

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

February 21, 2013

CALL TO ORDER: 7:03 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger,
Council Representative Nancy Fellow, Madeleine Smith and John Davis

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

Nancy Fellows is here in place of David Fiebig for tonight.

Disposition of Minutes – Meeting of January 17, 2013

MOTION: John Lillich moved to approve the Minutes of January 17, 2013 as amended at
PCABR Meeting on February 7, 2013.
Seconded by Madeleine Smith
Roll call: 5 Ayes and 1 Abstention (Fellows)
Motion Passes 5/0

Disposition of Minutes Meeting of February 7, 2013

MOTION: John Lillich moved to approve the Minutes of February 7, 2013 as presented.
Seconded by Madeleine Smith
Roll call: 5 Ayes and 1 Abstention (Fellows)
Motion Passes 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:06 pm.

No public input.

Public Portion closed at 7:06 pm.

1. James W. Garrett

Contractor: TBD

2653 Dodd Road. – Home Addition - PPN: 31-A-009-F-00-006-0

Plans stamped received by Building Department 2-7-13

Plans reviewed by Building Department 2-8-13

Present: John Stopp (architect) and Jim Garrett

Owner/Representative Comments:

- The applicant plans to build a home office on the side of his house with a large window overlooking the river. The front porch will be wrapped around to tie in with the addition to provide symmetry. Photographs of the existing house were circulated.

- All the materials will match those on the existing house. There is hardy board on the siding, brick rollock around the border and brick to match the existing.

(Schryer) How old is the existing roof? *Part of the roof is from the mid-nineties. A large portion was redone during a previous addition about six years ago. This addition will balance that addition.*

- The prints show the slab on grade foundation with a vaulted cathedral ceiling inside.

(Smith) How will you heat the room? Will you have baseboard heating? *The room will be heated by a gas fireplace regulated by a thermostat. No other methods of heating or air conditioning are being considered for this space.*

Board Comments:

(Smith) The addition evens out the house nicely. The drawings are very complete.

(Lillich) It adds balance to the house.

(Smith) Matching the roof on the addition from six years ago should not be a problem? *Matching the materials should be no problem.*

(Fellows) It will be a very nice addition.

MOTION: John Lillich moved to approve the plans for the home addition at 2653 Dodd Road as presented.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes 6/0

2. Herb and Carol Matthews

Contractor: Bishop Construction

2955 Sherbrooke Valley Court – House Addition - - PPN: 31-A-001-C-01-020-0

Plans stamped received by Building Department 2-12-13

Plans reviewed by Building Department 2-13-13

Present: Carol and Herb Matthews, Dan Bishop

Owner/Representative Comments:

- Photographs of the existing house were distributed.
- The addition will be an exact match of the existing home. It will have the same roofing materials and same siding. It will have brick-to-grade around the perimeter of the addition
- The addition on the left side of the house will balance the garage on the right.

Board Comments:

(Schryer) Isn't there a window in the bathroom? I think we are missing the East elevations *The small window in the back room in back is not on the plans. The side with the fireplace has a small window in it. It is a 2-x3.5 foot double hung window to match the rest of the house*

(Schryer) How are you heating the addition? *The ductwork will extend through the joists into the addition. The current furnace in the basement is sized to handle this.*

(Smith) There is a full basement under the addition? *Yes.*

(Schryer) You will match the shutters? *Yes, they will also be Kelly green.*

(Lillich) No questions. They have done everything that the Board generally asks.

(Smith) Don't you want a window in the utility room? *Arrangements in the room would necessitate a high window that would not match the other windows.*

(Lillich) A sun tube would provide light without showing on the exterior. *Do they leak like a skylight?*
No, not if you avoid condensation as it goes through the cold area under the roof.

MOTION: John Lillich moved to approve the plans for the house addition at 2955 Sherbrooke Valley Court as presented.
Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:07 pm.
No public input.
Public Portion closed at 7:07 pm.

No pending Business

UNFINISHED BUSINESS

John Lillich raised the subject of the Work Session for Congregate Care Apartments for people over 55 years old [February 7, 2013] for additional discussion. The Board discussed its 'fit' in the City Center, adequate parking and need for architectural detail. Mr. Wyss stated that Building 7 has an easement right for their parking onto their property. They should be reciprocating with parking. There are easement rights throughout those parcels. That would be an off-site parking option.

NEW BUSINESS

None

MAYOR'S REPORT

- The Laundramat at Rt. 6 and Bishop Road is open.
- Burger King will be razed and replaced by a Rally's
- O'Reilly's Auto Parts will break ground in March. The O'Reilly store in Mentor is open.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

- Laundramat was given information about how to get permanent signage. Currently, they still have a banner.
- Developers Deversified (DDR) is providing a new retail space next to the Dollar Tree. Doors will be added in the window space. Here will be no real architectural changes. That will be approved through Zoning. An address for that space has been issued.
- Something may be going into the Sam's Club. The space may need to be divided. In the meantime, renovations and repairs to the outside of the building are planned.

(Cihula) The Damon's on Maple Grove is going to become an Appleby's

CHAIRMAN'S REPORT

None

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

Adjourned at 7:43 pm.

Katherine D. Lloyd

Clerk

Charlotte Schuyler

Chairman

Date Approved 3-7-13