

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

June 20, 2013

CALL TO ORDER: 7:02 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, BZA Representative Frank Cihula, Economic Director Steve Roszczyk, City Engineer Pietro DiFranco and Clerk Katherine Lloyd

Correspondence

- Letter from Tony & Dorothy Spendal received June 11, 2013 RE: 35100 Chardon Road
- Letter from Lori & Dan Lunney received June 11, 2013 RE: 35100 Chardon Road
- Letter from Barbara Sobel received June 11, 2013 RE: 35100 Chardon Road

Disposition of Minutes – Meeting of June 6, 2013

MOTION: John Lillich moved to adopt the Minutes of June 6, 2013 as presented.
Seconded by Joseph Zawatski
Roll call: Unanimous
Motion Passes 7/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:04 pm.

No public input.

Public Portion closed at 7:04 pm.

1. Alfio Pinzone

Contractor: Owner

3040 Rockefeller – New Construction Single Family Home - 31-A-005-D-00-005-0

Plans stamped received by Building Department 6-14-13

Plans stamped reviewed by Building Department 6-17-13

Present: Alfio Pinzone (owner and contractor)

Owner/Representative Comments:

- Samples shown. Color schedule explained.
- Cultured stone foundation will go around the foundation
- Cedar shake style vinyl siding will be a Natural clay color.
- The 3-dimensional Landmark shingles are weathered wood color
- All trim is white. Azac columns and the vinyl windows will be white
- The garage door with little windows will be as rendered. Cupola will be copper.

- Shutter color will match the stone but will be darker than the siding. Style will be as shown.
- The chimney will be the same stone.

City Engineer's Comments (DiFranco):

The applicant submitted a revised drawing of the site plan today which addresses all of my comments from my June 11, 2013 memo. The site plan is acceptable.

Board Comments:

(Lillich) The roof on the cupola on roof is copper? *Yes, the copper color will acquire a patina.*

(Schryer) It looks like the stone is in two tiers? *That shows the section where the floor level is.*

(Lillich) I want to complement you on the design on very difficult lot. *The lot is deep and narrow. The house is less than 2000 square feet.*

(Smith) This looks like a charming cottage. You have addressed every detail to make it attractive. *It reminds me of a house on Hilton Head.*

(Schryer) It is nice to see a different style. It has all the things we ask for.

(Smith) You carried the design throughout. Is there a crawl space under the house? *No, it is a full basement.*

(Fiebig) Is that a flower box on the second floor window? *Yes. But no flower box on the garage? Correct.*

MOTION: John Lillich moved to accept the plans for Construction of the new Single Family Home at 3040 Rockefeller as submitted.

Seconded by David Fiebig

Voice Vote: Ayes Unanimous

Motion Passes 7/0

2. John Sobolewski

Contractor: Four Winds Green Solutions

37260 Mayfriars Road – Alteration of Roof Line - 31-A-010-C-01-024-0

Plans stamped received by Building Department 6-14-13

Plans reviewed by Building Department 6-17-13

Present: Tom Tedeschi (contractor)

Owner/Representative Comments:

- Pictures of the 'as built' were circulated to show the style and color of the roofing by IKO Cambridge AR Dual Black. There is a skylight in the background.
- This is a roofline alteration. We are removing the sections of the flat and low flow-flow roof.
- We will be constructing an energy efficient gable roofing system using high performance green building system from Green Building Technologies. The interior is a solid styrofoam panel
- On the exterior galvanized steel forms the skeleton of the framing.
- The roofing system is 12-inches thick which provides an insulation value of R-5.

City Engineer's Comments (DiFranco):

No comments.

Board Comments:

(Lillich) From looking at photographs of the existing building, it looks abandoned. *It is occupied. The blue tarp is there because the roof leaks*

(Schryer) The shingles are 3-dimensional? *They are dimensional shingles. All of the siding on the gable ends will match existing white vinyl siding.*

(Lillich) Are you re-roofing the whole building? *Yes*

(Schryer) Is another floor being added? *No. It is open into the main area of house? Yes, a cathedral ceiling is inherent with solid panels. It gave us the ability to add sky lighting.*

(Lillich) This will make a big difference in the appearance of the building and a big improvement.

(Fiebig) It is a very creative look. Will you need to add any extra siding? Is there matching that you need to do. *The panels will be sized so they match the existing wall thickness. By the time we sheath it, the look will be seamless.* Is it heavier than a typical building? *No.*

(Smith) It is a great improvement.

MOTION: David Fiebig moved to approve the plans for the Alteration of Roof Line at 37260 Mayfriars Road as submitted.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

3. Jeffrey L Knuth (Building Owner)

Frank Baird (Business Owner)

Contractor: N/A

30451 Chardon Road – Signs - 31-A-006-C-00-019-0

Plans stamped received by Building Department 6-17-13

Plans reviewed by Building Department 6-17-13

Present: Frank Baird (business owner)

(Schryer) Let the Board know which of your signs are permanent and which are temporary. Also let them know what other signage is being taken down.

Owner/Representative Comments:

- Photographs of the signs and the building are in the packets.
- I was not able to take the Godfather sign down because I do not have a letter tall enough. It is coming down tomorrow.
- The sign that will be permanent is the one at the road. It is important to have that because I won the World Pizza Championship in Paris. The Godfather sign on the other side will be replaced with a 2-foot by 6-foot 'Franco's Pizza' sign
- On the building, there is a 1x4 sign to replace the Godfather sign. It and the road sign are guaranteed not to bleed or fade for two years.
- Two little temporary signs on the right by the building announcing this future location will come down
- I will apply for a temporary permit for two other signs but they will come down in the meantime.

City Engineer's Comments (DiFranco):

No Comments.

Board Comments:

(Lillich) We are discussing three signs?

(Schryer) There is the big one in the front with a smaller one on the opposite side, one on the fence and a sign to replace '3451 Godfather's Pizza'. Application for temporary sign will be separate.

(Lillich) There will be four signs.

(Fiebig) The two signs posted on the 4x4 that say 'Subs' and 'Pizza Extra Large' are temporary? *I will take them down and apply for a 30-day temporary permit.* You could put them on A-Frame that can be set out or taken in. *That's a good idea.* The sign in the front is confusing and looks cluttered. Will your signs be inside or on top of the 4x4's? It will be to the edges of the 4x4's. The top will be trimmed to make it even. Is it possible to wrap the top in white vinyl to make everything come together? *That will also make it stand out. Foster's is discussing re-doing his sign to match mine.* There are two temporary signs on the building? They would exceed the amount of signage permitted. *They are coming down*

(Wyss) The nature of these signs is temporary material. Will you give a commitment to the Board to replace the signs as they weather? Absolutely, although the sign company guaranteed that they would last for four years with a written guarantee of two years.

(Fiebig) The name of the building owner is 'Knuth'? *Correct.* We need to change that for the minutes. What are we approving tonight?

(Schryer) We are approving the three permanent signs: the large sign at the street front and back, the sign on the fence post and the sign on the building above the window. He will get a permit from the Building Department for the temporary signs.

(Lillich) Three signs but four faces? *Correct*

MOTION: John Lillich moved to approve the signage at 30451 Chardon Road. The motion includes the street sign with two faces back to back, the building sign above the awning, the sign on the fence post and fixing the height adjustment and repair or paint to match the street sign.

Discussion:

(Lillich) We need to encourage the owner to totally rehab the sign.

Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes 7/0

PLANNING COMMISSION

Public Portion

Opened at 7:32 p.m.

Linda Fulton, 2990 Marcum

I am not opposed to the building but I would like it to match the stone work or brick on the other existing buildings.

Judy Wong, 2880 S.O.M. Center Road

My concern is that this apartment building may lead to development at this end of town.

Dorothy Coso, 34910 Dixon

This is our backyard. I know it is zoned that way but all of the other apartments are on the edge of the City, not in the center. She read results from internet research about Clover Management and characteristics of senior living apartments. I recommend that it be a complete senior citizen building.

Umberto Ritossa, 35036 Dixon Road

If all the residents from Dixon and Martin oppose this project, does it make any difference or are we just wasting our time?

Donna Kautz, 34905 Dixon Road

After much discussion, I still do not know what ‘Senior Congregate Care’ is. I asked my attorney and researched on the Internet about the characteristics of ‘Congregate Care’, pricing of other facilities and information on their websites. She cited Lake County Council on Aging and AARP regarding needs of seniors and working seniors. She asks if Clover will provide for these needs. We are not pedestrian-friendly in Willoughby Hills. I am concerned about vinyl siding on the apartment and affect on property values.

Tony Spendal,

I have lived on Dixon Road for 53 years. We like the peace and quiet and room. There has been very little property turnover on Dixon and Martin. We do not want to have to look at it. This will add to traffic. It will affect the value of our homes.

Jilan Zhang, 34925 Dixon Road

Does any member of the Council have an apartment in their backyard? Has there been a study to see what affect the apartment will have on the property values of the home owners?

Have you studied what revenue the apartment will bring in to the City and whether it will offset any home value loss to the neighborhood? If a big apartment can be squeezed into a small spot next to home owners, what is the sense of keeping one acre lots in Willoughby Hills? We need to keep in mind the bigger picture.

Don Snyder, 35055 Dixon Road

I live directly behind the proposed apartment building. No one has asked about the tax abatement and what other businesses or apartments will want. I pay full taxes; I get no break.

I heard that they want a reduction on the Tap-in fees for the sewer. I did not get a reduction.

I would like to remind the Board of the City slogan on the newsletter, ‘Where Residents Are First’.

Public Portion closed at 7:50 pm.

(Schryer) The applicants have taken notes during Public Portion. We ask that they try to answer those questions during their presentation. They will use the hand microphone to supplement the usual microphones.

1. Chagrin North V Limited

Contractor: Clover Construction

35100 Chardon Road, #100 – Senior Congregate Care - 31-A-004-0-00-025-0 (024-0)

Preliminary Review

Plans stamped received by Building Department 5-6-13

Plans Reviewed by Building Department 6-3-13

Plans stamped reviewed by City Engineer 5-31-13

Present: Don Marino (Construction Manager) and Chuck Szucs (Polaris)

Owner/Representative Comments:

- I will respond to questions from my notes and try to answer them during the presentation. If I miss something, we could go back to it.

- Would you like me to go over the project again?
(Schryer) Yes, this is the planning portion. We need to go over changes you have made to the Architectural, site plan, lighting, landscaping since you were here last time [April 4, 2013]
- We are here tonight for Preliminary Site Plan approval for the Senior Congregate Care facility.
- Information provided on April 4, 2013 about the project and the company was explained again. Highlights are noted here.
- Building
 - This will be a 3-story, market rent, congregate care apartment building for independent seniors located on 5.6 acres of vacant land. It will have 113 units; 84 units have 2-bedrooms; the other 29 units have one bedroom. First floor units have a patio. Units on the 2nd and 3rd floor have balconies.
 - There will be 9 garages onsite and 178 parking spaces.
 - It will be wood construction with vinyl siding. Architectural changes have been made.
 - Amenities for each building include a community room with kitchen and back patio areas (1st floor), library with seating area for socialization (1st floor), family rooms (2nd & 3rd floors), a kitchen area for socialization (2nd floor), 2 trash collection and laundry area on each floor, exercise room (2nd floor) and a beauty salon (2nd floor) for residents only with 3rd party contractor who comes in 1-2 days per week
 - Amenities for each apartment include central air conditioning, modern kitchen and pantry, balcony and walk-in showers
 - Pictures of some of our communities are in the Property Book in the Building Department.
 - Market rate monthly rents include water, heat and basic cable.
 - Each facility has a full time property manager onsite (M-F 8-5 and Saturday 9-1) and a full time maintenance manager onsite. They are both on-call 24 hours. Their job is help residents with move-in and small jobs so they have nice place to live. 3rd party contractors will be brought for larger projects. Our core philosophy is to retain our residents.
 - Buildings are secured 24/7.
 - Entrance to the building is by key or pass code. Video monitor in the vestibule shows on their television to allow the resident to see who is in vestibule to determine who they are buzzing in.
 - The building and apartments are sprinklered. There are smoke alarms, emergency fire lighting and fire alarms
 - Pull cords are in all the common areas and in each bedroom bathroom of the apartment units. The cords can go directly to the Fire Department or a 3rd party monitoring company. At the last meeting, I incorrectly said we did not have pull cords.
 - Apartments are handicapped-adaptable. This is independent living but any future devices can be installed. Size of the walk-in shower is big enough for a wheelchair.
 - Planned activities for socializing are one of the jobs of the property manager. Some residents like the monthly signup sheets and newsletter. Activities usually include day trips, area excursions, movie nights, ice cream social, holiday parties, informational seminars and coffee day.
 - Central mail system.
- Height of the Building: Height at the peak is 893 feet. The peak height of the office building next to it (Building #7) is 895 feet high. We are two feet shorter than the highest building in that area. Due to site conditions, it may be possible to lower the height by excavating more dirt.
- Landscape: we are agreeable to adding trees to the south side for screening. We will prepare a full landscape plan for the Final Review.
- Zoning: We understand that we are zoned correctly for this use. This is a B-2 Campus, Mixed-Use District. The congregate care facility meets the definition by City Ordinance.

