

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

March 2, 2017

CALL TO ORDER 7:02 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Councilman Christopher Hallum, Jonathan Irvine and Michael Kline

ABSENT: Mayor Robert Weger and Michael Tyler

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

MOTION: John Lillich moved to excuse Mayor Robert Weger and Michael Tyler from tonight's meeting.
Seconded by Councilman Hallum
Voice Vote: Ayes Unanimous
Motion Passes: 5/0

Correspondence:

- Email dated 2/16/17 from Asst. City Engineer Trepal RE: Lot Split & Consolidation, 34900 Chardon Rd.
- Email dated 2/23/17 from City Engineer DiFranco RE: Proposed Plat of Survey - W.R.L.C. - Dodd Rd, Kennelly-Klements land

Disposition of Minutes

Meeting of February 16, 2017

MOTION: John Lillich moved to accept minutes of February 16, 2017 as presented.
Seconded by Michael Tyler
Voice Vote: 4 Ayes and 1 Abstention (Irvine)
Motion Passes. 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:06 P.M.

Items on the Agenda for ABR and Planning Commission were read into the record by the Chairman..

Public Portion closed at 7:07 P.M.

1.) Mark J. Kotoch

Contractor: Owner

2705 Morning Star Ct. – Addition – PPN: 31-A-013-E-00-005-0

Plans stamped received in Building Department 2/14/17

Plans stamped reviewed by Building Department 2/22/17

Present: Mark J. Kotoch (owner) and Ray Guerrini

Owner/Representative Comments:

House is on cul-de-sac with heavy tree screening from neighbors. Kitchen is being extended out with a 3-Season room with raised deck area added in the back. Photos of house and material samples shown. Everything will match the existing house: Weathered wood shingles, clay color siding, Standish shake in the back and white windows

City Engineer's Comments (DiFranco):

No comments.

Board Comments:

(Lillich) There is a gable coming out in the back. *The area squares off.*

(Smith) It has the trim around the windows and stone around the base. It is very nice.

MOTION: John Lillich moved to approve the plans for the Addition at 2705 Morning Star Ct as submitted.

Seconded by Jonathon Irvine.

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

PLANNING COMMISSION

Public Portion opened at 7:12 PM

1) Thomas Marsh, 36520 Maple Grove Rd.

This matter is not on the Agenda. This is an opportunity for the residents to be up to date. He did not receive a draft copy of the 3/2/17 PCABR Minutes. He suggested that the Board adopt the minutes by unanimous written consent. He discussed status of the alternate cell site possibility mentioned at a previous meeting. He is opposed to the Grange site. He is in communication with the TowerCo. representative. There are three other monopolies in Ohio. He has been told that another municipality has requested the information that he has requested. He asks that the Board determine if the City needs it. He states that the tree that has been sent as the simulation is not really the tree that will be erected. He asks that the Board get information on the exact height of the tree and the tree branches.

2) Frank Cihula, BZA Representative

Regarding the lot split across the street. He questioned why the Assistant Engineer would remove the word "Chagrin" from the name. The area has always been known as 'Chagrin North'. *Per discussion of Mr. DiFranco and Mr. Wyss, that has been corrected.*

3) Trent Gondek, 32500 Dodd's Landing

He has no cell phone coverage where he lives regardless of the carrier. People in his area would be in favor of a cell tower. Landlines are all digital now. They go through the internet. Loss of power or carrier causes landline to go down. This tower would benefit a lot of people.

Public Portion closed at 7:20 PM

1.) Clover Construction

Agent/Contractor: Dave Hogan / Chuck Szucs

35100 Chardon Rd. – Lot Split - PPN: 31-A-004-0-00-024-0

PPN: 31-A-004-0-00-025-0

Plans stamped received in Building Department 2/17/17

Plans reviewed by Building Department 2/17/17

Plans received by City Engineer 2/16/17

Plans reviewed by City Engineer 2/16/17

Present: Jeff Miklak (Clover Construction)

City Engineer's Comments (DiFranco):

Approval of the plat is recommended. There was a question of parking. Due to the lot split, the Clover Building would be 2 spaces short of the requirement. However, they will have a cross access parking easement. That is noted on the plat. Both property owners have signed the plat. It will be recorded. Therefore, we have no issues.

