

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

May 16, 2013

CALL TO ORDER: 7:01 pm

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

ABSENT: Chairman Charlotte Schryer, Madeleine Smith

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

The City Engineer Pietro DiFranco has the night off.

MOTION: David Fiebig moved to absence of Chairman Schryer and Madeleine Smith for
tonight's meeting
Seconded by Mayor Weger
Roll call: 5 Ayes
Motion Passes 5/0

Correspondence:

- Gerda Van Dyck, 34955 Dixon Rd, Willoughby Hills. May 13, 2013 RE: Congregate Care.
- City Engineer, Pietro A DiFranco, P.E., May 14, 2013
- Building Commissioner, Fred Wyss, May 16, 2013

Correspondence is filed with minutes from this meeting and will be posted in the PC/ABR Book.

Disposition of Minutes – Meeting of May 16, 2013

MOTION: Joseph Zawatski moved to accept the Minutes of May 2, 2013 as presented.
Seconded by Mayor Weger
Roll call: 4 Ayes and 1 Abstentions (Fiebig)
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 pm.

No public input.

Public Portion closed at 7:05 pm.

1. Scott and Jennifer Znidarsic
Contractor: Architect

30798 White Road – Addition - 31-A-005-G-00-034-0

Plans stamped received by Building Department 5-6-13

Plans stamped reviewed by Building Department May 9, 2013

Present: Joe Calderwood (architect), Scott and Jennifer Znidarsic

Owner/Representative Comments:

- We are adding onto the back of the existing ranch home.
- We will raise the roof of the house and add a small front porch.
- In the rear, we will add the roof for a future porch. The patio will be done at a later date.
- Photos of the house were distributed.
- The house is brick with a hip roof. The brick will remain. It will have vinyl siding in the back.
- The whole roof will be replaced with driftwood color by Landmark. Siding will be Natural Play. All the trim will be white to match trim on the rest of the house. Samples shown.

City Engineer's Comments (DiFranco):

The Engineer reviewed the plan and had no comments as noted in his email dated May 14, 2013.

Board Comments:

(Lillich) The left elevation is confusing. *There was a fireplace. It is being taken out and replaced with a wall. We will save some of the brick to patch in so everything blends.* These are nice drawings.

MOTION: Mayor Weger moved to accept the plans for the Addition at 30798 White Road as submitted.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes 5/0

2. John Koehler

Contractor: VMG (Valencic Management Group)

37521 Eagle Road – Garage Extension Rear - 31-A-010-C-02-022-0

Plans stamped received by Building Department 5-8-13

Plans reviewed by Building Department 5-9-13

Present: Tony Valencic (designer & builder)

Owner/Representative Comments:

- Photos of the house and the rear corner of the house were shown.
- We will add onto the rear of the garage. He cannot add onto the front. There is not much room in the back because the property drops off.
- The roof and all the materials will match. The beige siding was done recently. It is by Allside.
- There will be one vinyl window in the back which will be trimmed out to match the house. All the windows are vinyl and already have the extension to tuck the siding in. There will be a 3-inch reveal all around.

City Engineer's Comments (DiFranco):

The Engineer reviewed the plans and had no comments as noted in his email dated May 14, 2013.

Board Comments:

(Fiebig) When was the siding put on? *I did the drawings another addition. It was about 10-12 years ago. Will the new siding match the older faded siding? Where the garage will be extended there are broken corners. There will be no new and old pieces together. The top part will all be new. From the street the roof will come up and then continue. It will match the rest of the*

house and then drop for the third bay. The addition will have capacity for two cars and a work area.

MOTION: David Fiebig moved to approve the plans for the Garage Extension Rear at 37521 Eagle Road as presented.
Seconded by Joe Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 5/0

Minor Alterations Approved by the Zoning Administrator

1. Gary Berta

Contractor: Marks Building Company

33655 Rosewood Trail – Screen Porch over 8 x 14 Decking - PPN: 31-A-005-K-00-019-0

Plans approved by Building Department 5-9-13

(Wyss) They added a stand-alone roof with screening over an existing deck

PLANNING COMMISSION

Public Portion

Opened at 7:20 p.m.

Closed at 7:20 pm.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

O'Reilly Auto Parts: Construction started early this week. The footer was poured yesterday. They plan to be open by August 19th.

COUNCIL REPRESENTATIVE'S REPORT

- Memorial Day, Monday, May 27th: At 10:59 A.M. there will be a ribbon-cutting and dedication for the new Gazebo. Everyone is invited. Immediately afterward, at 11:00 A.M. is the Memorial Day Ceremony.
- Chagrin Valley Watershed: I just came from the meeting. One of the things that came out of the meeting will be water monitoring from permeable pavers that will be installed at the Community Center at the front of the parking lot. They will be in the zone closest to Chardon Road. Amy Brennan would like to present the project at a PC/ABR meeting. Mr. Fiebig will invite everyone to a meeting in the next month for a presentation of a pilot program. It will be educational and environmentally helpful.

BUILDING COMMISSIONER'S REPORT

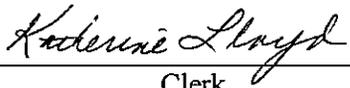
- McDonald's Restaurant: A Zoning Review dated May 16th was distributed to the board in advance for review. It outlines the identified issues anticipated for the re-design of the drive-thru lane. Mr. Wyss asked that feedback be given to the Chairman. We can do a minor approval of an existing conditional use or a full review. The Law Director is okay with either choice. The plan calls for residential feedback for buffering and screening. Adjacent properties would be notified. It is not a substantial change. The Engineer has done a brief review. The engineering would be minor. It would be closer to Steeplechase. Plans are here tonight for review and then will be at the Building Department.
- Halloween Haunted House at D.D.R.: They will make an official application. Temporarily they are at AJ Wright where they can have three scenes. If things go well at AJ Wright, they would hop to expand to Sam's Club where they could have a big production with sets and animatronics similar to the one they put on at the Berea Fairgrounds. He is the event planner. They would be renting the space for three months every year.
- Dunkin Donuts: Plans are moving forward. They hope to present at the next meeting.

CHAIRMAN'S REPORT

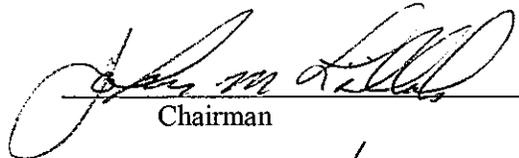
None

MOTION: Mayor Weger moved to adjourn.
Seconded by John Davis
Voice Vote: Ayes Unanimous
Motion Passes 5/0

Adjourned at 7:27 pm.



Clerk



Chairman

Date Approved ~~13 JUN 2013~~
6 JUN 2013 