

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

August 15, 2013

CALL TO ORDER: 7:00 pm

PRESENT: Chairman Charlotte Schryer, Mayor Robert Weger, Council Representative David Fiebig, Madeleine Smith, John Davis and Joe Zawatski

ABSENT: Vice Chairman John Lillich

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

MOTION: David Fiebig moved to excuse the absence of John Lillich for tonight's meeting.
Seconded by Joe Zawatski
Roll call: Unanimous
Motion Passes 6/0

Disposition of Minutes Meeting of July 18, 2013

MOTION: David Fiebig moved to approve the Minutes of July 18, 2013 as corrected.
Seconded by Mayor Weger
Roll call: Unanimous
Motion Passes 6/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:06 pm.

No public input.

Public Portion closed at 7:06 pm.

No Pending Business

Minor Alterations Approved by the Zoning Administrator

1. Anthony and Elsie Ljubi
Contractor: Makoski Construction
33951 Marcum Blvd. – Renovation 3-Season to 4-Season Room - 31-A-005-C-00-002-0

The Minor Alteration was read into the record by Chairman Schryer.

2. Spigel Properties
Contractor: Dan Giannini
28151 Chardon Rd. – Exterior Renovation - 31-A-008-C-00-035-0

The Minor Alteration was read into the record by Chairman Schryer. Councilman Fiebig requested clarification of the renovation. Mr. Wyss explained that the Verizon store is now an appliance store. Spigel Properties is removing all the old exterior brick façade due to wear and damage. It will be

completely re-faced. Plans were provided by the architect. The size of the new material is slightly larger but has the same color, detail and a soldier course around the outside.

PLANNING COMMISSION

Public Portion

Opened at 7:08 p.m.

No public input.

Public Portion closed at 7:08 pm.

1. Maple Valley Estates, LLC

Contractor: n/a

36470 Maple Grove Rd. – Final Approval – 19 Single Family Lots- 31-A-012-E-00-001-0

Plans stamped received by Building Department 7-30-13

Present: Brian Osborne, representing Maple Valley Estates, LLC

Owner/Representative Comments:

- We are here for Final Approval of the Maple Valley Subdivision. It has 19 one-acre lots with septic systems and City water. The HOA [Home Owner Association] documents have been reviewed and approved by the City Law Director. Recommendations by the new City Engineer regarding Stormwater Management have been addressed.
- Plan: The plan as submitted is similar to previous plans. The biggest change is additional storm water capacity for the development. The parcel slopes toward Maple Grove Road and a little to the west. All storm water is being captured and sent to the north. There are two basins.
 - Basin #1 is the same as the plan approved at Preliminary. It is a wet basin. Water from the west half and the back of the property flows into this main basin
 - Basin #2 is an infiltration basin behind lots 2, 3, and 4. Basin # 2 services the eastern half of the property. It is a dry basin. Extensive soil testing has been done. Water will infiltrate down through the silty, sandy soil. Any major overflow will be piped to the main basin.
 - We have added more stormwater management. The lot design is still the same with curb-and gutter street. Home pricing will be similar to Pine Valley and River's Edge.
- Landscape Plan: Coursin & Associates Landscape Architects designed the property. Changes have been made to address identified issues. The street trees shown are the amount required per City Code. Mounding along the church parking lot and entrance has been removed. Low hedging has been added with a hedge variety that stays low to protect visibility in and out. The architects are comfortable with the sight-lines.
- Traffic from 19 homes is not expected to be a problem.
- Sign: The rendering shows the sign set in barnstone with a white fence in the front that runs along Maple Grove. It is extensively landscaped. (Schryer) Is that the stone you will put on it? *Yes, a light barnstone.*

Board Comments

(Smith) You have done everything we have asked and then some. Good luck with the houses. *It is market driven. There is a pent up demand. It is close to the highway without the noise.*

(Schryer) A letter from the City Engineer is in the packet. It details the items which must be satisfied before the permit is given. These are a few more items than we like to have at Final but changing the City Engineer delayed things a bit. Reference to the letter needs to be included in the motion.

(Osborne) Royce Properties is a managing member of Maple Valley Estates, LLC. That may be what is referred to in Item 2 and the plat. That should not be an issue. We have agreed upon the language in the bond with the Law Director. We are finalizing our construction estimate which will be an attachment, or exhibit to the bond. Item 6, there are only two sheets to the Landscape Plan.

We will front inspection fees for the construction. The other guarantees are not an issue. The approvals are more County approvals for tap-ins, etc.

(Wyss) The last two signatures on the top of the plat are the Building Commissioner and the City Engineer. We can assure the Board that we will not sign our names until all is satisfied.

(Fiebig) The last time that Willoughby Hills had a YMCA Dream House was in 2002. This may be an opportunity to bring them back here. *It is a definite possibility. The last Dream House done her was their highest grossing house*

(Schryer) We have a representative from the YMCA here tonight.

MOTION: David Fiebig moved to approve the Final Plans for the Maple Valley Subdivision at 36470 Maple Grove Road with a note that all of the items, 1 through 8, in the Engineer's Memorandum dated August 10, 2013 are addressed, completed, approved and sign off on prior to permit and commencing the project.

Seconded by Joe Zawatski

Voice Vote: Ayes Unanimous

Motion Passes 6/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

The Corn Fest is this weekend.

Maple Grove Road was completed and re-opened ahead of schedule.

BUILDING COMMISSIONER'S REPORT

O'Reilly's Auto Parts had hoped to be open by this Corn Fest weekend. Construction was held up by the rain. Plumbing is being finished. The interior is just about done so they can start stocking. Concrete work is being completed. On the outside, the back of the building toward Stratford Place is done. It looks very nice.

CHAIRMAN'S REPORT

None

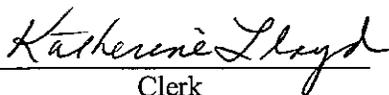
MOTION: David Fiebig moved to adjourn.

Seconded by Joe Zawatski

Voice Vote: Ayes Unanimous

Motion Passes 6/0

Adjourned at 7:23 pm.


Clerk


Chairman

Date Approved 9/5/2013