

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
May 15, 2008

CALL TO ORDER: 7:02 P.M.

Introduction of new Building Commissioner, Fred Wyss

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

ABSENT: Vice Chairman James Michalski

ALSO PRESENT: Building Commissioner Fred Wyss, Architect Bill Gallagher,
Assistant Engineer John Topolski, BZA Representative Frank Cihula,
and Clerk Katherine Lloyd

MOTION: Mayor Weger moved to excuse the absence of James Michalski
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes

Disposition of Minutes: Meeting of May 1, 2008

MOTION: David Reichelt moved to accept the Minutes of May 1, 2008 as submitted.
Seconded by Madeleine Smith
Roll Call: Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Public Portion opened at 7:04 P.M.

None

Public Portion closed at 7:04 P.M.

1. James & Judith Zack

Contractor: _____

36752 Beech Hills Drive – Garden Shed – PPN: 31-A-011-F-00-001-0

Plans stamped received in the Building Department 4/22/08

Plans stamped received in CT 5/7/08

Plans stamped approved by CT 5/7/08

Applicants plan to reschedule.

2. Dave D'Angelo

Contractor: homeowner

2835 Fairview Road – Porch Addition – PPN: 31-A-008-D-00-057-0

Plans stamped received in the Building Department 4/23/08

Plans stamped received in Building Dept 5/5/08

Plans stamped approved by CT 5/7/08

Present: David D'Angelo

Owner/Representative Comments

- We want to attach an open porch with a roof to the front on the house.
- The foundation will be cinder block with a brick veneer. It will be a tannish-color to match the siding on the house, garage and shed. Extra siding left from the house will be used on porch.
- Shingles will be the same color as the house. House was resingled 10 years ago.
- In the future, the aluminum siding on the house will be replaced with vinyl, with a similar color as present siding.
- A fence will be added in the future. There is a picture of it.
(Cihula) He already has an approved variance for the fence.

Architectural Comments

- Do you have a picture of the side of the house? No.
- We want to make sure that your rake board (the trim board along the top) and the side matches. *It is the same color as the siding. We have the leftover siding as well as pieces removed to make way for the porch.*
- Are you planning a railing or "enclosed with sides"? *The steps will have a railing. Around the porch will be a darker color 'trex' board on board style with a gap at the bottom.*
- What material are you using for the ceiling? *White soffit material to cover the rafters*
- This is a nice simple design with matching material.

Board Comments

(Smith) What type of railing will be on the steps? *Pickets and posts with a good grip-able top rail similar to what will be around the porch. It all has to match.*

MOTION: John Lillich moved to accept the plans as submitted.

Seconded by Madeleine Smith

Roll Call: Ayes Unanimous

Motion Passes

Discussion:

(Wyss) Is there a brick veneer on the existing house? *No, the house has 2 courses of cinder block.*

3. Patrick Gallagher & Beth Woodman

2937 Gatsby Lane – Accessory Bldg – 31-A-005-h-00-017-0

Plans Stamped Received in the Building Department 04/28/2008

Plans Stamped Received by CT 04/28/2008

Plans Stamped Approved by CT 05/12/2008

Present: Thomas Woodman, architect and Patrick Gallagher, owner

Owner/Representative Comments

- We need a detached building to hold what we have in the garage.

- The house is the only contemporary ranch at the end of a cul-de-sac. The house has about a 6:12 pitch with a ridge height 20 feet above grade.
- The building will be in the back and is within setback requirements. Its height will be below the ridge of the house because the land is lower.
- Dutch lap vinyl siding will match the house. Gutters, roof and everything will match the house.

Architectural Comments

- This is one of the best outbuildings I have seen, especially with a second floor. *It has a good view of the woods. Heat build-up can vent through the windows.*
- The foundation is block. What is the house? *Brick*
- Our preference is that all materials match

Board Comments

(Smith) Outbuildings are usually behind the house but this one is so beautiful

(Reichert) You have stayed within the code. The code regarding building size may change. *The size fits the lot. We are at 609 square feet.*

(Cihula) What is the head room on the second floor? *7-foot 6-inches.* You need to count that space in your square foot calculations. *We did*

MOTION: Madelaine Smith moved to accept the plans as submitted
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes

4. Kevin & Amy Rottinghaus

Contractor: Payne & Payne Builders, Inc

Sub Lot 28 Pine Valley Drive – Single Family Dwelling – PPN: 31-a-17-d-28

Plans Stamped Received In the Building Department 05/01/2008

Plans Stamped Received By CT 05/02/2008

Plans Stamped Approved By CT 05/08/2008

Present: Joel Hoar

Owner/Representative Comments

- We plan to build a Nantucket-themed house. The roof will have a pewter gray 30-year shingle. It will have Alcoa double four-lap siding in Victorian gray. The shake siding will be Certainteed sterling gray Perfection shingles.
- The stone color around the base will be Prestique Bluegrass ledge stone in gray with darker gray grouting.
- All the windows, the aluminum cornice, the vinyl soffits will be white. The eaves will be perforated; the gables will be solid
- The garage doors will be silver with blue tones. The front door will be Caribou dark gray stain.
- All wood trim will be pure white. We have tried to match all the colors and whites.

Architectural Comments

- What color are your trim board materials. *Mirteck wood composite. The rake boards will aluminum. There is an error on the one cross section drawing.*
- Will the foundations be applied stone veneer to grade all the way around? *Yes*
- What material is the sill? *It is manufactured gray stone made of 3-foot sections mortared together. The top is smooth; the face is textured to look like natural stone. The aluminum flashing detail above it will match*

Board Comments

(Lillich) Do you plan to build the cupola as shown? *Yes*

(Reichelt) Does the applicant need to submit a new drawing showing the stone to grade?

