

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

November 7, 2013

CALL TO ORDER: 7:01 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative David Fiebig, Madeleine Smith, John Davis, and Joe Zawatski

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

Correspondence:

- Records Retention Schedule (RC2) received from Willoughby Hills Building Commissioner on November 4, 2013.
- Memo dated Oct 22, 2013 from Gloria Majeski to Departments with an RC2 on File with the Ohio Historical Society.
- Letter dated October 31, 2013 from Willoughby Hills Board of Zoning and Appeals Re: Case No. 2013-4 Variance for 34330 Rosewood Trail

Disposition of Minutes Meeting of October 3, 2013

Voting on the Disposition of Minutes will be postponed until the next meeting due to need corrections.

MOTION: John Lillich moved to postpone voting on the Minutes of October 3, 2013 until the next meeting.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous
Motion Passes 7/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 pm

No public input.

Public Portion closed at 7:03 pm.

1. Bryan and Trisha Butera

Contractor: Schumacher Homes

29159 Chardon Rd – New Home - 31-A-008-E-00-026-0

Plans stamped received by Building Department 10-21-13

Plans reviewed by Building Department 10-21-13

Plans reviewed by City Engineer

Present: Bryan and Trisha Butera (owners) and John Bussey (Schumacher Homes)

Owner/Representative Comments:

- The house will be brick all the way around.
- Shingles will be a Heather Blend color by Certainteed.

- Shutters will be Musket Brown to go with the brick.
- The windows, frieze boards, trim and frames will be white.
- The center piece under the window above the front door will be a smooth board with a three-quarter fyphon picture frame trim.

City Engineer Comments (DiFranco)

We had several comments on the Site Plan. I just received a revised site plan five minutes ago. As long as we can work on an approved-able site plan, the Board can approve the plans, contingent upon that.

Board Comments

(Lillich) I like the look of the house, the way the front is treated with shutters and soldier block under the windows. Unfortunately, the rest of the house is lacking on the other three sides. We would like some window treatment to dress up the other three sides. Normally the windows are dressed up with the same brick trim.

(Bussey) What about the patio door in the back?

(Schryer) Do you plan to build a patio out there? There are no stairs on the print. *No. We have temporary stairs.*

(Bussey) Does it matter that you cannot see the house from the back?

(Lillich) It does not have to be elaborate but we do like a 360 degree design. If it were vinyl siding, we would ask for 4-inch trim around all the openings.

(Weger) We are not asking for shutters on the back, just the brick trim.

(Trisha Butera) It is my house. I should be allowed to say what is on the back of my house. This will add more to the cost of the house. They will charge more. Will you charge more? *(Bussey) Typically when we do changes like this, we do.*

(Lillich) This is not any different than we have asked from every other house that has come before us.

(Schryer) It helps to keep the property values up for resale down the road. It helps to keep Willoughby Hills a unique place to live.

(Davis) If you look at the façade, it looks more institutional. It is a plain, boxy façade. The accent provides more aesthetics which contribute to the value. There are basic principles of design that work really well. *We don't plan to sell.*

(Smith) The city will have this house for 100 years. This is a small thing to add when you are building such a nice house.

(Bussey) You want the soldier bricks on the other windows, too? *(Davis) That will make a big difference on how it looks.*

(Wyss) Is there a substantial increase in the cost for 'soldiering' the bricks? You already have the bricks. *(Bussey) I can't answer that. On the top, I do not think I can squeeze a soldier course in on the top. What if we just do a rowlock on the bottom of the windows in the back? I could do a half brick around the door on three sides. We are still using brick; I would just have to turn them. It would not add a lot of money.*

(Lillich) On the second floor, you could do under the windows and above and below on the first floor windows. *(Bussey) So just do a rowlock sill on the top windows and on the bottom windows you want a 'soldier' top and a rowlock sill on the bottom windows.*

(Lillich) That would take the institutional look away.

(Smith) The front looks great with the muntin bars, shutters and all the detail we like. But the sides are also part of the building. We cannot totally ignore it.

(Schryer) I looked at the interior floor plan. The way the floor plan lays out, there really are no other places to put windows on either ends of the house.

(Bussey) Will we get something stating what the Board wants?

(Schryer) It will be in the motion. If you don't want to put shutters on the back and the sides, you still could do the sills and tops of the windows.

(Bussey) Will I get something in writing stating what you want, pointing to it, so I know exactly what to do? So we don't get it wrong.

(Schryer) Sure. We will put in the motion but I think he is asking for someone to draw it on the plans. Fred, can you help them with that? Katie can write a letter to you stating that. If you want to make sure, we can actually draw it on a plan.

(Bussey) That would be great. So the back door will have a half-brick around the three sides.

(Wyss) There would be no necessity for anything on the bottom of the sliding door because a deck will eventually be built. *No, no deck.*

(Schryer) [*Indicating on drawing with Bussey*] On three sides. On this you would only do the bottom, on this one you would do the bottom. On this one you would only do a half-brick around the door. Around the little window, if you are doing top and bottom here, here and here, you would do the same thing here.

(Davis) Except for the top windows where there is not enough room to put it on the top.

(Bussey) Okay, if I could get the plan with the drawing of what we are doing?

(Wyss) If I am doing the drawing, one of the Board members should tell me what to draw.

(Schryer) I will be in tomorrow morning. We will draw it on one of the extra plans to give it back to you.

MOTION: John Lillich moved to approve the plans for the New Home at 29159 Chardon Rd, giving the owners the options to either shutter the windows on the additional three sides or do a brick treatment with rowlock and soldier block above and below on the windows on the ground floor and just rowlock on the sills on the second floor windows and around the patio door. All this is pending final approval of the site plan by the City Engineer.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes 7/0

PLANNING COMMISSION

Public Portion

Opened at 7:24 p.m.

No public input.

Closed at 7:24 p.m.

1. Elizabeth A. Ruff, Trustee

Contractor: N/A

32701 White Rd. – Lot Split- 31-A-005-C-00-031-0

Plans stamped received by Building Department 9-3-13

Plans reviewed by Building Department 10-3-13

Plans received by City Engineer 10-3-13

Plans reviewed by City Engineer 10-9-13

Present: Rick Stohlman

Owner/Representative Comments:

We are breaking the house off from the rest of the property because we are putting the house up for sale.

(Schryer) The only piece that is coming off is the house in the front? *1.68 acres is coming off.*

City Engineer Comments (DiFranco)

We perceive no issue with the lot split.

We do need the original survey to be stamped by the City Engineer and Chairman Schryer

Board Comments

(Zawatski) I am familiar with the property. I do not see any issues with that.

(Lillich) I am also familiar with the property. I do not see a problem.

MOTION: John Lillich moved to approve the Lot Split at 32701 White Rd as presented.
Seconded by Joe Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

The Willoughby Hills Towers sign will be coming to the Board for review.

It will have an LED read out. The Board will need to review the City's standards for LED signs with them.

MEMBERS'S REPORT

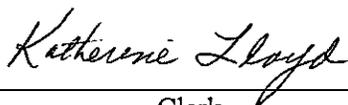
Madeleine Smith will not be at the next meeting.

CHAIRMAN'S REPORT

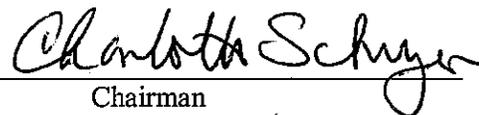
John Lillich will chair the November 21, 2013 meeting.

MOTION: John Lillich moved to adjourn.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Adjourned at 7:31pm.



Clerk



Chairman

Date Approved 11/21/13