

1.) Eric and Cara Chambers

Agent/Contractor: Chadwick Homes

4 Windy Hill Dr. – New Home – 31-A-001-E-00-001-0

Plans received in Building Department 8/16/17

Plans reviewed by Building Department 8/18/17

Plans reviewed by City Engineer 8/24/17

Present: Eric and Cara Chambers (owners) and Timothy Dick

Owner/Representative Comments:

- This new home is inspired by modern and Scandinavian design aspects. It will fit with other mid-century modern houses in area.
- Samples were shown of the materials chosen for durability, low maintenance cost and colors that will blend with surroundings - Brick to grade, Slate siding, Hardie board siding and black metal standing seam roof.
- Rendering of the color scheme done by Tim was distributed. It shows white trim on the doors and windows and a darker color fascia. It has a gray flush garage door and white Thermo-True exterior doors. The Anderson double hung windows with no grids in them are white, inside and out.

City Engineer's Comments (DiFranco):

- New House Plan Review RE: 4 Windy Hill Dr. dated 8/24/17 from Assistant City Engineer Trepal. Everything looked good.
- One Comment: This is a private development with a private drive. There are some private easements, specifically a 100-foot clear zone easement which cannot be built within. They are staying outside of that.

Board Comments

(Lillich) Where the house is situated looks nice. Have the reports from Lake County Soil & Water Erosion Control and the Board of Health come through?

(DiFranco) I have not seen them yet. *Our understanding is that septic design was approved. I do not know the exact date.*

We have not seen it yet.

(Hallum) Is the front door a side entry? *Yes.*

(Lillich) Trimming out the windows with 3-4 inch trim 360 degrees around the house is a Board standard. It helps protect against water damage. *We feel that would detract from the modern design aesthetic. There is a home we like in the Rivers Edge development without trim. We appreciate the recommendation but there is precedent.*

MOTION: Mayor Weger moved to approve the plans as submitted for the New Home at 4 Windy Hill Drive contingent on receipt of approval by Soil and Water and the Lake County Board of Health.

Seconded by Christopher Hallum

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

2.) Mike Gatto

Agent/Contractor: George Dragon, Cicogna Electric & Sign Co., Inc.

29010 Chardon Rd. – Freestanding Sign at WHOB – 31-A-006-F-00-001-0

Plans received in Building Department 8/22/17

Plans reviewed by City Engineer 8/25/17

Present: George Dragon, Cicogna Electric & Sign Co (representative of Michael Gatto)

Owner/Representative Comments:

There was an existing monument sign with a clock on Chardon Rd. It came down. [Photo shown].

Mr. Gatto would like to put up a 4'x5' externally lit monument sign, which is smaller than the original.

- Sign is made of 'sign foam'. Photo of sample showed the sandblasting technique for the letters.
- Tenant panels will be protruded out in the brown areas. They will be aluminum replacement panels secured with stainless steel screws.
- All the electrical and mounting will be inside the foam which is about 8 inches thick.
- Colors: 6'x6' Timber tech poles in a Kona brown color. Sign will be painted to match the poles. All the tenant panels will be the same color with white vinyl lettering. Mr. Gatto's emblem and the emerald logo will be in green.

They will use the existing power. The sign will be in the same spot but setback further. BZA will review that in October.

City Engineer's Comments (DiFranco):

- Email dated 8/24/17 from City Engineer DiFranco RE: Contingent Approval – Sign - Gatto Group -29010 Chardon Rd. w/ attachment.
- The original sign was located within the ROW which was illegal. They will move back it outside of the ROW. The Code requires a 5-foot. They are providing 1 foot. They will be on the BZA Agenda for October.
- Approval should be contingent upon BZA approval.

Board Comments

(Lillich) I like this sign better than the original.

MOTION: Christopher Hallum moved to approve the architectural plans for the Freestanding Sign at WHOB at 29010 Chardon Road contingent upon BZA review and variance approval.

Seconded by Jonathon Irvine

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

3.) Jessica and James Mormino

Agent/Contractor: Turk Construction, LLC

36902 Beech Hills Drive – Addition – 31-A-009-I-00-009-0

Plans stamped received in Building Department 8/29/17

Plans reviewed by City Engineer 8/29/17

Present: Jim and Jessica Mormino (owners), Ann Dunning (architect) and Frank Turk (Turk Construction)

Owner/Representative Comments:

- We plan an addition on the left side of the house (east side). We are within the 15 foot setback on the left side. The variance is already approved
- Colors and planning will stay concurrent with the rest of the house. [Samples shown]. Siding stays the same. Windows are the same color. Roof and shingles will remain same color. The garage door will be paneled in green
- Timberline color shake shingle will be on the front of the house. The sides and back have 5 inch siding in the same color. They are considering shingles on gable ends closest to the neighbors on both sides.
- Cedar Falls color Timberline GAF shingles are on the roof throughout the whole house.
- The front and several of the windows have been replaced with Anderson windows. They will continue the same color and style throughout the house, including the wide board trim.

