

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

September 19, 2013

CALL TO ORDER: 7:01 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich Mayor Robert Weger, Council Representative David Fiebig, John Davis and Joe Zawatski

ABSENT: Madeleine Smith

ALSO PRESENT: Building Commissioner Fred Wyss, City Engineer Pietro DiFranco, BZA Representative Frank Cihula, Christopher Smith and Clerk Pro Tem Joan Motuza

MOTION: David Fiebig moved to excuse the absence of Madeleine Smith for tonight's meeting.
Seconded by John Davis
Roll call: Ayes Unanimous
Motion Passes 6/0

Correspondence:

- Memo dated 9/12/13 from City Engineer Pietro DiFranco Re: Lot Split and Consolidation for Taurus Venture Group

Disposition of Minutes Meeting of September 5, 2013

Mr. Lillich corrected the address of Laura and Bill Von Benken on page 7. The address was corrected from 'Skyline Drive' to 'Chardon Road.'

MOTION: John Lillich moved to approve the Minutes of September 5, 2013 as corrected.
Seconded by David Fiebig
Roll call: Unanimous
Motion Passes 6/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 pm

No public input.

Public Portion closed at 7:04 pm.

1. Duane Mathis

Contractor: Signature Construction

2586 River Road –In-Ground Pool - 31-A-011-0-01-045-0

Plans stamped received by Building Department 9-13-13

Plans reviewed by Building Department 9-16-13

Present: Sam Travarca, Signature Pools

Owner/Representative Comments:

- We will install an in-ground pool inside a fence yard. It will be built as the plan shows.
- There will be a solid taupe-colored fence on the back of the property and a black aluminum picket wrought iron on the side property and up to the house. Locations shown on photo. It will all be landscaped.
- There are woods in the back on the adjoining property.
- The house has yellow vinyl siding with stone and has white trim. It is new construction
- You will not be able to see the pool from the street.

City Engineer's Comments:

I just received the site plan. Therefore, I abstain from discussion

Board Comments

(Davis) The back fence identified with the pool, not the house. It looks like it is a backdrop for landscaping.

(Schryer) Where will the pump for the pool and the electrical equipment be located? It looks like it would be next to the existing building that is represented as little dashes. *The existing building has been sided and stoned to match the house.* It should be drawn on the site plan. *Okay.*

(Wyss) It will be on the side of the existing building and down the hill a little bit? *On the side where no one will see it. That is exactly where it is going.* We will make note of the exact location on the permit.

(Fiebig) What is the side line clearance? (Wyss) *It is 18 feet.*

We had Barrington add the pool to the 'as built' because the pool was originally in a swale. The area was regarded to accommodate the pool. It is shown on the document.

MOTION: John Lillich moved to approve the plans for the In-Ground Pool at 2586 River Road with the stipulation that the plans will be updated to show the location of pool mechanicals and the 18-foot sideline clearance.

Seconded by David Fiebig

Voice Vote: Ayes Unanimous

Motion Passes 6/0

2. Dave Carlson

Contractor: Lally Construction, Inc

2691 Graylock Drive –Detached Garage- 31-A-009-B-00-004-0

Plans stamped received by Building Department 7-17-13

Plans reviewed by Building Department 9-9-13

Present: Fred Wyss, Building Commissioner (representing the home owner)

Owner/Representative Comments:

- This project was reviewed by the BZA. Due to delay getting it to the BZA, Mr. Wyss is presenting the project to the Architectural Review Board.
- BZA review for variance was for everything. It should not be in the front yard. It is too close to the road. The homeowner did not want to consider attaching the garage to the front and enclosing the breezeway/portico. His wife wanted the space in front of the house left alone.
- It was approved by the BZA. Documents from the BZA are in the packet.
- Siding will match the house. Fyphon details on the side gables match the one on the front of the existing garage.

City Engineer's Comments:

No Comments

Board Comments:

(Lillich) It is on the end of the cul-de-sac? *Yes, it is.*

(Schryer) The elevations are all here but they do not identify north, south, east and west.

It is parallel to the house.

If the owner were here, I would ask him about the landscaping being re-located. *The row of arborvitae has already been moved to the outside of the garage. The photo showing the hedges was part of the presentation to the BZA. The garage is hidden behind the row.* Transplanted shrubs sometimes do not do well. What if they die before spring? *It is part of the BZA approval. If they die, the owner will need to re-plant. It is covered in the variance.*

(Cihula) The BZA granted the variance because it is not unusual to have the garage on the front of the house. There are several others on the street. This was verified by GIS. Traffic on the street is minimal, especially being on the cul-de-sac. Landscaping will do a good job of hiding the building. Maintenance of the landscaping should probably be included in the motion. The garage could not be put behind the house.

(Schryer) How tall are arborvitae? *(Wyss) About 10 feet tall.*

(Fiebig) Is there a house on the other side of the hedges? *The hedges (arborvitae) are protecting the view from the street. There are also hedges on the side of the property which will screen everything from the neighbors.*

(Wyss) It is a dense, wooded area on the whole street.

