

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

January 17, 2013

CALL TO ORDER: 7:00 pm

PRESENT: Vice Chairman John Lillich, Council Representative David Fiebig,
Madeleine Smith and John Davis

ABSENT: Chairman Charlotte Schryer, Mayor Robert Weger, James Michalski

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

MOTION: Councilman Fiebig moved that the absence of Chairman Schryer, Mayor Robert Weger and James Michalski be excused for tonight's meeting.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous
Motion Passes 4/0

Disposition of Minutes Meeting of January 3, 2013

MOTION: Councilman Fiebig moved that the Minutes be tabled until next meeting so that a correction can be addressed.
Seconded by Madeleine Smith.
Roll call: Ayes Unanimous
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 pm.

Linda Fulton, 2990 Marcum

Are there enough Board members present to make quorum? *Yes, quorum is four members.*

Public Portion closed at 7:04 pm.

1. Duane & Sheri Mathias

Contractor: ProBuilt Homes

2586 River Road. – New Home - PPN: 31-A-011-0-01-45-0

Plans stamped received by Building Department 12-20-12

Plans stamped reviewed by Building Department 1-11-13

Plans stamped received by CT Consultants 12-21-12

Plans reviewed by CT Consultants 12-28-12

Present: Duane Mathias, Sheri Veri Mathias and Brady Secre (ProBuilt)

Owner/Representative Comments:

- We are building a 3-bedroom ranch house
- Colors are ivory on the siding and a deeper crème on the shake up in the peaks. Trim is all white
- Stone will be on the house and on the outbuilding. All will match.
- Both roofs will have 30-year Cambridge shingles.

City Architect's Comments:

- The house has a nice design with detail throughout. Openings are all cased.
- Stone return at corners is on the one elevation. We do want to see a good return on all corners. The stone does have some thickness to it.
- Nice detail on the windows all around. We like the wrapped columns
- Regarding your stonework, do you plan to put sills under the window? There is trim work on the top. Usually there is something like a ‘rollick’ sill on the bottom. *Our architect, George, could not attend tonight because he is ill.* Usually the sill has a little projection past the stone surface to prevent water from seeping into your veneer.

(Wyss) There is nothing called out on the wainscot on the garage. It is drawn [last page of un-numbered plans]. Does the architect plan any cap detail.

- Terminations of the stonework at the siding which are different elevations give an opportunity to put in a different type of material to give a watertight surface and detail.
- The garage has good detail and a nice feature window. You intend it to match the house. Do you plan to keep the entire shell as is or will it be all new? *Everything on the outside is being replaced.* You are leaving the framing, sheathing and roof? The changes are all cosmetic? *Yes.*

Board Comments:

None

MOTION: Madeleine Smith moved that the Board accept the plans for 2586 River Road as submitted with consideration of the architect’s suggestion regarding finish under the windows.
Seconded by David Fiebig
Roll call: Ayes Unanimous.
Motion passes 4/0.

PLANNING COMMISSION

Public Portion
No public input.
Public Portion closed

1. Duane & Sheri Mathias
Contractor: ProBuilt Homes
2586 River Road. – Equivalency Review - PPN: 31-A-011-0-01-45-0
Plans stamped received by Building Department 12-20-12
Plans stamped reviewed by Building Department 1-11-13
Plans stamped received by CT Consultants 12-21-12
Plans stamped reviewed by CT Consultants 12-28-12

Present: Duane Mathias, Sheri Veri Mathias and Brady Secre (ProBuilt)

Mr. Lillich introduced the setback issue.
The Building Commission, Mr. Wyss explained the issue.

- This latest site plan shows a 35-foot setback between the open porch in the rear of the house and the rear yard of this particular flag lot.

