

## Board of Architectural Review

Minutes of the regular meeting of February 15, 2017. Mr. McCann called the meeting to order.

Members present: Mayor Craig Stough, Daniel Arnold, Ken Marciniak, and Brian McCann (4) present. Thomas Lindsley excused. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the November 16, 2016 meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated District– app. no. 1-2017 requested by Joseph Snyder of Bueher Group A & E, Inc. for Fiddle Stix Boutique, 5693 Main Street, Sylvania, Ohio 43560. Sign is within the limits of the Sylvania Sign Code. Daniel Calverley of Fiddle Stix was present. Mr. Calverley presented a sample of the track material that will be used for the new window system on the lower level. He stated that the frame will not be the dark color shown in the picture submitted and that it will be the color presented at the meeting, which was a bare aluminum coloring. He also said that the window frames on the upper windows would be painted the color shown in the drawings, which is an off white color. He also said that the walls of the building will remain brick, but that it will be repainted the color shown in the drawing, which is a grey shade that is darker than the present color. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 2-2017 requested by Rebekah Szczerbiak of Harmon Signs for Progressive Wellness Medical Building, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Ms. Szczerbiak was present and stated that the new sign will be both internally and externally lit. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 3-2017 requested by Rebekah Szczerbiak of Harmon Signs for West Sylvania Imaging and Lab Services, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Ms. Szczerbiak was present. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 6 – Regulated Sign – app. no. 4-2017 requested by Rebekah Szczerbiak of Harmon Signs for West Sylvania Cardiac Rehabilitation, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Ms. Szczerbiak was present. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

**Board of Architectural Review**  
**Minutes of February 15, 2017**  
**Page 2**

Item 7 – Regulated Sign – app. no. 5-2017 requested by Rebekah Szczerbiak of Harmon Signs for West Sylvania Sports Medicine, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Ms. Szczerbiak was present. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 8 – Regulated Sign – app. no. 7-2017 requested by Rebekah Szczerbiak of Harmon Signs for Respiratory Specialists, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Ms. Szczerbiak was present. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 9 – Regulated District – app. no. 6-2017 requested by John Ciampa for Sylvania Orthodontics, 6407 Monroe Street, Sylvania, Ohio 43560. Mr. Ciampa was present and stated that a new 3 car garage will be built in materials to closely match the existing building; and that the building will not be visible from the street. Mr. Burns stated that building exceeds the setback requirements. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 10 – Regulated Sign – app. no. 9-2017 requested by Karrie Brock of Fast Signs for TEAM Furmanite, 4101 King Road, Sylvania, Ohio 43560. Ms. Brock was present and stated that the sign will be replacing an old post sign and panel sign with an unlit monument sign in the same location. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 11 – Regulated District – app. no. 8-2017 requested by Charlie Oswanski of Toledo-Lucas County Public Library and Craig Stough of Stough and Stough Architects for Toledo-Lucas County Public Library, Monroe Street Branch, 6749 Monroe Street, Sylvania, Ohio 43560. Mayor Stough stated that he would need to push away from the table for the discussion and vote on this application due to a business conflict of interest. Ms. Lyndsey Stough was present and said that 2 additions were being made to the existing library; that the largest addition will be on the east side of the building facing the parking lot and that the smaller addition will be on the west side, which would match the addition on the east side. She said that the purpose of the additions are to give a face lift to the building, add more usable square footage as well as introducing more natural light to the interior of the building. She also explained that north elevation of the building, parallel to Monroe street, overall shows that the design of the building will remain pretty much untouched and that it lends a lot the original architecture of the building,

**Board of Architectural Review**  
**Minutes of February 15, 2017**  
**Page 3**

with brick being the most prominent material; and also that when you go come from the western to the eastern portions of the building you will see more glass, which is close to the current design of those portions of the building. The west side of the building faces Northview High School and the east side faces the courtyard of the building, which is designed to be like an open atrium feeling. Mr. McCann asked if there was anyone present that wished to make any comments. Ms. Carol Lindhuber, a Sylvania resident, was present and suggested that the Library incorporate the columns that are currently at the entrance of the building into the outside design, whether than being moved inside so that they still have some Georgian elements. Ms. Stough stated that the design does not incorporate the columns into the design of the interior, but that she could forward the comments on to the design architectural firm, HBM. Ms. Lindhuber said our whole downtown area is Georgian, that the administration building across the street is Georgian, and that she would like to see more of those elements in the design of the entrance of the building. Ms. Stough said that from a structural standpoint, it would be difficult to incorporate the columns in the design and that perhaps they could be incorporated into an area in the parking lot. Mr. McCann asked if the Board would like to table the discussion until the next meeting. Mr. Burns stated that the Library is outside of the Downtown Design District. Further discussion took place and Mr. Marciniak suggested that the columns could be incorporated into some sort of pergola or arbor in an area in the parking lot but that incorporating the columns into the entrance would mean starting all over on the design. Ms. Stough added that there columns along the north side of the building that will remain. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak and Arnold (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Mayor Stough returned to the table.

Mr. Marciniak 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 February 15, 2017. Mr. McCann called the meeting to order.

Members present: Mayor Craig Stough, Daniel Arnold, Ken Marciniak, and Brian McCann (4) present. Thomas Lindsley excused. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. Marciniak seconded to approve the Minutes of the November 16, 2016 meeting as submitted. Vote being: Stough, McCann, Marciniak, Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Council Referral – Special Use Permit app. no. SUP-1-2017 – a request from Toledo-Lucas County Public Library to amend the Special Use Permit for additions and renovations at 6749 Monroe Street, Sylvania, Ohio 43560. Mayor Stough stated that he would need to push away from the table for the discussion and vote on this application due to a business conflict of interest. Ms. Lyndsey Stough of Stough and Stough Architects was present. Mr. Burns stated that since the Library currently has a Special Use Permit, they are required to have the permit amended due to the additions and alterations that the Library is making to the building and the parking lot; and that the use will remain the same. Mr. Arnold moved, Mr. Marciniak seconded, to recommend to City Council to approve the modification to the Special Use Permit as submitted. Vote being: McCann, Marciniak and Arnold (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Mayor Stough returned to the table.

Item 4 - Organizational Meeting

a. Election of Officers: Mr. McCann called for nominations.

1. Chair - Marciniak moved, Mayor Stough seconded to elect Tom Lindsley as chair of the Sylvania Municipal Planning Commission. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.
2. Vice-Chair - Mr. Marciniak moved, Mayor Stough seconded to elect Brian McCann as vice-chair of the Sylvania Municipal Planning Commission. Vote being: McCann, Marciniak, Arnold and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

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

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission