

Minutes of Perrysburg Architectural Review Committee

Meeting Held March 20, 2024

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:08 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

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

NEW BUSINESS

SIGNAGE - THE PINK COTTAGE

Rob Hall, Toledo Sign, was present on behalf of the Signage for The Pink Cottage at 4105 Chappel Drive. He noted that the sign will be illuminated with channel-cut letters with "The Pink Cottage" being lit. There was a brief discussion about the size of the signage letters, and Mr. Hall noted that the letter "C" is the largest. Mr. Walters asked about the awnings, and Mr. Hall said that he is not sure and assumes that the awning signage will be removed. Mr. Walters said that he is hesitant to approve the signage without understanding the future of the awning and the rest of the building. Mr. Hall added that this signage is time-sensitive as production of the sign will take 4–6 weeks and the owners are trying to open in April. He asked if a special meeting could be held relatively soon so that this process isn't delayed, and the ARC was agreeable to that. There was a brief discussion about the shape design of the awning and the framework. Mr. Walters noted that he would like to see how the sign relates to the awning, and Mr. Easterling said that he prefers to see the plans for the awning as a whole submission with the signage.

The Levis Commons ARC agreed 3-0 to table the Signage for The Pink Cottage at 4105 Chappel Drive, and asked that the applicant bring back a proposed plan for the awnings on-site.

OTHER BUSINESS

SITE PLAN AMENDMENT - PRESTON GARDENS AT LEVIS COMMONS

Kelly Frailly, Preston Gardens, was present on behalf of the Site Plan Amendment for a portion of Parcel Q61-400-180007013001 (Niagara Lane). The Levis Commons ARC agreed 4-0 to un-table the application. Ms. Frailly said that they are proposing a new location near the trash compactor and that they will have a bridge walkway over the drain. She added that the fence will be four (4) feet tall with double open gates on two sides. Ms. Frailly said that she looked at the AKC Standards, and a water source is not

a requirement. There was a brief discussion about the height of the fence concerning athletic dogs, and Ms. Frailly noted that golden retrievers are the largest allowed with their breed restrictions. She said that the fencing will be rectangular and that a portion of the nearby garage will serve as part of the fence. Mr. Walters noted that they should plan for two (2) feet after the concrete stoppers in the parking lot.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the Site Plan Amendment (dog park) for a portion of Parcel Q61-400-180007013001 (Niagara Lane), with the condition that they plan for two (2) feet after the concrete stoppers in the parking lot.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:45 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for March 25, 2024, at 10:00 a.m.