

Minutes of Perrysburg Architectural Review Committee

Meeting Held October 19, 2022

CALL TO ORDER - 10:00 A.M.

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

ROLL CALL

Committee members present were Mark Easterling, Rita Nelson, and Brody Walters (3).

APPROVAL OF SEPTEMBER 14, 2022 MEETING MINUTES

The ARC agreed 3-0 to approve the September 14, 2022 meeting minutes as written.

NEW BUSINESS

Signage - LOVESAC - 2130 Levis Commons Boulevard

Sue Sprouse, Allen Industries, was present via Zoom for the non-illuminated blade sign at LOVESAC at 2130 Levis Commons Boulevard. Ms. Nelson noted that the light fixture at this location is functional.

The ARC agreed 3-0 to approve the non-illuminated blade sign at 2130 Levis Commons Boulevard for LOVESAC.

Signage - Hilton Garden Inn - 6165 Levis Commons Boulevard

Tim Turner, Schulte Design & Construction, was present via Zoom for the signage at 6165 Levis Commons Boulevard for Hilton Garden Inn. Mr. Turner added that they have removed the signage on the northern facade of the building, that the signage on the southern facade remains at 144 SF, and that the eastern facade is under 109 SF. He said that they will have new directional signage that will match their new branding, and that the awnings will be changed to match the building scheme. Mr. Easterling noted that the signage meets the size and location dimensional standards, and that he has no concerns. Mr. Turner said that the work will begin in the spring.

The Levis ARC agreed 3-0 to approve the signage as submitted for the southern and eastern facades at 6165 Levis Commons Boulevard for Hilton Garden Inn.

Signage - The Flying Joe - 2110 Preston Parkway

Myra Gueli, Toledo Sign, was present and Ty Boyd, Boyd & Associates Consulting, was present via Zoom on behalf of the signage for The Flying Joe at 2110 Preston Parkway. Ms. Gueli said that the signage is non-lit on the front and side facades with gooseneck

lighting. Mr. Boyd confirmed that the glass front door will have vinyl cut letters that represent the signage and branding update to their new space next door to their existing location. The ARC briefly discussed the logo size and the lettering, and it was determined that both meet the standards. It was confirmed that the landlord is looking at whether the building facade will need repaired after the previous tenant.

The ARC agreed 3-0 to approve the signage at 2110 Preston Parkway for The Flying Joe.

Signage - Agave & Rye - 1210 Levis Commons Boulevard

Rita Nelson, Hill Partners, was present on behalf of the awnings for Agave & Rye at 1210 Levis Commons Boulevard. Mr. Easterling and Ms. Nelson noted that the logos on the awnings meet the size standards, and Mr. Easterling confirmed that a sign permit will be required for each awning with a logo. He added that he will need the dimensions of the logos for the permits.

Mr. Walters asked about the sign above the door facing SR-25, and Mr. Easterling clarified that he spoke with the General Contractor for Agave & Rye regarding this issue and that they currently do not have anyone to repair the facade for the signage to be flush mounted with the building. Ms. Nelson said that she spoke with owner Yavonne Sarber of Agave & Rye about this issue, and noted that Joe Tannenberger, Hill Partners, also noted that this signage was not approved as it currently exists. Mr. Easterling said that he expects the SR-25 facade to be repaired as soon as the weather breaks in 2023 or by May 1, 2023. Ms. Nelson said that she would reach out to the General Contractor for further details. Mr. Walters noted that it is a zoning violation for the sign as it was not approved as installed.

The Levis ARC agreed 3-0 to approve the awnings with the logos as submitted for Agave & Rye at 1210 Levis Commons Boulevard.

Signage - Preston Gardens - 5101 Hollenbeck Drive

Jenna Blackburn, Fast Signs, was present on behalf of the signage for Preston Gardens at 5101 Hollenbeck Drive. The ARC briefly discussed the lettering height of the proposed signage, and Mr. Easterling noted that the maximum height allowed is twelve (12) inches. Mr. Easterling added that the standards note that the signage is only allowed to be externally-lit, and Ms. Blackburn added that they want the signage internally-lit as they currently only have monument signage. Mr. Walters and Mr. Easterling noted that they are okay with the letter "G" being twenty-six (26) inches tall, as it is a part of the Preston Gardens logo, which is decorative in nature.

The Levis ARC agreed 3-0 to grant conditional approval of the signage with the exception that it be externally illuminated, instead of internally as proposed for Preston Gardens at 5101 Hollenbeck Drive. Ms. Blackburn said that she would discuss this conditional approval with her client, and asked if there are exterior lighting restrictions. Mr. Walters clarified that it would be dependent upon what is appropriate for this

building as it is set within a residential environment.

OTHER BUSINESS

The ARC briefly discussed the blade sign at C Sterling Jewelers, located at 3199 Levis Commons Boulevard, and Ms. Nelson noted that it was installed in 2019 as a way-finding sign.

ADJOURNMENT

There being no objections, the meeting adjourned at 10:37 a.m.

Respectfully submitted,

Heather Alfaro