

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

September 3, 2015

CALL TO ORDER 7:00 P.M

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

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

Correspondence:

- Memo dated 8/24/15/15 from Asst. City Engineer Kevin Trepal to Planning & Zoning Commission & Architectural Board of Review RE: 2328 Rivers Edge Dr.(PPN 31-A-017-C-00-014-0)
- Letter dated 8/24/15 from Willoughby Hills Board of Building & Zoning Appeals to Thomas S. and Laura L. Krus RE: Case 2015-3 at 36910 Chardon Rd.

Disposition of Minutes

Meeting of August 20, 2015

Mr. Lillich requested clarification in the Building Commission's report. The wording, "Currently, they are trying to rebuild the floodplain" will be changed to "Currently, the Lake MetroParks are trying to restore the floodplain".

MOTION: Michael Tyler moved to approve the Minutes of August 20, 2015 as amended.
Seconded by David Fiebig
Roll call: Ayes Unanimous
Motion passes 7/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 P.M.

No Public input

Public Portion closed at 7:04 P.M.

1.) Daryl Matriano

Contractor: Mark Ange

2328 Rivers Edge – New Home – PPN 31-A-017-C-00-014-0

Plans stamped received in Building Department 7/30/2015

Plans stamped reviewed by Building Department 8/24/2015

Plans reviewed by City Engineer 8/24/2015

Present: Daryl Matriano (owner) and Mark Ange (contractor)

Owner/Representative Comments:

- Photos were distributed to show the colors listed on prints.
- Photos from back of house distributed to show pool house.
- Color landscape plan from surveyor shown.
- Samples shown: Stone will be cypress limestone. Roofing is weathered wood color. The shake and siding will be pebble clay with white trim

City Engineer's Comments (DiFranco):

Memo dated 8/24/15/15 from Asst. City Engineer Kevin Trepal to Planning & Zoning Commission & Architectural Board of Review RE: 2328 Rivers Edge Dr. (PPN 31-A-017-C-00-014-0)

Board Comments

(Smith) You articulated the stone well. You are treating it as 'volumes'. It gives 3-dimensionality to the building.

(Lillich) My compliments to Mark Ange. The elevations have all the detail we ask for.

(Fiebig) It is an excellent design with great touches.

MOTION: John Lillich moved to approve the plans for the New Home at 2328 Rivers Edge. as presented.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

2.) Tom Krus

Contractor: Makoski Construction

36910 Chardon Rd – Garage Addition - PPN 31-A-009-H-00-015-0

Plans stamped received in Building Department 8/28/2015

Plans reviewed by Building Department 8/31/2015

Present: Laura & Tom Krus (owners) and Jack Fay (architect)

Owner/Representative Comments:

- Overall aerial view of area, property and existing structures shown.
- We will be adding a new barn onto the existing 18' x 20' barn to make a country barn for storage.
- Materials have been chosen to match the existing historic house. The stone concrete ceramic tile roof of house has already been removed, refurbished and reinstalled. The barn will be white clapboard with a deep brownish shingle to match the stone tiles with architectural detail on gable to imitate the gable of the original. It will have three carriage style doors on the front with top panel lights.

City Engineer's Comments (DiFranco):

None

Board Comments

(Wyss) This house was built for Otto Graham by Paul Brown. They are keeping the original 1950's kitchen.

(Smith) They have the gutters and downspouts tied into the storm drains.

(Wyss) The applicants have agreed to 'splash blocking' those so they flow naturally into the storms. There is an old storm pipe in the front that appears to be a culvert for the original driveway. It is causing some erosion on the neighbor's property. The pipe seems to still be in the ROW. Because of the topography, it is down in a gully.

(Smith) Architecturally, it looks great. I applaud the effort to match the character of the buildings.

MOTION: Joseph Zawatski moved to approve the Garage Addition at 36910 Chardon Rd as submitted with the stipulation that they meet the conditions set forth by the Willoughby Hills BZA.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

PLANNING COMMISSION

Public Portion opened at 7:20 P.M.

None

Public Portion closed at 7:20 P.M.

(Smith) We will reverse the order of projects in Planning Commission.

1.) A. Perrino Construction

Contractor: Same

2469 Maple Hill Rd. – Landscape Revision – PPN 31-A-012-H-00-002-0

Plans stamped received in Building Department 8/26/2015

Plans reviewed by Building Department 8/31/2015

Present: Pat Perrino (A. Perrino Construction) and Bob Bremec (Bremec Greenhouse)

Owner/Representative Comments:

- (Perrino) I had my landscaper do a drawing of 5 trees and another with 3 trees. 5 trees are too much. I also brought a tree expert (Bremec). (Each packet had two landscape site plans: the original approved plan and the proposed plan)
- (Bremec) I have worked with Pat for years and I know the quality of work he does. He asked me to look at this drawing (5 trees) as a ‘treescaping’ project for the entire street and the number and variety of trees spec’d into this job. The shingle oak is not native in this area. It is very difficult to find. That difficulty makes it very expensive. The trees are spaced so close that they will grow into each other in 25-30 years. The landscape architect on this job did not take into consideration and foresight that the trees will need serious pruning. It would be more feasible and sensible to space out the trees so that they do not need to be cut up when they have grown into their girth and canopy potential and the beauty of the tree will still be there. I did two different drawings: (1) a rendering of 5 trees that grow into each other, or (2) a rendering of 3 trees that will have the space to grow as they mature. The shingle oak canopy will reach 40 feet across.
- (Perrino) I think is your obligation to the future homeowners to address this this question.
- I love the idea of a tree-line street that is well-spaced.

