

Board of Architectural Review

Minutes of the regular meeting of October 16, 2019. Mr. McCann called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold 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 September 11, 2019, meeting as submitted. Vote being: Stough, Arnold, McCann and Marciniak (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 34-2019 requested by Pete Diver for Peace, Love & Pottery Studio, 6750 Sylvania Avenue, Sylvania, Ohio 43560. Application is for five window signs. 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 and Stough (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 35-2019 requested by Amanda Hanna for Supercuts, 5829 Monroe Street, Sylvania, Ohio 43560. Application is for a replacement pylon sign, a new wall sign, and three new window signs. Mr. Jason Green of Adams Signs, the installer of the signs, was present. Signs are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. Marciniak seconded, to grant a Certificate of Appropriateness for the signs 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. 36-2019 requested by Nabil Shaheen for My Way Bistro, 5827 Monroe Street, Sylvania, Ohio 43560. Mr. Burns stated that the applicant contacted him as they have decided to change the design of the signs. He asked that the Board table the discussion of this application until the November 13, 2019 meeting.

Item 6 – Building Review– app. no. 37-2019 requested by John H. Sperry of Thomas Dubose & Associates, Inc. for Rite Aid, Classic Cuts and Evolve, 5890 and 5834 Monroe Street, Sylvania, Ohio 43560. Application is for an exterior building renovation. Mr. Sperry was present and explained that the design is a continuation of the remodeling project that has been previously approved by the Board and that the colors and materials used in this portion will match those materials. 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 7 – Building Review– app. no. 38-2019 requested by James Jarvis of HJT Architects, LLC for Dental Health Associates, 3924 Sylvan Lakes Boulevard, Sylvania, Ohio 43560. Application is for an exterior façade renovation. Mr. Jarvis was present and stated that the renovation is due to the addition of a sedation dentist and that the materials used will match the existing materials. They will also be adding a vestibule and reworking the sidewalk, adding a ramp and a retaining wall. Mr. Arnold moved, Mr. Marciniak seconded to grant a Recommendation of

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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.

Mr. Arnold moved, Mr. Marciniak 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 October 16, 2019. Mr. McCann called the meeting to order.

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

Mr. Marciniak moved, Mr. Arnold seconded to approve the Minutes of the September 11, 2019, meeting as submitted. Vote being: Stough, McCann, Marciniak and Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 - Lot Split – App. No. 6-2019 – requested by Reed Hauptman, Esq. of Shumaker, Loop & Kendrick, LLP for Toledo Hospital, 5700 Monroe Street, Sylvania, Ohio 43560. Mr. Hauptman was present. Mr. Burns stated that the City’s Administration had asked in their review comments that the drawing would include an access easement area and an anti-vehicular access easement (AVAE). Beth Eckel of Shumaker, Loop and Kendrick, LLC responded to the comments by email and said that Promedica and Chase were working on Agreement language that discussed assess, pavement, maintenance, etc. but that the AVAE is something that had not been discussed between the parties. Mr. Hauptman stated that they have no objections to either of those two conditions and added that they would also include language in the agreement that there could be no revisions to those two conditions in the future. Mayor Stough added that there was email correspondence from Joe Shaw that stated that Promedica does not want to have the drawing recorded. Mr. Hauptman stated that they were in agreement with having the drawing recorded as an “Exhibit” of the legal document. Discussion took place amongst the members and they agreed that would be acceptable. Mr. Arnold moved, Mr. Marciniak seconded, to approve the lot split, subject to the conditions being met in the Service Departments Review dated September 26, 2019 in addition to the condition that the drawing of the lot split, which will include the access easement area and anti-vehicular access easement, will be recorded with the other documents. Vote being: Stough, McCann, Marciniak and Arnold (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 - Council Referral – for Review and Recommendation, Zoning Ordinance Amendment Petition No. ZA-1-2019, a request from Louisville Title Agency of NW Ohio, for a zoning change from B-2 “General Business District” to R-4 “Multi Dwelling Medium High Density District” for property located at 3921 and 3859 Sylvania Lakes Blvd., Sylvania, Ohio 43560. Mr. Burns stated that Jerry Parker, Attorney for the Applicant, has revised the request to change the zoning from B-2 to R-4 to a request to change the zoning from B-2 to R-4 PD. He said that the new request will be heard by Council on October 21, 2019 and that the current request before that Planning Commission is null.

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

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission