

Board of Architectural Review

Minutes of the regular meeting of April 13, 2016. 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. Arnold moved, Mr. McCann seconded to approve the Minutes of the March 16, 2016, 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. 9 – 2016 requested by Cute Signs for Damascene Grill, 5834 Monroe Street, Sylvania, Ohio 43560. Application is for new tenant panel in an existing pole sign. 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 4 – Regulated Sign – app. no. 11 – 2016 requested by Myra Gueli of Toledo Sign Co. for J & G Pizza, 5692 Main Street, Sylvania, Ohio 43560. Application is for replacement panel in the existing lower section of a hanging sign. Ms. Gueli was present. Mr. Marciniak 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. McCann moved, Mr. Arnold 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 April 13, 2016. 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. Arnold moved, Mr. McCann seconded to approve the Minutes of the March 16, 2016, meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Council Referral – Zoning Ordinance Amendment Petition No. ZA-1-2016, a request from David Schmitt to change the zoning from R-1, “Single-Family Residential Large Lot District” to R-3 PD, “Multiple Dwelling Medium Density District” for property located at 4337 McCord Road, Sylvania, Ohio 43560 (continued from the March 16, 2016 meeting). Mr. David Schmitt and Mr. George Oravez present. Mayor Stough pointed out that the members have received a revised drawing and Mr. Shaw stated that the new drawings reflected the change of the originally requested zoning change of R-3 PD to the revised requested zoning change of R-1 PD; and also that there were some changes to some of the dimensions which were based on the Service Departments comments. Mayor Stough stated that there was a letter from the Service Department (March 10, 2016 Development Plan Review) that should be referred to in the Planning Commission’s motion. Mr. Shaw agreed and said that the letter contained reference to Lucas County Access regulations and that the City noted that the development falls a little short on a couple of the requirements (corner spacing and distance between roads); but that in the case of this development it would not be a problem. There was also further discussion about the agreement that Mr. Schmitt made previously to install sidewalks, which were not shown on the drawing. Mr. Schmitt stated that there will be sidewalks on one side of the roads going around the perimeter of the development. Mr. Shaw stated that this is a private development and the City would be providing utilities (water and sewer) but that no other services would be provided. Jeff and Beth Johnson of 6748 Victoria Ct., Sylvania, Ohio were present. They expressed concerns about the development, as their property backs up to the property. Mr. Schmitt explained that the development would consist of both 1 and 2 two unit villas and that the community will be geared to, although not restricted to, the senior community. He also explained that the 2 unit villas would be rentals in the \$1,500 to \$1,600 range; and that HOA would be established. Mr. and Mrs. Johnson asked about screening and stated that presently there were trees that provided screening. Mr. Schmitt stated that there were no plans to make changes to the screening at this time but that he would be willing to install privacy fencing if they wished. He further stated that he would be happy to meet with them and any other residents to discuss the development. Mr. and Mrs. Johnson also expressed concerns about the congestion of traffic during the morning and afternoon hours with school across the street. Further discussion took place and it was agreed that although there is congestion during the morning and afternoon hours, that there are two access points to the development and that being that this will be a senior type residence, there should not be too much added congestion. Mayor Stough explained that the Planning Commission will be making a recommendation to Council to approve or not approve the requested zoning amendment; and that

Planning Commission
Meeting Minutes of April 13, 2016
Page 2

a Public Hearing would then be scheduled before Council would make their decision. Mr. Marciniak moved, Mr. Arnold seconded, to recommend that Council approve a zoning change to R-1 PD, inclusive of meeting the requirements of the Service Department's March 10, 2016 Development Plan Review. Vote being: Stough, Marciniak, Arnold and Lindsley (4) aye; McCann (1) nay. Motion passed by a 4 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