- This area is desirable for our project because the demographics in a 5-mile radius show there are 27,000 people who are 65 years old and older. Our 113 units only need 0.5% of that demographic to be full. Our average occupancy rate in our company's other 13 communities with a total of 2200 units is 94%.
- Real Estate Taxes: Currently, taxes billed for this vacant land is \$9,000/year. Lake County Auditor's office conservatively estimates that the taxes will increase to \$137,000/year for what we plan to build. We asked tax abatement (CRA) which is 50% over a 10-year period just for the improvement, not the land. \$9000 from \$137,000 is about \$128,000. We are asking for an abatement of \$64,000/year.
- Sewer Tap-In fees: The City originally estimated \$243,000/year based on a water usage of 250 gallons/day for a 1-bedroom unit and 300 gallons/day for a 2-bedroom unit. Our average use in other buildings of 65 gallons using the same formula would be a total of \$55,000/year. I understand that Council gave a concession of \$189-190,000/year.
- Recreation Fee: The City charges \$500/year per unit which equates to \$56,500/year paid to the City.
- St Noel Church: asked for a driveway to connect to their parking lot. Because of liability, we cannot do that. We will work with them to make a walking path to the church.
- Property Maintenance: We maintain our properties as can be seen in the Clover booklet with pictures of 5 senior communities of varying age of new to 10 years old. Complaints generally come from evicted tenants or disagreement about security deposits.
- Traffic: 70% of our residents still drive. 30% do not have car onsite. They get rides, use public transportation, get deliveries or help of the property manager
- History of Clover and Clover Management reviewed again.
- Value of neighboring homes: We have not heard any negative results. If a location and the community are desirable, values will maintain. Safety of the building was discussed above.

Changes made to the building since presentation on April 4, 2013

- Site Plan:
 - The original Site Plan met the main requirements. We have eliminated the grading in the buffer area to the south. We added more trees to increase the buffer.
 - Engineering details were addressed.
- Architectural
 - Color rendering circulated and large rendering shown to Board and audience.
 - Dormers are now more symmetrical.
 - More brick was added at the front entrance.
 - Another color has been added to the siding to be more aesthetically pleasing.

City Engineer's Comments (DiFranco):

- Site Plan
 - The site documents look very good. The layout and grading utilities are very organized and detailed. I commend the applicant and engineer.
 - Landscape Plan and Lighting Plan have not been submitted yet. I do not see those as issues because you have said you will comply with the Code.
 - Lot Consolidation Plan will be needed before Final Permit could be issued.
 - Stormwater Management complies with Code. It is very good. Drainage is provided according to Code.

- Architecture
 - No materials, colors, textures or samples were provided. The Board will need this for Preliminary approval.
 - Building height exceeds 30 feet. However, they have proven that it meets the intent of the Code. I would support using the Equivalency Provision. I do not see building height as an issue.
 - Vinyl siding is not acceptable for the front elevation under Section 1137.11 unless exempted by the Planning and Zoning Commission.
 - No Mechanical equipment such as air conditioners was shown. We need to know how many, their location and how they will be screened.
 - Section 1137 of the Code has a requirement about breaking up the front façade with windows or other architectural features. That is not being met at the ends of the building.

(Wyss) Steve Roszczyk (Economic Director) and I did visit the Clover facility in Erie, PA. Next to each of the decks or patios there is a little closet area that looks like a ‘bump-out’. That is where each unit has its individual furnace and air handler. The furnaces are integrated into the architecture of the building. *The mechanicals for each unit are in those ‘storage’ closets. They are individually controlled. The resident does not have the key to the closet.*

(DiFranco) The furnace and the air condenser will both be in there?