(Gallagher) The record set has been hand marked and then it is journalized.

(Schryer) What material will you use on the roof of the cupola? *Copper. The rest of the materials will be painted cedar.*

MOTION: David Reichelt moved to accept the drawings as submitted.

Seconded by Mayor Weger

Roll Call: Ayes Unanimous

Motion Passes

5. True North Energy

2770 Bishop Road – Sign Installation – PPN 31-A-025-0-00-040-0

Plans Stamped Received in the Building Department 05/24/2008

In House Review 05/12/2008

Case will not be heard. Applicant confirmed that the sign is in Wickliffe and is outside of our jurisdiction.

PLANNING & ZONING COMMISSION

Public Portion Opened 7:50PM

Frank Cihula, 35060 Dixon Road

We had an inquiry at the BZA meeting about signs posted in windows saying “Bogey’s Comedy Club – Coming soon”

(Schryer) We will discuss this under Unfinished Business.

Public Portion closed at 7:51 PM

I. David Rowell

36101 Maplegrove Road – Lot Split – PPN: 31-A-017-000-018-0

Plans Stamped Received in the Building Department 04/23/2008

Plans Stamped Received By CT 04/23/2008

Plans Stamped Approved By CT 05/12/2008

Present: David M. Rowell

Owner/Representative Comments

- I had a property on Maplegrove that I split 2 years ago. I gave the north portion to my daughter. The one in the middle is mine. I am giving the southern lot to my son. The address will be 2422 Pine Valley. I thought I had the lot split done already.

(Topolski) The southern lot was not recorded. There are no grading or drainage issues. The driveway will be on Pine Valley. They will need to tap into the storm sewer with a lateral. There are access easements for utilities shown to the rear. Those can be attached to the deed.

- Mr. Ackerman did put drain tile west to east. There are two sewers on the property.

- There is a very solid 8x8 advertising sign for Parade of Homes put up on my property in 2004 by Ackerman. I did not give permission for those to be put up. How do I get it removed?

(Schryer) The Building Commissioner will help you with that.

Architectural Comments

There is a proposed access easement on the drawing. That could be a problem if your son sells the property. *When I sign it over to him, he will sign an easement on it.*

So you will have an actual easement? *Yes, all the utilities come down our private road.*

Board Comments

MOTION: John Lillich moved to approve the lot split.
Seconded by David Reichelt
Roll Call: Ayes Unanimous
Motion Passes

Unfinished Business

Proposed Accessory Building Size

Your copy of the proposed changes to the Accessory Building Size would be clearer if it were in color. If we vote on the changes, we can send it to Council. But the Planning Commission and Council still need to have a public hearing on this. Because everyone has a number of other items to be brought to Council, perhaps we should collect them all. Advertising for hearings is costly.

(Cihula) The change is from 600 to 960? *Yes*

(Lillich) We can't vote on something until we have had a hearing.

(Reichelt) Who will be the central clearing person collecting all the items to be heard?

(Schryer) They can all be run through the Planning Committee of Council and then back to PC/ABR.

(Reichelt) We meet next week. Everyone should submit their changes as soon as possible.

(Weger) Is it your intent to have this done before the building season is over?

(Reichelt) It might be by July or August.

(Schryer) There is the three readings rule.

Bogey's Comedy Club

It came before Planning Commission before. It was denied by the previous Building Commissioner. Consensus of the Planning Commission at a work session; was that it did not meet the Code. The previous law director concurred. With a change in the administration, Bogey's came back to the city for re-evaluation. It was reviewed by the new law director. I heard it was approved and that the signs for the business were coming soon.

(Cihula) When they explained their plan, it fit the definition of 'theater' in our code. We have to use what is in our code.

(Weger) The previous Building Inspector and the new Law Director approved it when it came back to them.

(Schryer) When Bogey's did come back, they did not submit a plan. Previously, they said they would put up a fence, and upgrade the back of the building with shrubbery. From the back of Bogey's, there is nothing between them and the backyards on Stratford Way. We do not have a visual of what is planned.

(Smith) Were there legal reasons that it went through? (Schryer) It is who interprets the code.

(Weger) It should have stayed in the Building Department and not come before the Board.

((Smith) Stratford Way will have to deal with late departures after the shows.

(Reichelt) Now they have agreed to have the people park in the front and exit from the front. There should be no problem with parking for a 10:30 PM show.

(Smith) Is there enough room for a dirt mound and fence in the back? *No*

(Cihula) The parking lot goes up to the backyards.

(Lillich) That's the way Stratford Way developed it.

(Smith) Is there anything we can do about it?

(Weger) We can ask the owners of the building if we perceive a problem.

(Cihula) If they put the electrical wiring in a conduit, it would improve the back of the building.

New Business

None

Mayor's Report

None

Council Representative's Report

Nancy Fellow's 28 year old son died last week. A memorial service is planned.

Building Commissioner's Report

None

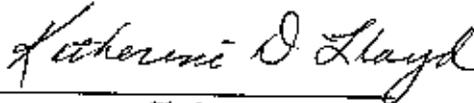
Chairman's Report

The North East Ohio Planning and Zoning Workshop is June 20, 2008 in Chardon. I (Schryer) will be unable to attend. David Reichelt will try to attend.

Adjournment

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

Meeting adjourned at 8:25P.M.



Clerk



Chairman

6-05-2008