

Minutes of Perrysburg Architectural Review Committee

Meeting Held September 27, 2023

CALL TO ORDER - 10:00 A.M.

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 AUGUST 16, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the August 16, 2023 meeting minutes.

NEW BUSINESS

SITE PLAN AMENDMENT (DETENTION POND) - TOWNEPLACE SUITES

Jon Roumaya, Levis Hospitality LLC, and George Oravec, Oravec & Associates, were present on behalf of the Site Plan Amendment (Detention Pond) for TownePlace Suites located on Parcel Q61-400-180007018002 (0 S. Wilkinson Way). Mr. Walters noted that the previous review was done in 2018, and noted that the masterplan calls for a balance of the property. He added that the challenge for this portion of Levis Commons is to be thoughtful about how the future buildings are arranged on this vacant land, while also being cohesive and intentional to coincide with the existing Levis Commons development. Mr. Walters asked if they had explored utilizing the existing pond on the property for TownePlace Suites; Mr. Roumaya added that the existing pond would not be enough, and Mr. Oravec referenced the new/current EPA standards. Mr. Walters referenced the proposed swale and asked about the possibility of it out-letting to Roachton Road.

There was a brief discussion about potential end users for the additional vacant land owned by Mr. Roumaya, and he added that they are targeting a full-scale restaurant, as well as a new layout for Dollar Tree. Mr. Walters stated that this plan is not what he had hoped for nor is it what Levis Commons represents, and Ms. Nelson added that there needs to be continuity with multiple tenants instead of a single-user storefront. Mr. Walters noted that if proposed, Dollar Tree would need to flow into Levis, rather than a prototype being dropped into Levis. Mr. Roumaya said that he has tried to accommodate and work with James Paresi for the future development of this site, as he wants to satisfy everyone. Mr. Walters said that a proposed Dollar Tree site plan will need to feel community based, and not an exclusive single-user building.

Mr. Walters noted that he is concerned with the shape of the pond as proposed, and

asked if there is a way to re-route the pond to accommodate the dead space (open triangle) and to provide more efficiency. He asked if it would make more sense to figure out how to increase the pond size to serve other users, and Mr. Roumaya said that would take away from a future corner development. There was a brief discussion about the linear pond along the parking lot, and Mr. Walters asked how this capacity today could be better served in the future. He added that the design should be intentional, and added that the Planning & Zoning office should be able to do an Administrative review of rethinking the plan for the location of the detention pond for this parcel. Mr. Roumaya said that they are planning for 14-16 months of construction for TownePlace Suites, with an opening date of early 2025.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the Site Plan Amendment (Detention Pond) for TownePlace Suites located on Parcel Q61-400-180007018002 (0 S. Wilkinson Way), with the following condition: Administrative Review/Approval from the Planning & Zoning Division for the location of the detention pond on this parcel. Mr. Walters noted that once the location is approved, then the applicants can submit for the Construction Review process with the City.

SIGNAGE - STORM & SKY SHOPPE

Rob Hall, Toledo Sign, was present on behalf of the Signage for Storm & Sky Shoppe at 3160 Levis Commons Boulevard, and added that this signage is flush mounted to the existing wall. He noted that this location is a temporary pop-up shop that will be open from October through the end of January 2024, and that Rod Stanton (Hill Partners) prefers goose-neck lighting for this location. Ms. Nelson asked if there will be a blade sign for continuity throughout Levis Commons, and added that Hill Partners has the former tenant panel for this location if needed. Mr. Hall said that they are trying to limit the transfusions into the mortar.

The Levis Commons ARC agreed 4-0 to approve the facade signage as submitted for Storm & Sky Shoppe at 3160 Levis Commons Boulevard.

MINOR ARCHITECTURAL REVIEW (3 FLAG POLES) - PRESTON GARDENS

Kelly Frailly, Preston Gardens, was present on behalf of the Minor Architectural Review (3 Flagpoles) for Preston Gardens at 5101 Hollenbeck Drive. She added that they would like to directly emulate the current configuration that Levis Commons currently has with their flagpoles along the Town Center on Levis Commons Boulevard. Ms. Frailly noted that the flagpoles are white fiberglass material that will display the American flag, the Ohio flag, and a government flag that is to be determined. She said that the poles will be located in an open triangle formation, and added that they are working with Bauer Landscape in combination with this installation. Mr. Walters noted that the (3) existing flags at The Town Center at Levis Commons (Levis Commons Boulevard) have been grandfathered in. He added that Taylor Kia on Eckel Junction Road had to change their flags to comply with the code. Mr. Walters asked about the solar lights that are noted in the flagpole setup, and Ms. Frailly said that they will be located on the ground and light upward. Mr. Walters suggested that they may want to

have a different option, like halo lights. There was a brief discussion about the color of the flagpoles, and Mr. Walters said that he would prefer a spun aluminum, as it will look nicer.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the Minor Architectural Review (3 Flagpoles) at Preston Gardens (5101 Hollenbeck Drive), with the following conditions:

1. A strong preference of spun aluminum (color) for the (3) flagpoles.
2. Installation of halo lights at the base of the flagpoles, instead of solar.

OTHER BUSINESS

Ms. Nelson noted that Club Champion will be coming to Levis Commons with a projected opening within the first quarter of 2024.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:55 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for November 15, 2023 at 10:00 a.m. in the Municipal Building, located at 201 W. Indiana Avenue.