City Engineer's Comments (DiFranco):

- Letter dated 8/14/17 from the BZA RE: Case 2017-1 Jessica and James Mormino -36902 Beech Hills Drive.
- No Comments. A setback variance has already been approved.

Board Comments

(Lillich) From the photographs, it seems the foundation under the addition is block. Is the rest of the house block? *Yes, block in the back and brick in the front.*

MOTION: Mayor Weger moved to approve the plans for the Addition at 36902 Beech Hills Drive as submitted.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

4.) Shoppes of Willoughby Hills

Agent/Contractor: Ruff Neon

OH-84 & Plaza Dr. – Replace 2 Signs – PPN 31-A-008-0-00-017-0 and 018-0

Plans stamped received in Building Department 8/28/17

Plans reviewed by City Engineer 8/29/17

Present: Jessica Ruff (Ruff Neon) and William Griffith (Shoppes of Willoughby Hills)

Owner/Representative Comments:

- They proposed to replace the two existing signs on the property. They will look similar with an aluminum skin design. [Renderings of signs shown].
- The tenant panels will be vinyl graphics. The actual 'Shoppes of Willoughby Hills' will be dimensional lettering. It will be LED illuminated.
- The colors will match the newly painted façade of the Plaza. The primary color will be the dark. The secondary will be the light.

City Engineer's Comments (DiFranco):

These are existing signs. They are just updating the aesthetics. They conform to the zoning code in terms of size and area.

Board Comments

(Hallum) Are you keeping the name? *Yes.*

(Lillich) The new signs are more readable.

MOTION: Christopher Hallum moved to approve the sign replacements at the Shoppes of Willoughby Hills located at OH-84 & Plaza Dr. as presented.
Seconded by Jonathon Irvine
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

Minor Alterations Approved by the Zoning Administrator

Vice Chairman Lillich read the following minor alterations into the record.

- 1.) Marinko Marijolic
Agent/Contractor: N/A
2525 Maple Hill Rd. – 12’x16’ Accessory Structure (Shed) – PPN: 31-A 012-H-00-009-0
Plans stamped reviewed by Building Department 8/29/17
- 2.) Edward McKenna
Agent/Contractor: N/A
2963 Lamplight Lane – 12’x16’ Accessory Structure (Shed) - PPN: 31-A-005-J-00-019-0
Plans stamped reviewed by Building Department 8/29/17

PLANNING COMMISSION

Public Portion opened at 7:31 PM

No Comments

Public Portion closed at 7:31 PM

- 1.) True North
Agent/Contractor: Rick Turner (Diamond Z Eng.)
34750 Chardon Rd. – Gas Station Redevelopment (Demo & Rebuild) – PPN: 31-A-006-F-00-001-0
Plans stamped received in Building Department 8/17/17
Plans reviewed by City Engineer 8/25/17

Mr. Lillich stated that this case is about Equivalency considerations. This portion of the meeting will be started as a Work Session. If no problems arise that cannot be addressed here tonight, then the Board can give Preliminary Approval at the end of the Work Session.

Present: Rick Turner (Diamond Z Eng.) represents True North. Frank and Tanya Ross (RCI Company) are the architects for the building.

Owner/Representative Comments:

- This is one of the stations that True North operates in NE Ohio. It is marketed under the Shell name. It is also a True North facility. The facility is dated. It will be taken down.
- They want to upgrade it by building a whole new facility with a new building and replacing the canopy and tanks. They will get rid of the car wash. That will improve the traffic pattern. It will have a bigger ‘C’ store. The fueling portion will be upgraded to the latest technology including the underground storage tanks and lines.

- Updated Renderings of the proposed facility shown and explained. It has views from the front on both sides and the back. It is a brick building all the way around with a hip roof, aefis band around the top

Board Comments:

(Hallum) It looks like the building is being moved back. *Yes, there was a lot of empty space. Traffic pattern for the old car wash will be taken up by the new building? That is correct.*

(Lillich) The way you are orienting the pumps to the building is a big improvement. The architecture and materials of the building fits with the surrounding office building much better. I like the sign that says 'diesel'. *We are also adding diesel fuel to this facility.*

(Kline) Is this building comparable in size to the one on Euclid? *It is similar in size to the one at S.O.M. and Ridge. It is 4200 sf. The one at S.O.M. and Ridge does not have parking in front of it? No, that one is built into the hillside and we did not replace the canopy at that site. This one has a better traffic flow. With the new design, we are able to meet all the new accessibility requirements of the Code*

City Engineer's Comments (DiFranco):

