

Board of Architectural Review

Minutes of the regular meeting of April 12, 2017. 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 present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the March 15, 2017, 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. 14-2017 requested by Dana Fairchild for Dragons Roost, 6600 W. Sylvania Avenue, Ste. 3C, Sylvania, Ohio 43560. Application is for a new wall sign. Marshall Jones was present. 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. 15-2017 requested by Paul Labay for The Cabinetry, 6600 W. Sylvania Avenue, Ste. 7, Sylvania, Ohio 43560. Application is for new wall sign. Mr. Labay was present. Sign is 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 5 – Building Review – app. no. 16-2017 requested by John Healey for Jeffrey J. Stansley, 6715 Maplewood Avenue, Sylvania, Ohio 43560. Application is for a building renovation review. Mr. Healy was present and said that because the building is located in the Neighborhood Character Architectural District, 75% of the building materials that they use must match the buildings that are on the same block and on the same side. He presented pictures taken of some of the neighboring properties. One of the pictures was of a property on Centennial Road that used the same style of vinyl siding that they intend to use, which resembles wood shanks, and the color of the siding would be a light green: and that the trim, which will also be vinyl, would be white. He also said that they would be redoing the porch floor and that they hope to save the columns. Mayor Stough stated that this is a renovation, not a restoration, and that it would not meet the requirements for a historic restoration but that it does for a renovation. Building is within the limits of the Sylvania Code. 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.

Item 6 – Building Review – app. no. 17-2017 requested by Brandon Fields for 5703 N. Main Street, Sylvania, Ohio 43560. Application is for a building renovation review of a new overhead door and a service door. Mr. John Sperry of Dubose and Associates was present. He explained that the overhead door is needed to allow the new tenant, which is a brewing company, to be able to move their equipment and that it would later be replaced with a display

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window to allow for viewing of the brewing. He also said that the new service door would be used for ingress, including use by both employees and customers and that his client is currently in the process of finding a door to match the door on the west side storefront. Building is within the limits of the Sylvania Code. Mr. Arnold 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.

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 12, 2017. 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 present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the March 15, 2017, 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 – Council Referral – Zoning Ordinance Amendment Application No. PD-1-2017, a request from Mercurio Developers for an amendment to an approved Planned Development for property located at 5142 W. Alexis Rd., Sylvania, Ohio, 43560. Mr. Greg Feller of Feller, Finch & Associates was present. He explained the changes to the plan have resulted in a decrease in density from the previously approved plan and that since it is a Planned Development, they are required to come back for approval for the amendment to the planned development; and that one of the changes included the removal of residential units above the commercial units in the front of the property. Mr. Marciniak moved, Mr. Arnold seconded to recommend to Council to approve the Zoning Ordinance Amendment as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Council Referral – Ordinance No. 27-2017, Amending Part Eleven-Planning and Zoning Code by creating Chapter 1143, B-5 Office, Residential and Retail District (continued from the March 15, 2017 meeting). Rick Arnos of Republic Development, the proposed purchaser of the property was present. Mayor Stough said that at the last meeting, Council Member Sandy Hussman said that Sylvania residents have expressed a couple of concerns. 1) That the property would become a “Lourdes Dormitory” and 2) there were concerns about pets being allowed and that the pets would be taken off property for waste elimination. The discussion took place among the members, addressing both limitations on the number of people that would be allowed to occupy the units and also provisions for waste elimination areas to be required on the property to help prevent residents from using the River Trail for that purpose. Mayor Stough asked Ms. Husman, who was present at the meeting, if she felt that the discussion that just took place address her concerns. She said that it did. Mr. Arnos said that they could add 2, 3 or 4 pet waste stations to their proposed property, but that the residents would most likely be walking their pets in the park/trail area as there would not be a lot of green space on the property. There was further discussion about possible adjustments to the acreage required for the B-5 classification, density restrictions, and restrictions on where the B-5 zoning could be allowed. Mr. Marciniak expressed concerns about future properties becoming rezoned to B-5 and suggested that it should be a requirement that a B-5 property be contiguous to another B zoned property to keep it from occurring on a property completely surrounded by residential zoned property and expressed concerns. Council Member, Mark Luetke of 4327 Todd Drive, said that in the interest of transparency, and although he does not recall conversations in a Council meeting other than this SOMO property, he has had conversations with others that are interested in other downtown properties; and that there has been identification of other sites that could be developed. There was further discussion about possible future sites that could be developed into a B-5 area and that for

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any property to become rezoned to B-5 in the future it would have to come before Council and the Planning Commission for approval.

Mr. McCann moved, Mr. Marciniak seconded to recommend to Council the creation of the B-5 zoning classification with the following recommendations:

- 1) 2 adults maximum per bedroom
- 2) no more than 5 unrelated persons per living unit
- 3) pet waste accommodations must be provided
- 4) property must be contiguous to a B zoned property
- 5) that there is no increase in density for a PD in the B-5 zoning

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

Item 5 – Council Referral – Zoning Ordinance Amendment Application No. ZA-1-2017, a request from the City of Sylvania for a zoning change from "B-3" General Business District to "B-5" Office, Residential and Retail District for property located at 0 Main St., 0 Monroe St., 6447, 6453, 6457, 6461, 6465, 6465 Monroe St., Sylvania, Ohio 43560. Mayor Stough stated that the item was incorrectly shown on the agenda and that the application is for a zoning change from B-3 to B-5 zoning and not B-2 to B-5 as shown on the agenda. Council Member Doug Haynam of 4336 Tamworth approached the podium and stated that the City has a public hearing obligation, and that he knows that there has been some discussion about continuing this item until the next meeting, but that he thinks that since the Board has had discussion about the zoning that he hopes that they would feel comfortable approving this zoning change so that they can do the hearing on the 1st of June as the developers are really frozen until this gets done; but that if they need more time to consider he understands, but that hopefully the discussion that was just had would make them comfortable moving forward with this zoning change. Some of the members stated that they were ready to vote. Mr. McCann moved, Mr. Marciniak seconded to recommend to Council to approve the zoning change from B-3 to B-5. Vote being: Arnold, McCann, Marciniak and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote. Mayor Stough obtained from the vote due to a conflict of interest.

Item 6 – Council Referral – Ordinance No. 30-2017, Amending Section 1157.12 – Front Yard Parking Prohibited. Mr. Arnold asked what problem this code would resolve. Mr. Burns stated that he is having trouble enforcing cars not parking in front yards, and that often their solution is to throw stone down in the area in the yard where they're parking their car. Mr. Arnold stated that he doesn't want to create a problem for someone with a small to not be able to expand to accommodate their needs. Mayor Stough stated if a person really has a hardship, that the City has a Board of Zoning Appeals where people can go in those situations, but that we don't want to have a lot of people having to do that. Mayor Stough suggested that they table the discussion to allow

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for further study and think about how this affects our residents. Mr. Arnold moved, Mr. Marciniak seconded to table the discussion and vote until the next meeting to allow for additional research and review. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission