

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

June 5, 2014

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, John Davis, and Christopher Smith

ABSENT: Mayor Robert Weger, Council Representative David Fiebig and Joseph Zawatski

ALSO PRESENT: Building Commissioner Fred Wyss and Clerk Katherine Lloyd

(Schryer) The Mayor, Councilman Fiebig and Joseph Zawatski are at an Ethics Conference at Lakeland Community College.

MOTION: John Lillich moved to excuse Mayor Weger, Councilman Fiebig and Joseph Zawatski from this evening's meeting due to the fact that they are attending an Ethics Conference at Lakeland Community College.
Seconded by John Davis
Voice Vote: Ayes Unanimous
Motion Passes 4/0

City Engineer was given the evening off. He has already approved the site plans for tonight. BZA Representative Frank Cihula is at the Ethics Conference, also.

Correspondence:

Letter dated May 26, 2014 from Planning & Zoning Commission to City Council re: Update on the Proposed Zoning Code Changes

Disposition of Minutes Meeting of May 15, 2014

(Schryer) Corrections to the minutes will include: John Davis was present; Correct spelling of John Davis' last name; time that Mayor arrived will be added to the Roll Call; correct a few typos.

MOTION: John Lillich moved to accept the Minutes of May 15, 2014 as amended.
Seconded by Christopher Smith
Voice Vote: Ayes Unanimous
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 P.M.

No public input.

Public Portion closed at 7:05 P.M.

1. Marney Gorman

Contractor: Andrew Meyer

38450 Berkshire Dr. – Family Room & Sun Room - PPN: 31-A-009-B-00-034-0

Plans stamped received in Building Department 5/12/14

Plans reviewed by Building Department on 5/15/14

Present: Andrew Meyer (Andrew Meyer Construction Company) and Marney Gorman

Owner/Representative Comments:

- We are adding a 21 1/6 x 16 family room and a 16 x 12 sun room.
- Two Anderson Narrow Line window units will be re-used. A new triple unit and a single new window will be added. The whole house has updated Anderson windows. Windows will be white on the exterior with a pre-painted interior sash. They all have screens and grillwork. The owner is removing the lower grills on the existing windows. Owner will have option of removing the lower grills on the new windows
- The house currently has blue double-5 (5-inch) vinyl siding. The owner will choose the color of the new vinyl siding. She will then re-paint the existing siding to match it.
- Trim and the windows will be white. Colors of the shingles, siding and trim are coordinated.
- The concrete floor will have radiant heat in the concrete. It will be about 3/8 inch lower than the existing finished floor. When the finish floor is put in the additions, they will make two openings. They want the transition in floorings to be as flush as possible.
- We are not disturbing the grade
- Construction details and floor plan are on the back page of plans submitted. Sample shown.
- Roof on the additions will match the existing Landmark CertainTeed shingles. Match has been confirmed at Willoughby Supply.
- The exterior doors are steel. The french doors will have a sliding screen. The other entry door will have traditional full-light and screen combination.
- It will be well-insulated with blown-in fiberglass. There will be 2-inch rigid continuous foam insulation below the concrete on all the floors.
- Owner showed the new 5-inch siding and color combination: siding will be heather; the trim will be linen.
- Shutters were re-painted recently. They will be re-hung.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) You were very thorough. It will be a great improvement.

(Smith) I give you credit for painting the existing siding to match the existing siding. *As long as it is cleaned properly and all the soap is removed, the paint will hold up very well. Colors will be computer-matched.*

MOTION: John Lillich moved to approve the plans for the Family Room & Sun Room at 38450 Berkshire Dr. as submitted.
Seconded by Christopher Smith
Voice Vote: Ayes Unanimous
Motion Passes 4/0

2. Polaris Land Group

Contractor: Weather Vane Homes

34258 Parkview Rd. – New Home - PPN: 31-A-005-B-00-024-0

Plans stamped received in Building Department 5/8/14

Plans reviewed by Building Department 5/21/14

Plans revised per City Engineer's Comments on 5/20/14

Plans approved by City Engineer's on 5/29/14

Present: Josh Kaplovitz (owner and contractor)

Owner/Representative Comments:

- This house will be for me, my father, mother and grandmother. We are contractors. This is our first house in Willoughby Hills.
- The house will have the same color scheme as another house we built. (Picture and samples shown).
- Color of the siding and the shake is Clay. Corning Shingles are weathered wood. Trim, windows and garage door will be white. Doors and shutters will be cranberry. Photo of stonework detail was shown.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) I love the design. The windows and doors in the front are nicely trimmed out. We ask that you continue that detail all the way around. *Okay*

(Schryer) Do you plan to use the garage door style shown on the plans? *That door will be exactly the same as the photo of the house that was shown.* So the garage door will match the sample photo? *Yes*

(Smith) The shake and regular siding will both be Tuscan Clay? *Yes, sometimes the shake will look darker than the siding even though it is the same color.* You will wrap the stone around the corner? *Yes.*

(Schryer) Are the posts in front boxed posts? *They are identical to the picture, vinyl posts and railing.* So it is all vinyl? *Yes. The deck in the back will be Trexx material.*

MOTION: Christopher Smith moved to approve the plans for the New Home at 34258 Parkview Rd. as submitted, contingent upon trimming out the windows all the way around and wrapping the stone returns 18-24 inches.

Seconded by John Davis

Voice Vote: Ayes Unanimous

Motion Passes 4/0

PLANNING COMMISSION

Public Portion opened at 7:26 P.M.

No public input.

Public Portion closed at 7:26 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

Mr. Smith and Mr. Zawatski will arrange a meeting to begin discussion of Overlay Districts.

MOTION: John Lillich moved to adjourn.
Seconded by John Davis
Voice Vote: Ayes Unanimous
Motion Passes 4/0

Adjourned at 7:34 P.M.

Katherine Lloyd
Clerk

Charlotte Schuyler
Chairman

Date Approved 6/19/14