

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

February 5, 2015

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Mayor Robert Weger, Council Representative David Fiebig,
Charlotte Schryer and Jonathon Irvine

ABSENT: Joseph Zawatski

ALSO PRESENT: Building Commissioner Fred Wyss, City Engineer Pietro DiFranco,
BZA Rep Frank Cihula and Clerk Katherine Lloyd

MOTION: John Lillich moved to excuse Joseph Zawatski from tonight's meeting
Seconded by Mayor Weger
Roll call: Ayes unanimous
Motion passes 6/0.

Correspondence:

- Memo dated January 16, 2015 from City Engineer DiFranco
RE: 2377 Michelle Ct. (PPN 31A-017-D-00-022-0) - Construction New Single-Family Home
- Memo dated January 22, 2015 from City Engineer DiFranco
RE: 2377 Michelle Ct. (PPN 31A-017-D-00-022-0) - Construction New Single-Family Home

Disposition of Minutes

Meeting of January 15, 2015

We want to correct the minutes of January 15th. During the meeting, we made a motion to postpone the Sivazlian case. The motion in the minutes has it postponed until today's date. The date was discussed later. We are correcting the minutes to the tape (recording).

MOTION: David Fiebig moved to approve the Minutes of January 15, 2015 as corrected.
Seconded by John Lillich.
Roll call: 5 Ayes and 1 Abstention (Schryer)
Motion passes 5/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 P.M.

No Public input

Public Portion closed at 7:04 P.M.

1.) Michelle Velotta Revocable Trust

Contractor: Velotta Construction

2377 Michelle Ct. – New Home - PPN: 31-A-017-D-00-022-0

Plans stamped received in Building Department 1/15/15

Plans reviewed by Building Department 1/15/15

Present: Tony Velotta (Velotta Construction), Michelle Velotta (owner), Rob Velotta (spouse)

Owner/Representative Comments:

- 1 ½ story, 3975 sq. ft. house with master bedroom on 1st floor, 3 bedrooms and a loft upstairs, 4 full bathrooms.
- Samples shown: Roof color is Heather Blend. Siding is Natural Clay color by CertainTeed. Stone is Seneca Dry Stack. Shutters are called CE Brown. Casement Pella Designer Series Windows are Clay color to match the siding. Style of the front door was shown.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) The design and Joe Meyer drawings are great. The house looks great.

(Schryer) What color is the shake? *The shake is Natural Clay color to match the rest of house.*

(Lillich) Joe Meyer has everything on here. It is beautiful.

MOTION: John Lillich moved to approve the New Home at 2377 Michelle Ct. as submitted.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:11 P.M.

Douglas A. King, Attorney for Mountain Run Forestry and Faye Sivazlian

The Sivazlian case is not on tonight's agenda. Mountain Run Forestry is packing up Faye Sivazlian for the meeting and will be here soon. My clients told me that Faye did not attend last meeting and that she needed to attend the February 5th meeting. Because of Faye's age, can this be heard tonight?

The case was officially postponed until the applicant notifies the Building Department that the project should be put back on the Agenda. The Board needs verification that the owner wants to proceed.

Marvin Detweiler, Mountain Run Forestry

Last time we were here, we were here for the lot split. We were told that the owner needed to be here. I do not understand. We were told that we were postponed until next meeting. No one told us that we had to make an appointment. Do we all need to be here for the next meeting?

When a case is postponed, the postponement is indefinite until we are notified that you are ready to be on the next agenda. Both parties, Mountain Run Forestry and Faye Sivazlian, need to be here. She [Faye] needs to tell us how the property is to be split because she is still the owner.

(King) Yes. The deeds have been signed but have not been recorded. Legal title changes when the deeds are recorded.

(Wyss) We do not have copies of the deeds. We have copy of the sale agreement. The City Engineer has reviewed the plans for the lot split drawn up by Harry Jones.

Faye Sivazlian.

I am not willing to do the lot split. This is a misunderstanding.

(Fiebig) Do you have an attorney for this specific deal? No, I never thought I needed one.

Members of the Board stated that the Board is here review a lot split and suggested that the owner consider retaining legal counsel regarding the lot split and return when she is ready.

Public Portion closed at 7:45 P.M.

No Pending Projects for tonight's meeting

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

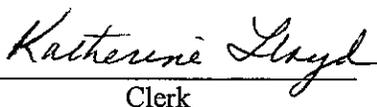
We cannot discuss legal items without our own counsel. We need to focus on the lot split. The legal owner needs to approve the lot split. We need the City Attorney present if this case is on the agenda again.

CHAIRMAN'S REPORT

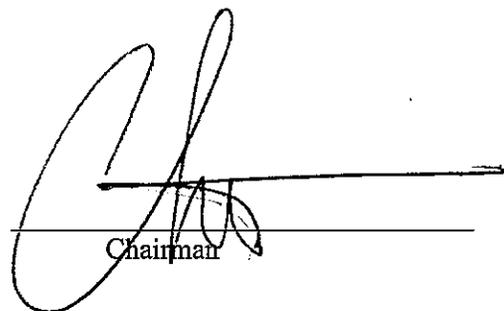
None

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

Adjourned at 7:49 P.M.



Clerk



Chairman

Date Approved 19 Feb 2015