

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

March 21, 2013

CALL TO ORDER: 7:02 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger,
Council Representative Frank Germano, Madeleine Smith and John Davis

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

Council Representative Frank Germano is here tonight for Council Representative David Fiebig

Correspondence:

Email dated March 12, 2013 from City Building Commissioner Fred Wyss to the Planning and Zoning Commission and Architectural Board of Review RE: New Zoning Certificate for O'Reilly Auto Parts.

Disposition of Minutes – Meeting of March 7, 2013

MOTION: John Lillich moved to approve the Minutes of March 7, 2013 as presented.
Seconded by John Davis
Roll call: 4 Ayes and 2 Abstention (Germano, Smith)
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 pm.

No public input.

Public Portion closed at 7:04 pm.

1. Joe Conti

Contractor: Self

2760 Loreto Drive –New Residential Dwelling - PPN: 31-A-002-D-00-003-0

Plans stamped received by Building Department 2-25-13

Plans reviewed by Building Department 3-12-13

Plans stamped received by City Engineer 2-25-13

Plans reviewed by City Engineer 3-1-13

Present: Joseph Conti

Owner/Representative Comments:

- Stonework will be the Autumn color by Ledgestone
- Both the aefis and the siding will be a pebblestone clay color with white windows and trim.
- Shingles are 35-year, weathered wood color by Timberline
- The stone does continue around the exterior foundation

- All the windows have a 1 x 6 inch casing
 - Plans show the change of garage entrance to the side to match rest of neighborhood. Secretary of the Home Owner Association will be reviewing the plans electronically. They will send a letter.
- (Schryer) We love the trimmed out windows. Can you provide more detail on the capstone? *A light gray capstone that matches the other cultured stone will be everywhere there is a capstone. It is not flat. The ends angle down to act as a drip edge.*

City Engineer's Comments (DiFranco):

I have no comments on the site plan.

What is the siding? *It will be the pebblestone clay color by Ledgestone.*

Board Comments:

(Lillich) That is a nice set of drawings. They answer all of our questions.

(Wyss) There is an angled cornice detail on the front and along the sides. Is it white? Is it painted or aluminum clad? *It is white, pre-finished material with crown mold detail. azak crown mold detail on the front. We may also put a crown mold that is a hidden vent into the eaves.*

(Wyss) Will the aefis go up to the 1x6 trim applied around the windows? *The aefis will be an added detail over the top. It will be aluminum clad.*

(Schryer) What is the detail over the long window in the front? *It is a fyphon arch without the glass.*

(Schyer) Does all the brick return? *None of the masonry or stonework will end flat. The corners will return at least one foot. It continues around the garage and on the side that faces the rest of the development, even though a row of arbor vitae screen that side.*

(Smith) Did you plant them? *The previous owner planted them.*

(Schryer) You still need approval from Lake County Soil & Water? *Yes.*

MOTION: John Lillich moved to accept the plans for the **New Residential Dwelling at 2760 Loreto Drive** as presented, pending receipt of the Lake County Soil and Water approval.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes 6/0

Additional Discussion:

(Conti) We expect to have the rest of our letters here by the end of next week.

2. Chris Adams

Contractor: Highland Construction

2388 River's Edge –18 x 38 In-ground Pool - PPN: 31-A-017-C-00-003-0

Plans stamped received by Building Department 3-8-13

Plans reviewed by Building Department 3-8-13

Present: Chris Adams, Al Smith, Evan Smith

Owner/Representative Comments:

- Sample of tile and photos of the house and of a pool with similar design were distributed.
- It is a concrete or shotcrete pool. Concrete is sprayed. Walls will be 10 inches thick. The floor will be 8 inches thick. There is about 5000 feet of ½-inch rebar holding it together.
- It will have PVC piping, lighting a gas heater, a sand filter and an automatic pool filter.

