

## **Minutes of Perrysburg Architectural Review Committee**

**Meeting Held October 15, 2025**

### **CALL TO ORDER - 10:00 AM**

The Levis Commons ARC meeting was called to order at 10:05 a.m. by Planning & Zoning Administrator Brody Walters.

### **ROLL CALL**

Committee members present were Mark Easterling, Holly Kerns, Rita Nelson, and Brody Walters (4).

### **APPROVAL OF SEPTEMBER 24, 2025 MEETING MINUTES**

The Levis Commons ARC agreed 4-0 to approve the September 24, 2025, meeting minutes as written.

### **NEW BUSINESS**

#### **SIGNAGE - BODY ALIVE**

Rachel Pohl (of Body Alive) and Lirim Eshtrefi (of Aurora Sign) were present via Teams on behalf of the signage for Body Alive at 4195 Levis Commons Boulevard. Mr. Eshtrefi said that the signage is linear across the board and that the size was reduced to comply with Hill Partners. Mr. Easterling confirmed that the zoning looks appropriate, as well as the height and lettering of the sign.

The Levis Commons ARC agreed 4-0 to approve the signage as submitted for Body Alive at 4195 Levis Commons Boulevard.

#### **SIGNAGE - RIDGE & RIVER**

Kyle Boyers (of Ridge & River) and Larry Burns were present via Teams on behalf of the signage for Ridge & River at 4170 Levis Commons Boulevard. Mr. Walters noted that the letter height of the signage is compliant and there was further discussion about the illumination. Mr. Burns said that the signage is back and front lit with a separate penetration through the facade.

The Levis Commons ARC agreed 4-0 to approve signage as submitted for Ridge & River at 4170 Levis Commons Boulevard.

#### **SIGNAGE - CHIPOTLE**

Travis Truesdell and Kyle (of True Aerial Signs) were present on behalf of the signage for Chipotle at 5200 Brockway Drive, Suite 101. There was a brief discussion about the proposed height bar, as those are typically not seen within Levis Commons. Mr. Walters asked if the height bar is needed, as he is concerned with aesthetics, and Kyle added that it is needed per Chipotle. Mr. Truesdell noted that Chipotle receives a lot of deliveries, and the height bar is needed to deter those trucks from coming in around the

building too tightly. There was further discussion about the two proposed bollard signs (D & E). Mr. Walters added that wayfinding signage should be kept to a minimum to achieve the goal of highlighting the building and landscaping. Mr. Easterling noted that the directional signage is allowed with a maximum of three (3) square feet for signs D & E. Mr. Truesdell confirmed that only the letters of the directional signage are lit. There was further discussion about the facade signage east along SR-25 and west along Brockway Drive and the blade sign, and Ms. Nelson confirmed that the lettering meets the design standards within Levis Commons.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the signage at Chipotle (5200 Brockway Drive, Suite 101), with the following conditions:

1. Approve signs A (two-facade), B (blade), and D (directional) as submitted.
2. Eliminate sign C (height bar).
3. Eliminate sign E (directional).

Mr. Walters clarified that if there is an issue with the recommendation and vote the applicants can bring back an understanding of the necessity for the signs that were denied.

### **OTHER BUSINESS**

Ray Niscior (of Red Horizon Engineering) was present on behalf of a proposed blade sign for Madison Paul at 3110 Chappel Drive. He added that the blade sign is double-sided and utilizes the gooseneck lighting above the sign. Ms. Nelson confirmed the sign meets the eight (8) foot height distance from the sidewalk and that it complements the facade signage above.

Mr. Walters noted that Mr. Niscior will need to submit a formal application to the Levis Commons ARC in order for a vote to be rendered on the proposed blade sign at Madison Paul (3110 Chappel Drive).

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:30 a.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The next meeting is scheduled for November 19, 2025, at 10:00 a.m.