

Board of Architectural Review

Minutes of the regular meeting of September 11, 2019. 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 August 14, 2019, 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. 30-2019 requested by Karrie Brock of Fast Signs for St. Joseph Parish, 5411 Main Street, Sylvania, Ohio 43560. Application is for two monument signs. Ms. Brock was present and stated the changes to the signs will include an update of the color on the green portion of the signs, a change in the verbiage from “St.” to “Saint”, and a change of the mass times. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold 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 4 – Building Review – app. no. 31-2019 requested by Jim Grzywinski of Appliance Center, 5660 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior façade renovation review. Mr. Grzywinski was present and stated that the update will be similar to the Appliance Center design next door and that although the pictures show red, they may use grey, but they will be using the same color scheme as the Appliance Center. Mr. Burns stated that the signs shown in the drawings submitted with the application are not being reviewed and that only the building renovation is being reviewed. Mr. Burns asked Mr. Grzywinski if they intended to paint the back of the building. Mr. Grzywinski stated that they were not painting the back of the building and that the back of the building would remain grey. Building design is within the limits of the Sylvania Code. Mr. Marciniak moved, Mr. Arnold seconded, to approve the 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 – Building Review – app. no. 32-2019 requested by Kent Buehrer of Buehrer Group Architecture & Engineering, Inc. for Sylvania Southview High School, 7225 Sylvania Avenue, Sylvania, Ohio 43560. Application is for an exterior façade renovation review. Mr. Bueher was present and said that the building addition will be about 4,100 sq. ft. He added that an alternate addition of 200+ sq. ft. may also be built, but that the alternate building would be dependent upon the budget. He said that utility brick used on the other buildings is no longer available but that the exterior of new building will be closely matched to the other buildings. Mr. Lindsley asked if new landscaping will be added. Mr. Buehrer said that they did not intend to add landscaping due to budget constraints. Building is within the limits of the Sylvania Code. Mr. Arnold moved, Mr. Marciniak seconded, to approve the 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.

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Item 6 – Regulated Sign – app. no. 33-2019 requested by Myra Gueli of Toledo Sign for First Federal & Venture, 5520 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement monument sign and a new wall sign. Ms. Gueli was present and said that the existing base of the monument sign will be updated to a brick design, new face panels would be installed, and that the sign will be lit with spotlights. Ms. Gueli added that they no longer intend to install the wall sign shown in the drawings that were submitted with the application; and that the new sign will be a double plated steel sign and she presented a picture of the new design. She added that she will not be doing the sign so she did not have the dimensions of the new sign. Mr. Burns said that he was fine with the design of the wall sign being approved tonight but that he would need to be given the dimensions before issuing a sign permit. Signs are within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the monument sign shown in the drawing submitted with the application and the wall sign drawing presented by Ms. Gueli at the meeting. 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 September 11, 2019. 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 August 14, 2019, 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 - Council Referral – for Review and Recommendation, SUP No. 1-2019, a request from Shalom of the Pie, LLC, 8216 Erie Street, Sylvania, Ohio 43560, to amend the Special Use to change hours, and use of the kitchen for catering. Mayor Stough stated that the house was moved onto the sight over 10 years ago, has been respectfully used, and that it has been an asset to the community. He added that he did not believe that there have been any complaints from the area residents. Mr. Burns said he did receive a complaint when the barn was being used for “garage sales”, however the matter was quickly resolved when he made contact with one of the owners. Mr. Burns stated that the petition did not specify exactly what hours were being requested but that he had email correspondence between Bill Wersell, Leslie Brinning, and himself which clarified that they would like to ask for the times of operations to be extended to 11am to 8pm Monday through Saturday and 11am to 5pm on Sundays; and that they are not planning on being open during all those times but that they just want to offer more opportunities to book small events. Mr. McCann moved, Mr. Arnold seconded to recommend to Council to approve the application to amend the Special Use to extend the hours to 11am – 8pm Monday through Saturday and 11am – 5pm on Sunday and also to allow use of the kitchen for catering. Vote being: Stough, McCann, Marciniak, Arnold 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