

Board of Architectural Review

Minutes of the regular meeting of October 16, 2024. Mr. Schaaf called the meeting to order.

Acting Secretary, Timothy Burns, took the roll call. Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf. (5) present

Ms. Lindhuber moved, Mr. Marciniak seconded to approve the Minutes of the September 11, 2024, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 4-2024 (amendment) requested by Mohamed Awad of Innomark Group, LLC for Purple Haze, 5131 Main Street, Sylvania, Ohio 43560. Application is for one wall sign.

Mr. Burns spoke about the City’s agreement with the property owner to permit the sign(s) until a renovation is completed.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Building Review – app. no. 40-2024 requested by David Koppelman of Architects Forum Midwest for Madeline’s Patisserie, 4827 N. Holland-Sylvania, Sylvania, Ohio 43560. Application is for architectural review of a new commercial facility.

Chris Nixon of Madeline’s Patisserie and Christian Murphy of AFM were both present and said that the colors will match with what was submitted in the drawings with the application.

Mayor Stough said that he had made some basic suggestions for upgrades to the original elevation prior to the submittal of the application and that those changes were made.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the design shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 41-2024 requested by Erik Russel of Frogtown Computers, 5777 Summit Street, Sylvania, Ohio, 43560. Application is for an addition to a commercial facility.

Mr. Russel was present.

Mr. Russel stated that Lucas County Building Regulations recommended that the door should face toward Main Street; and that the siding would be vertical rib panels from Menards and the roof shingles would be grey to match the existing house.

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Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the design shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 42-2024 requested by Karrie Brock of Fast Signs for Sylvania School Highland Elementary, 7720 Erie Street, Sylvania, Ohio 43560. Application is for a new wall sign.

Mr. Dillon Patterson of Fast Signs was present.

Mr. Dillon stated that the present sign would be removed and replaced with a new, non-illuminated, sign.

Sign is within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 7 – Regulated Sign – app. no. 43-2024 requested by Robert Hall of Toledo Sign for Marcel’s, 6600 W Sylvania, Ohio 43560. Application is for a new wall sign and a new window sign.

Mr. Hall was present.

Signs are within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the signs shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 8 – Regulated Sign – app. no. 44-2024 requested by Robert Hall of Toledo Sign for Custom Fantasy Golf Carts, 5559 W Alexis Road, Sylvania, Ohio 43560. Application is for a new monument sign.

Mr. Hall was present.

Mr. Hall explained that the current sign would be cut down and they will reuse the existing cabinet. He also said that they will adjust the sign location to the required set back. The sign will be externally lit with solar flood lights.

Sign is within the limits of the Sylvania Sign Code.

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Ms. Fischer moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 9 – Building Review – app. no. 45-2024 requested by Joshua Schultz for Heritage Sylvania, 5717 Main Street, Sylvania, Ohio 43560. Application is for architectural review of a new outdoor stage/performance platform.

Ms. Samantha Ayres of Heritage Sylvania was present along with Mr. Schultz.

Mayor Stough recused himself from the discussion.

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

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of October 16, 2024. Mr. Schaaf called the meeting to order.

Acting Secretary, Timothy Burns, took the roll call Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf. (5) present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the September 11, 2024 meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Lot Split app. no. 2-2024 – Requested by Feller, Finch and Associates for Mercurio Developers, Inc. for the property located at 5142 Alexis Road, Sylvania, Ohio 43560.

Mr. Greg Feller was present and explained that the split is to separate the commercial lots from the residential (Condominium) properties.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the lot split as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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

Submitted by,

Timothy Burns, Acting Secretary
Municipal Planning Commission