

Minutes of Perrysburg Architectural Review Committee

Meeting Held February 25, 2026

CALL TO ORDER - 10:00 AM

The Levis Commons ARC meeting was called to order at 10:05 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

Committee members present were Mark Easterling, Rita Nelson, and Brody Walters (3). Holly Kerns was absent (1).

NEW BUSINESS

SIGNAGE - CINEMARK

Jennifer Olive, William Garrett, and Lisa Vander Ark (of Cinemark) were present virtually via Teams on behalf of the proposed signage for Cinemark at 2005 Hollenbeck Drive. Mr. Garrett added that they have resubmitted their northern facade signage to include renderings with three (3) foot and four (4) foot lettering heights. He stated that the three (3) foot lettering height looks odd and out of place and that they prefer the four (4) foot lettering height for aesthetics, highway visibility, cohesiveness of brand imaging, and no adverse impact within Levis Commons. Mr. Easterling said that he has met with sign variances over the years, that he understands the preferred request, but said that it does not come across as a need. Mr. Garrett asked if five (5) foot lettering height could be considered, and Mr. Walters said that would likely not be an option. There was further discussion highlighting that Cinemark is not a highway frontage property and that the vacant parcel to the north will be developed at some future date, which could block the view from the highway. Mr. Walters noted that this location is well known within northwest Ohio and that he is hesitant to grant a variance. Ms. Nelson said that she respects the code as it is written, noting that the new sign is smaller than the existing sign that it is replacing, smaller compared to the BGSU signage, and referenced ProMedica's signage along I-475 due to placement. Mr. Walters confirmed that there is a monument sign along I-475 for ProMedica, and it is in line with their medical use. Mr. Easterling clarified that the proposed signage at Cinemark is a sign replacement; therefore, it is considered a new sign.

The Levis Commons ARC agreed 3-0 to approve the four (4) foot signage variance for the front facade signage at Cinemark (2005 Hollenbeck Drive). The ARC noted that the front facade is an established sign area defined by architectural features and proportions that support this variance.

Mr. Easterling made a motion to deny the northern facade four (4) foot sign variance for Cinemark (2005 Hollenbeck Drive), and seconded by Mr. Walters. Ayes: Easterling and Walters (2). Nays: Nelson (1).

Mr. Garrett asked about changing the location of the proposed northern facade signage, and Mr. Walters noted that building owner approval would be sufficient.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:27 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for March 18, 2026, at 10:00 a.m.