

## **Minutes of Perrysburg Architectural Review Committee**

**Meeting Held March 18, 2026**

### **CALL TO ORDER - 10:00 AM**

The Levis Commons ARC meeting was called to order at 10:03 a.m. by Planning & Zoning Administrator Brody Walters.

### **ROLL CALL**

Committee members present were Mark Easterling, Holly Kerns, Rita Nelson, and Brody Walters (4).

### **APPROVAL OF FEBRUARY 18, 2026 MEETING MINUTES**

The Levis Commons ARC agreed 4-0 to approve the February 18, 2026, meeting minutes as written.

### **APPROVAL OF FEBRUARY 25, 2026 MEETING MINUTES**

The February 25, 2026 meeting minutes were deferred to the April meeting for review.

### **NEW BUSINESS**

#### **SIGNAGE - CHIPOTLE**

Tina Ruiz (of True Aerial Signs) was present on behalf of the proposed awning signage for Chipotle at 5200 Brockway Drive, Suite 101. She noted that this signage is what the ARC previously requested.

The Levis Commons ARC agreed 4-0 to approve the awning signage as proposed for Chipotle at 5200 Brockway Drive, Suite 101.

#### **SIGNAGE - PRESTON GARDENS AT LEVIS COMMONS**

Kelly Frailly (of Preston Gardens) was present on behalf of the proposed garage signage ("furnished suites") along South Wilkinson Way for Preston Gardens at 5101 Hollenbeck Drive. There was a brief discussion amongst the ARC about the aesthetics of lighting the signage, and Ms. Frailly said that, currently, it's not planned for uplighting, but that it can be an option if needed. Mr. Walters suggested that the corners of the sign be clipped or scalloped to add class to the sign. He also encouraged the sign company to run screws into the mortar joints rather than the brick for the installation of the sign, and to avoid pre-drilling through the sign.

The Levis Commons ARC agreed 4-0 to approve the garage signage along South Wilkinson Way for Preston Gardens at 5101 Hollenbeck Drive, with the suggestions related to the corners of the sign and the screw installation placement as previously discussed. Ground-mounted white lighting was also suggested.

#### **SIGNAGE - JERSEY MIKE'S**

Matt Uhl (of Reason Sign) and John Maiuri (IdentiCom Sign Solutions) were present via Teams for the proposed signage for Jersey Mike's at 5200 Brockway Drive, Suite 102. Mr. Maiuri confirmed that both signs are the same dimensions for the front and rear building facades. Mr. Easterling confirmed that the signage meets zoning code requirements. Mr. Maiuri noted that the proposed depth of the sign allows for sign stability and better lighting.

The Levis Commons ARC agreed 4-0 to approve both signs as submitted for Jersey Mike's at 5200 Brockway Drive, Suite 102.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 10:19 a.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The next meeting is scheduled for April 15, 2026, at 10:00 a.m.