

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

May 2, 2013

CALL TO ORDER: 7:01 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative Frank Germano, Madeleine Smith, John Davis and Joe Zawatski

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

Councilman Germano is here tonight for Councilman Fiebig.

We welcome our new Board Member, Joe Zawatski.

Correspondence:

- City Engineer, Pietro A DiFranco, P.E., April 20,, 2013
- Frances Reddick, M.A., 2824 Forest Lane. April 19, 2013

Disposition of Minutes – Meeting of April 4, 2013

Board noted several corrections:

Page 8: Additional Discussion, Schryer's comment should read 'Review is postponed, not tabled.'

Page 4: 'Martin Road' should read 'Marcum Road'

Page 1: Format of a date at the bottom of page

MOTION: John Lillich moved to accept the Minutes of April 4, 2013 as corrected.
Seconded by Madeleine Smith
Roll call: 5 Ayes and 2 Abstentions (Germano, Zawatski)
Motion Passes 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 pm.

No public input.

Public Portion closed at 7:05 pm.

1. Dave Keller

Contractor: Blossom Home, LLC

2779 Rockefeller Road – New Home - 31-A-006-R-00-004-0

Plans stamped received by Building Department 4-17-13

Plans reviewed by Building Department 4-17-13

Present: Maureen Sweeney (owner), David Kallos (builder), Tony Kucia (owner) (Schryer) The plans do not list materials.

Owner/Representative Comments:

- Color samples were shown for each feature.
- The coil on side and rear windows, soffits, fascia boards on front elevation and the frieze boards on the foundation will all be white.
- It will have vinyl windows by Jeldwen
- Vinyl siding is sandalwood color. Color of the shake in the front elevation of the two gables, gables on the garage, on the porch and gables above the twin window will match.
- Garage door shown is a colonial style from the Wayne Dalton 9600 Series in Euro White. They may add decorative windows and hardware for more of a carriage style.
- Three pair shutters will be burgundy color to complement the stone color which is Washington. We use Environmental Stoneworks.
- Shingles will be either Owens-Corning or J.F. Elk. Color is the same with different name: Driftwood or Weathered Wood.
- Vents will be a non-functioning architectural feature. The roof will be ventilated by the soffits and by ridge vents on the roof and gable.

(Schryer) The vents should go all the way across. They are not shown on the plans.

- The posts will be framed on site using Azac.

City Engineer's Comments (DiFranco):

According to Code 1133, garage doors that face the street must be set back at least 4-feet from the façade, unless approved by the Architectural Review Board.

(Schryer) This lot does not have septic. *It has a sanitary connections and easements on the side lot lines for stormwater.*

Board Comments:

(Lillich) The drawings do not show a return for the stone. We ask that it wrap around the corner 18 to 24 inches. *Okay.*

(Smith) You show shutters on the front. We also like to see shutters on the sides of the building.

Is the roof 'dimensional'? *It is 30-year dimensional.* The shake is vinyl? *Yes.*

(Wyss) This house is set back an additional 25-foot from the 75-foot set back. The neighboring house is also 100-feet back from the road.

(Davis) If you went with more of a country look, you may want to consider muntins in the windows. It would take away some of the contemporary look. *We can certainly consider that.*

(Kallos) *If we used shutters, we would need to eliminate the coil wrap on the windows. However, we have a concern about animals and getting the right size because of the size of the windows*

(Lillich) You would need something on the top of the windows.

(Davis) The house is pretty far back

(Schryer) It is better to keep the windows trimmed out on all four sides rather than the shutters.

(Lillich) You took advantage of topography. *Yes, we did.*

(Schryer) We need to include the wrapped brick in the motions.

(Lillich) Since nothing is noted on the plans and they brought all the samples with them, will the minutes be satisfactory? Or do you want the plans updated?

(Wyss) The minutes will be acceptable.

