

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

April 16, 2015

CALL TO ORDER 7:00 P.M

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

NOT PRESENT: 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 this evening's meeting.
Seconded by Mayor Weger
Roll call: Ayes Unanimous
Motion passes 6/0.

Correspondence:

Federal Published Article: Zoning, Subdivision Regulations, Conservation Subdivision, Resource
Conservation EPA Region- All Federal Planned Unit Developments

Disposition of Minutes

Meeting of March 5, 2015

MOTION: Councilman Fiebig moved to approve the Minutes of March 5, 2015 as corrected.
Seconded by John Lillich
Roll call: Ayes Unanimous
Motion passes 6/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

None

Public Portion closed at 7:02 P.M.

1.) Gregory & Jeanine Maschak

Contractor: Blossom Homes, LLC

36802 Beech Hills – New Home – PPN 31-A-009-I-00-007-0

Plans stamped received in Building Department 4/7/2015

Plans reviewed by Building Department 3/23/2015

Revised Plans received by City Engineer 3/31/2015

Revised Plans reviewed by City Engineer 3/31/2015

Present: Gregory & Jeanine Maschak (owners) and Tony Kucia & son (Blossom Homes)

Owner/Representative Comments:

- The home is a 1-story ranch with a couple reverse side gables. There is a large 18-foot door on the left with a workshop to the right over the overhead door. It has a big covered front porch. There is a pond in the back. It has a full unfinished basement. Inside will be an open floor plan.
- Septic has been approved. It will be in the rear of the property
- Siding will be Sienna. The trim, gutters, fascia, frieze on the front, main door, garage door, windows and mullions will all be white.
- Shingles are 30-year dimensional Weathered Wood. Cultured stone is Aspen color.
- Pictures of other houses were shown as examples of the siding color and the look of stone wrapping around the reading room.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) The garage door is shown plain. Will it be panelized? *We are looking at decorative options.* We would like you to do something with it. *Okay.* Stone should be wrapped 18-24 inches around the corners to the side elevation so you do not have the stone edge and it looks dimensional. *Okay.* How do you plan to treat the foundation? *It has a brick pattern*

(Fiebig) The chimney is sided. How does the Board feel about that?

(Lillich) We have used that type of treatment before. However, it stops at the floor level and appears to 'float' in mid-air. We would like to finish that down to grade. *Carry the siding down to grade?* Yes.

MOTION: John Lillich moved to approve the plans for the New Home at 36802 Beech Hills as presented with the condition that the stone be wrapped 18-24 inches around the corners, that decorative detail be added to the garage door, foundation with a brick pattern and the framed in chimney be finished to grade level.
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:14 P.M.

No Public input

Public Portion closed at 7:14 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Wyss reported on conversations about ways to improve the economic conditions of the City that he has had with the Mayor and Steve Roszczyk. We need to increase income. We need development. We need to look at properties that have been vacant for years that are zoned a certain way that will not be developed that way. He distributed a report about Planned Unit Development (PUD), 'Federal Published Article: Zoning, Subdivision Regulations, Conservation Subdivision, Resource Conservation EPA Region- All Federal Planned Unit Developments'.

It discusses another means of looking at zoning options, legal aspects, and generalized PUD codes that could be in the Zoning Code. PUDs can be planned by a developer or Planning Commission. Chris Smith will speak to overlay districts. Steve has made reports to Council. He has studied it and other areas. The City needs to look at this for its own benefit. Planning commission takes on all sorts of roles.

(Smith) You have given us something to read and digest. Along with Overlay Districts, anything that can attract people and business to the City we should entertain. After the meeting, let me know if you want to volunteer for a subcommittee to look into this.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

The representative from the Airport Noise Abatement Committee made a report to Council this past meeting. There is a movement to exempt single engine planes from the Noise Abatement policies that have been in place. We have asked for more details. These were studies done by the Cuyahoga Airport. I will report back.

BUILDING COMMISSIONER'S REPORT

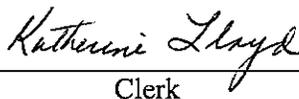
- Maple Valley subdivision: Shannon Fence requested a permit to install cross buck rather than the three horizontal planks between posts of the front wall that was approved by the PCABR. Plans shown. Do they need to present an application for the fence or could it be approved as a Minor Alteration as long as they kept to the approved design but substituting the cross bucks? Per discussion, it is a Minor Alteration. The materials will all be the same.
- Chagrin North area: The potholes in the access road have been repaired.
- Clover: Next phase is progressing. It is looking as proposed.

CHAIRMAN'S REPORT

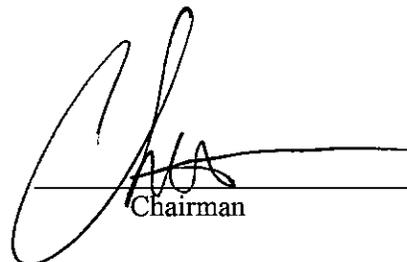
Thank You note received from Charlotte Schryer was passed around.

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

Adjourned at 7:26 P.M.



Clerk



Chairman

Date Approved May 7, 2015