

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

April 17, 2014

CALL TO ORDER 7:00 P.M

PRESENT: Vice Chairman John Lillich, Mayor Robert Weger, Council Representative John Plecnik, John Davis, Joseph Zawatski and Christopher Smith

ABSENT: Chairman Charlotte Schryer

ALSO PRESENT: Commissioner Fred Wyss, BZA Representative Frank Cihula, Economic Development Steve Roszczyk and Clerk Katherine Lloyd

MOTION: Mayor Weger moved to excuse Charlotte Schryer from this evening's meeting.
Seconded by John Plecnik
Voice Vote: Ayes Unanimous
Motion Passes 6/0

Councilman John Plecnik is here tonight in place of Council Representative David Fiebig

Correspondence:

- Email dated 3/26/14 from Jim Witt, Retail Build RE: American Heritage Motorcycles.
- Email dated 4/9/14 from Gloria Majeski RE: Revised City Roster with updated Roster dated 4/9/14 attached.
- Email dated 4/14/14 from City Engineer Pietro DiFranco RE: PCABR Meeting 4/17/14.
- Email dated 4/14/14 from Building Commissioner Fred Wyss RE: PCABR Meeting 4/17/14.

Disposition of Minutes Meeting of April 3, 2014

As discussed, corrections to the minutes will include the number of lots planned by Green Shamrock changed to 10, not 11 and the Motion for 1133.04 to read motion by John Lillich, seconded by Mayor Weger.

MOTION: John Davis moved to accept the Minutes of April 3, 2014 as presented.
Seconded by Christopher Smith
Voice Vote: 5 Ayes and 1 Abstention (Plecnik)
Motion Passes 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 P.M.

No public input.

Public Portion closed at 7:03 P.M.

1. Chris Hallum

Contractor: New Creation Builders

2937 Lamplight Lane – Detached Garage - PPN: 31-A-005-J-00-024-0

Plans stamped received in Building Department 4/8/14

Plans reviewed by Building Department 4/11/14

Present: Chris and Lynn Hallum

Owner/Representative Comments:

- Updated plans and photos of the front, rear, and sides of the house were distributed.
- We plan to build a 2-car detached garage in the back yard.

City Engineer's Comments (DiFranco):

Not present

Board Comments

(Smith) Will the bricks match the bricks on the house? *Yes, the siding and brick will match as close as we can. The house was built in the early 1990's.* [Samples shown]

(Lillich) The shingles and the rest will match? *Nonverbal 'yes'.* I'm glad you increased the pitch on the roof. You have a nice overhang on the sides but the gable ends do not show any overhang. *There is a 6-inch overhang.*

(Smith) The first drawing showed the vented soffits and vented ridge vents. The second drawings do not. *It's the same. When he was changing the pitch, he did not put those back in the plan.*

(Hallum) We have the detached garage set back 24-feet according to the plot plan. Would there be an issue if we moved it back another 1-2 feet to allow for turning radius?

(Lillich) The only issue would be the rear lot line. *We have lots of room.*

(Wyss) You need to stay back 15-feet.

MOTION: Christopher Smith moved to approve the Detached Garage at 2937 Lamplight Lane as presented.

Seconded by Joseph Zawatski

Discussion:

(Plecnik) From an abundance of caution and because Chris Hallum and I are both on Council, I will vote to abstain- not because I don't like his garage.

Voice Vote: 5 Ayes and 1 Abstention (Plecnik)

Motion Passes 5/0

Additional Discussion:

(Wyss) Which side of the garage do you plan to have the man-door? *It will be on the deck side.* The new drawing is marked wrong. *Thank you for catching that.*

PLANNING COMMISSION

Public Portion opened at 7:10 P.M.

No public input.

Public Portion closed at 7:10 P.M.

1. Bishop Willoughby Company, LTD
Contractor: American Heritage Motorcycles, LLC
2821 Bishop Rd – Preliminary Review – PPN: 31-A-008-D-00-032-0
Application received by Building Department 4/6/14
Plans stamped received in Building Department 4/11/14
Plans reviewed by Building Department 4/14/14

Present: Jeffrey Sinclair (American Heritage Motorcycles, LLC) and Jim Witt (Retail Build)

(Lillich) The City Engineer has not had a chance to review these plans. Any motion made tonight should include a statement that it is pending his final approval.

Owner/Representative Comments:

Email dated 3/26/14 from Jim Witt, Retail Build RE: American Heritage Motorcycles distributed. There have been no real changes since the last meeting. We have detailed out information presented at the previous meeting.

City Engineer's Comments (DiFranco):

Not present

Board Comments

(Smith) I was not here for the previous meeting. Was the sign package not included at that time?
It is addressed in the 11x17 plans.

(Lillich) We did see those. The sign package usually comes separately.

(Smith) Were there any other issues raised at that meeting?

(Lillich) Some of the neighbors voiced concerns about noise. One of the things I noticed after visiting the site is that there is an existing 6-foot board & batten fence. But the finished grade level on this side is already 10 feet below the grade of that fence. Therefore, the sound barrier is already 16-feet high.
We did add trees as requested, particularly by the corner by the service entrance.

(Lillich) One of the issues that came up last time was the routes planned for the test rides. I think the verbiage in motion was ambiguous. We would like to clarify that. People raised the concern about where the test rides would go. Since we have not seen the planned routes, we would ask that test rides be restricted to federal, state and county highways. *It is not a problem during our guided test rides. I cannot control where a licensed driver takes his own vehicle. We are concerned that your pre-described routes do not include dead end streets or strictly residential road. We can bring them in.* Before you get at Final Approval, you will need to show them. *Okay. We don't have them laid out yet.* No additional issues were identified by the Board.

MOTION: Mayor Weger moved to approve the Preliminary Plan for American Heritage Motorcycles, LLC at 2821 Bishop Rd contingent upon the final approval of the City Engineer.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

Council had a discussion with Law Director Lobe regarding the return of Internet cafes. One has reopened on Chardon Road under the legal theory that they are not gambling because there is a little button on the side which will tell a person in advance whether they will win or lose. No one actually presses the button. The Ohio Attorney General is investigating the issue. His opinion is that the City should wait for the Attorney General's report.

BUILDING COMMISSIONER'S REPORT

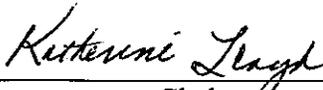
- Two houses are under review.
- Mr. Smith asked about progress at Maple Valley. Mr. Wyss reported that, due to the tough winter, they are still working on grading and water lines. Completion of roads needs to wait for compacting.
- Mayor Weger asked about builders in Maple Valley who want to get approvals. Catch basins, yard drains and roadways are not in yet.

CHAIRMAN'S REPORT

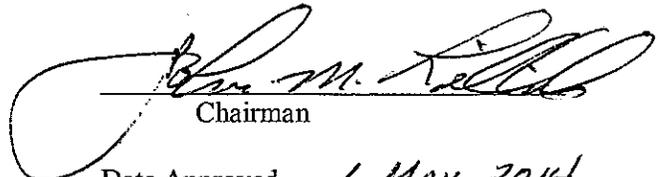
None

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

Adjourned at 7:25 P.M.



Clerk



Chairman
Date Approved 1 MAY 2014