

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

July 18, 2013

CALL TO ORDER: 7:00 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 Donna Kautz received July 13, 2013 Re: 35100 Chardon Road

Disposition of Minutes Meeting of June 20, 2013

Correction noted on page 5 at the top: 'Coso' should read 'Ritossa'

MOTION: John Lillich moved to approve the Minutes of June 20, 2013 as corrected.
Seconded by Mayor Weger
Roll call: Unanimous
Motion Passes 7/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 pm.

No public input.

Public Portion closed at 7:02 pm.

1. Jeff Luburger

Contractor: TBD

2378 Pine Valley Dr. – Screened Porch and Deck - 31-A-017-D-00-032-0

Plans stamped received by Building Department 7-1-13

Plans stamped reviewed by Building Department 7-9-13

Present: Jeff and Gina Luburger (owners)

(Schryer) Your video of the entry into the screen porch was emailed to the Board members.

Owner/Representative Comments:

- This is the architect's second revision of the plans because we added the screened-in room.
- We are going for the look of a raised patio. Therefore, there will be no exposed wolmanized wood.
- There is brown Trex on the outside surface
- All the stone surfaces are DuraRock which is the same stone used on the rest of house. There will be no difference between the deck and the rest of the house.

City Engineer's Comments (DiFranco):

None

Board Comments:

(Lillich) I like it. He is making it look like it has always been there.

(Schryer) Will the roof and shingles match the house? *Yes.*

(Smith) Would a roof vent be required? *No, it is an open porch and there is no attic space.*

MOTION: John Lillich moved to accept the plans for the Screened Porch and Deck at 2378 Pine Valley Dr as submitted.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 7/0

2. Joe and Martha Gaser

Contractor: Joe Gaser

38331 Berkshire Hills Dr. – New House - 31-A-009-B-00-027-0

Plans stamped received by Building Department 7-1-13

Plans stamped reviewed by Building Department 7-9-13

Present: Joe Gaser (owner) and Joe Meyers (architect)

Owner/Representative Comments:

- It is a cottage style house with Tuscan colored stone by Fieldstone on all four sides with a heavy timbered framed porch. Photo of stone shown.

- There is a shed that is designed to match the house which will be adjacent to it.

(Lillich) The corbels are actually wood? *Yes*

- Trim on the cupola is copper

- Sample of the light brown color shingles by Timberline shown.

(Schryer) Is it a new shed? *Yes, it is supposed to be at the top of the driveway but did not get onto the site plans. Drawings of the shed are in the plans. When the site plan was re-done for Soil & Water, the shed was left off. The shed will have the same wood timber porch as the house. It will have natural looking shake [Allside Hawthorne] that will match the stone.*

City Engineer's Comments (DiFranco):

There is just one line for the downspouts shown from the rear of the house going all the way to the rear property line. We would prefer that it be cut off and allowed to 'sheet-flow' to avoid dumping a concentrated flow onto the neighbor. You can make that part of the re-submitted site plan.

Board Comments:

(Smith) Making her closet larger than his was good thinking.

(Schryer) It is beautiful. The plan identifies what everything is.

(Davis) I compliment you on the design. The shed has such nice detail. They will go well together.

MOTION: David Fiebig moved to approve the plans for the New House at 38331 Berkshire Hills Drive with the addition of the City Engineer's comments about shortening the downspouts before the property line to allow 'sheet flow'.
Seconded by Joe Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Additional Discussion:

(Schryer) Although they did not put it in the Motion, you do need to put the shed on the site plan. The permit will be issued after the site plan is finished.

PLANNING COMMISSION

Public Portion

Opened at 7:16 p.m.

Donna Kautz, 34905 Dixon Road

During planning for the North Chagrin Office complex, the PCABR insisted on Western Reserve architecture. They have serenity about them after the workers have gone home. Why isn't the PCABR insisting that Clover follow the same architecture? A vinyl sided building in the complex will not blend with the other brick buildings, or with City Hall or the Community Center. I believe that we need to stay with Western Reserve architecture to maintain our image.

John Kucmanic, 35025 Dixon Road

I wrote a letter stating my disappointment about an apartment building being built in my backyard. I believe that space should be for the business community. I moved to Willoughby Hills for space, homes and knowing my neighbors, not apartments. I am opposed to construction of this project. I am concerned about getting 130 new neighbors that we will not know.