(Wyss) It is similar to a ‘through the wall’ commercial unit. Their building is virtually identical to Mary Rose Estates, except that Mary Rose Estates does not have the ‘bump-outs’ and the decks.

Board Comments:

(Davis) Regarding the ground map, I like the walkway in the front. Can you provide a direct walkway to the extra parking area? Health-wise, some residents would like a shorter distance to walk

(Schryer) For Final Review, I would like you to show the walkway to St. Noel’s and what the materials would be. That would also be their access to walk to the Community Center. *Would gravel be acceptable?* Talk with the City Engineer about what would be acceptable. Asphalt or solid surface would be better for a wheelchair or other mobile chair. We would have the same concerns about the path from the parking lot. Gravel would not be acceptable. That would also apply to the walkway from the parking lot.

(Smith) The walkway to St Noel’s should be golf cart accessible.

(Schryer) A driveway to St Noel’s would not be a good idea. All their traffic coming through the parking lot would be dangerous. It would be a big liability.

(Fiebig) Just to clarify, there are 90 two-bedroom and 23 one-bedrooms? In the last meeting the numbers were different? *I apologize. We did make a change and I did not update.* These numbers on the plan tonight are the right number? *Yes.* When do you plan to have the Landscape plan in? *We will bring it for Final Site Plan approval. As soon as we have Preliminary approval, we will finish the landscape plan.*

(Schryer) Voting tonight would be on the architecture as depicted tonight. Any questions about the architecture should be raised now.

Lillich) Everything in the area uses masonry, stone or brick. Because of how it is situated, this building needs to reflect the architecture of its neighbors. It does not need to be all brick. It does need accents to break it up. The bump outs and backs of the patios offer opportunity to adapt the building to be more conforming. Mary Rose Estates is a good example. I would not vote for this as I see it now.

(Schryer) Even the Sun Plum Market is not only brick. It has some stone.

(Fiebig) You have added some features around the entrance and made the siding two-toned but it needs a few more elements.

We have listened carefully to the residents. This area is zoned for this type of building. People have a right to build a building as long as it conforms with our rules and laws that everyone voted for in the Master Plan. Bringing more residents into the City Center to create a live-work environment is part of that plan. This fits the big picture. This is the only property in the area that can have an apartment building. As Councilman for this area, I have received two phone calls about the project; neither caller was negative.

The Utilities Committee of City Council met on Monday. We offered Clover the same deal that is offered to our residents: if you pre-pay the Tap-In fee, you get a discount. No other concessions were given. The City will also derive the Licensing fee from each of the apartments plus the recreation fees. Property taxes will benefit the city and the schools. Traffic will not be as dense as Mary Rose.

The applicant listened to us and brought back great plans. I would like to see more improvements. They explained the height. LakeTran is available for public transportation. Offering meals is not a requirement of congregate care. Impact on property value cannot be proven.

(Lillich) Thank you for the garage elevations.

(Davis) I reviewed the garage locations with the Building Commissioner. He showed me how the building across from that shields view of the garage. Plantings would also screen view of the back of garage.

(Schryer) There is a door for each garage? *Each garage has its own door as well as a storage unit.*

(Wyss) There is a Landscape Plan on sheet C-32. It shows the trees that will be added in the buffer zone, along St. Noel, the parking lot and site landscaping. It can be used as a Preliminary Landscape proposal. For Final Review, we would need a full plan with details about the plants and their sizes.

(Smith) Some of two-bedroom residents may have two cars. I would suggest more garages because of the weather. Is it possible for this to be a gated community with cameras in the parking lot? *We don't always put garages in all of our developments. That has not kept people from renting. We fit what we can on the site. New York gets a lot of snow and winter weather also. We do stay on top of snow removal.*

(Schryer) I have wondered about a fence by the residential area and St. Noel's.

(Weger) It couldn't be in the 70-foot buffer. *We thought that more trees would accomplish more than a fence.*

(Smith) LakeTran costs money both ways and has time periods for pick up and return. This area is not pedestrian-friendly.

(Schryer) (Can you talk to us about the possible ways you could enhance the building architecturally? *I would need to take specific suggestions and recommendations back to our architect and management.*)

(Fiebig) The 'bump out' areas by the balconies could be highlighted in brick plus the two-tone vinyl. You could have brick on the lower course.

