

Minutes of Perrysburg Architectural Review Committee

Meeting Held November 20, 2024

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:02 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

Committee members present were Mark Easterling, Rita Nelson, and Brody Walters (3). Holly Kerns was absent (1).

APPROVAL OF OCTOBER 16, 2024 MEETING MINUTES

The Levis Commons ARC agreed 3-0 to approve the October 16, 2024, meeting minutes as written.

NEW BUSINESS

SIGNAGE - F&M BANK

Rob Hall, Toledo Sign, was present on behalf of the signage for F&M Bank at 5203 Levis Commons Boulevard and added that this is a projecting-style sign for pedestrian traffic. He said that the sign will be externally illuminated by gooseneck lighting and will either be installed off of the brick or hang from the ceiling.

The Levis Commons ARC agreed 3-0 to approve the signage as submitted for F&M Bank at 5203 Levis Commons Boulevard.

SIGNAGE - WEALTHWAVE

Rob Hall, Toledo Sign, was present on behalf of the signage for WealthWave at 4140 Chappel Drive. He noted that these are backlit channel letters that are similar to the existing Danberry signage. There was a brief discussion about the dimensional lettering and Mr. Hall asked if there was an option to meet in the middle on the height of the lettering. Ms. Nelson noted that the signage is centered nicely, and Mr. Walters added that variances are allowed per the Levis Commons Standards. Mr. Walters referenced the General Requirements for lettering height and noted that the ARC is tasked with ensuring a good design. There was a brief discussion about reducing the lettering height from somewhere between 18" to 24" and Mr. Hall said that he could email over a few options later today. The ARC discussed recommending conditional approval.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the signage for WealthWave at 4140 Chappel Drive, with the condition that Mr. Hall submit a few more lettering height options of the signage for Administrative Review from the Planning & Zoning Division.

SIGNAGE - RE-BATH

Rob Hall, Toledo Sign, was present on behalf of the signage for Re-Bath at 4185 Chappel Drive and stated that this is an illuminated box sign which is their logo. There was a brief discussion about the lettering height being larger than 18" as allowed per the standards. Mr. Hall confirmed that this signage meets their branding standard.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the signage for Re-Bath at 4185 Chappel Drive, with the condition that the lettering height of 18" be met.

OTHER BUSINESS

Chris Schroeder, Bauer Landscaping, and Paul Skaff were present to follow up on the snow removal options for the season within Levis Commons and noted that O-I is allowing Bauer to use their site to house the snow removal equipment and supplies. Mr. Walters confirmed that the Levis Commons ARC needs to review a site plan for the seasonal storage of equipment. Mr. Schroeder said that they will bring in a trailer this year, and Ms. Nelson noted that next year they will work on a final plan.

There was a brief discussion about the blue silo on-site at ProMedica, and Mr. Easterling said that he would be following up with them today.

Ms. Nelson noted that Anthropologie is coming soon to Levis Commons, and there was a discussion about rescheduling the December meeting.

ADJOURNMENT

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

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for December 13, 2024, at 10:00 a.m.