak asked if the exterior renovations will continue through the remainder of the shopping center. Mr. DuBose answered that they are talking about extending the renovations to the Rite Aid location in the future. Mayor Stough thinks this will be a good start to upgrading the look of the Sylvania Marketplace. Mayor Stough moved, Dr. Backus seconded to give a Recommendation of Appropriateness for the exterior renovations of the Ross College section of the plaza at 5834 Monroe Street as depicted on the drawing submitted December 6, 2012 with app. no. 32-2012. Vote being: Backus, Marciniak, Stough (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 4 - Regulated Sign app. no. 33-2012 requested by Kari D. Vaculik, for Sylvania License Bureau, 4900 McCord Road, Sylvania. (Mr. Lindsley arrived at this time.) The Ohio Bureau of Motor Vehicles has mandated that the deputy registrar comply with the new sign design. Due to the time deadline, the board had previously given informal approval for the new sign. Dr. Backus moved, Mayor Stough seconded to give a Certificate of Appropriateness for the new sign for the Sylvania License Bureau at 4900 McCord Road, as shown on the drawing submitted with app. no. 33-2012. Vote being: Lindsley, Stough, Backus, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 - Regulated Sign app. no. 34-2012 requested by Zein Ismail for JoJo's Burgers, 5155 Main Street, Sylvania. This is a new business opening in Southbriar Shopping Center, and the owner had a new sign face installed in the sign cabinet without coming to the board. Mayor Stough said the sign is appropriate for the area. He mentioned that if the owner did not know he needs to come before the board that the sign company should have known and not installed a sign without approval from the board and a sign permit. Mayor Stough moved, Dr. Backus seconded to give a Certificate of Appropriateness for the new sign face in the existing cabinet for JoJo's Burgers, 5155 Main Street, app. no. 34-2012 as shown on the photograph. Vote being: Marciniak, Lindsley, Stough, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 - Regulated Sign app. no. 35-2012 requested by Colonial Sign for Auto Value, 6820 Sylvania Avenue, Sylvania. Mr. Kenneth Pool present. They are installing plastic letters on the east side of the building, facing the parking lot. The letters are one foot high by eleven feet long and the wall sign is not illuminated. Mr. Lindsley moved, Dr. Backus seconded to grant a Certificate of Appropriateness for the new wall sign at 6820 Sylvania Avenue, as portrayed on the rendering submitted with app. no. 35-2012 for Auto Value. Vote being: Backus, Stough, Lindsley, Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 7 - Regulated Sign app. no. 36-2012 requested by Townsend Sign Co. for American Home Fitness, 5577 Monroe Street, Sylvania. American Home Fitness is moving into a larger tenant space in the Promenade Shops. The new wall sign is the same design but larger, but it does conform to the sign code. Mr. Lindsley moved, Dr. Backus seconded to give a Certificate of Appropriateness for the new sign as submitted in app. no. 36-2012 for American Home Fitness, 5577 Monroe Street. Vote being: Stough, Lindsley, Marciniak, Backus (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 8 - Regulated Sign app. no. 37-2012 requested by Harmon Sign Co. for Sylvania Nail Spa, 6469 Monroe Street, Sylvania. Mr. Scott Brady present. They are recovering the existing awning that was on the east side of the building, toward the parking lot. The business uses pink lips as part of their identity. He said that the drawing the board received is a terrible representation. The building was recently repainted tan with black trim, and is not black as the drawing shows. Mr. Oberly said they have a small cabinet sign on the Monroe Street side of the building. Mr. Lindsley moved, Dr. Backus seconded to give a Certificate of Appropriateness to recover the awning on the east side of the building as shown on the drawing submitted at the meeting, for Sylvania Nail Spa, 6469 Monroe Street, app. no. 37-2012. Vote being: Lindsley, Marciniak, Backus, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 9 - Unregulated District app. no. 38-2012 requested by JMS Realty Services for exterior renovations to the existing building at 5690 Monroe Street, Sylvania. Mr. John Sperry and Mr. Bruce Kearns present. They will be doing a total renovation of the former U.S. Golf store. The front facade will be removed so the colonial style doors and columns are coming off. The front and east walls will be removed. The westerly wall, the roof deck, and the steel will remain. The main entry will be the south easterly corner of the building and it will have a canopy to drop off and pick up people. The new color will be a brown brick with flecks of blue to compliment the new window glass. There will a darker brown for accents and trim. The remaining walls will be painted to match the new brick color. All of the landscaping around the building will be redone. Mr. Lindsley moved, Mayor Stough seconded to give a Recommendation of Appropriateness for the renovations of the building at 5690 Monroe Street as shown on the sketches submitted with app. no. 38-2012. Vote being: Marciniak, Backus, Stough, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Lindsley moved, Mayor Stough seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Barbara Taylor, Secretary  
Municipal Planning Commission

## Sylvania Municipal Planning Commission

Minutes of the regular meeting of December 12, 2012. Mr. Marciniak called the meeting to order.

Members present: Read Backus, Ken Marciniak, Thomas Lindsley, Mayor Craig Stough, (4) present. Mr. Robert Oberly present.

Dr. Backus moved, Mr. Lindsley seconded to approve the Minutes of the October 10, 2012, meeting as submitted. Vote being: Backus, Lindsley, Marciniak, Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Lot Split app. no. 3-2012 requested by Walt Opaczewski , agent for the owner, Gary A. Smith, for property located at 8352 Meghan Drive, Sylvania. Lot Split withdrawn at the request of the applicant.

Item 4 - Council Referral - PD-2-2012 requested by Port Lawrence Title and Trust for Pine Tree Village, an eighteen unit planned development, at 5930 Heidaway Lane, Sylvania. Postponed until the January 16, 2013 meeting.

Item 5 - Site Plan Review requested by JMS Realty Services for renovations to the existing building at 5690 Monroe Street, Sylvania. Mr. John Sperry and Mr. Bruce Kearns present. They will be renovating the existing building, the front wall, the east wall, and a portion at the rear of the building will be removed. There will be a canopy addition, for a drive through drop off of patients, at the south easterly portion of the building. The parking lot has been redesigned, they will have 51 spaces and there will be four parking stalls in the garage area. There will be an area of 10,000 square feet for future expansion. The westerly wall, the roof deck, and the steel will remain. There will be a dumpster enclosure at the rear of the building. Mr. Lindsley moved, Dr. Backus seconded to recommend approval of the site plan for the renovations to the building at 5690 Monroe Street subject to final approval from the service department and zoning division. Vote being: Stough, Marciniak, Backus, Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mr. Lindsley moved, Dr. Backus seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Barbara Taylor, Secretary  
Municipal Planning Commission