

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

February 21, 2008

CALL TO ORDER: 7:01 P.M.

PRESENT: Chairman Charlotte Schryer, Mayor Robert Weger,
Council Representative David Reichelt, John Lillich, and Madeleine Smith

ABSENT: Vice Chairman James Michalski, Dale Fellows

ALSO PRESENT: Building Commissioner Mario DiFranco, Architect Bill Gallagher,
BZA Representative Frank Cihula and clerk Katherine Lloyd

MOTION: John Lillich moved to excuse the absence of Dale Fellows
Seconded by Madeleine Smith
Roll Call: Ayes Unanimous
Motion Passes

MOTION: John Lillich moved to excuse the absence of James Michalski for the next
three Board meetings
Seconded by Madeleine Smith
Roll Call: Ayes Unanimous
Motion Passes

Disposition of Minutes: Meeting of February 7, 2008

MOTION: David Reichelt moved to accept the Minutes of February 7, 2008 as submitted.
Seconded by John Lillich

Discussion:

(Smith) I did not receive a copy of the minutes.

(Reichelt) Withdrew the motion

(Lillich) Withdrew his second

(Schryer) Disposition of Minutes for February 7, 2008 will be rescheduled for next meeting.

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Public Portion opened at 7:07 P.M.

None

Public Portion closed at 7:07 P.M.

1. August and Loretta Babuder
Contractor: Owner, August Babuder
2275 River Road – Addition of Attached Garage and Porch – 31-A-016-0-00-009-0
Plans stamped received in the Building Department 2/13/08
Plans stamped received by CT Consultants 2/13/08

Present: Richard Beck, from Beck Architects, and August Babuder

Owner/Representative Comments

- Photos of the existing house were presented.
- The proposed porch will go where the stairs are; they will be removed. Location of the new garage and parking area on the lower level was indicated. There will also be a first floor addition.
- The asphalt shingles and brick will match the existing materials.
- The site plans shows the area of the new addition with setbacks

Architectural Comments

- How are you matching the windows? *The windows are double-hung, vinyl clad; the new windows will be the same, except for the size in order to meet the new code.*
- Are there muntins on the windows? *No.* Just the upper and lower sash that will be matched? *Yes*
- How old is the roof? *Installed in about 1995.*
- In the valleys, you will be stripping some of the shingles. You will need to be careful where you start and stop. You may need to re-shingle some of the existing roof to make it look right.
- The posts on the entrance way of the carport need some character or detail to match the house. They could be larger or pre-cast, cased or wrapped.
- The ridge vent needs to extend to the end of the overhang.

Board Comments

(Schryer) Are you putting shutters on the addition? *It will look the same as the rest of house*

(DiFranco) Shutters are not on the drawing

(Schryer) I will mark shutters on the drawing. *There will be shutters that match the rest of the house.*

MOTION: John Lillich moved to accept the plans with the addition of casing out the posts on the carport, giving them more mass, and adding shutters to the windows in the new addition.

Seconded by Madeleine Smith

Roll Call: Ayes Unanimous

Motion Passes

Mr. Gallagher was dismissed at 7:20 P.M.

PLANNING & ZONING COMMISSION

Public Portion Opened 7:20 PM

None

Public Portion closed at 7:20 PM

Unfinished Business

- Cuyahoga County Airport Expansion
Charlotte Schryer and several other board members attended the Technical Advisory and Focus Group meeting on February 20, 2008. She brought the airport presentation to the Board for review. John Lillich suggested that there should be a regional study of the three area airports which operate under three different auspices. Congressman LaTourette's office is aware of the need.
- Pleasant Valley Park
John Lillich received an acknowledgement of his letter from Lake MetroParks. He notes that the border of the park that is shared with the Audubon Society has already been marked.

New Business

None

Mayor's Report

Cuyahoga County Airport Expansion

- There will be a public meeting for City Council on March 11, 2008 at 7:00 PM in the Community Center. The airport and engineers will present the plans for public comment. We want comments from the residents
- On February 14, 2008, I attended an airport presentation of Alternative Plan #38 at the Cuyahoga County Commissioners regular meeting. It will be tabled for 60 days to allow for meetings in Willoughby Hills on March 11th, in Highland Heights on March 4th, and in Richmond Heights on March 18th.

Council Representative's Report

There will be a meeting of the Planning and Zoning committee of Council on March 3, 2008 at 7:00 PM. A developer wants to develop the property adjacent to the Maplegrove Alliance Church. He is coming to Council first because he seeks adjustments to the Zoning Code and possible sewers.

Building Inspector's Report

None

Chairman's Report

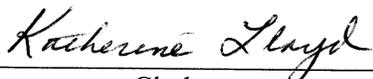
Ash Borer problem

The Tree Committee had a meeting with Matt from Lake County Soil and Water awhile back. We discussed the Ash Borer situation. There is an article in the Plain Dealer that lists a link for additional information. We should post that link on our website. Mayor Weger discussed the signs that are now posted on main roads at the Lake County borders restricting movement of firewood.

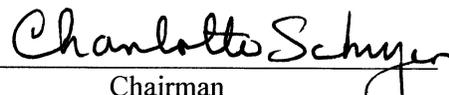
Adjournment

MOTION: David Reichelt moved to adjourn
Seconded by John Lillich
Voice vote: Ayes unanimous
Motion passes

Adjourned at 7:47 P.M.



Clerk



Chairman



March 6, 2008