

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

December 17, 2015

CALL TO ORDER 7:00 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger, Joseph Zawatski,
Jonathon Irvine and Michael Tyler

ABSENT: Chairman Christopher Smith and Council Representative David Fiebig

ALSO PRESENT: Building Commissioner Fred Wyss and BZA Rep Frank Cihula and
Clerk Katherine Lloyd

MOTION: Joseph Zawatski moved to excuse the absence of Christopher Smith and David Fiebig.
Seconded by Jonathon Irvine
Roll call: Ayes Unanimous
Motion passes 5/0.

Jonathan Irvine was sworn in for 6-year term on the PCABR by Mayor Robert Weger.

Correspondence:

None

Disposition of Minutes

Meeting of November 19, 2015

MOTION: Michael Tyler moved to approve the Minutes of November 19, 2015 as submitted.
Seconded by Joseph Zawatski
Roll call: Ayes Unanimous
Motion passes 4 Ayes and 1 Abstention (Irvine)

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

No Public input

Public Portion closed at 7:02 P.M.

1.) Eric S. Barbic

Contractor: Same

29451 Eddy Rd. - Roof Addition -PPN 31-A-013-A-00-033-0

Plans stamped received in Building Department 11/30/2015

Plans reviewed by Building Department 12/9/15

Present: Eric Barbic

Owner/Representative Comments:

The flat roof above the garage has been leaking. We plan to elevate the roof, put in more storage above the garage and add more aesthetic street- appeal to the house.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) You have a unique situation. You have a zero-clearance from your neighbor's garage. *Yes. Is that a stand-alone garage? Yes.it is.*

(Zawatski) He is my neighbor. I am happy that he is doing this.

(Tyler) Will that be a truss construction? I did not see any notation about trusses. *Yes, there will be trusses. I spoke with the Building Commissioner. We have to have a fire wall for the 1st couple of trusses. Everything will be built per Code.*

MOTION: Joseph Zawatski moved to approve the plans for the Roof Addition at 29451 Eddy Rd. as submitted.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes 5/0

2.) Sabino Grande

Contractor: New Creation Builders

34608 Marcum – 20x20 Garage (400 sq. ft.) - PPN 31-A-005-B-00-029-0

Plans stamped received in Building Department 12/4/2015

Plans reviewed by Building Department 12/9/15

Present: Diane Bija

Owner/Representative Comments:

- No photos or specimens were shown. Drawings are in the packet.
- They plan to build a garage in the middle of the garden. It is a basic garage with 4x4 siding and a 16 foot door with raised panels. The garage will be white with white trim and doors. The 35-year dimensional roofing will match the yellow brick home.

City Engineer's Comments (DiFranco):

None

Board Comments

(Wyss) Mr. Sorbino wants to put in a drain and connect it to the sanitary sewer. The woodshed on the back of the property will be taken down and replace with a white vinyl fence. The other shed (160 sq. ft.) will remain. It is well within Code now with the two outbuildings.

(Lillich) Thank you to the designer for putting overhangs all around the garage.

MOTION: Joseph Zawatski moved to approve the plans for the 20x20 Garage (400 sq. ft.) at 34608 Marcum as submitted.

Seconded by Michael Tyler

Voice Vote: Ayes Unanimous

Motion Passes 5/0

- 3.) Jim Ruggles, Finishline Properties, LLC
Contractor: Vic Patel
2814 Bishop Rd. – Game Room – PPN 31-A-008-0-00-025-0

Moved from Architectural Board of Review to Planning Commission.

PLANNING COMMISSION

Public Portion opened at 7:13 P.M.

None

Public Portion closed at 7:13 P.M.

- 1.) Jim Ruggles, Finishline Properties, LLC
Contractor: Vic Patel
2814 Bishop Rd. – Game Room – PPN 31-A-008-0-00-025-0
Plans stamped received in Building Department 12/10/2015
Plans reviewed by Building Department 12/10/2015
Present: Vic Patel

Owner/Representative Comments:

We are locating in the end unit at Eddie's Bike Shop. We are installing 20 game terminals. There is no construction. We will do painting and cosmetic work.

City Engineer's Comments (DiFranco):

None

Board Comments

(Zawatski) There are all new multicolor awnings at Eddie's Bike shop. They have bigger letters and a bigger sign.

(Lillich) Do we need to approve the type of business?

(Wyss) I like to have the Planning Commission review these before asking the Mayor to sign it.

(Zawatski) It is nice to see another business coming into the area.

(Lillich) What type of games are these? *They are electronic games in a video terminal.*

MOTION: Mayor Weger moved to approve the plans for the Game Room at 2814 Bishop Rd. as submitted.

Seconded by Joseph Zawatski

Voice Vote: Ayes Unanimous

Motion Passes 5/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

The Game fills the last open unit in the complex that houses Eddie's Bike Shop and the Nail Shop. The Shoppes at Willoughby Hills Plaza (aka Loehmann's Plaza) is up for sale. Closing is planned for December 24, 2015.

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

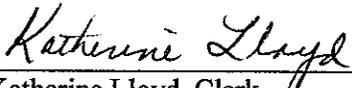
None

CHAIRMAN'S REPORT

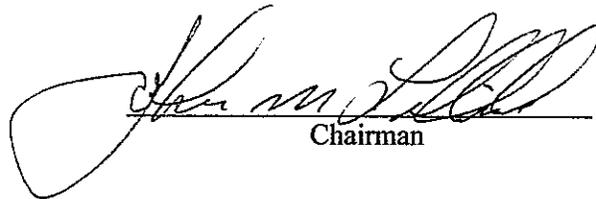
None

MOTION: Jonathon Irvine moved to adjourn
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 5/0

Meeting Adjourned at 7:18 P.M.



Katherine Lloyd, Clerk



Chairman

Date Approved 21 JAN 2016