MOTION: John Lillich moved to accept the plans for the New Home at 2779 Rockefeller Road as presented with the condition that the stone be wrapped around the sides 18 to 24 inches, whichever works the best aesthetically.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes 7/0

2. LaVera Party Center

Contractor: Carl Santagata

32200 Chardon Road – Remodel - 31-A-006-0-00-011-0

Plans stamped received by Building Department 4-25-13

Plans reviewed by Building Department 4-29-13

Present: Carl Santagata (co-owner)

Owner/Representative Comments:

- No samples shown. Changes were described and pointed to on the plans.
- We will keep the existing signs for directional, entrance and exit, and the main signs but they will be dressed up with cultured stone or sandstone.
- The main sign will have two 24 x 24 piers with lantern lights on the top of them.
- The building will get the same buff/brown-color cultured stone that we put on the back side two years ago.
- The octagon that comes out in the center part has cultured stone wainscot which will be raised from 4-foot to 5½ - 6 foot. We will put black LLC 12x12 granite tiles with two 42x24 inch L & P emblems embossed in the sandstone.
- There are a couple things depicted on the plans that we do not plan to do: No dormers. No window-type trims because there are no windows. We will eventually do new landscaping which will screen it.

(Lillich) Do you plan anything for the tile roof? *It is only 10 years old. It is probably a brown Timberline 30-year shingle. When we do replace it, we can do the tiles or go with dimensional shingles that are very Tuscan-looking and will tie in with the building.* What about the cupola?

(Schryer) For the record, there will be no cupola, no new roof, and no dormers. What about the EFIS on the top? *We might do that depending on my discussions with the EIFS contractor. I think there is enough with the granite and sandstone. We will probably need to update again in next five years.*

(Schryer) Does the stone on the sign coordinate with the building? *It will be the same stone.*

(Davis) Are the columns going to be the same size? *They will be the same size and same everything. It will be Azac trim to match the crown molding.*

City Engineer's Comments (DiFranco):

No Comments

Board Comments:

(Smith) You are wise not to incorporate the cupola. It is Early American and you have a Tuscan style. I like the detail. Conceptually it is very nice. Are the coins on the corner of the building existing? *Yes.*

MOTION: John Lillich moved to approve the plans for the remodel at 32200 Chardon Road as presented, minus the cupola.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes 7/0

Minor Alterations Approved by the Zoning Administrator

1. Wayne Linek and Joseph Linek

Contractor: N/A

2958 Rockefeller Road – Shed Addition - PPN: 31-A-005-A-00-042-0

Plans approved by Building Department 4-9-13

Chairman Schryer read it into the record.

2. DDR

Contractor: Conric Construction – Rick Favazzo

27605 Chardon Road – Prepare New Tenant Space - PPN: 31-A-008-0-00-017-0

Plans approved by Building Department 4-10-13

Chairman Schryer read it into the record.

3. The Wright Place

Contractor: Conor Services, Inc, Kevin McCrone

34300 Chardon Road – Patio Roof Extension - PPN: 31-A-006-D-00-031-0

Plans approved by Building Department 4-23-13

Chairman Schryer read it into the record. Mr. Davis asked whether the roof extension replaces the patio. Mr. Wyss explained that part of the bar is enclosed but they extended the roof over outside tables. The actual pavilion has doors that close for the winter is separate. We did have the Fire Chief review it.

PLANNING COMMISSION

Public Portion

Opened at 7:33 p.m.

Closed at 7:33 pm.

1. Susan Mandel

Contractor: Joshua Strickland (agent)

38070 Rogers Road – Lot Split - 31A-001-B-00-006-0

38080 Rogers Road – Lot Adjustment & Consolidation – 31-A-001-B-00-001-0

Plans stamped received 4/23/13

Plans stamped received by City Engineer 4-26-13

Plans reviewed by City Engineer 4-26-13

Present: Joshua J. Strickland (attorney, Dworken & Bernstein Co., L.P.A.), agent for the Mandels.

