

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

November 1, 2012

CALL TO ORDER: 7:01 pm

PRESENT: Chairman Charlotte Schryer; Vice Chairman John Lillich;
Mayor Robert Weger, Council Representative David Fiebig;
Madeleine Smith, John Davis

ABSENT: James Michalski

ALSO PRESENT: Building Commissioner Fred Wyss, BZA Representative Frank Cihula,
City Architect William Gallagher and Clerk Katherine Lloyd

MOTION: David Fiebig moved to excuse James Michalski.
Seconded by John Lillich
Roll call: Ayes Unanimous
Motion Passes 6/0.

Correspondence

None.

Disposition of Minutes Meeting of October 4, 2012

MOTION: John Lillich moved to approve the minutes of the October 4, 2012 meeting as submitted.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous
Motion Passes 6/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:04 pm

None

Public Portion closed 7:04 pm.

1. Steve DiVincenzo

Contractor: N/A

2942 S.O.M. Center – House Addition -PPN: 31-A-005-G-00-030-0

Plans stamped received by Building Department 10-18-12

Plans stamped reviewed by Building Department 10-23-12

Present: David Howe, architect

Owner/Representative Comments:

- Plans presented tonight are not involved with the existing house. The house is situated 130 feet from front right of way line.

- Picture board of existing house depicts the relatively new roof, stone on one side of the front, wood siding, a dormer window and a peak with a decorative feature. Main entry is in the front.
- The peak will be removed to set up a better flow of the house from one side to the other and the look. The stone front will remain. The roofing will run across.
- The 27x50 foot addition will include a great room, kitchen, master bedroom, bathroom and closets. It will be set back about 3-feet from the front of the house. There will be a couple steps down to the great room.
- On the addition, there will be Hardy plank to match the size and style of the wood siding on the house. The roofing is relatively new and easy to get; it should be a good match. There will be patio doors on the front with a porch overhang. On the side will be another patio door. There will be brick below the siding. We will use basically the same materials as were used on the existing house.

City Architect's Comments:

- The detailed explanation and pictures help us know what you are doing. It is a nice design and fit.
- We would like to modernize the house. The Board favors ridge vents instead of the gable-end triangular louver. Some other type of rectangular or linear feature would add detail in the gable
- You have plenty of fenestration, glass and illumination.
- I am curious about why the feature window on the north elevation is off center. *Inside there is the ceiling with the trusses. We were concerned that the windows were too close together. I was trying to spread the light toward the kitchen. We always balance what is happening on the inside with how things look on the outside. If the window moves, the kitchen could be squared off. If I move it over and went to a triple, I would still have some glass in that direction and it would square up the kitchen. Then you would only be sliding it 18-inches.*
- You are matching the style of the house, the roofline, roof material, and siding. It will look like part of the original house, not an addition.

Board Comments:

(Davis) The addition is so large; it is almost like rebuilding the house. The existing dormer window becomes a focal point of the house which could de-value the house. It would be to their advantage to re-do the window. Our responsibility is the whole house, not just the addition.

(Lillich) Is the window there just for light? *It is a bedroom.* Could another window be added to provide balance?

(Schryer) Perhaps a different style or double hung instead of what is there?

(Davis) There has to be a better solution.

(Smith) Have you considered solar tubes to provide extra light in the kitchen? Would shutters on the window set in stone area help draw the eye down?

(Schryer) Without having the owner here, our comments should go to Mr. Wyss. He could talk to the homeowner.

(Wyss) There was an assumption that the owner was going to take the other kitchen out. This addition could be used as a separate housekeeping unit and the original could be a separate housekeeping unit. We need to know what the owner intends to do about the other kitchen. Until we do, I would request that the Board add an addendum to the Motion that the kitchen in the existing house be removed as part of any approval. Taking out the plumbing would be a minor renovation. What is to be done on about the other kitchen should be marked on the plan, from a zoning standpoint.

(Weger) Fred, I understand that the bathroom in the house is connected to a sewer but it is absent a final inspection because it did not pass a dye test. *(Wyss) I will check.* Any approval should be contingent upon that because it has been almost two years.

(Schryer) As it is right now, new plans are needed with the suggested changes. They have to bring something back anyway. We could have them come back.

(Lillich) With the number of suggestions made and the existing kitchen which is not noted on the plans and the problem with the sewer connection, I think we should postpone review until they are ready to come back.

MOTION: John Lillich moved to postpone review of the plans for the House Addition at 2942 S.O.M. Center until the architect can consult with the owner and the applicant is ready to come back to the Board
Seconded by John Davis

Discussion:

(Smith) This is a marvelous addition but perhaps the architect can make a suggestion to the owner about the dormer.