MOTION: David Fiebig moved to accept the plans for the Detached Garage at 2691 Graylock Drive as submitted.
Seconded by Joe Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

3. Thomas Nevery

Contractor: New Creation Builders

2568 Dodd Road –24x24 Garage - 31-A-009-E-00-005-0

Plans stamped received by Building Department 6-12-13

Plans reviewed by Building Department 8-16-13

Present: Fred Wyss, Building Commissioner (representing the home owner)

Owner/Representative Comments

- It is a 24 x 24 simple garage that is already up, citing the variance approval.
- Siding matches the house exactly. It has nice trim. The garage door will be similar to the picture.
- This garage company has presented a plan for another garage which the Building Commissioner rejected. They were told that in the future, scale drawing will be required. The drawings do not even render the size of the 4-foot wing walls on either side of 16-foot door. They are drawn in.
- It has a nice pitch and good storage above the garage. The shingled roof matches the house. There is white trim around the white door.

- The drawing showed a 5-foot setback. I advised her that her client would have to go through another BZA variance unless she resubmitted a plan that was in compliance with Code. *(Cihula) She uses Google mapping to do her site plans. The house is not to scale. They did not want the garage blocking their view of the backyard. A large covered patio (portico) was put on the back of the house. The portico came before the Board several years ago.*

City Engineer's Comments

No Comments

Board Comments

(Lillich) When I was reviewing the plans, I made note that the doors and windows were not trimmed out. Then I find out that it already built.

(Schryer) I did not realize that it was already built. *It was not built on Monday. I did the footer inspection on Monday.*

(Fiebig) This was reviewed by the BZA? *Yes, for the variance because it is 7 ½ feet from the side yard. I only see the letter from the BZA with the motion. We do not have the application. What happened at the BZA meeting? An 8-foot variance was approved. The form is in the file. They actually built it further than the 8 feet.*

(Schryer) Why was the owner or the garage company not here tonight? *I was trying to help the residence with the pain of the meetings that they have already endured.*

(Fiebig) You said the window and door will be trimmed? They are not on the drawing. *Yes, the garage looks very nice. It is trimmed out the same as the house. It matches. I am more pleased with the results than the drawings.*

(Lillich) How can we keep this from happening again? How do we avoid having the project arrive at the Architectural Board after it has already been built? *I won't let it happen.*

(Cihula) They are all instructed at the end of the appeal and before they leave, that they have to come back in to see the Zoning Commissioner to apply for a permit and then come to the Architectural Board. *That is my fault, not theirs.*

You were very nice to them, especially with the problems that the builder was giving us.

MOTION: David Fiebig moved to accept the plans for the 24x24 Garage at 2568 Dodd Road as submitted.

Seconded by John Lillich

Voice Vote: Ayes Unanimous

Motion Passes 6/0

PLANNING COMMISSION

Public Portion

Opened at 7:32 p.m.

No public input.

Public Portion closed at 7:32 p.m.

1. Taurus Venture Group

Contractor: Chuck Szucs, Polaris

34000 Chardon Road – Lot Split and Consolidation- 31-A-006-0-00-042-0

Plans stamped received by Building Department 9-6-13

Plans reviewed by Building Department 9-10-13

Present: Chuck Szucs (Polaris) and Loretto Iafelice

Owner/Representative Comments:

- We are here for two lot splits of a parcel of land purchased from the George Krancic's estate. There is a house and Scoopy Doo there now. We purchased the land with the intent to build office/medical buildings.
- Right now the house is vacant. This is on the 'dead' land back of the house. That property goes back to the Friend's Church.
- Last year we were able to lot split off from the church down [area indicated on map] and we transferred it.
- Tonight we are here for the piece that Mrs. Mehta is interested in purchasing. Mr. Ferra is also interested in purchasing a lot.

(Schryer) Can you explain that some more. You have 4 colors of blocks.

- Chardon Road is located here [indicated]. Scoopy Doo is here. The house is here.
 - This is the devil's strip that goes all the way back to French Church. We have been contacted by adjacent property owners who were concerned about the land behind them.
 - The main area is ours.
 - This area belongs to a gentleman on Stark who is purchasing the orange block.
 - Mrs. Maida is purchasing the yellow block. That is the one I dropped off today because the second purchase came two days ago.

(Lillich) I am glad you are having success with it. The purchasers are happier going this route than not knowing.

(Schryer) Just to clarify for the Board, only one of these lots is on the application. Is that correct? *That is correct.*

(Wyss) For administrative reasons, we will fill out the second application tomorrow. Mr. DiFranco will review them separately. You will submit them separately because the county approves them separately. For the Board's purposes, I gave you the second plat showing both of them so you can approve both of them tonight. That is why both are consolidated on one plat. They will not be submitting the plat to the county.

- The rear one (the yellow portion) has to happen first because this one can't transfer and leave the other one 'landlocked.' It will be two separate items.

