

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

August 21, 2014

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Council Representative David Fiebig and Christopher Smith

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

ABSENT: Mayor Robert Weger and Joseph Zawatski

MOTION: John Lillich moved to excuse the absence of Mayor Weger and Joseph Zawatski for tonight's meeting.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes 4/0

Correspondence:

- Memo dated 8/6/14 from Assistant City Engineer Collins RE: New Single-Family Home- 36141 Euclid Chardon Rd. – Ivan Sosic.
- Letter dated August 13, 2014 from Board of Building and Zoning Appeals RE: 2014-5 for 2880 Fowler Drive
- Memo dated 8/21/14 from Assistant City Engineer Collins RE: Sosic New House - 36141 Euclid Chardon Rd. – Ivan Sosic.

Disposition of Minutes Meeting of August 7, 2014

Corrections: On page 9, the '9-acre' lot split will be changed to '9-lot'. Memo dated 8/6/14 will be changed to Assistant City Engineer Collins.

MOTION: David Fiebig moved to accept the Minutes of August 7, 2014 as corrected.
Seconded by Christopher Smith
Voice Vote: Ayes Unanimous
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:03 P.M.

Fay Sivazlian, 37250 Chardon

The house on my property on Hayes Drive was demolished. Now that it is demolished, I cannot build because it on a flood plain. Fencing material was left on the property. The road is poorly maintained. All this affects my ability to sell the property.

(Wyss) Bring the plat map to the Building Department.

Cheryl Ota, 2960 Marcum

There are no back agendas in the Public Book. I need agendas from the meetings that I have missed. I cannot locate Agendas on the City Website.

(Schryer) Agendas are on the Website. We do not routinely post them in the Public Book. Give us a list of the dates needed together with your email address.

Mr. Fiebig describe location of agendas on the website.

Public Portion closed at 7:13 P.M.

1. Ivan Susic

Contractor: Ivan Susic

36141 Chardon Rd – New Home - PPN: 31-A-011-0-02-040-0

Plans stamped received in Building Department 7/22/14

Plans reviewed by Building Department 7/23/14

Present: Ivan Susic

Owner/Representative Comments:

We are building a 2-bedroom house with a 9-foot ceiling. There will soft brown brick on the front and off-white limestone cornerstones. The rest of the house will have gray vinyl. It will have a 13-course foundation with brick to grade. Roof has gray-brown shingles by Timberline. The tan vinyl Pella windows will have stone sills and 4-inch trim.

City Engineer's Comments (DiFranco):

- Memo dated 8/6/14 from Assistant City Engineer Collins RE: New Single-Family Home- 36141 Euclid Chardon Rd. – Ivan Susic.

(Schryer) Lake County Soil & Water and Septic approvals have been received. There are a few items in the Engineer's review that need to be completed.

Board Comments

(Lillich) I like the soldier courses above the windows and doors.

(Smith) What type of rails will be on the deck? Treated wood.

(Schryer) There are muntins all around. It looks good.

(Fiebig) Will you have the ridge vent run all the way to the end? It is not shown that way on the drawings. We can put the ridge vents all the way to the end.

MOTION: David Fiebig moved to approve the New Home at 36141 Chardon Rd.as submitted, contingent on final approval by the City Engineer of all the items list in his Memo.

Seconded by John Lillich

Voice Vote: Ayes Unanimous

Motion Passes 4/0

PLANNING COMMISSION

Public Portion opened at 7:23 P.M.

No Public Input

Public Portion closed at 7:23 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

Chairman Schryer asked the Board to prepare any additional questions regarding the proposed zoning changes. When the full Board is together, we need to vote to close discussion on the Zoning Code Review process.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

The proposed change to the Building Code, 'Mailboxes/Addresses', has been tabled. *(Schryer) Council needs to make note of any questions and send to proposal back to the Planning Commission.*

BUILDING COMMISSIONER'S REPORT

- There was a meeting with the Mayor, City Engineer & Mr. Osborne regarding the street trees on Maple Hill Rd. Mr. Osborne have commitments for 7 lots.
- ProBuilt Homes has construction underway for S/L 19 on Fowler Dr. They have approval from the City Engineer.
- The Motorcycle Dealership opening has been delayed due to work on the outside. Inside is coming together nicely.
- Dunkin Donuts has indicated that CD packages will go to the City Engineer next week.

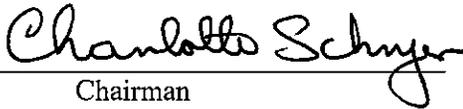
CHAIRMAN'S REPORT

None

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

Adjourned at 7:29 P.M.


Clerk


Chairman

Date Approved 9/4/14