

Minutes of Perrysburg Architectural Review Committee

Meeting Held April 15, 2025

CALL TO ORDER - 12:30 PM

The Levis Commons ARC meeting was called to order at 12:30 p.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 MARCH 19, 2025 MEETING MINUTES

The Levis Commons ARC agreed 3-0 to approve the March 19, 2025, meeting as written.

NEW BUSINESS

SIGNAGE (WAYFINDING) - HARMON BUILDING

Rob Hall, Toledo Sign, was present on behalf of the wayfinding signage along Levis Commons Boulevard for the Harmon Building (a portion of Parcel Q61-400-180007021004). He added that the proposed signage will feature the nearby tenants located within the Harmon Building.

The Levis Commons ARC agreed 3-0 to approve the wayfinding signage along Levis Commons Boulevard for the Harmon Building (a portion of Parcel Q61-400-180007021004) as submitted.

SIGNAGE - KLEINFELDER

Rob Hall, Toledo Sign, was present on behalf of the proposed signage for Kleinfelder at 5201 Levis Commons Boulevard. He added that the blade sign is non-illuminated. Mr. Easterling confirmed that the height looks fine.

The Levis Commons ARC agreed 3-0 to approve the blade sign as submitted for Kleinfelder at 5201 Levis Commons Boulevard.

Mr. Walters referenced page 30 of the Levis Commons Development Standards and noted the facade signage portion within the mixed-use UVO for second and third floor tenants. Mr. Hall added that Kleinfelder will be encompassing three suites, totaling 10,000 SF. Mr. Walters noted the max width, max SF, and max letter height for major office tenants and Mr. Hall added that the facade signage will be difficult to see from the street if the letters are made shorter. Mr. Walters added that the ARC is able to issue variances that are in line with the spirit and intent of the code. Mr. Hall said that he could scale down the facade signage to the width of the window.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the facade signage for Kleinfelder at 5201 Levis Commons Boulevard, with the condition that Mr. Hall resubmit a new permit for the facade with the signage scaled down to the width of the windows.

OTHER BUSINESS

PRELIMINARY & FINAL SITE PLAN - VAN HORN, HOOVER & ASSOCIATES, INC.

Dan Stone (Van Horn, Hoover & Associates, Inc.) and Alex Schrinel (Buehrer Group) were present on behalf of the Preliminary & Final Site Plan. Developer Ken Hicks was also present virtually via Teams. Mr. Stone noted the itemized list of updates to the site that Mr. Hicks had sent via email. Mr. Schrinel said that they flipped the building entrance to Brockway Drive and added architectural detailing. Mr. Walters stated that the renderings of the patio area featuring the aesthetic concept need to be reconciled with the site plan. There was further discussion about the compliance of the landscape islands and the landscape buffer in combination with the 8 to 10-foot-wide sidewalk. Mr. Stone clarified the function of the sidewalk to differentiate between the patio and public sidewalk, and Mr. Schrinel noted the walkway-patio function. Mr. Walters added that the patio rendering will be a major selling point with the railing component along the sidewalk. Mr. Hicks confirmed that the patio railing will be specific to the individual tenants and that he's unsure if he can commit to the poles and lighting as shown on the renderings. He added that he anticipates the two end cap units being restaurants. Mr. Walters clarified that he is less concerned about the patio furniture, but that he would like to see vertical poles as lighting with a railing and bushes to separate the patio. Ms. Nelson said that she likes the look and that she is in agreement with Mr. Walters. She referenced the patios at Claude's Prime Seafood and Agave & Rye, which create an ambiance. Mr. Walters asked if bollard lighting in the railing would be more agreeable or lights in the sidewalks. There was a brief discussion about granting conditional approval for the project, with the desire to seek a revised patio layout to include specialty lighting. Mr. Hicks asked if construction plans could be submitted in the meantime with administrative approval of the patio details, and Mr. Walters agreed. There was a brief discussion about opening the southern access of this parcel, and Mr. Stone said that they could remove those parking spots.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the Preliminary & Final Site Plan for a portion of Parcel Q61-400-180007018500 (corner of S. Wilkinson Way and Brockway Drive), with the condition that the developer provide patio details to incorporate low lighting as shown or an equal alternative.

ADJOURNMENT

There being no further business, the meeting adjourned at 1:05 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for May 23, 2025, at 9:30 a.m.