

Board of Architectural Review

Minutes of the regular meeting of February 11, 2015. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw present.

Mr. Marciniak moved, Mr. McCann seconded to approve the Minutes of the January 14, 2015 meeting as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 1-2015 requested by Edie Victor of Gardner Signs Inc. for King of Glory Lutheran Church, 6517 Brint Road, Sylvania, Ohio 43560. Application is for a monument sign with an LED message board. No one was present to represent the applicant. Mr. Marciniak asked if there are controls on the wattage or brightness of the lighting. Mr. Burns responded that there are restrictions on the brightness in the Zoning Code. Mr. Burns then stated that there are further restrictions on the sign that were included in the letter that he submitted to the Board. He added the restrictions are not from the City's Zoning Code and that they are straight from the Ohio Highway Safety Board's recommendations. Mr. Marciniak moved, Mayor Stough seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application, incorporating the following restrictions which were listed in the Zoning Administrator's letter to the Members of the Board of Architectural Review, dated February 11, 2015:

- a. Sign is limited to not more than 3 lines with not more than 20 characters per line.
- b. No more than 2 displays should be used within any message cycle.
- c. No more than 2 messages should be displayed in any given day.
- d. No animation, fading, exploding, dissolving, or moving messages are to be used.

Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Regulated Sign – app. no. 2-2015 requested by Mary Tyson for Ohio Family Survival Store, LLC, 5625 Alexis Road, Sylvania, Ohio 43560. Ms. Tyson was present and gave a brief description of the business and explained that there are presently two existing temporary signs, one on the monument and one on the door. Mr. Burns added that a temporary permit has been issued for those signs and that the permanent signs will not be installed until the owner feels that the store is doing well. The application is for three signs including a face replacement on an existing monument sign, a window sign and a wall sign to be installed on the front of the building. Signs are within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated Sign – app. no. 3-2015 requested by Brian Heil of Toledo Sign Co. for US Renal Care, 7635 Sylvania Avenue, Sylvania, Ohio 43560. Myra Gueli of Toledo Sign present.

Board of Architectural Review
Minutes of the February 11, 2015 Meeting
Page 2

Application is for additional wording to be added to both sides of the existing wall sign that was recently approved by the board. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 4-2015 requested by Brian Heil of Toledo Sign Co. for Kay and Paulus Orthodontics, 5860 Alexis Road, Sylvania, Ohio 43560. Myra Gueli of Toledo Sign present. Application is for the addition of a new panel on an existing monument and the replacement of an existing wall sign. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 7 – Regulated Sign – app. no. 5-2015 requested by Myra Gueli of Toledo Sign Co. for NOIC, 6450 Monroe Street, Sylvania, Ohio 43560. Myra Gueli present. Application is for the removal of 4 small tenant signs to be replaced with 2 larger tenant panels on an existing monument sign. Signs are within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 8 – Regulated Sign – app. no. 6-2015 requested by Jennie Kiell for Elevate Nutrition 6383 Monroe Street, Sylvania, Ohio 43560. Application is for the replacement of the face on an existing wall sign. Sign is within the limits of the Sylvania Sign Code. Mr. Burns stated that he went by the business yesterday and that the sign was already up although no temporary permit had been issued for the sign. He further stated this application is for only one sign but that there is also an existing monument sign on the property that he suspects they will want to replace that sign in the future and that they will have to come back to the board for approval. Mr. McCann moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 9 – Building Review – app. no. 7-2015 requested by Brian Fabo of Fabo Enterprises for Rite Aid, 4018 McCord Road, Sylvania, Ohio 43560. Application is for exterior renovations of the storefront. Mr. Fabo was present and gave a brief presentation of the changes to be made; and that the old paint and trim color scheme of greys and blues will be updated with more earthy tones. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the building renovations shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Board of Architectural Review
Minutes of the February 11, 2015 Meeting
Page 3

Item 10 – Regulated Sign – app. no. 8-2015 requested by Kevin Neifer of Harmon Sign for Lourdes – Canticle Center 5335 Silica Drive, Sylvania, Ohio 43560. Application is for the removal and replacement of an internally lit sign to be installed on an existing monument base. Gayle Lampkowski, of the Sisters of St. Francis and Kevin Neifer present. Ms. Lampkowski stated that the face of the sign will be replaced but that no changes would be made to the monument brickwork. Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. Marciniak moved, Mr. McCann seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of February 11, 2015. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns and Deputy Service Director, Joe Shaw present.

