

## Board of Architectural Review

Minutes of the regular meeting of July 13, 2022. Mr. Schaaf called the meeting to order.

Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, and Jeff Schaaf (4) present. Ken Marciniak, excused. Zoning Administrator, Timothy Burns also present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the June 15, 2022 meeting as submitted. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Regulated Sign – app. no. 13-2022 requested by Kristie Stanfield of Champlin Architecture for Dental Excellence, 5660 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign and a new monument sign.

Ms. Stanfield was present.

Mr. Burns stated that the original monument sign drawing did not meet sign code due; and that a new drawing was submitted and provided to the members prior to the meeting this evening which met the City's sign code.

Signs are within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the signs as shown in the updated drawings. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 4 – Regulated Sign – app. no. 17-2022 requested by Nabil Shaheen of Sign Deziign USA for Joanna's Craft Castle, 5807 Monroe Street, Sylvania, Ohio 43560. Application is for a new wall sign and a replacement tenant panel on a pylon sign.

Mr. Shaheen was present. Mr. Sheheen stated that the owner has requested that the placement of the tenant panel be moved up two spaces on the pylon sign.

Mr. Burns stated that the only the architectural design is being approved, not the placement, so the owner may adjust the placement of the panel as he wishes.

Signs are within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the signs shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 5 – Regulated Sign – app. no. 18-2022 requested by Karrie Brock of Fast Signs for Toledo Met, 5441 S. Main Street, Sylvania, Ohio 43560. Application is for a replacement monument sign.

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Ms. Brock was present.

Sign is within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Ms. Fischer moved, Ms. Lindhuber 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 July 13, 2022. Mr. Schaaf called the meeting to order.

Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, and Jeff Schaaf (4) present. Ken Marciniak, excused. Zoning Administrator, Timothy Burns also present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the June 15, 2022, meeting as submitted. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Item 3 – Council Referral – for review and recommendation, Petition for Zoning Ordinance Amendment, ZA-2-2022, from Dave Schmitt, DS Developers, LLC on behalf of Ralph A. Ruetz for a zoning change from R-1, “Single Family Residential Large Lot District” to R-3 PD “Multiple Dwelling Medium Density Planned Development District” for the property located at 4215 N. McCord, Sylvania, Ohio 43560.

Mr. Don Feller, of Feller, Finch & Associates, was present.

Mr. Feller stated that the drawing that was submitted with the application was somewhat conceptual at this time.

Mayor Stough commented that the parcel is very deep and narrow, and that the concept is very dense.

Mr. Schaaf commented that the drawing showed a detention pond being located on the front of the development on the drawing, and that there were 18 units shown.

Ms. Lindhuber asked what size the lot was.

Mr. Feller stated that the lot is 129’ wide and 626’ deep.

Mayor Stough stated that the developer on the application is the same developer that developed the property just to the north of this one. He added that the larger units on the property to the north were located on the outside of the development, and that the smaller units were located on the inside of the development to satisfy the neighbors.

Mr. Feller said that the plan would be to install a shadowbox type fence along the single-family facing side of the property to provide screening.

Mayor Stough commented that the drawing showed that there would be no space between the curb and the sidewalk, and he asked if the units were the same size, or smaller, than the units to the north.

Mr. Feller said that he was unsure how the size compared to the development to the north, and added that the units will be rentals.

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Mr. Burns stated that it appeared, from the drawing, that the units would be a little less than 800sqft in size, plus a garage.

Ms. Lindhuber commented that the small units may affect the values of homes next door. She also stated that she is concerned that the development is not compatible with the single-family homes next to the property, or with the property to the north.

Mayor Stough said that City Council wrestled with the neighbors a lot with the planning of the development to the north, but that it turned out nice. He added that he has a couple of friends that live there and that they are very happy with the development.

Ms. Lindhuber commented that the units in this development would be smaller than the development to the north.

Mayor Stough said that an alternative would be to turn the units, and have less units that would be larger.

More discussion took place about such things as the minimum square footage of a residence required in the City's residential zoning districts, how the PD designation would give the City more control over the design and plan of the development, and also various details about City Council's procedure for a zoning change which would include a public hearing.

Ms. Fischer, Ms. Lindhuber seconded, to recommend to Council to approve the zoning change as requested. Vote being: Stough, Lindhuber, Fischer and Schaaf (4) aye; (0) nay. Motion passed by a 4 to 0 vote.

Ms. Lindhuber moved, Ms. Fischer seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary  
Municipal Planning Commission