(Schryer) I think you should do two motions, one to go with each one. Each motion should state the address of the person who is buying it.

City Engineer's Comments:

We have no issue with the lot splits. The plans have not been reviewed in detail yet. Therefore, I would recommend approval contingent upon final review and approval by City Engineer for both splits.

Board Comments

(Fiebig) Is the intent to keep it forested? *With the route we are going now, the individuals have no intention of doing anything with the land they are purchasing. They want control of the land behind them.*

(Schryer) The one on Stark Drive does not have enough frontage to make a house in the rear. The frontage on Fowler Drive is 150 feet.

(Wyss) One of the people on Fowler contacted the Building Department about building a cabin in the back of the property. He was advised that a lot split would be necessary. I am not sure whether it was Mr. Ferra.

(Lillich) I was here when Fowler Drive was developed. Those are all 150 foot lots.

(Fiebig) Have you had further discussion about additional parking for the Firehouse? *We have had no additional conversation. We would work with them if they contacted us.*

MOTION: John Lillich moved to approve the Lot Split of Parcel 3 consisting of 0.7850 acres at 34000 Chardon Road and consolidation with the lot of James Ferra at 2808 Stark Drive pending final approval by the City Engineer
Seconded by Joe Zawatski

Discussion:

(Cihula) Should we do Parcel 2 first to avoid leaving the other land without a frontage?
(Schryer) I am not sure that it matters which order they are approved.

Voice Vote: Ayes Unanimous
Motion Passes 6/0

(Schryer) The application that I have in my hand is for Fowler Drive? *Yes.*

MOTION: John Lillich moved to approve the Lot Split of Parcel 2 consisting of 1.1658 acres at 34000 Chardon Road Chardon Road and the consolidation of that parcel with the property of Mrs. Mehta at 2817 Fowler Drive contingent on final approval by the City Engineer
Seconded by Joe Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

(Schryer) We need to add the lady's name. The only information on the application is the applicant, not the people involved. When will you come back in to fill out another application? *Tomorrow.*

UNFINISHED BUSINESS

None

NEW BUSINESS

John Lillich commented on the architecture and design of the O'Reilly Auto Parts store. During his road trip across country he saw many designs of their stores that were not confined to the home office design that we have here. In the future, I would suggest that the corporate designs presented to the Board may be more flexible than what we are told. Several other Board members concurred with his observation.

MAYOR'S REPORT

- The Color Run is this Saturday. Streets (Chardon Rd, Trabar, Eddy, Rockefeller and then back to Bishop) will be closed from about 7.45 AM to about 10-10:30 AM. As of now, there are about 6,200 runners. The last Color Run had about 8,200.
- O'Reilly Auto Parts should be open. Their Grand Opening will be later this month.
- Mary Rose Estates had an Open House. They are completely full. It filled up in about three months. It has 39 single apartments with one person in them. One single apartment has two people in it. There is a waiting list of about 30 people. There are some parking problems. There are more cars than HUD will allow for 40 apartments. Agreements have been reached with the hotel. The hotel is partnering with them because their visitors stay at the hotel. The hotel is doing lunches and breakfasts for them

COUNCIL REPRESENTATIVE'S REPORT

- If there are other invitations, Council and the PCABR would like to participate in Open Houses. (Weger) They had limited space, so the invitations were limited.
- Color Run: One resident put together a report complete with pictures detailing the problems he had with the event. Several members of Council have been discussing the benefit to the City

versus tying up traffic. A broader discussion of this event and whether it is achieving the intended benefit. Members of the PCABR are invited to add their input.

BUILDING COMMISSIONER'S REPORT

- Photographs of the collapsed building have been passed around the Board. The large 3-story barn at top of Pleasant Valley Hill collapsed on Saturday. I saw it when driving the hill. The Fire Department was contacted and warning tape put up. Some residents in the area crossed the tape to take photographs for their own purposes. They had just finished renovating the house. Her father was about to start working on the barn. The recent heavy rains contributed to its deterioration.
- Garages presented tonight were done in a way to benefit the residents. The one on Graylock will break ground next month. The other garage had a contractor from the area.
- The lot split tonight was a little messy. It also was done for the benefit of the residents. Loretto wanted to benefit the residents. Much of it was a timing issue.

MEMBERS'S REPORT

Mr. Lillich reported that the Historical Society has photos of the collapsed barn. It was the Hach barn. He has photographs of a horse and wagon turning around on Chardon Road when it was a dirt road. Mr. Cihula added that Chardon Road is also known as the Grand Army of the Republic Highway from when the Federal government was moving troops to the west. Mr. Fiebig commented that the Building Commissioner did warn the owner of barn about 3 years ago that it was going to collapse. Mr. Wyss had suggested that they put a roof on it and repair it.

CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn.
Seconded by John Davis
Voice Vote: Ayes Unanimous
Motion Passes 6/0

Adjourned at 8:03 pm.

Clerk

Chairman

Date Approved _____