City Engineer’s Comments (DiFranco):

- The selection of trees was chosen by the developer and landscape architect. There is a list of trees permitted in the Code. If you want to change the type of tree, I do not think that would be an issue. *(Bremec) I think it is the spacing of the trees we should look at.*
- The Code was prepared by professionals, they have their opinion. The Board is following the Code which gives the number and spacing of the trees. *(Bremec) The research has been done and presented to you. We have shown how the trees will grow into each other. It is not right for the people who live on the street. The lot at the end has switched out the trees.*
- The street trees are the responsibility of the developer. We are not putting this on the homeowners. The developer said he would make the builders do the trees.
- The number of trees and the spacing are per the Code. You could put in a smaller trees.

Board Comments

(Lillich) I went to the site. You said ‘shingle oak’. I saw ‘Chinese elm’ with the tags still on them.

- *(Bremec) I do not think that the trees in there now are the proper trees for the specs and the landscape streetscape design. Perhaps it is due to the difficulty and cost of getting them. We located 3” caliper shingle oak near Akron at 2 ½ times the normal cost of a tree, \$1200.00 installed per tree. It was spec’d for 2 ½” caliper; 2 trees that size were not available. They are not locally grown because it is not popular in this area.*

- *(Perrino) I understand what the Board is trying to do with the streetscape with trees lining the street. But to put 5 trees so close together on that lot makes no sense.*
- *It makes no sense for all the homeowners to have pay \$1200 per tree for trees that are so difficult to get. Right now there are only 2 models and 2 homeowners.*
- *(Bremec) A common tree, planted is \$400-500 each. The price goes up with size and caliper. Our research staff finally located these.*

(Fiebig) Have you seen this type of tree-lined development before? Yes. What do you see as the common tree? Pin oak, locust and linden trees. You toured the street? I did the model. Did you see the 6 trees at the end of the street at the house already built? They look like they are dying. They are very small trees. Trees are taking a lot of stress from the heat. I would suggest native common trees that are easy to obtain and, when they mature, touch each other. We can ask the Board how this plan came to be.

(Lillich) This is the first development that I recall having a streetscape. We already approved a plan for the whole street that was presented by the developer. If we consider changing it, there has to be a new plan for the whole street. I am reluctant to take action on individual lots. I would suggest going back to the builder for a new streetscape plan.

(Smith) I will abstain from the vote.

(Fiebig) What you are presenting sounds reasonable. You should go back to the developer to go over tree types and spacing. Then re-present that plan.

(Wyss) I distributed photographs with stakes with adjustments for driveways and root development. The existing trees installed by the developer are within the scope of the 2006 Code. Street trees are supposed to be 30 feet apart. Pine Valley was in design process prior to the 2006 Code. They were exempt. There is room for 2 more trees on Sublot 1. That is wrong for good spacing. It is not wrong to Section 1155.04 Street Tree Planting requirements of the Code. We cannot go against the Code. The landscape plan was developed by our Code. The private owner of S/L-15 put in their own 5 trees. The private owner of S/L-10 put their own 6 trees in. I need to check the species they installed.

(DiFranco) I need more time to review this because I just got the plans. There are trees on the approved list to choose from. I came in before. I was not told that substituting trees was an option. That is a design decision that either I or the Board can make. I still think that 5 trees are excessive on my specific lot. It is more a question of what is the correct thing to do. This is like a city code that went wrong.

(Tyler) It not so much the higher cost of trees in the plan? It is both the cost and especially the fact that they will grow together. We have to plan for the whole street, not just one lot. We already have an approved plan that is done according to Code.

(Smith) I would ask the Building Commissioner or the City Engineer to take a longer look at this. They can contact the original design architect to get his thoughts on the matter and report back to the Board.

(DiFranco) The applicant can go back to the developer and his landscape architect.

(Lillich) He is the first one who had to abide by the new Code and spacing.

(Fiebig) So every developer has to follow the Code.

(Smith) Send a copy of the list in the Code to the Applicant. Perhaps another species would solve the problem.

(Smith) We have direction. The City Engineer will review it. The applicant will talk to the developer.

2.) Erin E. Holton

Contractor: Self

2506 Chagrin Dr. – Shed in Protected Area – PPN 31-A-010-B-00-035-0

Plans stamped received in Building Department 8/4/2015

Plans reviewed by Building Department 8/31/2015

The applicant requested that the review be postponed.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. DiFranco reported that Maple Valley developer has been issued three violation notices for soil and erosion control. The County will not be issuing any more permits. There will be no more houses until the developer addresses his issues.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

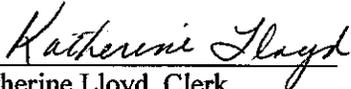
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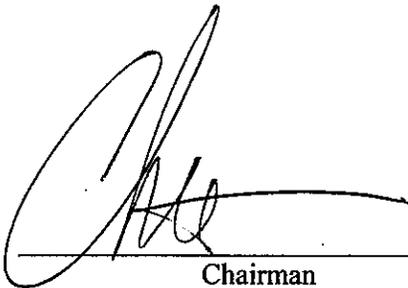
CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Meeting Adjourned at 8:06 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 10/1/2015