David C. Brickman, 35260 Dixon Road

Can anyone tell me what kind of building this is? It is not a nursing home? *It is a senior congregate care for independent people over the age of 55.* There are no sidewalks in this area. Do you have an exercise facility? *Yes, there is. The plans are in the Building Department or there are plans here tonight.* If people insist on sidewalks in this area, our taxes will go up. There is a question of a tax abatement going through the school system. There is a school Levy coming up. It will come from the local residents, not the complex. This is not the place.

Dorothy Coso, 34910 Dixon

I have been here 47 years. I have been talking with people at City Hall about the tax abatements. They are profit motivated. They should pay their fair share.

Clover has 20 senior complexes listed on the Internet. Some are only listed as coming. Some have no information. The ones with pictures show things like a fountain and a canal running through. This looks like an apartment building. It does not belong in the middle of our business district. If you are going to approve this, don't sell us short. It should be brick so it fits in. Many of the complaints are about their management. One manager cannot take care of all those people.

Eddy Andryszak, 35225 Dixon

This building does not belong with the brick buildings in the business district or by St. Noel's. You need to think about the people of Willoughby Hills. What if they cannot keep the apartments filled up with old people? Will we get Section 8 residents in there? This end of the city does not have the shopping areas. In 2008, property valuations went down. We are worried about our property values.

Public Portion closed at 7:23 pm.

1. Chagrin North V Limited

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 7-12-13

Present: Don Marino (Clover) and Chuck Szucs (34600 Chardon Rd, Willoughby Hills)

(Schryer) The applicant will go through the Lighting and Landscape Plans and any changes they have made since the last meeting on June 20, 2013.

Owner/Representative Comments

Architectural: At the last meeting we were asked to add texture and stone on the building, bring the Landscaping Plan and Lighting Plan, consider a sidewalk to the outer parking area and show a walkway to St. Noel's and the Community Center

- The path to St. Noel's runs from the southeast side.
- The sidewalk to the outer parking area was discussed internally. We do not think that is necessary. It is our experience that people park near their apartment so they can use the closest building exits
- Elevation plan was not labeled 'Front,' Rear,' etc. The architect did include a legend key on the bottom.
- A 3-D rendering of the Building was shown. Additions have been made for visual appeal but we do need to keep our costs in line because these are market-rate apartments.
 - The building has two colors.
 - Stone at the front entrance has been increased. Stone has been added at either end of the building. The color on the roof should match the upper vinyl (color 2). The lower section is color 1.
 - Sample materials shown but they are not the exact colors. I do not have the names. We will match the colors shown in the rendering.
 - There are cedar shake shingles in the main gables and in the canopy of the main entrance. Sample is grayish
 - Dutch lap vinyl siding sample is beige
 - Stone sample for the building is a brown blend color.

Lighting: planned for safety and security reasons but not over-lighted because of the residential area nearby. The light poles are the standard 20-foot high with lighting straight down. The hill in the back should help lessen any glare or light coming off-site.

Landscape Plan: We hired a licensed landscape architect to design the site. She [Jody] could not be here tonight. She spoke with the Building Commissioner for guidelines. The plan is keyed.

- Section 1155.04 Street Tree Planning requirements – It is not applicable because we are not on a public street
- Section 1155.05 Landscaping along Street Frontage - On the NW side to the edge of the Chagrin Valley 7 building, we will add 10 new trees. There are 2 existing trees. Code asks for 68 Shrubs but there is concern about overcrowding and survival of the plantings. Therefore, we have shown 57 shrubs
- Section 1155.06 Screening Landscaping of Parking Lots
 - For the interior parking lots about 18.7 trees are required. We show that and perhaps more.
 - Perimeter requirements along the adjoining property line that is not Right of Way on the North. Require about 7.85 trees. We show 10. Of that, 7 trees are deciduous and 3 trees are evergreens.
- Section 1155.07 Buffer and Screening between Districts and Uses [Residential and St. Noel's]

- We have the Hillside and topography and soils to work with. We are planning numerous evergreens on the hillside and a couple of pin oaks that tend to hold their leaves longer. Plantings would be at 6-foot and they grow about a foot per year. They would mature at 35 feet with a 25-foot radius. These would be in addition to the existing vegetation.
- Not shown are the swales and topography by St Noel's. Getting anything to survive would be difficult. There is an exception in the Code because it is an area that is never expected to be a residential development, especially with St. Noel's there.

