

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

December 15, 2016

CALL TO ORDER 7:02 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger,
 Councilman Christopher Hallum and Michael Tyler.

ABSENT: Chairman Christopher Smith and Jonathan Irvine.

ALSO PRESENT: City Engineer Pietro DiFranco, BZA Rep Frank Cihula
 and Clerk Katherine Lloyd

MOTION: Councilman Hallum moved to excuse Christopher Smith and Jonathan Irvine from
 tonight's meeting.
 Seconded by Michael Tyler
 Voice Vote: 4 Ayes
 Motion Passes: 4/0

Correspondence:

Email from Asst. City Engineer Kevin Trepal RE: Construction of a New Single-Family Home
(Zoning: R-1) 2363 Rivers Edge Dr. (PPN 31-A-017-C-00-031-0)

Disposition of Minutes Meeting of November 17, 2016

MOTION: Councilman Hallum moved to accept minutes of November 17, 2016 minutes.
 Seconded by Mayor Weger
 Voice Vote: Ayes Unanimous
 Motion Passes. 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 P.M.

No Public Input

Public Portion closed at 7:04 P.M.

1.) Velotta Construction Co.

Agent/Contractor: Velotta Construction

2363 Rivers Edge – New Home - PPN: 31-A-017-C-00-032-0

Plans received in Building Department 12/9/16

Plans reviewed by Building Department 12/12/16

Present: Maria and Tony Velotta

Owner/Representative Comments:

Vinyl siding and trim will be a Natural Clay color. Roof is heather black to match the tan colors. The front will have Fern Natural Cut color stone by Heritage Stone.

City Engineer's Comments (DiFranco):

We have worked with the applicant. There was a drainage easement on the side yard from the property owner to the Homeowner's Association (HOA). Mr. Velotta obtained approval from the HOA to build

a driveway within the drainage easement. They plan a small retaining wall so they will not change the grade within the easement. They have addressed all of our comments.

Board Comments:

(Lillich) This is a beautiful architectural rendering but there is a dormer in the center of the house in the front. *It is not real.* The way the computer drew the gable on the roof is not right. It needs an overhang. *Okay.* There are Prairie style muntins on all of the windows except three windows on the back porch. *That is a mistake. They should all be prairie style.* The drawing shows that the foundation above grade will be brick imprinted concrete. What color will it be? *We will put stone over the concrete above grade.*

(Tyler) It is very well done with amazing detail.

MOTION: Michael Tyler moved to approve the plans as presented for the new home at 2363 Rivers Edge.
Seconded by Mayor Weger.
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

2.) Mr. & Mrs. Mike DelBalso

Agent/Contractor: Owner

35850 Chardon Rd. – Accessory Structure - PPN: 31-A-011-A-02-029-0

Plans received in Building Department 12/6/16

Plans reviewed by Building Department 12/12/16

Present: Mrs. Anita Debalso and her father. Her husband, Her husband, Mike, was at work.

Owner/Representative Comments:

We are building a tool shed 75 feet behind the house to store the lawnmower and tools. Shed siding color will be a choice of tan or clay to match the brick on the house. The onyx black shingles will match the roof on the house. Samples and pictures of the brick house shown.

City Engineer's Comments (DiFranco):

None

Board Comments:

(Lillich) It will be vinyl siding not vertical? *Yes, it is less maintenance.* Will it have power? *No power or plumbing.*

(Tyler) You will build on top of the existing modular slab? *Yes.*

(Hallum) Is this tree still there? *That's the neighbor's. It's on the property line. We took all of the trees out.*

MOTION: Michael Tyler moved to approve the plans for the Accessory Structure at 35850 Chardon Rd.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

PLANNING COMMISSION

No Pending Business for Planning Commission

Public Portion Opened at 7:20 P.M.

Thomas C. Marsh, 36520 Maple Grove Rd.

I am here with some of the residents. Many more were at the Council meeting last week concerning the matter of "The TowerCo request to build a cell tower pursuant to their option and ground lease agreement that was entered into in June 2016 is not on the Agenda. The agreement was entered into pursuant to Ordinance 2016-29 as an emergency measure because the administration wanted to begin construction in 2016."

We need to determine the timeline that will be followed when taking a vote on their request. Sale of the leasehold has gone forward from February to October, 2016 with very few citizens aware of the proposed cell tower. Because I live just outside the 500-foot legal notification area and I did not know about it, I was not at the hearing on 10/20/16

Based on my research and consultation with the City Law Director, TowerCo will be able to proceed with building the cell tower on approval of the Planning Commission and getting the necessary FCC permits and licenses. The next regularly scheduled Planning Commission meeting is in January.

