

**MINUTES**  
**Planning and Zoning Commission & Architectural Board of Review**  
**City of Willoughby Hills, Ohio**  
**November 6, 2008**

**CALL TO ORDER:** 7:06 P.M.

**PRESENT:** Chairman Charlotte Schryer, Mayor Robert Weger,  
Council Representative David Fiebig and John Lillich

**ABSENT:** Vice Chairman James Michalski and Madeleine Smith,

**ALSO PRESENT:** BZA Representative Frank Cihula and Clerk Katherine Lloyd

**MOTION:** Mayor Weger moved, barring no objections, that we excuse the absence of James Michalski and Madeline Smith  
Seconded by John Lillich  
**Roll Call: Ayes Unanimous**  
**Motion Passes**

David Fiebig is representing David Reichelt for City Council this evening.  
Fred Wyss and William Gallagher were excused due to no projects scheduled.

**Disposition of Minutes:** Minutes of October 16, 2008

**MOTION:** John Lillich moved to approve the minutes of October 16, 2008 as submitted.  
Seconded by Mayor Weger  
**Roll Call: Ayes Unanimous**  
**Motion Passes**

**ARCHITECTURAL BOARD OF REVIEW**

**Public Portion**

Public Portion opened at 7:08 P.M.

None

Public Portion closed at 7:08 P.M.

No Projects Scheduled

**PLANNING & ZONING COMMISSION**

Public Portion opened at 7:08 P.M.

None

Public Portion closed at 7:08 P.M.

No Projects Scheduled

## **Unfinished Business**

### 1. Proposed Zoning Code Changes

- Lot Size

Charlotte Schryer reported that Tom Lobe reviewed the definition of lot size. He had three comments. The existing lot size was written for the Code that we have into the future to match the new Code. He questioned whether there have been any problems with the existing definition. He does not see the need to change the existing definition because those lots that are affected are 'grandfathered'. If there were any problems that could not be worked out, they would go to the BZA.

Frank Cihula stated that it does not affect anything platted since the 1960's. It acknowledges the lot size, however it was measured. The only ones that are measured from the center line of the road are all the old main roads, i.e. Eddy, White, Rockefeller, and Mapleview. SOM Center is not affected because it was widened. It disadvantages homeowners on the old main roads, especially affects one acre lots. It also affects property on the flood plain. The Building Department just got a question about whether one of these lots was 'build-able'. It also affects the allowable size of Accessory Buildings.

Consensus was that this item is not ready to go for public hearing.

- Public Hearing for Proposed Zoning Code Changes

Two proposed changes have already been approved for Public Hearing: Accessory Buildings and Routine Sale of Vehicles. The Hearing Notice and newspaper notification are ready. Possible 'piggybacking' the advertising notice with the Council's notice because of cost of was discussed. There has been precedent but PC/ABR and Council would still need to have separate ads.

**MOTION:** Mayor Weger moved to prepare for a Hearing on Thursday, November 20, 2008 at 7:00 P.M. in Council Chambers on Accessory Buildings and Routine Sales of Vehicles.  
Seconded by John Lillich

Discussion:

(Fiebig) The Board has already had much discussion on these two issues and the language of the proposal has been decided on? *Yes*. The vote is whether to advertise for Public Hearing? *Yes*

(Schryer) We hear what the public has to say and if everyone is still in agreement after the hearing, we send them up as proposals to Council.

**Roll Call: Ayes Unanimous**

**Motion Passes**

### 2. Tree Ordinance

We will postpone this until more people are here. When you are reviewing this material, the biggest thing is how we treat the one acre lot. In a couple place, Jim Michalski has written two different scenarios: the entire lot can be exempted or you can exempt all the things it takes to build the lot. If the owner wants to cut a half acre of trees on a one acre lot, the owner needs to turn in a plan because they need a road to get there and it affects the drainage of the neighbors. The Code is already designed to protect the neighbors from excess trimming and cutting and drainage. An existing one acre lot would probably not need an arborist. The plan on a new lot shows the trees that are left. Septic systems are exempt.

## **New Business**

None

**Mayor's Report**

River's Edge got the final coat of asphalt today. They will have Street Dedication. The first association meeting is next week.

Pine Valley was in court last week. They need to remove a pile of dirt that remains at the end of the cul-de-sac. They cannot fill the ravine because of 'protected waterway' and Riparian.

**Council Representative's Report**

None

**Building Commissioner's Report**

None

**Chairman's Report**

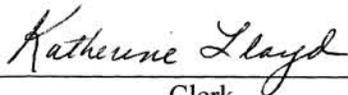
Conservation Development

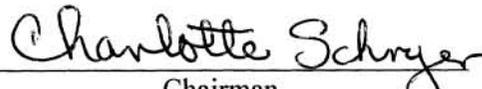
There may have been some confusion about what is in the Code during a previous discussion with Rich Iafelice. He clarified what he said. In the Conservation Code, there is a section that defines the percentage of building that can be put on acreage. If you have 10 acres, you can cover 8.5 percent (8.5%). That means you can put up eight houses on 10 acres. He says that developers are complaining that they lose all they gain with that percentage because the lots are so long, there is a long drive way and a subdivision in the back. Mr. Iafelice suggests it might be better if the ratio of 1 to 10 (10 houses to 10 acres) or even 1.5 units per 10 acres. They are paying taxes on the whole 10 acres. A private road would be their option.

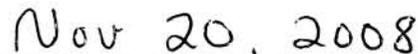
**Adjournment**

**MOTION:** Mayor Weger moved to adjourn  
Seconded by John Lillich  
**Voice vote: Ayes unanimous**  
**Motion passes**

Meeting adjourned at 7:38 P.M.

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Nov 20, 2008