Our intent is beautification and buffering. We are not street frontage.

City Engineer's Comments

I did not receive the Landscape and Lighting plans. If the Board issues a Preliminary approval, I would suggest that be contingent upon an approvable Landscape and Lighting plan.

Board Comments

(Smith) Is there green space for the residence to stroll or 'be,' if they do not want to be in their apartments? *There are sidewalks, an exercise room, the pathway and a park near the Community Center.* But you are not providing a park-like area with benches? *There are the balconies, patios and back patio and the community room.* The area between St. Noel's and the proposed development cannot be planted? *The swales and topography will make it difficult for planted trees to survive. Because of the swale, there would be too much water. There is existing vegetation*

(Wyss) There is a 30-foot buffer in that area that was required. In that buffer is an existing drainage way that had been a ravine prior to this construction. All the land that this is built on is 'fill' that DiFini did during his original development.

(Smith) The drain is essential? *Yes.*

(Lillich) Thank you for adding the extra texture. I had originally been thinking of brick all the way up on the main entrance. Now that I see it with landscaping, I do not think it is a good idea. What you have done is a step in the right direction. I would like to see more but this is acceptable.

(Fiebig) Is the cedar shake siding in the triangle right above the main entrance? *Correct, it is above the canopy and above the entrance in the main gable.* Would your architect be able to put it in each of the gables? It does not change the cost very much but it might really enhance the look. The shutters add a nice characteristic. There was no sample but I assume the color is sky blue. *Correct.* The architecture looks good. The landscape plan does show sidewalks that ring the building and join the St. Noel property and the Community Center. Are they asphalt? *Asphalt or concrete.*

(Schryer) Maybe the shake could be put in just the larger gables for balance. The larger ones are contained. The three smaller ones fold into the beam where the utilities are.

(Lillich) I think that would be an attractive addition. If the building were all stone, it would look horrid

(Smith) Adding the cedar shake texture in the gable would lessen the look of vinyl. It would blend more. The more texture, the better.

(Schryer) Whoever makes the motion needs to include in the motion that approval of the Landscaping Plan and Lighting Plan is required.

(Lillich) How do you feel about the texture in the gables? *If that would get it approved, I will work on my boss to get it.*

(Fiebig) A few park benches would help. *There are a few benches at the front entrance under the canopy.*

(Schryer) We also need to add the shake in the larger gables into motion.

MOTION: John Lillich moved to give Preliminary approval for the Senior Congregate Care at 35100 Chardon Road, #100, with the addition of the shake shingle look in the three main gables and pending the approval of the City Engineer of the Lighting and Landscaping plans.

Seconded by Mayor Weger

(Wyss) At a distance, you will not notice the siding color blending with the stone color. It will look like stone all the way around.

(Marino) I will get samples of the correct colors.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- o O'Reilly Auto Parts seems to be on schedule. They are working on drywall. Road grading behind the building is being finished. Open is anticipated by August 19th.
- o Reminder: Maple Grove Road is closed for 30 days. It will be re-opened as soon as it is done.
- o Hanna Road is scheduled to be the next project. The Willoughby Hills crew will do the asphalt.
- o Dodd's Landing was paved by Specialized Construction. They recycled the old pavement with their machine, re-applied it combined with emollients and then put a top coat on.
- o Pleasant Valley Bridge will be closed for about two weeks. There will be prep work done on both side before they put on a membrane and then a 2-inch overlay. This will ensure that the bridge stays open 12 months a year for the rest of its life. Otherwise, we would have had to close it 4 months per year. The project should be done in 30 days.

COUNCIL REPRESENTATIVE'S REPORT

The Mayor covered what I planned to report.

BUILDING COMMISSIONER'S REPORT

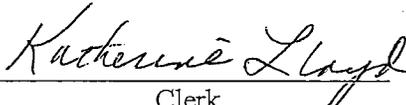
We have had email traffic between the City Engineer and the architect for Dunkin Donuts. They are still working on the Traffic Study on Bishop Road. Construction of another Dunkin Donuts is delaying progress on this one.

CHAIRMAN'S REPORT

None

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

Adjourned at 8:02 pm.



Clerk



Chairman

Date Approved August 15, 2013