

Minutes of Perrysburg Architectural Review Committee

Meeting Held November 15, 2023

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:01 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 SEPTEMBER 27, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the September 27, 2023 meeting minutes as written.

NEW BUSINESS

SIGNAGE - HANG OVER EASY

Nick Pedro, Hang Over Easy, was present on behalf of the Signage (Window Graphics) for Hang Over Easy located at 3157 Hollister Lane, and added that the window graphics are an existing shade. There was a brief discussion about the window graphic coverage, and Mr. Easterling noted that the graphics check out for size as they are under the twenty-five (25) percent threshold. Mr. Pedro said that he had gone back and forth a few times on design with Cody Grodi (Zoning Inspector), and Mr. Easterling and Mr. Walters both agreed that window coverage is calculated differently. Mr. Pedro said that he has a couple of different designs that are preferred, and Mr. Walters briefly discussed the option of conditional approval for this request. Mr. Walters apologized for the misinterpretation of the code as applied to these window graphics. There was a brief discussion about the symmetry of the panels and the subtle contrast between the graphics. Mr. Pedro noted that he can get the exact size of the window graphics for further approval, and noted that the windows are one hundred twenty-three (123) square feet.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the Signage (Window Graphics) for Hang Over Easy at 3157 Hollister Lane, with the following conditions:

1. The graphics be under the twenty-five (25) percent threshold.
2. Submit preferred renderings to the Planning & Zoning Division for Administrative Approval.

OTHER BUSINESS

Ms. Nelson asked about the status of the non-governmental flag at Preston Gardens, and Mr. Easterling said that he will follow up with their ownership.

Mr. Easterling noted that new signage will be forthcoming to the Levis Commons ARC for The Flying Joe.

There was a brief discussion about the BNR Group building located at 4185 Chappel Drive, regarding exterior building maintenance and vacant tenant signage (Salvatore Capelli and I Love Kickboxing) that needs to be removed.

Ms. Nelson asked about the city streetlights along Hollister Lane and S. Wilkinson Way that are still without power and lighting. Mr. Walters said that the City Electrician was dispatched out there to assess and work on the lighting, and that he would follow up on those issues. Ms. Nelson noted that the look and design at the base of the light poles had been removed, and Mr. Walters said that the design of the poles generally hide access to determine function.

Mr. Easterling confirmed that outdoor dining patios are only allowed by code from March 15th to October 31st, and confirmed that he would send that portion of the code to Ms. Nelson.

There was a brief discussion about the inoperable water feature at the clock tower within Levis Commons, and it was noted that there was an internal plumbing issue. Ms. Kerns said that there has been no water this calendar year (2023).

Ms. Nelson noted that the Levis Commons Owners Association (LCOA) houses two wells on their property which handle irrigation. She asked if there is an approval process for the LCOA to install another well, and Mr. Walters said that he can find out that answer and report back. There was further discussion about sewer charges related to the irrigation lines.

It was noted that the December Levis Commons ARC meeting has been moved to December 13, 2023 at 10:00 a.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:41 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for December 13, 2023 at 10:00 a.m. in the Municipal Building, located at 201 W. Indiana Avenue.

