

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

October 4, 2018

CALL TO ORDER 7:00 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger,
Councilman Chris Hallum, Jonathan Irvine, Michael Kline
and James Shannon.

ABSENT: Chairman Christopher Smith

ALSO PRESENT: City Engineer Pietro DiFranco, BZA Representative Frank Cihula

CLERK: Katherine Lloyd

MOTION: Mayor Weger moved to excuse Christopher Smith from tonight's meeting.
Seconded by Jonathon Irvine
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0.

MOTION: Mayor Weger moved to appoint Jonathon Irvine as the Vice Chairman *pro tem* for
tonight's meeting.
Seconded by Michael Kline.
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0.

Correspondence:

- Email dated 9/18/18 from City Engineer DiFranco RE: Shed (288 SF) at 2780 Rockefeller Rd.
- Email dated 9/25/18 from City Engineer DiFranco RE: Sign Replacement at 28870 Chardon Rd.
- Email dated 9/25/18 from City Engineer DiFranco RE: Front Addition at 2955 Bishop Rd.

Disposition of Minutes

Meeting of September 20, 2018

MOTION: Mayor Weger moved to accept the Minutes of September 20, 2018.
Seconded by James Shannon
Voice Vote: 3 Ayes and 3 Abstentions (Irvine, Kline, Hallum).
Motion Does Not Pass: 3/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 P.M.

No Public Input.

Public Portion closed at 7:05 P.M

1.) Ed Faidiga

Agent/Contractor: N/A

2780 Rockefeller Rd. – Shed (288 SF) - PPN: 31-A-006-J-00-004-0

Plans received by City Engineer 9/18/18

Plans reviewed by City Engineer 9/18/18

Present: Ed Faidiga.

Owner/Representative Comments:

It is a 12' x 24' barn-style shed set on a packed gravel base that will be built by Mentor Windows. The drawing shows that it will be situated 40 ft. from the back property line 15 ft. from the back corner of the property. The peak, shingles on the roof, grayish blue siding and white trim will match the house.

City Engineer's Comments (DiFranco):

No Comments.

Board Comments:

(Lillich) These are nice drawing schematics.

(Shannon) It is a very attractive building.

(Hallum) It will be really nice.

MOTION: Mayor Weger moved to approve the Shed at 2780 Rockefeller Rd.
Seconded by Jonathon Irvine
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0.

2.) Calvary Assembly of God

Agent/Contractor: Gary Petric

28870 Chardon Rd. - Sign Replacement - PPN: 31-A-008-F-00-014-0

Plans received by City Engineer 9/24/18

Plans reviewed by City Engineer 9/25/18

Present: Gary Petric representing the church.

Owner/Representative Comments:

The old existing sign will be replaced with a newer, more modern sign with a LED video display. The brickwork will be changed

City Engineer's Comments (DiFranco):

Did you say 'LED video display'? *It is an LED sign.* The LED is on the inside of the sign. It is interior lit? *Yes.* It will not be a screen with moving messages? *No.* It is a fixed image? *The images will change every few seconds like Nottingham Baptist Church has.*

Board Comments:

(Hallum) There will be no scrolling messages or anything flashing? The message cannot be scrolling across the screen or flashing. *No, they will just be still shots. The one at Bishop Park apartments that has the flag waving is something we could also do.*

(DiFranco) I was not aware that this is what it would be.

(Lillich) The City has regulations about how often things can change. *We can set it up eight seconds similar to what Nottingham Baptist Church has so that someone driving down the street would see a couple of messages.*

(Hallum) The City does not want anyone to get distracted with flashing and waving.

(Lillich) It can't have any blinking or things like that. It cannot change any sooner than every eight seconds. *Okay.* The design of the sign and the brickwork is very attractive.

(Shannon) Is there motion in the image other than the changes? *There can be motion in the image similar to what is at Bishop Park. If that is prohibited, it can just be still shots every eight seconds or longer. It does not have to be a moving video.*

(Lillich) It would be much better if there was no motion. It would be better for the screen to change every eight seconds. We want to avoid distractions to motorists. *We would be able to accommodate that.*

(Shannon) You would also have still messages that would change besides the pictures? *Yes, for instance we just had our Fall Fest. We could have a fall scene and information for the Fall Fest.*

(Lillich) That would be good.

MOTION: Mayor Weger moved to approve the Sign Replacement at the Calvary Assembly of God Church at 28860 Chardon Rd.
Seconded by Councilman Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0.

3.) Todd King

Architect: Richard Beck

2955 Bishop Rd. – Front Addition - PPN: 31-A-007-E-00-042-0

Plans received by City Engineer 9/25/18

Plans reviewed by City Engineer 9/25/18

Present: Todd King and James Todd (his father who lives at 2934 Bishop)

Owner/Representative Comments:

- The applicant showed a photograph of the front of the house which was helpful because the architect did not provide detail for the front of the house. Location of the addition was shown on the photograph. It will be 12 ft. from the right corner of the house and will go across the front of the house to the left. It will look a lot better.
- The shingles and the siding is the same as the house; it will match. [Sample shown]. Windows will be the same. The existing house is on a concrete block foundation

City Engineer's Comments (DiFranco):

No Comments.

Board Comments:

(Hallum) Aesthetically, have you considered putting another window to balance the one in front? *There will be second window in front because there are two separate rooms inside.*

MOTION: Councilman Hallum moved to approve the plans for Front Addition at 2955 Bishop Rd. with the addition of a second window in the front elevation.
Seconded by Mayor Weger.

Additional Discussion:

Mr. DiFranco will send the Zoning Permit to the applicant by email for him to take to the County to get the Building Permit.

Voice Vote: Ayes Unanimous.

Motion Passes: 6/0.

PLANNING COMMISSION

Public Portion opened at 7:22 P.M.

No Public Input

Public Portion closed at 7:22 P.M.

No Pending Projects

UNFINISHED BUSINESS

None.

NEW BUSINESS

The Zoning Workshop will be held in Mayfield Village. The information is quite valuable. If anyone wants to sign up that hasn't, contact Frank Cihula by October 15, 2018.

MAYOR'S REPORT

No Report.

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

No Report.

BUILDING COMMISSIONER'S REPORT (DiFranco)

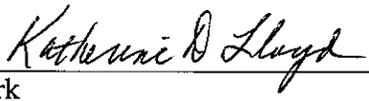
No Report.

CHAIRMAN'S REPORT

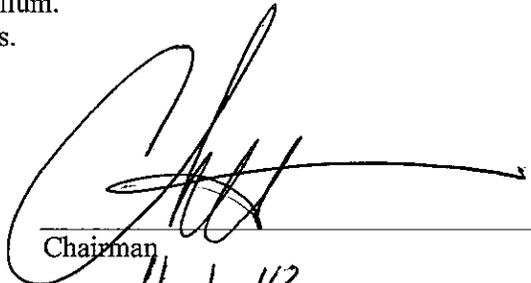
No Report.

MOTION: Mayor Weger moved to adjourn the meeting.
Seconded by Councilman Hallum.
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0

Meeting Adjourned at 7:23 P.M.



Clerk



Chairman
11-1-18

Date Approved