- This property was previously reviewed by the Board for the Protected Area Provision when the culvert was put in for the driveway last year.
- There is a mapped creek on the Stormwater maps. The creek is substantial enough that it has a 25-foot Riparian Setback which is protected by our Protected Areas Ordinance.
- After review with the City Engineer, John Topolski, we felt that the house should be left where they have set it [on the lot].
- George Davis from ProBuilt requested that house be moved up the hill as far as possible. It is a more level part of the lot
- The house does have an open porch. I would suggest that the Board approve this setback as an Equivalency Provision 1111.15 for the Protected Area of the property.
- It could be a conditional approval. If the home owner ever wanted to enclose the porch, the Equivalency Provision would be void and they would need to apply for a zoning variance to enclose it.
- A color photo from GIS is included in the packet to show that it is an extreme, rare yard area of the properties on Eddy Road. It is the extra parcel of an existing house. Development of any part would be difficult to develop any part with a residential property
- 15-foot setback is sufficient for the fire separation.

(Lillich) We can justify the Equivalency portion of this rather than sending them to the BZA. Looking at the adjacent lots behind them, from Eddy Road, no homes will be built back there. On south side from River Road, their property goes all the way to the rear. There will not be an infringement or problem with sideline clearances. The current Zoning Code allows the Planning Commission to approve a plan like this if the Board feels that it meets the intent of the Equivalency Provision 1111.15. The motion should include the Building Commissioner's suggestion about conditional approval

MOTION: David Fiebig moved that the Board approve the plans for 2586 River Road as submitted with the one exception that if the porch is enclosed, they must apply for a variance to meet the rear setback.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous.
Motion passes 4/0.

Additional Discussion:

(Lillich) A letter regarding acceptance under the Equivalency Provision 1111.15 will be sent to the homeowner, the builder and the Building Department.

The above motion was amended at February 7, 2013 meeting of Planning and Zoning Commission and Architectural Board of Review to include the Equivalency Provision and the setback.

AMENDED MOTION:

David Fiebig moved that the Board approve the site plan for 2586 River Road allowing a setback of 35 feet. The change in the setback is granted by the Equivalency Provision 1111.15 in the Codified Zoning Code of Willoughby Hills, with the one exception that if the porch is enclosed, they must apply for a variance to meet the rear setback.

Seconded by John Davis
Roll call: Ayes Unanimous.
Motion passes 4/0.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

- Willoughby Hills Fire Department will hold a Pancake Breakfast on Sunday, February 10th to benefit the Edison Elementary School Safety Week. All the third graders will get a free bicycle helmet.
- Willoughby Hills will have Pancake Breakfasts on the first three Sundays in March as usual.
- Please keep the Mayor in your prayers. He had a health setback. He is back home now and would appreciate your well wishes during his recovery.

BUILDING COMMISSIONER'S REPORT

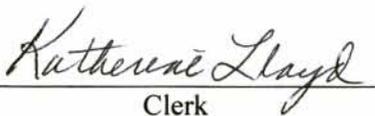
- Dollar Tree is coming at Loehmann's
- O'Reilly Auto Parts should break ground by March when the weather permits.
- Mary Rose Estate: I walked through taking picture for an article in the February newsletter. Completion is anticipated by the end of the month with leasing of apartments in February. Construction looks good. Site work was completed before bad weather.
- There is a group from Buffalo called CLOVER that plans a congregate care with 120 market-priced apartments on the DeFini property in Chagrin North. They plan to work with the City on tax abatements and sewer prices. They hope to have preliminary sketches ready to present at a Work Session

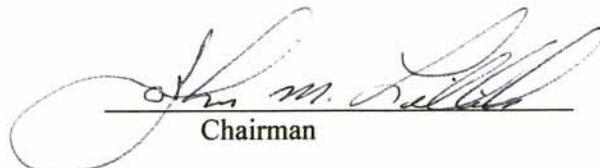
CHAIRMAN'S REPORT

None

MOTION: David Fiebig moved to adjourn.
Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes 4/0

Adjourned at 7:25 pm.


Clerk


Chairman

Date Approved 21 Feb 2013