

Board of Architectural Review

Minutes of the regular meeting of June 14, 2017. Mr. Lindsley called the meeting to order.

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

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the May 10, 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. 19-2017 requested by Jim Grzywinski of Living Appliance Center, 5656 Monroe Street, Sylvania, OH 43560. Application is for a wall sign and a monument sign. Mayor Stough stated that he would need to back away from the table due to a business conflict of interest. Zoning Administrator, Tim Burns arrived. Mr. Grzywinski and Attorney Richard Carr present. Mr. Grzywinski stated that they asked for a Variance for the Wall sign, from 269 sq ft to 289 sq. ft. and that it had been okayed. The Board of Architectural Review’s Secretary said that the Variance application had been withdrawn. There was further discussion and Mr. Carr stated that the size of 289 sq. ft. has been approved by Leslie Brinning and Kevin Aller, as the City’s code contains an ambiguity in how to calculate the size of the sign and that they had met and come to an agreement on the size of the sign and that the agreement is a reduction in size from the originally requested Variance. He also said that the code will most likely be changed for future signs. Mr. Marciniak asked if the LED light brightness would be controlled. Mr. Burns said that the code contains limitations on the brightness for all lights. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the signs shown in the drawings submitted to the Board. Vote being: McCann, Marciniak, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Mayor Stough returned to the table.

Item 4 – Regulated District – app. no. 21-2017 requested by Marilyn Barnes of M&M Construction Concepts for KIF Realty, 5836 Monroe Street, Sylvania, Ohio 43560. Application is for a Building Review for exterior renovations. Mr. Arnold moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the Building Design 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 District – app. no. 22-2017 requested by Brian McNulty for Promedica Flower Hospital, 5200 Harroun Road, Sylvania, Ohio 43560. Ms. Heather Judge of SSOE Architects present. Application is for a Building Review for a new canopy to be installed over the driveway of the drop off area to the cancer center. Mr. McCann 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, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 23-2017 requested by Rick Kwapich for Valvoline, 6303

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Monroe Street, Sylvania, OH 43560. Mr. Kwapich present. Application is for a replacement wall sign, two new wall signs and a monument sign. Mr. Kwapich stated the monument sign is replacing an existing pole sign. Mayor Stough stated that the monument sign must be installed. There was discussion of the City's Beautification project and that there may be some changes in the area which may include some changes in the area of the monument sign, including the possibility of a half wall. Mr. Burns said that Kevin Aller has reached out to Valvoline to discuss the project, and that it's a possibility that the project may include a half wall that may affect the elevation of the area which could affect visibility of monument sign. Signs are within the limits of the Sylvania Sign Code. Mayor Stough moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the wall signs shown in the drawing submitted with the application; and for the approval of the monument sign to be subject to coordination with the City's proposed beautification project. 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. 24-2017 requested by Mark D. Clair/Ryan Clair for Bull Moose Retirement Planning Co., 5630 Main Street, Sylvania, Ohio 43560. Mr. Ryan Clair present. Application is for 3 window decal signs. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs 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. 25-2017 requested by Beau Harvey for Allstate – The Harvey Agency, 4900 N. McCord Road, Unit B3, Sylvania, Ohio 43560. Application is for a wall sign and a window sign. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the signs 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. Arnold 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 June 14, 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 and Deputy Service Director, Joe Shaw present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the May 10, 2017 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 - Lot Split – City of Sylvania, 6455 Ravine Drive, Sylvania, Ohio 43560. Mr. Shaw stated that the property owner of 5154 Main Street contacted the service department in February as during a transfer of the property it was discovered that a structure on the property may be over the lot line. The City does not have a use for the strip property so the lot split is being requested with the intent to deed the property over to the owner of 5154 Main Street as the sale of that property is pending due to the issue of the structure being on the lot line. He also said that during this process some right-of-way issues on the Main Street side of the property had been discovered. State of Ohio right-of-way plans from 1929 indicate there used to be public right-of-way, called Station Street, on the south side of the parcel and that the City will most like go through a vacation process in the future and that although it does not affect this lot split, he wanted the Commission to be aware as it probably come before them in the future. Mr. Lindsley stated that he would need to recuse himself from the vote. Mr. Marciniak moved, Mr. Arnold seconded to approve the lot split as requested. Vote being: Stough, McCann, Marciniak and Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Preliminary Plat Approval requested by Greg Feller of Feller, Finch & Associates for K and JL Enterprises for Plat of Lots 1-14 Oak Creek North Subdivision, 4505, 4585 and 4605 King Road, Sylvania, Ohio 43560. Mr. Feller stated that approval was previously granted by Lucas County as the property used to be part of Sylvania Township but that the project was held up due to the discovery that the property contained an area of wetlands which required a time consuming process with the EPA and that during that time the property was annexed to the City. He also said he agrees to all of the comments submitted by the City in the review and that he would need a variance for lots 1-3 as they will meet the setback requirements as they are affected by the wetlands to the rear of the lots. Mr. Shaw said that the City was told by Lucas County that they would approve the variance due to the hardship of the wetlands and that the language will be noted on the plat. Mr. Marciniak moved, Mr. McCann seconded to approve the preliminary plat as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 - Proposed Ordinance 31-2017, Amending Part Eleven-Planning and Zoning Code of the Sylvania Codified Ordinances, 1979, as amended, by amending Section 1101.01- Definitions and Section 1153.02 - Special Uses regarding Adult Day Care Centers. Mr. Burns stated that an entity in the City is interested in opening and Adult Day Care Center and this ordinance is to create a Special Use section to allow for some limitations and control for this use. Mayor

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Stough stated that this will go back to Council and that it would be then be set for a Public Hearing. Mr. McCann moved, Mr. Arnold seconded to recommend to Council to approve the ordinance as submitted. Vote being: Stough, McCann, Marciniak, Arnold and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission