

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

June 19, 2014

CALL TO ORDER 7:00 P.M

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

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

Councilman John Plecnik is here tonight in place of Council Representative David Fiebig City Engineer was given the evening off.

Correspondence:

Letter dated February 19, 2014 from Board of Building & Zoning Appeals re: Case 2014-1 for 34940 Eddy Rd.

Disposition of Minutes Meeting of June 5, 2014

(Schryer) There are a few typos which do not affect the minutes. They will be corrected.

MOTION: John Lillich moved to accept the Minutes of June 5, 2014 as corrected.
Seconded by John Davis
Voice Vote: 4 Ayes and 3 Abstentions (Weger, Plecnik, Zawatski)
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

No public input.

Public Portion closed at 7:02 P.M.

1. David Vaccariello

Contractor: unknown

34940 Eddy Rd. – House Addition - PPN: 31-A-011-C-00-016-0

Plans stamped received in Building Department 6/2/14

Plans reviewed by Building Department 6/4/14

Present: David Vaccariello (owner) and Harvey Ofer (architect)

Owner/Representative Comments:

- The addition will be on the back of the 2-story house. (Pictures of house distributed).
- It will have lap siding in neutral color. They plan to re-do siding on the house in same color.
- The new roof will match the existing 1 ½ year old roof.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) How will you handle the intersection of the garage against the wall? *It is a slight overlap. The builder will construct a 'cricket' to direct the water away. We had a real challenge to fit this house onto the site due to the narrow lot and sidelines. We got a zoning variance. We wanted to create an overall nice presentation, blend new with old. So you will work it out in the 'field'. Yes.*

(Lillich) *Will you match the window trim to the existing house? The existing windows will be replaced. Since you are replacing the windows and adding new siding, we ask that you trim out the windows 4 inches all the way around the house or you can substitute shutters.*

(Schryer) *The windows on the front and sides already seem to have 4-inch trim. Plan calls for shutters to match the other three.*

MOTION: John Lillich moved to approve the plans for the House Addition at 34940 Eddy Rd. as submitted with the notation that applicant will replace the siding on the existing house, add new windows and trim out the new and existing windows

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes 7/0

2. Charles Albertone

Contractor: ProBuilt Homes

2880 Fowler Dr. – Single Family Residence - PPN: 31-A-006-H-00-019-0

Plans stamped received in Building Department 6/10/14

Plans reviewed by Building Department on 6/10/14

Present: Charles & Erica Albertone and their son, Henry with George Davis (President, ProBuilt Homes), Donna Grigonis (ProBuilt)

(Schryer) We like to have a signed site plan but the City Engineer was not in this week. This project and the other ProBuilt home are on the Agenda because there is no meeting on 7/3/14. We will need to include 'contingent on approval of the site plan by the City Engineer' to the motion.

Owner/Representative Comments:

The house will be on the lot at the end of Fowler Drive. It will have a gray theme with white trim. Stone is Charcoal color with Limestone profile. Siding is called Storm Gray. Shingles are charcoal gray by IKO. [Samples shown]. Drawings are representative of what we are doing.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) On the side where you have a fireplace, you are not doing a chimney but you have a 'bump out'. There seems to be a window underneath it. Are you taking the 'bump out' all the way to the ground? *That is now called a 'dog house'. It will just come out the top of the foundation. So it will cantilever out about 1-foot. Exactly.*

(Lillich) On the front, the stone comes up from grade to the siding. The rest of the house is poured foundation. What color will that be? *The siding and the stone are gray. The foundation will be gray with a brick texture. There would be no need to add color to the cement. It will be all the way around.*

The details are noted on the plans. There is stone around the double garage door? Correct. We ask that you wrap it 18 inches around the corner. I don't think it is noted but the Building Commissioner can make a note on the plans.

(Schryer) The windows are trimmed out well, except for the sliding glass door on the left elevation. *We intend to do it but it is not clear on the print.*

(Lillich) The wall on the left side with the man-door is pretty plain. *It faces the woods which are one a strip of land between Fowler and Rosewood Trail. It is unbuildable.* You could put some type of architectural feature, like an Azak vent in peak, to 'break up' the wall.

(Davis) It is very aesthetically pleasing, especially over the garage and the design of the two narrow windows by the front door.

MOTION: Joseph Zawatski moved to approve the plans for the Single Family Residence at 2880 Fowler Dr. as submitted, contingent on approval of the site plan by the City Engineer.
Seconded by John Davis

Discussion:

(Lillich) Do we need to include wrapping of the stone to the motion?

(Schryer) It has been noted on the marked up plans.

Voice Vote: Ayes Unanimous

Motion Passes 7/0

3. ProBuilt Homes

Contractor: ProBuilt Homes

2507 Maple Hill Dr. (S/L 7) – Single Family Residence - PPN: 31-A-012-H-00-007-0

Plans stamped received in Building Department 5/28/14

Plans reviewed by Building Department 6/10/14

Present: George Davis (President, ProBuilt) and Donna Grigonis (ProBuilt)

(Schryer) For this project, we will also need to include 'contingent on approval of the site plan by the City Engineer' to the motion.

Owner/Representative Comments:

- This will be our 2015 Parade of Homes model home in the subdivision. There is no customer.
- This house will have the same color siding but different roofing from the previous home. It will have a little more earth tone theme. Stone color is sierra. Driftwood color shingles are on the roof. Siding will be Storm Gray.
- This house has the stone returns, window wraps and wing walls on the corners.
- Foundation stone is all the way around.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) What color will you paint the Azak? *The trim will be white, so the Azak will be white. The windows, window wraps, grates and gable end brackets will be white.*

(Lillich) Where will it be located on the street? *It is Sublot 7 near the old gravel path.*

(Wyss) Will there be trim around the window in the small dormer in front? *That is an oversight. There will be trim. It needs to be noted on the plans.* (Schryer) I will make the notation.

MOTION: John Lillich moved to approve the plans for the Single Family Residence at 2507 Maple Hill Dr. as submitted, pending the site plan approval by the City Engineer.
Seconded by John Plecnik
Voice Vote: Ayes Unanimous
Motion Passes 7/0

4. A. Perrino Construction

Contractor: A. Perrino Construction

2469 Maple Hill Rd. (S/L 2) – New Single Family Construction - PPN: 31-A-012-H-00-002-0

Plans stamped received in Building Department 5/19/14

Plans reviewed by Building Department

Present: Pat Perrino (Perrino Builders)

(Schryer) This house is will also be 'contingent on approval of the site plan by the City Engineer'.

Owner/Representative Comments:

- This will be our model home in Maple Valley on Sublot 7 near the front of the subdivision. It will be a 1 ½ story Tuscan, cottage style home.
- The windows and trim are white.
- Siding is Clay color. The front will have vinyl shake in same color. There will be County line ledge stone
- Shingles are Weathered Wood by Landmark

City Engineer's Comments (DiFranco):

None

Board Comments

(Davis) The top of the bay window is not copper? *No, the roof over the bay window will be shake shingled. Copper changes color.*

(Lillich) There only two windows on side elevation. It needs something to break up the expanse. You could add two additional windows to balance it out. *It is a great idea.*

Backs up to woods

(Smith) You will have stairs coming off the sliding glass door in the back? *It was set up for an outdoor patio. I haven't decided if we will do that. If I don't, there will be steps going down to a concrete patio*

(Davis) What is over the foundation in the rear and on the sides? *It will be stone to grade.*

MOTION: John Lillich moved to approve the plans for the New Single Family Construction at 2469 Maple Hill Rd. as submitted, with notation that the applicant will be adding two or more windows on the Left side elevation and contingent upon site plan approval by the City Engineer.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

5. Bishop Willoughby Company, LTD.
Contractor: American Heritage Motorcycles, LLC
2821 Bishop Rd. – Signage for New Motorcycle Dealership - PPN: 31-A-008-D-00-032-0
Plans stamped received in Building Department 6/12/14
Plans reviewed by Building Department 6/13/14

Present: Jim Witt (American Heritage Motorcycles, LLC)

Owner/Representative Comments:

- We are here to revise the previous approved signage
- Since that meeting, American Heritage Motorcycles has since decided on a new logo design that will be part of all of their branding going forward
- For the previous approval, it was just the block letters, ‘American Heritage Motorcycles’.
- The Victory and Indian in the sign shown here are identical to prior approval.
- We are requesting the change of the letters to the Logo sign and the addition of the ‘Service’ letters in upper right corner of the building.
- The Logo would be a box sign with a single panel Lexan face and backlit LED. The ‘Service’ letters would not be illuminated.

City Engineer’s Comments (DiFranco):

None

Board Comments

(Smith) Is the sign illuminated internally? *Yes, backlit with LED.*

(Wyss) If it was practical, would you consider putting the sign over the medallion? *The medallion will be removed when damage to the building is repaired and resurfaced.*

(Witt) On our preliminary plans, we showed the metal panels around the right side of the building being filled with masonry to match. We took them out for budget reasons. We now would like to go ahead with that. We would remove the metal panels and fill in the masonry for appearance and security. We will match the existing masonry.

(Wyss) It is shown on the Service sign. The Board saw this on the Preliminary Application. Everything will be matching.

(Lillich) At the time, we were disappointed that you were unable to do this.

(Schryer) You are just taking them out and building a wall? *Yes, with the masonry to match.*

Will we require any additional drawings?

(Wyss) We had them in the Preliminary package. We could include it in the motion.

(Smith) You will match the darker masonry? *Yes.* That is the same as the body of the building.

(Davis) There are a few adjustments that could make the Logo more defined. *There was a lot of discussion that went into this Logo already*

MOTION: Christopher Smith moved to approve the plans for the Signage for New Motorcycle Dealership at 2821 Bishop Rd. as submitted,
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

PLANNING COMMISSION

Public Portion opened at 7:52 P.M.

No public input.

Public Portion closed at 7:52 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

The proposed Zoning amendments referred by PCABR to Council went on First Reading at the last meeting. There were no objections. It looks like the proposed amendments are moving through the process.

BUILDING COMMISSIONER'S REPORT

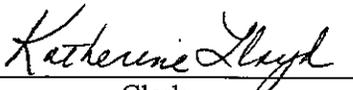
None

CHAIRMAN'S REPORT

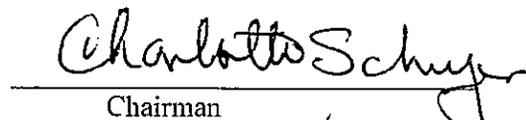
The Chairman wished everyone a Happy July 4th Holiday. The Board will meet again on July 17th.

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

Adjourned at 7:54 P.M.



Clerk



Chairman

Date Approved 7/17/14