

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

March 21, 2019

CALL TO ORDER 7:00 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger, Councilman David Fiebig, Michael Kline and James Shannon.

ABSENT: Chairman Christopher Smith and Jonathan Irvine

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

MOTION: Councilman Fiebig nominated James Shannon to be the Vice Chairman *pro tem* for tonight's meeting.
Seconded by Mayor Weger.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0.

MOTION: Councilman Fiebig moved to excuse the absence of Christopher Smith and Jonathan Irvine from tonight's meeting.
Seconded by James Shannon
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0.

Correspondence:

- Email dated 3/13/19 from Asst. City Engineer Trepal RE: Accessory Building– 36495 Chardon Rd.
- Email dated 3/6/19 from Asst. City Engineer Trepal RE: Pole Barn at 37405 Rogers Rd.
- Email dated 3/6/19 from Asst. City Engineer Trepal RE: New Single Family Home at 28767 Eddy Rd.
- Email dated 3/13/19 from Asst. City Engineer Trepal RE: ALDI Signage – 2821 Bishop Chardon Rd.
- Letter dated 3/14/19 from BZA Clerk RE: Case 2019-1 – Accessory Bldg. at 36495 Chardon Rd.

Disposition of Minutes: Meeting of March 7, 2019

MOTION: Mayor Weger moved to accept the Minutes of March 7, 2019 as presented.
Seconded by James Shannon.
Voice Vote: 4 Ayes and 1 Abstention (Fiebig).
Motion Passes: 4/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 P.M.

No Public Input.

Public Portion closed at 7:03 P.M

1.) Mr. Kelly Quimper

Agent/Contractor: Morton Buildings

Architect: Allied Design Arch. & Eng. Grp.

36495 Chardon Rd. – 48’ x 64’ Accessory Building (3072 SF) – PPN: 31-A-011-0-02-004-0

Plans received by City Engineer 2/12/19

Plans reviewed by City Engineer 3/13/19

Present: Kelly and Rebecca Quimper.

Mr. Lillich stated that there is a letter from the Willoughby Hills Board of Building and Zoning Appeals. He read the motion by John Klements that the Board approve Case 2019-1 as requested and grant a variance for the property located at 36495 Chardon Rd. to allow a building 64 feet by 48 feet to a height of 21 feet and the following stipulations apply: (1) The two lots are to be joined such that the acreage totals 6.949 acres; (2) They will plant and maintain evergreen screens on the east side of the building and the east property line; and (3) All of the equipment that is now stored outside is to be stored in the new structure. The motion passed 3-0.

Mr. Lillich clarified with applicant that the address, 36495 Chardon Rd. listed on the application is for the accessory building. The BZA letter was addressed to 36425 Chardon Rd. which is where the applicant resides. The applicant owns both properties. It is the old Schaefer property.

Owner/Representative Comments:

- Drawings, pictures and a color chart were shown to show the Morton building and actual colors.
- It is a 64 ft. x 48 ft. Morton post construction building. Morton will build the whole thing. It will be insulated and eventually heated. The inside will be all steel. Electricity will be put into it.
- There are two 14 ft. x 14 ft. doors. One is in the gable end. The other is out the west side.
- The roof will be their Morton red. The rest of the building and the windows will be beige. Bottom trim will be red.
- Goal is re-do the other barn (Mel & Jeanette’s old barn) to match this one. It will be sided in the same red. That barn also needs a new roof.
- We ended up with a 2-foot cut at the gable end (south side). The building was lowered 2 feet. This barn is 14 feet lower than the roof top of Mel’s house.

City Engineer’s Comments (DiFranco):

No Comments.

Board Comments:

(Lillich) No one will know it is there. *No, it sits way back and landscaping will be put back in.*

(Shannon) What are you storing in it? *There is the camper that will be turned into a motor home, my service truck, our other trucks and the tractor and backhoe.*

(Fiebig) It looks like a nice building that will serve a good function.

MOTION: Mayor Weger moved to approve the plans for the 48' x 64' Accessory Building (3072 SF) at 36495 Chardon Rd. with the stipulation that the two parcels are joined together before the zoning permit.
Seconded by Councilman Fiebig
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0.

2.) Steven and Cristina Crook
Agent/Contractor: TBD
Architect: TBD
37405 Rogers Rd. – Pole Barn (1,170 SF) – 31-A-001-E-00-005-0
Plans received by City Engineer 3/6/19
Plans reviewed by City Engineer 3/6/19

Present: Steven and Cristina Crook

Owner/Representative Comments:

- It is a 1,170 SF. pole barn with 12 ft. x 12 ft. doors and one man-door. It is all steel with a brown roof and copper sides but 4-ft. coming up will be brown like the picture [shown] except that the doors will be brown instead of the white.
- Our house is a cedar A-Frame. The white garage doors on the house will be changed to brown. The garage doors are underneath the house. The garage is very small.

City Engineer's Comments (DiFranco):

There are no issues. We did discuss a few things like the location of the building and the side setback. One is that they need to keep that 20-ft. side setback. The building must be started there.
(Applicant) *The property has been surveyed so the stakes are all the way around*

Board Comments:

(Shannon) The description says that no windows have been planned. Do you think you might? *I may put something in the doors but it could be a security issue.*

(DiFranco) No man-door? *There is one man-door on the front.*

(Fiebig) What type of doors? *The man-door is steel. Garage doors are insulated aluminum or steel. Will you have any gable or vents that you will see? I would imagine there would be a ridge vent. The roofing has an interior coating that the builder recommended.*

(Lillich) It is a good idea to put vents in the gable ends. My barn also has a working cupola in it. That helps with the condensation.

(Fiebig) The vents would be a functional feature to help air flow.

MOTION: Councilman Fiebig moved to approve the plans for the Pole Barn (1,170 SF) at 37405 Rogers Rd. as presented.
Seconded by Mayor Weger.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0.

Additional discussion:

(Applicant) What is the next step?

(DiFranco) You apply for a zoning permit in the Building Department here. Then take that to the County for a building permit.

3.) Fatica Renovations LLC

Agent/Contractor: Vincent Homes LLC

Architect: Timothy Frank Dick Inc.

Engineer: Aztech Engineering

28767 Eddy Rd. — New Single Family Home - 31-A-025-0-00-060-0

Plans received by City Engineer 3/5/19

Plans reviewed by City Engineer 3/6/19

Present: Vincent Marcellino

Owner/Representative Comments:

- This is a 1700 ft. ranch with a walk out.

(Lillich) It looks like you have quite a slope. *It is a difficult lot but we were able to get it in there.*

It looks like a nice design for a slope like that.

- Samples were shown. The siding is charcoal gray. The gray stone is Southern Ledge stone. The shingle on the roof is charcoal.

(Lillich) Are you building this for yourself? *No, it is to sell.*

City Engineer's Comments (DiFranco):

- The PCABR approved a house on this lot back in 2016. The house was never built. There is a little stream running diagonally across the lot. The previous property owner had to get permits from the Army Corps of Engineers to 'culvert' part of that stream so they could build a house.
- The stream severely limits the location of the house. In 2016, the Board approved a lesser front setback because of that stream. They moved the house 15 feet closer to the road.
- The Board needs to use the Equivalency Provision again to approve a 9-ft. distance closer to the road for this house. Mr. Marcellino used a nice footprint. The back corner is carved out so they can get closer to the stream.
- Use of the Equivalency Provision is recommended to allow the closer front setback. I have no other issues. Approval is recommended.

(Lillich) So they propose a 66-foot setback? *(DiFranco) Correct.*

Are there adjacent homes? *(Marcellino) Yes, there are homes on either side of the property.*

They are both set back 75 feet. This house would only be 9 feet in front of that building line.

Board Comments:

(Shannon) We could recommend approval with the Equivalency Provision.

(DiFranco) ... using the Equivalency Provision in 1111.15 to approve a lesser front setback

MOTION: James Shannon moved to approve the plans for the New Single Family Home at 28767 Eddy Rd. as presented.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0.

4.) ALDI

Agent/Contractor: Advanced Installation & Sign

Architect: Fairmount Sign Company

2821 Bishop Rd. – ALDI Signage - 31-A-008-D-00-032-0

Plans received by City Engineer 3/5/19

Plans reviewed by City Engineer 3/6/19

Present: Dustan James, Advanced Insulation and Lighting.

Owner/Representative Comments:

Our company has put up ALDI's throughout the area. They use two signs, front and side, and a monument sign in the front for their brand. The new logo brand will be on this building. The signs are LED-illuminated. The drawings show the mounting, lighting and wall fastenings.

(Lillich) We have had earlier discussions about the location of the monument sign and where they will egress. Has that been finalized? Will they close off the one drive in front of the building?

City Engineer's Comments (DiFranco):

- There will be two access drives. The one in the front will be Right-In and Right-Out only [indicated on drawing]. The other drive will be full access because there is a traffic signal. The monument sign will be near the south driveway by the traffic light.
- They are making some revisions to the parking. The final development plan has not yet been approved. They will need to come back for Final Review.
- I would make this approval contingent upon the final development plan being approved.

Board Comments:

(Shannon) Looking at page 2 of 2, there is a notation that the minimum setback was 'not addressed'. How was that not addressed?

(DiFranco) They did not address it in the exchange of drawings back and forth. It was not drawn on the site plan with the dimension. However, in our recommendation, approval was recommended if the keep the 5-ft setback. When they submit for permit, we will review it to be sure it is a minimum 5 feet.

(Lillich) The motion needs to be dependent on the Final site plan approval.

(Fiebig) Where does the plan show exactly where the sign will go? Where is the existing sign?

(Applicant) It is on the last page with the landscaping.

(Cihula) The existing sign should also be 5 feet back. When Sear's came in for their variance, the BZA was already aware that the Right of Way would be moved. It was provided for in the variance.

(Lillich) That is where the traffic light is.

(Fiebig) The new sign seems to be going about where the old sign is. Is that everyone's understanding? The plan does not show it or measurement from the driveway. Shouldn't it be on the plan?

(DiFranco) The sign is shown but not labeled. Measurement is not shown.

(Fiebig) I have two concerns about the sign. We don't want to block anyone's traffic or vision. We do not want to confuse anyone to go into the other driveway and try to turn left in. The stop light should be the main entrance. The other is secondary. Those are my concerns about the sign.

(Lillich) We can approve the sign pending the final site plan approval. We will make sure that issue is taken care of with the site plan.

(Applicant) That make sense. I just put up the sign.

(Fiebig) So we are looking at colors of the signs, construction of the brick the cap is on it, there is landscaping around it.

(Lillich) Whoever makes the motion, should make it pending approval of the final site plan. It will take care of the other issues.

MOTION: James Shannon moved to approve the plans for the ALDI Signage at 2821 Bishop Rd. pending approval of the final site plan.

Seconded by Councilman Fiebig

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0.

PLANNING COMMISSION

Public Portion opened at 7:41 P.M.

No Public Input.

Public Portion closed at 7:41 P.M.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

MAYOR'S REPORT

No Report.

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

No Report.

BUILDING COMMISSIONER'S REPORT (DiFranco)

There are three projects which are getting ready for the next Agenda. There is a new house on SOM Center and a new house on Maplegrove. Both are tear downs and rebuilds. Mr. Ricci has changed his plans. He would like an accessory structure to his existing house. It is a garden pavilion/house.

CHAIRMAN'S REPORT (Lillich)

No Report.

MOTION: Councilman Fiebig moved to adjourn the meeting.
Seconded by James Shannon
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

Meeting Adjourned at 7:42 P.M.

Katherine Lloyd

Clerk


Chairman

4.12.19

Date Approved