- Coping around the top wall of the pool will be a sand-colored, bull nose sandstone. A colored concrete pool deck will extend out from it. Color will probably match the sandstone.
- The Novabell, sand-colored tile shown will be at the waterline. There will be edging tile to match that on the steps.
- Quadrascape material in Grenadine Gray 'troweled' over the concrete.

Board Comments:

(Schryer) We have not seen a pool like this.

(Schryer) You show the fence and picture of the fence. However, there are many doors in and out of the house. One of our concerns is what you plan to do as safety precautions? *I have an alarm on the house. We could put one on the door. One area is actually an enclosed pool house attached to the house.* The concern is access to the pool and danger to children.

(Wyss) For Code purposes, your alarm company can program those doors with an audible alarm to alert you when the doors in the pool area are opened. *I will have those doors programmed.*

(Lillich) Are you planning any landscaping around the pool equipment? *The more recent plan does show landscaping.*

(Smith) Are there steps to the pool? *The yard drops off. We will have steps from the upper patio to the pool.* Will the pool be completely fenced it? *The house 'fences' part of it. Details of fencing are shown on the plan.*

(Schryer) The house blocks view of the pool from the south. Do you plan any other landscaping to buffer the neighbor that would have view of the pool?

We plan evergreens on the right property line.

(Smith) Is the entrance to the pool on the lower level? *There are three steps down from the pool to the lower level of the house.*

City Engineer's Comments (DiFranco):

- The drawing calls for engineered retaining walls. Will they be greater than four feet? *No.*
- There is a note about the existing septic system. Do you know where it is and will it conflict with the pool?

(Schryer) It is shown on the site but it seems very close. You may want to verify its location.

(Wyss) The large plan does show it. We have a copy of the original site plan. All the elevations match what CT Consultants approved. The septic is in the exact location that it was on the approved site plan. The pool misses it.

(Wyss) There was a downspout or drainage line that connects to the catch basin. It goes diagonally through that area. It may be for the footer drains. You may need to re-route it. *The footer drain comes off the lower corner of the house and angles to the right. The pool is probably catty-corner to where it starts to angle off.* Be aware that there may be another pipe. Talk to Matt Stevens or Andy. *I will have him mark it out.*

MOTION: John Lillich moved to accept the plans for In-ground Pool at 2388 River's Edge as presented.

Seconded by Madeline Smith

Voice Vote: Ayes Unanimous

Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:28 pm.

No public input.

Public Portion closed at 7:28 pm.

1. O'Reilly Auto Parts

Contractor: TBD

27650 Chardon Road - Extending Permit Application – PPN: 31-A-008-C-00-060-0

Final Approval: September 1, 2011

Present: Building Commissioner Fred Wyss

(Schryer) We need to vote on O'Reilly's application to renew the Planning Commission Approval that has expired. Nothing has changed in the approved plans or the project. Delay in start of construction caused the previous approval to lapse. Start date is planned for April 22, 2013.

MOTION: Madeline Smith moved to extend the building permit approval for O'Reilly Auto Parts at 27650 Chardon Road for another year.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 6/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

Dollar Tree is getting ready to open in the near future.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

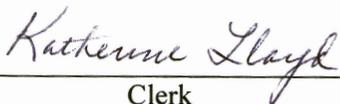
- Shortly after the Dollar Tree approvals, DDR had Webber Architects draw up plans to make a new tenant space immediately next to the Dollar Tree. That involved removing two glass windows and replacing them with double doors.
- Mr. Wyss asked whether the Board would want something like this presented as a Minor Alteration Approved by the Building Commissioner. *It is in the Code that it be read into the record.*
- Preliminary Plans for the Clover development of the Senior Congregate Care were just received. They are in the City Engineer's office for review. We hope to have this project on the agenda for the April 4th meeting.

CHAIRMAN'S REPORT

None

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

Adjourned at 7:35 pm.


Clerk


Chairman

Date Approved 4-4-13