

Minutes of Perrysburg Architectural Review Committee

Meeting Held June 11, 2025

CALL TO ORDER - 12:00 PM

The Levis Commons ARC meeting was called to order at 12:08 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 MAY 23, 2025 MEETING MINUTES

The Levis Commons ARC agreed 3-0 to approve the May 23, 2025, meeting minutes as written.

NEW BUSINESS

WAYFINDING SIGNAGE - THE TOWN CENTER AT LEVIS COMMONS

Rob Hall, Toledo Sign, was present on behalf of the two (2) wayfinding signage locations (intersection of N. Wilkinson Way & S. Wilkinson Way at Spafford Drive and intersection of Jennison Drive and S. Wilkinson Way) at The Town Center of Levis Commons. Mr. Walters noted that the sign location placement is in the city right-of-way, and Mr. Hall said that they can push it back to meet setbacks. Ms. Nelson noted that the sign placement at Spafford Drive accommodates ProMedica. Mr. Walters and Mr. Easterling agreed that they have no issue with the design perspective.

The Levis Commons ARC agreed 3-0 to approve the two (2) wayfinding signage locations (intersection of N. Wilkinson Way & S. Wilkinson Way at Spafford Drive and intersection of Jennison Drive and S. Wilkinson Way) within The Town Center of Levis Commons with the condition that the signs be installed outside the city right-of-way.

SIGNAGE - WOMEN'S CARE OF WOOD COUNTY

Rob Hall, Toledo Sign, was present on behalf of the signage for Women's Care of Wood County at 3150 Bostwick Road. He added that the signage is face-lit with channel letters on the facade. There were no further questions from the ARC members.

The Levis Commons ARC agreed 3-0 to approve the facade signage as submitted for Women's Care of Wood County at 3150 Bostwick Road.

AWNING - BARRY BAGELS

Brent Wettle, Wettle Corp, was present on behalf of the awning for Barry Bagels at 3155 Levis Commons Boulevard. He said that they would like to install an open-ended traditional awning with a black powder-coated frame and no lettering. There was a brief

discussion about the brackets in the existing masonry, and Mr. Wettle stated that those would be removed so that the awning could be mounted into the window mullions, as approved by Hill Partners. There was further discussion about the wind load rating.

The Levis Commons ARC agreed 3-0 to approve the awning as submitted for Barry Bagels at 3155 Levis Commons Boulevard.

OTHER BUSINESS

SIGNAGE - PROMEDICA TOTAL REHAB (TABLED)

Rob Hall, Toledo Sign, was present on behalf of the monument signage for ProMedica Total Rehab at 8600 S. Wilkinson Way, and said that this sign has been redesigned to match the building. Mr. Easterling and Mr. Walters both agreed that they liked the address on the top of the monument sign and the plantings around the sign. Mr. Hall confirmed that ProMedica will handle the landscaping around the sign. Mr. Walters noted that this sign is more proportionate and offers more durable materials and masonry. There was a brief discussion about considering a split-face block to match the base of the sign, and Mr. Hall said that the proposed aluminum base fits ProMedica's budget. There was a further discussion among the ARC regarding the landscaping around the sign, with the notation that they expect the landscaping to be substantial. Ms. Nelson added that boxwood plantings would create a nice impact.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the monument sign for ProMedica Total Rehab at 8600 S. Wilkinson Way, with the following condition:

1. Install the base of the sign with a split-face block material or install significant landscaping to cover the skirt of the base of the sign.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:29 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for July 16, 2025, at 10:00 a.m.