- There were no major issues.
- Conditional Use. A gas station is a Conditional Use. There is already a gas station on the site so it can continue if rebuilt within a year.
- Setback: There is a setback requirement for the outdoor dining. The dining needs to be moved in further. *We can discuss it. If it is a few feet, we will move it. If it is a variance, we will take the picnic tables off.*
- Signage: Information for the whole site is still needed. *Signage drawings are on the Rendering shown here.*
- Parking Spaces: 16 are shown. Code requires 18 Parking Spaces. That does not include spaces at the pumps. My recommendation to the Board is that they approve that with the Equivalency Provision since there is so much other space on the site for cars to park.
- Landscaping: The Code requires much more especially along the frontage. That would be difficult on this site. The landscaping that would be required for the frontage should be moved to the side and rear. That would provide the same amount.
- Gate on the Dumpster: It should be 1 foot above the enclosure. *Does the arch count? We will make it the way you want it.*
- Site Lighting: We need much more information, including the height of pole and the foot candles. *Sure.*
- Stormwater Management: It is required on the site.

Board Comments, continued:

(Hallum) I do not know how long the underground tanks have been in the ground. Is there any clean up required? Will you be checking the soil? *The tanks are under the jurisdiction of the Bureau of Underground Storage Tank Regulations. We have to pull a permit, take samples and make sure we have acceptable contaminant levels. When you are digging seems to be the best time to do that.*

(Hallum) Does the City Engineer recommend Preliminary Approval at this point?

(DiFranco) I would be comfortable with Preliminary Approval at this point.

MOTION: Christopher Hallum moved to grant Preliminary Approval to the Gas Station Redevelopment (Demo & Rebuild) project at 34750 Chardon Rd. as currently provided.
Seconded by Mayor Weger.

Additional Discussion:

(Lillich) With the number of issues, I would have voted 'no', but I will go with the Board tonight. Make sure you have Landscaping Plans, Lighting Plans, Stormwater Management and the other things when you come back for Final Approval. *Okay. Stormwater Management is necessary for the Final Approval? Yes.*

(Turner) I will show the Signage now. It is fairly minimal. The existing sign at the corner will be re-configured. On the building, there is a 22 sf. sign above the door. It is fairly small for an 80-foot long building. The canopy will have two 16 sf. pectin (Shell) signs. They are 4'x4'. [Renderings shown].

(Hallum) Are the new doors manually operated? *They are manual.*

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

2.) George Westerman

Agent/Contractor: N/A

2496 Red Fox Pass – Equivalency 12 x 16 (192 SF) Shed – PPN 31-A-010-O-00-001-0

Plans stamped received in Building Department 8/28/17

Plans reviewed by City Engineer 8/28/17

Present: Diana Sharpless and George Westerman

Owner/Representative Comments:

- They would like to replace the existing shed which was existing on the property. It was further back on the property, 49 ½ feet from the road.
- The new shed will be closer to the barn and 64 feet from the road. It matches the gables of the house. Dutch lap siding will match the barn siding. Steel roof is same color as the barn. Paint color is the same as the new paint going on the barn. The gable roof design mimics the roof of the house. White trim will match the trim currently on barn
- Pictures show placement of the new shed, the barn, the old shed and the view from the road.
- Landscaping will be added once the shed is in place.
- Stormwater control has made quite a difference.

City Engineer's Comments (DiFranco):

- Normally a shed under 200 sf. could have been approved administratively. This is on a corner lot, The Zoning Code requires a 75' setback from the side street. It does not comply. However, they are moving the new shed further away from the street than the existing shed. They already have a garage which is in the setback. This shed will be between the garage and the house. The elevation of the road and the setback of other homes on Eagle Rd. are also close to the road.
- This could be approved with the Equivalency Provision rather than requiring a variance.
- The variance process would delay the project about another month plus the cost of the application fees.

Board Comments:

(Lillich) I have no opposition to the Equivalency Provision. It will not impact the neighbors positively or negatively. This will fit right in.

MOTION: Christopher Hallum moved to approve the proposed shed at 2496 Red Fox Pass under the Equivalency Provision under Ordinance 1115.15.

Seconded by Jonathon Irvine.

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT

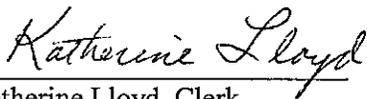
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CHAIRMAN'S REPORT

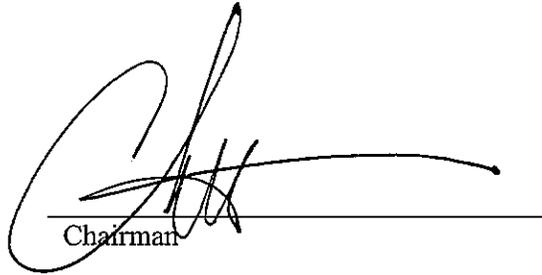
None

MOTION: Mayor Weger moved to adjourn the meeting.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

Meeting Adjourned at 7:53 P.M.



Katherine Lloyd, Clerk



Chairman

21 September 2017
Date Approved