

Minutes of Perrysburg Architectural Review Committee

Meeting Held November 19, 2025

CALL TO ORDER - 10:00 AM

The Levis Commons ARC meeting was called to order at 10:03 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 OCTOBER 15, 2025 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the October 15, 2025, meeting minutes as written.

NEW BUSINESS

SIGNAGE - LULULEMON

Barb Fisk (of Chase Sign) was present on behalf of Lululemon at 3130 Levis Commons Boulevard for the non-lit blade sign, illuminated facade sign, and awnings. Mr. Easterling noted that the signage features individual channel-cut letters, and Mr. Walters confirmed that the lettering height is compliant. There was a brief discussion about the height of the blade sign, which was deemed appropriate. Ms. Nelson stated that there is existing lighting above the blade sign and that Hill Partners will work with the tenant on those details.

The Levis Commons ARC agreed 4-0 to approve the blade sign, facade sign, and two awnings as submitted for Lululemon at 3130 Levis Commons Boulevard.

AWNING - BODY ALIVE

Brent Wettle (of Wettle Corp) was present on behalf of the proposed black awning for Body Alive at 4195 Levis Commons Boulevard. He confirmed that the awning features a black frame and matches the height of the existing awning next door. Mr. Wettle noted that the awning does not feature a logo or signage.

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

BLADE SIGN - MADISON PAUL

Mr. Walters noted that this application for Madison Paul at 3110 Chappel Drive is a follow-up from the informal discussion from the October 15, 2025 meeting. He said that the blade sign appeared to be 3-D printed with powder-coated steel and added that it looks like an extruded plastic.

The Levis Commons ARC agreed 4-0 to table the blade sign submission for Madison Paul at 3110 Chappel Drive in order to gain more detailed information.

OTHER BUSINESS

Mr. Walters said that he spoke with Julia Barrett (of Adcon Signs) this morning regarding the overhead canopy signage for Chipotle at 5200 Brockway Drive, Suite 101, and gave her the go-ahead to resubmit to the ARC for the clearance signage.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:22 pm.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for February 18, 2026, at 10:00 a.m.