

SYLVANIA TOWNSHIP ZONING DEPARTMENT

MONTHLY REPORT – FEBRUARY, 2015

ZONING PERMITS

TYPE	FEB. 2013		FEB. 2014		FEB. 2015	
	No.	Est. Value (\$)	No.	Est. Value (\$)	No.	Est. Value (\$)
Commercial	2	1,218,000				
Deck						
Fences – Residential & Commercial	2	\$3,073	2	\$5,774		
Foundation						
Industrial						
New Const., Comm.						
New Const., Res.	8	\$2,052,000	3	\$883,000	7	1,850,000
New Const., Multi-Family						
Pools	1	\$39,700				
Pond						
Residential	2	\$60,000				
Signage – Special Event	2	\$700	7	\$35,863	8	53,000
Temp. Structure						
Use Change						
No Zoning Required						
TOTAL	17	\$3,373,473.00	12	\$924,637.00	15	\$1,903,000.00
	FEB. 2013 YTD		FEB. 2014 YTD		FEB. 2015 YTD	
	45	\$3,866,247.00	24	\$2,186,112.00	40	\$3,303,992.00

SINGLE - FAMILY DWELLING PERMITS; Year-to-date

Year	2011	2012	2013	2014	2015	% +/-
No. of Permits	4	5	10	7	14	100.0
Est. Value (\$million)	1.08	2.09	2.39	2.03	2.95	45.6

ZONING COMPLAINTS

COMPLAINT TYPE	FEB. 2013	FEB. 2014	FEB. 2015
Debris/Waste / Rubbish	1		2
Dilapidated Structure / Fence			
Disabled Vehicle			
High Grass / Brush / Yard Waste			
No permit			
Parking			1
Signage			2
Other			
Invalid complaint / Not zoning issue	1		
TOTAL	2	0	5
YEAR – TO - DATE	6	3	8

ZONING DEPARTMENT – MONTHLY MEETINGS

BOARD OF ZONING APPEALS - Monday, FEB. 2, 2015

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
1) Acknowledgement of the continuation of a previously approved Conditional Use for a residential care facility for the property located at 9640 Sylvania-Metamora Road. (Parcel No. 78-00603) 2) Discussion of placement of an expiration period for approved Variances, and approved Conditional Uses, not acted upon within a set period of time.	9640 Sylvania-Metamora Sylvania, OH 43560	

ZONING COMMISSION - Wednesday, FEB. 11, 2015

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
MEETING CANCELLED		

PROJECT PLAN REVIEW – Wednesday, FEB. 18, 2015

<u>CASE</u>	<u>APPLICANT / AGENT</u>	<u>ADDRESS</u>
Balance Mobility Physical Therapy Treatment Center	William Moll, Engineer - Agent for Richard Leffler	3250 & 3306 Meijer Dr.

ZONING DEPARTMENT – ITEMS OF NOTE

ELECTRONIC MESSAGE CENTER SIGNAGE

- The Zoning Department having received complaints concerning the brightness or frequent flashing of some of the electronic signs in the Township, sent out a blanket letter to all of the properties in the Township that have these signs, outlining our regulations regarding electronic signs and asking that the property owner/business operator review their sign for compliance.
- Positive feedback – Heard back from a couple of the locations that they had checked their sign and would be adjusted it to compliance.
- Negative feedback – Some locations did not appreciate receiving the blanket letter and felt that we should just be addressing the violators.
- The next step will be to focus specifically on those individual signs that are not in compliance with the Township’s sign code.

5351 MITCHAW ROAD (MAINSTREET)

- The Lucas County Tax map Department had previously given the coming Mainstreet Assisted Living development the address of 5350 Mitchaw Road.
- That address is incorrect as it would put the facility on the east side of Mitchaw.
- The new, corrected address is 5351 Mitchaw Road.

6204 CENTRAL AVENUE

Taylor Hyundai applied for, and was granted, five new sign permits for their new dealership being constructed on Central Avenue.