

Minutes of Perrysburg Architectural Review Committee

Meeting Held June 12, 2023

CALL TO ORDER - 11:30 A.M.

The Harbor Town ARC meeting was called to order at 11:36 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

Committee members present were Brian Gruber, David Munger, Craig Pickerel, and Brody Walters (4).

APPROVAL OF NOVEMBER 2, 2022 MEETING MINUTES

The Harbor Town ARC agreed 4-0 to approve the November 2, 2022 meeting minutes as written.

NEW BUSINESS

Signage

Mercy Health

7015 Lighthouse Way

Brian Heil, Toledo Sign, was present on behalf of the signage for Mercy Health - Lighthouse Way Outpatient Rehabilitation and Therapy at 7015 Lighthouse Way. He added that the facade sign is non-lit, flat aluminum, with raised letters, and the same size as the previous sign. Mr. Walters noted the ADA barrier access to the building, and Mr. Gruber stated that it is the responsibility of the tenant to bring those needs into compliance.

The Harbor Town ARC agreed 4-0 to approve the (2) wall signs, the door vinyl, and the parking lot visitor signage for Mercy Health - Lighthouse Way Outpatient Rehabilitation and Therapy at 7015 Lighthouse way.

Signage

Mercy Health

7045 Lighthouse Way

Brian Heil, Toledo Sign, was present on behalf of the signage for Mercy Health - Lighthouse Way Family Medicine at 7045 Lighthouse Way. The Harbor Town ARC briefly discussed the proposed facade signage on the southern and eastern portions of the building, noting the locations, the illumination, and the differences from the previous signage.

Mr. Walters referenced the monument signage that is internal to the development along Lighthouse Way, and Mr. Heil present the ARC with a revised drawing showing the

background of the sign as silver. Mr. Pickerel said that he is concerned with dimensions of the small copy on the signage, and Mr. Gruber asked if it would be possible to push out "Mercy Health" on the signage.

Mr. Walters referenced the monument signage that is external to the development along SR-25, and added that it is less visually pleasing than what it is replacing. Mr. Heil noted that as proposed, the signage is acrylic raised through copy that is one (1) inch thick with three-fourths (3/4) inches that pushes through the sign. He added that "Lighthouse Way Family Medicine" is recessed, instead of raised, and that the sign is internally lit. Mr. Munger and Mr. Walters stated that they are both interested in a side view of the proposed signage. Mr. Gruber asked if it would be possible to add a border to the sign, and Mr. Pickerel said that he is in favor of keeping the original dimensions of the old McLaren sign, but to match with Mercy Health, and Mr. Heil said that he wasn't sure if that matched Mercy's standards. Mr. Walters added that the proposed height and depth of the sign are an issue, and in order to accommodate the end user, they will need to keep the quality of the existing sign. Mr. Pickerel said that he prefers sign option #2, and Mr. Heil added that the proposed sign is already constructed. Mr. Walters noted that Harbor Town as a development has extra ornamentation, which can also be accomplished by accommodating the brand specific of this proposed signage. He asked if it would be possible to add crown molding to the cap of the sign at the top, and Mr. Heil added that with the material being aluminum, they could easily fabricate that possibility. Mr. Walters said that he would like to see the final proposal before any approval is given regarding the monument signage along SR-25, and Mr. Pickerel said that he is not a fan of the new options and added that there should be layering. Mr. Gruber added that he is in favor of the additional depth which could be accomplished by adding a blue ribbon to the "Lighthouse Way Family Medicine" copy of the sign.

Mr. Walters made a motion to approve three (3) of the signs as proposed for Mercy Health - Lighthouse Way Family Medicine at 7045 Lighthouse Way: the southern and eastern facade signage, and the monument sign that is internal to the development along Lighthouse Way, and to deny the proposed monument sign that is external to the development along SR-25. Seconded by Mr. Pickerel. Ayes: (4). Nays: (0). Mr. Pickerel said that he would like to see raised dimensional lettering going forward for all internal signage for the rest of the Harbor Town development.

The Harbor Town ARC continued to discuss various options and designs for an acceptable monument sign that is external to the Harbor Town development along SR-25, that would comply with the Development Standards for this Planned Business Park (PBP). They noted that a three dimensional sign would give depth and height to the sign, and discussed adding a blue acrylic panel to the top and end of the sign, and Mr. Heil said that he would prefer it be aluminum. The ARC discussed proposing approval for a new monument sign concept for this location along SR-25 based on their discussions.

Mr. Walters made a motion to grant conditional approval and amend the proposed revised drawing for the monument sign that is external to the development along SR-25

for Mercy Health - Lighthouse Way Family Medicine at 7045 Lighthouse Way, with the following conditions: a blue ribbon panel be added six (6) inches to the top of the sign, twelve (12) inches to the left-end of the sign, and eight and a half (8.5) inches in depth to give the illusion of a double layer of height to the sign. Seconded by Mr. Gruber, and it was unanimously approved by the Harbor Town ARC.

OTHER BUSINESS

ADJOURNMENT

There being no further business, the meeting adjourned at 12:28pm.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for June 28, 2023 at 1:30pm. The Harbor Town ARC meets on an as-needed basis.