Mr. McCann moved, Mr. Marciniak seconded to approve the Minutes of the January 14, 2015 meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Replat of Heritage Village, located on the west side of Main Street between Maplewood Avenue and Erie Street, submitted by the City of Sylvania. Mr. Shaw gave a brief explanation of why the replat approval is being requested. He explained that there are 7 existing lots in the plat and that the City owns 6 and that a private organization owns the other lot, that this is part of an assessors plat from 1859 and that the auditor's office has found many discrepancies with the legal descriptions and lot lines. He further explained that this plat has been subdivided several times. Presently in this plat there are 2 gaps and 1 gore between the property lines. He further added that this request of the replat is a "clean up" of the plat. The private entity, Heritage Commons, has asked that their lot be split into 2 lots for future use, which is shown on the replat and that the gore on the current plat is located between lots 7 and 8 shown on the replat. Mr. McCann asked if it makes sense to have this many lot lines? Mr. Shaw stated that the administration has looked at the plat and that they are comfortable with the lot lines. Mr. Marciniak moved, Mr. McCann seconded to approve the replat of Heritage Village as submitted. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Council Referral – Zoning Ordinance Amendment Petition No. ZA-1-2015, a request from the Pisciotta Family Trust to change the zoning from M-1, "Light Industrial District" to B-1-B, "Modified Business and Office District", for property located at 5649, 5651, 5655 W. Alexis Rd., Sylvania, OH 43560. Attorney Jonathan Hanna present. Mr. Hanna explained that the request is being made to change the zoning of the parcels of the existing Kentucky Fried Chicken franchise which has 20 commercial year lease on the property and is about 10 years into the lease. He further added that the business had recently shut down and that during the preparing of the marketing materials to sublease the property it was discovered that there was a zoning change to the industrial classification and that any subtenant they may find would most likely be a restaurant. Mr. Burns stated that 3-4 blocks of Alexis Road are zoned M-1 but that most of the business would likely not work in the M-1 district and he suspects that many of the businesses, as they turn over, will probably come forward to request this same zoning in the future. Mayor Stough added that this does not change what can go on the property; that Kentucky Fried may have been a non-conforming use for a while and that this would make that legal. Marciniak moved, Mr. Arnold seconded to recommend approval of the zoning change request. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Planning Commission
Minutes of the February 11, 2015 Meeting
Page 2

Item 5 – Council Referral – Proposed Ordinance 4-2015, for review and recommendation, amending the Codified Ordinances of Sylvania by creating Chapter 1167 - Charitable Donation Containers, to register donation containers that are placed in open spaces and on private property and a penalty for violation. Mayor Stough stated that the City has been receiving complaints about the containers in the large retail parking lots for years and that the complaints have picked up the last year so the chairman of the Zoning Committee, Mr. Haynam, had the issue referred to his committee and that his committee invited comments from the donation bin owners. They found that many of the bins are owned by non-profit organizations and some are owned by profit operations; that some of the containers are well built containers and some are not; that some are serviced and some are not; and that the bins have been attracting mattresses, furniture and trash around them. The committee also checked with the property owners and found that some of the containers are being placed on properties without permission and that some of the owners of the bins refuse to remove them when asked to do so. Further discussion took place among the members about the regulations that the proposed ordinance would impose and Mr. Burns commented that this ordinance would help to enforce regulations on the bins. Mayor Stough added that the ordinance would only apply to unsupervised or unattended bins, and would not apply to bins placed by a property owner on private property. Mr. Marciniak moved, Mr. McCann seconded to recommend approval of the proposed ordinance. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Organizational Meeting

- a. Election of Officers: Mr. Lindsley called for nominations.
 1. Chair – Mr. McCann moved, Mr. Marciniak seconded to elect Tom Lindsley as chair of the Sylvania Municipal Planning Commission. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.
 2. Vice-Chair – Mr. McCann moved, Mr. Lindsley seconded to elect Brian McCann as vice-chair of the Sylvania Municipal Planning Commission. Vote being: Marciniak, Arnold, Stough, Lindsley and McCann, (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. McCann moved, Mr. Arnold seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission