

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

July 21, 2016

CALL TO ORDER 7:12 P.M

PRESENT: Chairman Christopher Smith, Mayor Robert Weger,
Councilman Christopher Biro and Michael Tyler

ABSENT: Vice Chairman John Lillich, Councilman Christopher Hallum
and Jonathan Irvine

MOTION: Michael Tyler moved to excuse the absence of John Lillich,
Christopher Hallum and Jonathan Irvine from tonight's meeting.
Seconded by Mayor Weger
Roll call: 4 Ayes
Motion Passes

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

Correspondence:

- Memo dated 7/8/16/16 from Assistant City Engineer Kevin Trepal RE: 2475 Maple Hill Rd.-
Plan Review 2
- Memo dated 7/2/16 from City Engineer Pietro DiFranco RE: Retaining Wall Concept –
2899 Lamplight Ln.

Disposition of Minutes

Review of Minutes of July 7, 2016 postponed until August 3, 2016 for lack of a majority from the
7/7/16 meeting.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:13 P.M.

No Public Input

Public Portion closed at 7:13 P.M.

1.) Zakhar and Laura Keselman

2475 Maple Hill Rd. – New Home – PPN: 31-A-012-H-00-003-0

Plans stamped received in Building Department 7/11/16

Plans reviewed by Building Department 7/12/16

Present: Zakhar Keselman

Owner/Representative Comments:

- Personal residence of 4500 sq. ft. will have 4 bedrooms and 3 ½ bathrooms.
- Color and style information was circulated. Roof color is Black Moore. Cultured stone on the exterior, charcoal smoke color siding. Prairie style vinyl windows will be white with charcoal trim around the windows. Door will be cedar stained, not painted.
- Cedar trim in the front with cedar garage door and cedar front door.

City Engineer's Comments (DiFranco):

Memo dated 7/8/16/16 from Assistant City Engineer Kevin Trepal RE: 2475 Maple Hill Rd. - Plan Review 2

Board Comments

(Smith) The design is excellent. *Thank you. I work with him a lot.* It is a nice blend of Western Reserve and a more modern design. *We call it Modern Craftsman.*

(Tyler) It's got a nice 18-24 inch wrap around. There was a lot of thought put to this. That designer did a fantastic job. *It took 4 months. He was very patient with me. I love the color choices, too.*

(Biro) I concur.

MOTION: Michael Tyler moved to approve the plans for the New Home at 2475 Maple Hill Rd as presented.
Seconded by Councilman Biro
Voice Vote: Ayes Unanimous
Motion Passes: 4/0

PLANNING COMMISSION

Public Portion opened at 7:18 P.M.

No Public Input

Public Portion closed at 7:18 P.M.

1.) Erik Loomis

2899 Lamplight Lane – Protected Area – PPN: 31-A-005-J-00-031-0

Plans stamped received in Building Department 7/18/16

Plans reviewed by Building Department 7/18/16

Plans received City Engineer 7/2/16

Plans reviewed by Building Department 7/2/16

Present: Erik Loomis

(Smith) Before we get started, we are going to go to the City Engineer for his review.

City Engineer's Comments (DiFranco):

This has been a long process. We have been working with Mr. Loomis for the past couple years. It is a unique situation. The house near a tributary within the Protected Area was built before the Protected Area Ordinance. We worked with Mr. Loomis to come up with some conditions so he can build a wall.

- We recommend a waiver of the remaining additional requirements listed in 1167.05 and recommend approval of a Protected Area Permit per 1167.08 for the following reasons:
 1. The wall would be located outside of the floodway (and floodplain) by at least one foot.
 2. The amount of earthwork cut & fill would balance, however the amount of the cut on the stream side would increase the amount of flood plain storage.
 3. The wall would reduce the severe slope on the stream side of the wall, thereby allowing for better maintenance.
 4. Reducing the slope and adding the fence and wall would provide a safer, useable area for small children.
 5. The proposed wall replaces a former wall at the stream bend, which provides erosion protection from strong currents.
- We recommend approval of the proposed site plan which includes a garage and retaining wall.

Building Commissioner's Comments (Wyss):

In your previous review, you had encouraged the garage being moved back. Now that he has clipped the corner of the garage, you are okay with in in its present form?

(DiFranco) He will be at least a foot outside of the flood plain. So I'm fine with that.

Board Comments:

(Tyler) Placement of the wall is very critical?

(DiFranco) Yes

MOTION: Michael Tyler moved to approve the plans for the Protected Area Permit at 2899 Lamplight Lane with the applicant abiding to the City Engineer's plan as discussed to waive further requirements of 1167.05 and grant approval to the Protected Area Permit according to 1167.08 with the conditions set forth by the City Engineer and outlined in his report
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes: 4/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

American University National College closed on 6/1/16 due to lack of enrollment. Their 2016 graduates had a combined graduation with another school. They will be vacating the premises next to Giant Eagle at Loehmann's Plaza.

COUNCIL REPRESENTATIVE'S REPORT (Biro)

None

BUILDING COMMISSIONER'S REPORT (Wyss)

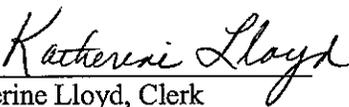
None

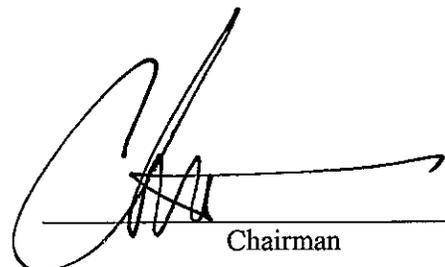
CHAIRMAN'S REPORT

Happy Birthday to Fred Wyss!

MOTION: Mayor Weger moved to adjourn
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes 4/0

Meeting Adjourned at 7:26 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 8.4.2016