

Minutes of Perrysburg Architectural Review Committee

Meeting Held May 23, 2025

CALL TO ORDER - 9:30 AM

The Levis Commons ARC meeting was called to order at 9:30 a.m. by Planning & Zoning Administrator Brody Walters.

ROLL CALL

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

APPROVAL OF APRIL 15, 2025 MEETING MINUTES

The Levis Commons ARC agreed 3-0 to approve the April 15, 2025, meeting minutes as written.

NEW BUSINESS

SIGNAGE - PROMEDICA TOTAL REHAB

Ryan Wishau, Toledo Sign, was present on behalf of the signage for ProMedica Total Rehab at 8600 S. Wilkinson Way. He added that they are proposing a stud-mounted sign on the front facade with face-lit channel letters and a monument sign that illuminates the lettering at night. There was further discussion about the monument sign with regard to size, height, and illumination, and Mr. Wishau described it as wayfinding signage. Mr. Walters noted that the monument sign feels undersized, and added that aesthetically it's a basic sign which lacks a bottom foundation to accommodate lawn care. He added that there is a requirement for freestanding signs to have landscaping at the base of the sign, and noted that the owner will be required to bring that into compliance. Mr. Wishau said that the sign is undersized, as he was working within the design standards for Levis Commons, and Mr. Walters clarified that this particular section is for a panel sign, rather than a monument sign. Mr. Wishau added that he could incorporate a fabricated skirt to the bottom of the signage that would look like a concrete footer and add a little bit of height to the bottom of the sign. Mr. Walters said that he would prefer to table the monument sign so that Mr. Wishau could bring back other options. There was a brief discussion about scheduling a special meeting to review those options, as Mr. Wishau noted that ProMedica is eager to get the signs installed. Mr. Easterling clarified that the square footage of the monument sign does not include decorative elements or caps, and that columns and bases can be added for creativity.

The Levis Commons ARC agreed 3-0 to approve the front facade signage for ProMedica Total Rehab at 8600 S. Wilkinson Way.

The Levis Commons ARC agreed 3-0 to table the monument signage so that other options could be brought before the ARC for ProMedica Total Rehab at 8600 S.

Wilkinson Way.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:39 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for June 11, 2025, at noon.