(Schryer) We will give them the minutes so they know everything that has been suggested and discussed. The Building Department will pass the draft of the minutes to them.

(Howe) When is the next meeting?

(Schryer) It will be November 14th but the plans need to be to the Building Department for review by the Thursday before the meeting date so they can be reviewed.

(Schryer) We had a terrible time getting in touch with the owner about this meeting. The Board suggests that the owner attend the next meeting.

Roll call: Ayes Unanimous

Motion Passes 6/0.

Minor Alterations Approved by the Zoning Administrator

1. Emad Mikhail

Contractor: Ruff Neo Signs

2760 SOM Center Rd– Illuminated Wall Sign – PPN: 31-A-006-F-00-018-0

Plans stamped received by Building Department 10-24-12

Chairman Schryer read this Minor Alteration approved by the Zoning Administrator in the record. This is the old Mario hair studio. They got a new tenant. The signage is pretty much the same. The paperwork was circulated to the Board members.

PLANNING COMMISSION

Public Portion opened at 7:29 pm

John Klements, 2550 Dodd Road, Willoughby Hills

I own a piece of property on Orchard. That is why I received a notification mailing about the proposed changes that will happen at the corner. Before the mailing, I did not know anything was happening. No one in the neighborhood is here but the letter clearly states that the meeting was to happen on October 29, 2012. The date is wrong in the letter. My letter arrived in today's mail.

My tenant in that property could not be here tonight. Her concerns would be parking and occasional summertime noise when the windows are open. I understand that there has already been a work session but I just got a quick look at the plans tonight.

I am happy to see that business is thriving but concerned that I not know what expansion is proposed. I am also concerned that the neighborhood has not had a chance to see the proposed plans.

(Schryer) This is a Preliminary Plan. Even though things were discussed at the Work Session, this is the first the Board has seen what will be presented tonight. The applicant will still need to come back for Final Approval. Anyone in the neighborhood can stop at the Building Department to look at the plans and leave questions with the Building Commissioner before the next meeting.

(Wyss) We should send out the notifications again with the correct date for the next meeting since there a required second meeting on this.

Public Portion closed at 7:34 pm

1. Terry Chubb / Sandy Essick

Contractor: Chubb Construction, Inc.

29007 Chardon Rd – Preliminary Plan Review – PPN: 31-A-008-B-00-037-0

Plans stamped received by Building Department 10-26-12

Present: Terry Chubb, owner of building and general contractor

Owner/Representative Comments:

Mr. Chubb addressed the concerns expressed at the Work Session on 10/4/12

- Pavilion: Will cover part of the existing seating on the existing patio to provide shelter for patrons in inclement weather. There is no increase in seating.
- Noise: Design of the roof of the pavilion should help keep noise from traveling through the neighborhood. We have not had many noise complaints.
- Parking: The area has not been increased. Due to re-configuration of the existing parking lot, there will be additional spaces.

Photos of the existing building were shown. That building includes the addition built in 2001 which blended with their, then existing, patio bar building and surrounding buildings. Photos were passed around and will be added to the official file.

- Photo from front of building shows the back pavilion area
- Photo of the elevation of the side of that area shows where the proposed covered walkway would go. It will run from the present side door to the proposed pavilion
- Photo was taken from their parking lot over to building next to them. It shows area from Orchard to the patio bar.
- Photo of neighbors shows area from the neighbor's parking lot to the patio bar.

The orientation of the pavilion structure has been reversed.

- During work session, the gable ends faced Orchard and the medical building. That drawing was not as detailed as the new prints presented tonight.
- New design has the gables facing the back of the property and the back of the existing structure.
 - Gables on both ends will be the same vinyl shake to match the existing building.
 - View from the sides will be roofline and not gable.
 - Dimensions and side yard clearance are the same as the initial plan. The only change is orientation of the building.
 - Elevations show how it will look.
 - Photos taken from roof of the 2001 addition show the existing tables, chairs and umbrellas that will be along the side and back of the pavilion on the uncovered part of the patio. There is a lot of open space left.

Covered Walkway

- It will go from the side door along the side of the building to the existing patio bar and the covered dining area. It will be a permanent structure.
- Walkway will be a low sloped roof that will cantilever slightly up and over the flat garage roof. Garage roof will not be seen. It will not be attached to the garage.
- Gutter line will be equal across. Gutter on flat roof will still work.
- Slope on the walkway will pitch away from building toward the concrete area
- It will match an existing roofline so they do not have to cut into that roof. They will need to tie into it. It will touch the brick building

Pavilion

- The pavilion will tie into the existing patio bar which is 10 years old.
- It will have the same dimensional shingles as the patio bar and roof that was renovated last year.
- The 6x6s columns supporting it will be solid stained to match the existing cedar and the back of the garage. The columns will have an Azek deck board on the base and some type of a crown on the top. We are going for a simple rustic look. We do not plan to wrap them after all. Cedar could catch on sweaters and aluminum can be dented.

Parking Lot

- Two drawings were shown. The existing lot and the new re-drawn plan for parking the cars. We gained 5 spaces but are using the same area.
- Two planters on the Chardon Road street side have helped control the traffic pattern and entrance and egress onto the street. They are planted with varieties of hybrid salt tolerant grasses that survived last winter.
- We would like to add a couple more. We can submit a new plan for those as needed.
- Planters add green space to the lot.

City Architect's Comments:

- The drawing is mislabeled. There are 2 section cuts labeled Detail A on page 8. One should have been labeled Section Cut D. *(Chubb) Are we okay with the canopy to the end of the building where it ties in with the existing patio bar? Yes, the walkway is correct on the elevation but not correct on the floor plans. It needs to be corrected.*
- Staining out the columns is great. Are you staining out the entire upper portion and rafters or will it be raw construction? *It will be spray painted. The trusses may be painted a different color to match the wine on the rest of the building.*
- The bolted plates will be clad? *Yes, they will be wrapped in aluminum.* It does say 1x12 beam fascia. *If we don't wrap it, we can stain it.* I like your natural wood concept.
- It looks like you are going for a heavy timber look. Your rafters are 19.2 on center. Is that the maximum span rating of that member? *The architect calculated that with the idea that it would allow for doors or coverings as needed by the weather.* Spacing it out further would lessen the heavy timber look. *We are right at span limits. We thought about a wrapped steel beam but looks and appearance very important*
- What is your lighting plan? *We are still working on it. It is necessary because there is not much light under the bar for evening use. Fans are shown on plans. We do not like the idea of lighting from the top down. They could be on the 6x6 posts. We do have some landscape lighting. It needs to be rustic looking.* We are concerned about over-lighting the area. Less is more. Detail accent lighting sounds like it might be enough. You will need a lighting plan before final approval.

Board Comments:

(Wyss) The only noise complaint received in Building Department was a party on the next street over.

(Lillich) I agree with reversing the gables so that you are looking at more shingle than gable.

(Davis) Have you factored in snow and ice load on the flat roof and whether a large snow and ice build up would slide under the cantilever and onto the cement below? *We have not had problems with it in the past. Gutter should hold.*

(Smith) Would you consider a heating element for the gutter? *Yes.*

(Davis) In Section A of the elevations, it says cedar trim on existing. *That is on the existing building.*

MOTION: John Lillich moved to approve the preliminary plans as submitted for 29007 Chardon Road.
Seconded by David Fiebig.

Discussion:

(Schryer) The Building Department will need to have the lettering on the final plans corrected as discussed by Mr. Gallagher.

Roll call: Ayes Unanimous
Motion Passes 6/0.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Lillich commented on the number of metal roofs on new and remodeled houses that he has seen. Those roofs have not come before the PCABR. He asked what the Board's policy would be. Mr. Wyss stated that it would just be another roofing application. Mr. Gallagher observed that metal roofs are often preferred for heavy snow load regions.

MAYOR'S REPORT

The Mayor thanked everyone for their patience with all the troubles we have had. 50% of the city has been without power since Monday. Streets are under water. Power is slowly being restored. We are not the only area affected. CEI sent its Cleveland crews to New Jersey. Crews are coming in from Montana to help our area. City workers have been told not to deal with any downed lines, trees or streets unless the power is guaranteed to be off.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

Minor alterations approved by the Building Commissioner are generally corporate sign change or signs that are not unusual size wise. I would like the Board's input on a proposed new sign. Spectators has changed owners and the sign company has submitted the new sign with the proposed new name of the business. They hope to incorporate the names of area sports teams into the name itself. The new owners have been told that the elevated sign on S.O.M. Center Road needs to be lowered. The Board will review the proposal.

The BP Stations will be changing their signs due to a change in the lease. 7 Eleven will be running the food portion of the stores. Those changes will be reviewed as they come in. If they are changing sizes or making a substantial change, I will have them come before the Board.

CHAIRMAN'S REPORT

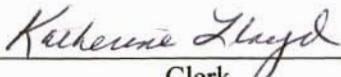
None

MEMBER'S REPORT:

None

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

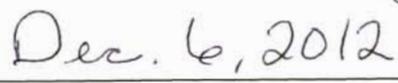
Adjourned at 8:20 pm.



Clerk



Chairman



Date