Owner/Representative Comments:

- He brought the Mylar plat map, executed and signed off as requested.
- The purpose of the lot adjustment is to allow the middle piece of property at 38080 Rogers Road to construct a septic system. It requires a complicated mound system that needs a small sliver of the adjoining property at 38070 Rogers Road.

(Lillich) The stone is very close to the surface there. That is why a more elaborate system is required.

- Much work was spent trying to find a suitable system.

City Engineer's Comments (DiFranco)

- We have no comments on the actual lot split and consolidations.
- We had some technical comments for the Mylar itself. Did you receive them? *That is my understanding. Look it over. I believe Fred [Wyss] transmitted the information and that it was incorporated.* It looks like they incorporated the changes. I will have to do a thorough review

Building Commissioner's Comments:

Board Comments:

(Smith) These lots are existing? *Yes, the only change is at the bottom. It takes out the triangular lot line.* The middle land owner needs that exact .2929 acres on the corner to put half of their septic system.

(Schryer) Tonight we can approve the application. I can't sign these until the Engineer completes his review and signs it.

(Wyss) We ask the City Engineer to verify the labeling of the county borderlines on the plat.

MOTION: John Lillich moved to approve the lot split, adjustment and consolidation at 38070 Rogers Road and 38080 Rogers Road pending the final approval by the City Engineer.
Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes 7/0

UNFINISHED BUSINESS

Review of the Zoning Code is due this year. There does not seem to be a need for an in-depth review right now. The Building Commissioner has not been recommending any updates and the new City Engineer needs time to work through it. I propose that we postpone this discussion until after January, 2014

(Lillich) I agree. This is the busiest time of year. January would be a better time.

MOTION: Joe Zawatski moved to postpone review of the Zoning Code until after January, 2014.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes 7/0

NEW BUSINESS

None

MAYOR'S REPORT

- Rally's pulled support for building in the Burger King location. We are still hopeful that they might come our way.
- O'Reilly's: Construction will start on Monday. They are planning to be open for the Corn Fest.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

- Maple Valley Subdivision has re-submitted some plans. The City engineer is currently reviewing their proposed addressing of the stormwater management issues. It is not a full plan so the calculations cannot be checked. It could get the project back on track. (Lillich) Have they addressed the issue of the devil's strip? *Yes*.
- Dunkin Donuts: Steve and I are still actively encouraging them to move over to the corner.
- Clover Development:
 - Status: Lon Marino says they may have architectural plans ready for the next meeting. They promised to try to address some of the architectural comments from the City Engineer's architect.
 - The height of the proposed 3-story building is 2.5 feet shorter than the existing commercial buildings.
 - Clean up of the 70-foot Restricted Area: I have been actively pursuing clean up of dumped and stored materials in the restricted area over the last month. The Mayor and I took these pictures (circulated)

- Clover Congregate Care in Erie, Pennsylvania: Steve and I toured the newly opened facility for elderly. Inside, it is very similar to the inside of Mary Rose Estates. It has nice finishes, nice finishes and emergency pull cords in the rooms and public areas. It opened Easter. Two weeks later 83% of the units already rented.

(Davis) I have questions about the Clover Development. Research that I have done on the internet indicates that they have had some complaints. Some of the complaints concerned Section 8 Housing. If the rents are forced by the market to be lower, they would have to accept subsidized rents. The City would have no recourse. That may be New York law. We should check some of their properties that have been open for awhile. We should check with other cities to see what their experiences with rents (*Wyss*) *They have promised us via email that they do not accept subsidized housing. They currently own all the buildings that they developed, according to them.*

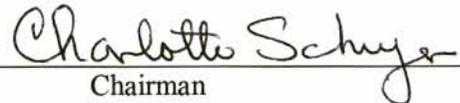
CHAIRMAN'S REPORT

None

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

Adjourned at 7:52 pm.


Clerk


Chairman

Date Approved May. 16. 2013