(Lillich) I am looking for more texture, two to three types but not layers of colors. I prefer stone over brick. Detail on all four sides is preferable.

(Smith) When we look at homes, we like the ones with complete plans with detail on front and sides.

(Schryer) People driving in see the end of the building. Detail on the ends and front would be good. These plans do show 'color 1' and 'color-2' for the siding all the way around.

(Lillich) On the next set of plans, it would be helpful to label the plans for 'front, rear, etc' as well as north, south, etc.'

(Wyss) Integration of different types and colors of plain and shake vinyl siding provides some texture. You could research for synthetic materials that emulate stone and brick. We are looking for the appearance of the building.

(Marino) Changing the textures and colors on the ends would provide texture and accents? *(DiFranco) That would suffice. You can also use stone and masonry on part of it.*

(Lillich) Mary Rose Estates has accents around the peak, on the front and a good part of the building. *(Marino) I will look at it again.*

(Schryer) We need architectural renderings that meet requirement for Preliminary.

(Lillich) We can proceed one of two ways. We could postpone this Preliminary Review until they come back with upgraded drawings. Or, we could vote, but it might get voted down.

(Davis) We have asked for a lot more than we usually have to. I need to see plans with more detail in order to approve it.

(Szucs) If we bring back the final site plan and the engineer approves it and the Board approves the architecture, would we get Final approval at the next meeting? *(Schryer) No, you have to finish the Preliminary Review. For Final Review, you have to have everything ready for the final review. There is a list in the Gray Book that will be helpful to you. The City Engineer and Building Commissioner can help you be certain that you have everything on the list. It is better to get everything done in Preliminary Review. Then you do all the Final documents.*

(Marino) Is architectural required for Preliminary Site Plan approval? Or is it required for Final?

(Schryer) At Final Review, the architecture and landscape plans are approved first in the Architectural Board of Review. Immediately following, during Planning Commission, the site, site plan, lighting and engineering are approved.

(Marino) If we get the architectural completed satisfactorily, we have to get Preliminary site plan to do that? *Yes. We get Preliminary Review and then we have to come back? Yes, you get Preliminary approval and then you come back to the next meeting for Final Review.*

(Marino) For Preliminary, we do not need the final lighting or landscape plans?

(DiFranco) For Preliminary, we will need the complete Landscape plan with size and species of trees and the Lighting/ photometric plan.

(Szucs) To summarize, we will need landscape, lighting and architectural. The engineering on this site plan is okay. *(DiFranco) Correct. The lot consolidation can be done at Final? Yes, that can be done at Final.*

(Smith) Have we asked the City Attorney whether this apartment could revert from a senior apartment to just a regular building? Will this building always be for seniors? *(Marino) As far as our company is concerned, it will always be apartments for seniors 55 years and older. I don't know about the City or the zoning.*

(Wyss) This is being approved as a permitted use, congregate care, senior housing. If it reverted or they tried to change it, there would be legal grounds. A regular apartment would be a conditional use. It is not being approved as a conditional use.

MOTION: Mayor Weger moved to postpone this meeting until they are ready to return.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Additional Discussion:

(Schryer) When you come back for Final, you will need to make a new application.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

I mentioned the Tap-In fee during our discussion.

BUILDING COMMISSIONER'S REPORT

Flyers about this project have been circulating through the adjoining neighborhood. Some are very subjective with very few facts. I drafted the Zoning Review Memo to address the facts of the case and all of the comments of the residents. The zoning code addresses most of their concerns. This project will be a financial benefit to the community.

Mr. Lillich stated that most of the residents were asking what the Board is not empowered to do. We have addressed what we can.

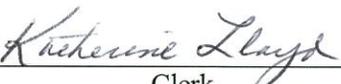
Mr. Davis commented that the residents expressed many concerns about fire and ambulance sirens. In Pebblebrook, we barely hear the sound of a truck engine but no sirens.

CHAIRMAN'S REPORT

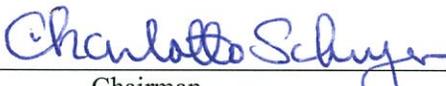
There is no scheduled meeting on Thursday, July 4th. The next meeting will be July 18th.

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

Adjourned at 9:16 pm.



Clerk



Chairman

Date Approved 7-18-2013