City Engineer's Comments (DiFranco):

No comments.

Owner/Representative Comments:

That portion of the parking area is being sold to the neighbor because they use the parking lot already.

Board Comments:

(Lillich) Is that part of the North Office Park? *(DiFranco) Yes, that is.* It looks like it is being combined with that. *(DiFranco) It is, correct.* Normally, we get an application that says 'Lot Split and Combination'. It does not say that this time.

(Smith) Usually it says 'lot split and consolidation'? *Yes.*

(Lillich) It shows a road that comes in from Rt. 6 and turns and goes out to Rt. 91.

The pavement continues down through the split. The pavement will remain the same? *Yes, nothing will change.*

MOTION: John Lillich moved to approve the Lot Split and Consolidation at 35100 Chardon Rd. as submitted.
Seconded by Councilman Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

2.) John B. & Donna B. Klements

Agent/Contractor: Western Reserve Land Conservancy

2550 Dodd Rd. – Lot Split - PPN: 31-A-009-E-00-018-0

Plans stamped received in Building Department 2/23/17

Plans received by City Engineer 2/23/17

Plans reviewed by City Engineer 2/23/17

Mr. Lillich recused himself from this discussion and voting. He is also a trustee at the Audubon Society which will be owner of this property.

Present: Joe Leslie (Western Reserve Land Conservancy), Kendrick Jidrick (Western Reserve Land Conservancy), and John Klements (Owner)

Mr. Klements stated that he has signed paperwork allowing Leslie and Jidrick to speak on his behalf. He further stated that everything that happens tonight is contingent on the sale of the property. If for any reason this sale does not go through, Mr. Klements does not want this lot split. He is available for additional questions.

Owner/Representative Comments:

- This will be a consolidation of 5 parcels along Dodd Rd. totaling 28.69 acres and the subsequent split of a home parcel leaving 2.5 acres with the home. This will create a 26.1 acre parcel being acquired for conservation.

- The Klements property has fantastic adjacency to the Hach-Otis Preserve. It is one property removed and is included in the same project.
- The Conservation Parcel includes over 2000 ft. of the Chagrin River and the very unique glacial sloughs along the property. As the river erodes that steep bank, older seed beds are exposed and different plants can grow there as there are many places that they cannot.
- Audubon Society is involved due to the fantastic birding opportunities as well as scenic factor and fish.

City Engineer's Comments (DiFranco):

- The home parcel that the Klements' house will remain on meets the zoning codes for setbacks and area size. It has frontage along Dodd Rd. so it has access. It is served by a septic system.
- Approval is recommended.

Building Inspector's Comments (Wyss):

None

Board Comments:

(Smith) For the record, is it the intent of the Western Reserve Land Conservancy to go forward with the sale? *Yes, it is.*

(Hallum) Is the intent to make this available for the public to use? *There will be some access but the Audubon Society will determine that once it takes ownership of the property.*

MOTION: Councilman Hallum moved to approve the Lot Split and Consolidation at 2550 Dodd Road.
Seconded by Jonathon Irvine
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT (Wyss)

None

CHAIRMAN'S REPORT

None

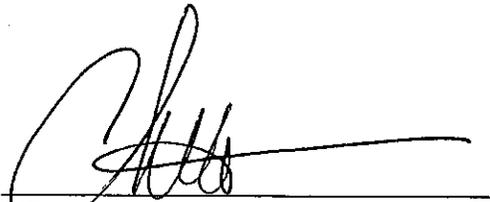
BOARD MEMBER'S REPORT

- Mr. Lillich distributed a page from the Land Conservancy newsletter today. It discusses the history of the property including Faye Sivazlian's former property. She is now deceased. The Land Conservancy purchased her property. It will be added to the Chagrin Park which will be adjacent, across Rt. 6, from the Audubon's Wildlife Sanctuary.
- Mr. Lillich answered question posed by Councilman Hallum. As a condition of grants received, a section of the river will be provided for fishing. Audubon intends to put in some Nature Trails for walking.

MOTION: Councilman Hallum moved to adjourn the meeting.
Seconded by John Lillich
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

Meeting Adjourned at 7.31 P.M.

Katherine Lloyd
Katherine Lloyd, Clerk


Chairman
16 March 2017
Date Approved