

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

**November 20, 2014**

**CALL TO ORDER 7:00 P.M**

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

**ALSO PRESENT:** BZA Representative Frank Cihula and Clerk Katherine Lloyd

**Correspondence:**

- Letter dated November 11, 2014 from Planning & Zoning Commission to Mr. and Mrs. Grace RE: 2398 Trailard Dr. - Protected Area
- Letter dated November 15, 2014 from Michael Makarich, Jr. and Michael Robert Makarich to the BZA RE: 2581 River Rd. –clarification for Planning.

**Disposition of Minutes**

**Meeting of November 6, 2014**

Disposition of the Minutes of November 6, 2014 postponed until next meeting. There are several missing pages due to printer issue.

**ARCHITECTURAL BOARD OF REVIEW**

**Public Portion opened at 7:03 P.M.**

No Public input

**Public Portion closed at 7:03 P.M.**

1.) Michael Makarich

Contractor: Michael Makarich

2581 River Rd. – Pole Barn - PPN: 31-A-011-0-00-007-0

Plans stamped received in Building Department 10/29/14

Plans reviewed by Building Department 10/30/14

Zoning review 11/3/14

**Present:** Michael Makarich (owner) and Michael Robert Makarich (son)

(Schryer) This project is going for BZA review on December 9, 2014.

**Owner/Representative Comments**

- There are no changes to the plans since last meeting.
- Samples distributed of the rustic red siding and black shingles.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Lillich) The shed looks like it was two sheds built at different times. *Yes, it was.* Is the square footage within allowable limits? *It should be pretty close.*

(Fiebig) The color looks like it will blend in architecturally. *The original was a photo shop rendering.*

(Lillich) What color is the overhead doors facing the street? *The doors, windows, soffits and all trim will be white.* [Spec sheets on the windows and doors were submitted.] It looks like the windows come with their own lights. *They are simulated divided lights.*

(Schryer) They are little windows.

(M.R.Makarich) This is a letter requested by the BZA Chairman clarifying why I am making the request even though I am not the property owner [Circulated].

(Smith) I like the divided lights in the windows and the trim. The door looks great. My concern is the ribbed steel doors. How high will they be? *The door will be 10 feet high and 16 feet wide.* It is a big door. Do you know if they offer a carriage style door to match the one next door? *I will check into it.* It would enhance the building if you could do it. *I will have the contractor look into it. That is their typical door.*

(Fiebig) This is out of their commercial line. They may have something in their residential line for about the same price. That could make it look more residential than commercial. *I will look into it.*

(Smith) I like the color, especially offset with the white windows and black roof. *It will look more like the brick on the house.*

(Lillich) Is the BZA appeal just for square footage? *Yes, I am asking for a variance to have the building built as drawn.*

(Schryer) PCABR is just reviewing the architectural part of the plan.

(Lillich) The spec sheet shows the windows with a 3-inch trim around them that does not show on the plans. We want to make sure that the windows are trimmed out like the doors.

**MOTION:** John Lillich moved to approve the Pole Barn at 2581 River Rd. architecturally with the stipulation that they trim the windows out like the man door is trimmed out.  
Seconded by David Fiebig  
Voice Vote: Ayes Unanimous  
**Motion Passes 7/0**

2.) Loreto Development (owner)  
My Zen Garden (business owner)  
Contractor: Kathy Sloe, My Zen Garden

34000 Chardon Rd. – Sign for New Business - PPN: 31-A-006-0-00-007-0  
Plans stamped received in Building Department 11/7/14  
Plans reviewed by Building Department 11/17/14

Present: Kathy Sloe

(Schryer) This is the location of the old ScoopyDo ice cream store.

**Owner/Representative Comments**

- Picture of the sign and structure included in packets.
- The business will be a small holistic healing center offering classes, services and products. There will be classes outdoors in warmer weather. [Pictures of inside shown.]
- The sign has been renovated and repaired. Photo of old sign shown
- The ‘new’ sign has the same structure but the top is gone and the face of the sign has been replaced. Dimensions of the sign itself are pretty much the same.

**City Engineer’s Comments (DiFranco):**

None

**Board Comments**

(Zawatski) Will you offer Yoga? *No room for Yoga inside. In the spring and summer, we will have it in our outdoor space.*

(Smith) The outside space is beautiful.

(Schryer) The Building Commissioner approved it on his green sheet.

**MOTION:** John Lillich moved to approve the new Sign for New Business at 34000 Chardon Rd. as submitted

Seconded by Joseph Zawatski

Voice Vote: Ayes Unanimous

**Motion Passes 7/0**

**PLANNING COMMISSION**

**Public Portion opened at 7:22 P.M.**

Linda Marcum, 2990 Marcum

You approved a corner house at Lynn Drive and White Road. It went from an eyesore to the Taj Mahal. It is totally different.

(Fiebig) *The owner told us he would do that and he has come through.*

(Schryer) *Thank you for the compliment.*

**Public Portion closed at 7:24 P.M.**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**MAYOR'S REPORT**

None

**COUNCIL REPRESENTATIVE'S REPORT (Fiebig)**

None

**BUILDING COMMISSIONER'S REPORT**

None

**CHAIRMAN'S REPORT**

- The first meeting in January, 2015 lands on New Year Day. That meeting is cancelled.
- The organizational meeting will be on January 15, 2015.
- I will step down as chairman at the organizational meeting. I will remain on the Board for a few months for the change-over. Then I will step down completely from the Board.
- My daughter will be having a baby soon. That affects my schedule.
- We usually have a Christmas party. I suggest that we schedule it on Thursday, December 4<sup>th</sup>.
- If we have a meeting, we would go out immediately after the meeting. If the meeting is cancelled, we could meet at 6:30 PM.
- I would propose that the group go out to a local restaurant rather than meeting at my house. Group plans to meet at the Firehouse.

**MOTION:** John Lillich moved to adjourn.  
Seconded by Mayor Weger  
Voice Vote: Ayes Unanimous  
**Motion Passes 7/0**

**Adjourned at 7:25 P.M.**

Katherine Lloyd  
Clerk

Charlotte Schyer  
Chairman

Date Approved 1-15-2015