

**City of Willoughby Hills
Planning and Zoning Commission
&
Architectural Board of Review**

**MEETING MINUTES
October 3, 2019**

CALL TO ORDER: 7:00 P.M.

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative Laura Pizmoht, Michael Kline and James Shannon.

ABSENT: Jonathan Irvine

MOTION: Motion made by John Lillich to excuse the absence of Jonathan Irvine from tonight's meeting.

Seconded by Mayor Weger

VOTE: All AYES.

MOTION PASSES: 5/0.

Jonathan Irvine has been excused from tonight's meeting.

Also Present: BZA Representative Frank Cihula
City Engineer Pietro DiFranco
Clerk Katherine Lloyd

Correspondence:

- Email dated 9/23/19 from Asst. City Engineer Trepal RE: Building Signage at 2804 SOM Center, Suite 5.
- Email dated 9/25/19 from Asst. City Engineer Trepal RE: Detached Garage at 36751 Rogers Rd.

Disposition of the Minutes: August 15, 2019

MOTION: Motion made by John Lillich to approve the Minutes of August 15, 2019 as presented.

Seconded by Mayor Weger..

VOTE: 5 AYES and 1 Abstention (Pizmoht).

MOTION PASSES: 5/0.

Disposition of the Minutes: September 19, 2019

MOTION: Motion made by John Lillich to approve the Minutes of September 19, 2019 as presented.

Seconded by James Shannon.

VOTE: 5 AYES and 1 Abstention (Pizmoht).

MOTION PASSES: 5/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Opened at 7:03 p.m.

No Public Input.

Public Portion closed at 7:03 p.m.

1. Impact Nutrition at 2804 SOM Center
Agent/Contractor: TBD
Architect: TBD
Engineer: N/A
2804 S.O.M. Center Suite 5 – Building Signage – 31-A-006-F-00-012-0
Plans received by City Engineer 9/23/19
Plans reviewed by City Engineer 9/18/19

Present: Leslie and Mark McDougle

Owner/Representative Comments:

Impact Nutrition serves Herbal Life products, smoothies and teas.

City Engineer's Comments (DiFranco):

It conforms to Code.

Board Comments:

(Smith) It is a handsome looking sign. *Thank you, my daughter designed it.*

(Lillich) The sign is already up. It is an attractive sign.

(Shannon) It is consistent with the other signs.

MOTION: John Lillich moved to approve the Addition at 2804 S.O.M. Center Road. Suite 5 as presented.

Seconded by James Shannon.

Voice Vote: ALL AYES.

MOTION PASSES: 6/0

2. Benedict W. & Laurel Howes
Agent/Contractor: Drake Construction Co.
Architect: TBD
Engineer: TBD
36751 Rogers Rd. – Detached Garage – PPN: 31-A-001-F-00-007-0
Plans received by City Engineer 9/24/19
Plans reviewed by City Engineer 9/25/19.

Present: Ben Howse.

Owner/Representative Comments:

We would like to build a detached, 2-car garage. It will probably be 24 ft. x 24 ft. frame construction with vertical vinyl siding, gable roof, asphalt shingles. Beyond that, it is open for interpretation. I wanted to get variance granted before completing the designs and paying for the plans.

City Engineer's Comments (DiFranco):

They have a large 3 ½ acres so size of the garage is not an issue. It conforms to Code. There are no variances required.

Board Comments:

(Lillich) In the future, the applicant might want to sub-divide that 3 ½ acres. The Board wants you to know that so this garage would not interfere with future plans. *We have not considered that.*

(Smith) The garage cannot be seen from the road? *The driveway is about 450 feet long. When there are no leaves on the trees, the garage may be seen.*

(Pizmoht) If the plans are not finalized, would we do a conditional approval?

(Smith) We would if they plan to match the house. *Everything on that side of the house is currently wood board & batten. We would like to use a complementing vinyl siding on the garage. A dark brown finish by Allside is the closest color. We want the garage to match the house as much as possible so it will blend in.* Typically the Board would require plans of actually what you plan to build so we could approve them. But today we could tell you what we would prefer or some advice. Then, after you have picked the actual products, you would submit everything to Mr. DiFranco. He could approve the project administratively approve it as long as it meets with the Board's intent or we could have it come back to the Board.

(Lillich) Mr. DiFranco knows what we are looking for. If he has questions, he will bring it back to us.

(Pizmoht) The proposed building is well within the Code. *This building is what we plan.* As long as it is aesthetically pleasing, I do not think we would need him to come back.

(Smith) The Board asks that you match the colors and shingles as much as you can. We want to make it as aesthetically pleasing as possible.

MOTION: John Lillich moved to approve this project for the Detached Garage at 36751 Rogers Road as submitted pending construction plans being delivered to the City Engineer and that the designs follows the standards approved for other garages. The motion is to approve pending administrative approval.

Seconded by Council Representative Pizmoht.

Voice Vote: ALL AYES.

MOTION PASSES: /0.

Additional Discussion:

Mr. Howse thanked the Board for allowing them to do the project in stages.

Architectural Board of Review was closed at 7:13 p.m.

PLANNING COMMISSION

Public Portion opened at 7:13 p.m.

No Public Input

Public Portion closed at 7:13 p.m.

No Pending Projects

The Planning Commission was closed at 7:13 p.m.

Unfinished Business:

None

New Business:

None

Mayor's Report:

None

Council Representative's Report (Fiebig):

None

BUILDING COMMISSIONER'S REPORT (Pizmoht):

None

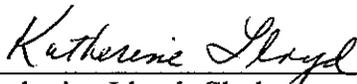
Chairman's Report:

None

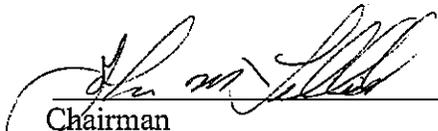
Adjournment:

John Lillich made a motion to adjourn the meeting, seconded by James Shannon. All AYES.
The meeting was adjourned at 7:14 p.m.

Respectfully Submitted:



Katherine Lloyd, Clerk



Chairman

17 OCT 2019
Date Approved