

Board of Architectural Review

Minutes of the regular meeting of December 13, 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 November 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. 49-2017 requested by Matt Uhl of Reason Sign Co., LLC for California Yoga, 6625 Maplewood Avenue, Sylvania, Ohio 43560. Application is for new suspended sign. Sign is within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak seconded, to grant approve 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. 50-2017 requested by Edie Victor of Gardner Signs for First Federal Bank, 5520 Monroe Street, Sylvania, Ohio 43560. Application is for a new monument sign, 2 directions signs, 3 wall signs and 3 window signs. Jeff Prymas of Gardner Signs was present. Signs are within the limits of the Sylvania Sign Code, with the exception of the 42” base of monument sign. Mr. Burns stated that the City generally only allows for a 12” base on a monument sign but that an exception is being made as there is a wall that would inhibit visibility of the sign and that the City will be allowing this sign to have a 42” base. Mr. Marciniak moved, Mr. McCann seconded to approve the signs shown in the drawings submitted with the application, noting the exception to allow a 42” base for the monument sign. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Regulated District Building Review – app. no. 48-2017 requested by Todd May for Somo Apartments (J.C. Hart and Republic Development) 6465 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior building review. Rich Arnos of Republic Development, John Hart and Todd May of JC Hart Company, Randy Sherman of Weaver Sherman Design and Dave Kuhn of Feller, Finch and Associates were present. Mr. Sherman gave a presentation of the building and grounds design. He showed an overview of the development which included a portion of the river trail, running behind the residential buildings, that would need to be widened from 12ft to 16ft to allow for fire trucks; and that they would also need to relocate some of the light fixtures to accommodate the width. He also showed 2 residential buildings that would both have underground parking that will have 2 separate garage entries per building and explained that there would be additional parking in above ground lots. The East building will also contain a clubhouse, leasing offices, a mail room, and exercise facilities. Next to the clubhouse there will be a pool deck that will include space for seating and a fire pit. The pictures presented of the pool showed that the pool would be 50ft x 25ft and that there will be a shallow area with seating in the water. He also described the additional terrace area, located over the parking garage that will include seating for gathering and will have a gas fire table. In addition there will be plenty of

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greenspace, and walkways that will include benches alongside and portions that will have arbors above. Mr. Sherman also described the different floorplans and showed that there would be plenty of windows in the units, including bay windows which would allow for viewing up and down the trail rather than just straight on. Mr. Sherman also presented 2 different colors of brick being considered, one in darker reddish color and one in a lighter brown color, architectural roof shingles in the weathered wood color, and fiberboard samples in a taupe and beige color that they intend to use in the upper portions of the buildings. Mayor Stough commented that the building design would meet the City's code, that the darker reddish brick color would fit nicely with the hotel next door, but that he had concerns about the use of the lighter brown colored brick and also the "Tudor" design of the upper portions of the building. He said that he didn't think that the design would fit in with the area and that he would like to see a more colonial design. Mr. Sherman stated that they could take a look at it and possibly drive around the area to try to come up with some adjustments to the design of the upper portions of the building that would fit in more nicely with the area. Mr. Lindsley asked where the air conditioning units would be located. Mr. Sherman stated that the units will be located in center portions of the roof that are depressed will allow them to be hidden from view. Mr. Marciniak moved, Mr. McCann seconded, to approve the building design, noting the discussion of the possible modifications that may be made, although not required, to the design of the upper portions of the buildings. 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 December 13, 2017. Mr. Lindsley called the meeting to order.

Members present: Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Mayor Craig Stough was not present at roll call and had informed the Planning Commission that he would be arriving late. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the November 15, 2017 meeting as submitted. Vote being: McCann, Marciniak, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 Lot Split – app no. 3-2017, requested by Feller, Finch & Associates for Midland Agency of Northwest Ohio Inc., Trustee, 4902 N. King Road, Sylvania, Ohio 43560. Mr. Steve Gillenwater of Squires Development Company was present and explained that the split was to create a lot to allow a new house to be built. Mayor Stough arrived at 5:36 p.m. and Mr. Lindsley asked to have the record reflect that Mayor Stough arrived to the meeting. Mr. Marciniak moved, Mr. McCann seconded to approve the lot split as submitted. Vote being: Stough, McCann, Marciniak, Arnold 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