Ohio History Center regarding the obligations TowerCo had to gain approval of the state historic preservation officer. They received approval on August 18, 2016. The site name is OH317 Willoughby-Waite Hill. I will review those records obtained through public access. It appears that very few people in Willoughby Hills were a part of that process. I have contact information for the federal officials involved in the permitting process and will be following up to discuss.

Citizens near the cell tower have significant issues to present. Those who have interest in the Grange also have issues to present. Citizens need to be more involved in this process.

At the Council meeting of December 8th, Council members talked about providing notice for the next meeting to a larger area. We need your assurance that we will be given ample time to present our views well in advance of the meeting that the Board will make its vote.

Mr. Lillich reported that at the last meeting with TowerCo on Oct. 20, 2016, they made agreements to do a number of things, make some changes and stake out the cell tower so everyone could see where it would be located. They agreed to do ground penetrating radar to avoid disturbing unmarked graves. If it is built we would like to have the wiring underground. They agreed to do these things before another meeting. They have not come back to us with what they said that they would do. We have not heard from them. We cannot provide a schedule of another meeting with them. We all value public input.

Rob O'Malley, 2507 Maple Hill

Thank you for your comments. They are well received and much appreciated.

Frank Cihula, 35060 Dixon

It has not been determined whether the bones found on site were animal or human. Historically, when the Grange was moved from across the street to that site, the horses were stabled on the first floor and the closed part of the Grange building was on the second floor. The bones could have been a horse. *(Lillich) The bones have not been identified. TowerCo plans to do ground-penetrating radar.*

William Smith, 2473 River Rd.

Whether it is disguised or not, I live across from the proposed tower and I will see it every day. I inherited the property from my parents who were Grange members. We are also Grange members. The old Grange members let the City have the Grange property to keep the building for posterity. They would have given it to someone else if they knew a cell tower was going on the property. This is a residential neighborhood between the oldest building in the City and a historic cemetery. The fact that

that they are concerned about disturbing graves as was discussed at the 10/20/16 meeting should indicate to any reasonable person that that is not a good place for a cell tower.

Rob O'Malley, 2507 Maple Hill

We have a list of 27 households- names, addresses and email addresses. We ask that the people on this list be kept in touch with what is occurring and when the Board will make a decision so that we have ample time to assemble and present our case.

Per discussion, Mr. O'Malley will provide the list to each member of Council, the Mayor and the Mayor's Executive Assistant.

Public Portion Closed at 7:31 P.M.

UNFINISHED BUSINESS

Master Plan Review- postponed.

NEW BUSINESS

None

MAYOR'S REPORT

The Mayor's Retreat was yesterday in ^{the O'Ryan Room of the Community Center} ~~Council Chamber~~ from 8:00 AM to 2:00 PM. The retreat was advertised in the paper and open to the public. All of the departments in Willoughby Hills gave an overview of what happened in 2016. It spelled out action for the 2017 in preparation for Budget. It was well received by those who attended. Only Mr. Hallum, Council President and Janet Mica attended from Council. At the Retreat, we had a presentation from J. Scott Shield, the developer who bought the Shoppes of Willoughby Hills and the corner building, Bakers Square. The deal closed at the end of October. He wants to rename the Shoppes of Willoughby Hills. Its historic name is Loehmann's Plaza. The driveways and parking lot have been redone. The parking lot at the old Sam's Club has been re-lit. One side of Giant Eagle was repainted before winter set in. He is in the process of getting tenants. He has a lease with the nationwide chain, Inspire Health Club.

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

- The Mayor's Retreat was very informative. Mr. Shield's presentation was very exciting.
- I presented the Foreclosed Property Ordinance to Council as discussed. The measure failed due to a 3-3 tie.

BUILDING COMMISSIONER'S REPORT (Wyss)

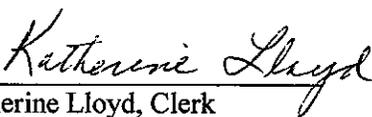
None

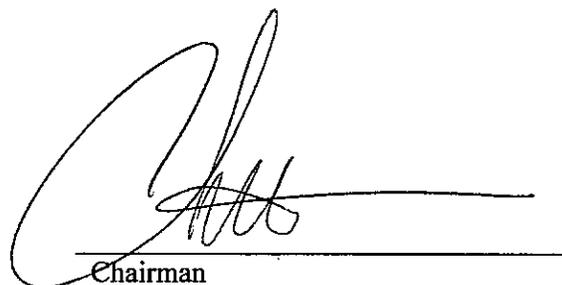
CHAIRMAN'S REPORT

None

MOTION: Councilman Hallum moved to adjourn.
Seconded by Mayor Weger.
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

Meeting Adjourned at 7:37 P.M.


Katherine Lloyd, Clerk


Chairman
2/2/2017
Date Approved