

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
August 7, 2008

CALL TO ORDER: 7:01 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski,
Council Representative David Fiebig, Madeleine Smith, and John Lillich

ABSENT: Mayor Robert Weger, Council Representative David Reichelt

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

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

Disposition of Minutes: Minutes of July 17, 2008

MOTION: John Lillich moved to approve the minutes of August 7, 2008 as submitted.
Seconded by Madeleine Smith
Roll Call: 3Ayes and 2 Abstentions (Michalski, Fiebig)
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. Jean LeSeur

Contractor: Johnson Home Improvements

Presenter: Building Commissioner Fred Wyss

35505 Chardon Rd – Revised New Home Plans – PPN: 31-A-011-A-00-012-0

Plans stamped received in Building Department 7/23/08

Plans stamped approved by Building Department 7/28/08

Present: Fred Wyss (presenter), Jean Le Seur (7:08 PM)

(Schryer) When the project was initially approved, the applicant indicated that she might reduce the amount of brick. She now submits revised elevations with less brick. No other changes are requested.

Owner/Representative Comments

Mr. Wyss showed the areas of change on the drawings to the Board.

Architectural Comments

It is still a nice design on a quaint house. The materials are consistent with what we see architecturally in the community. I have no concerns about the changes.

Board Comments

None

MOTION: John Lillich moved to approve the revised plans as submitted
Seconded by James Michalski
Roll Call: Ayes Unanimous
Motion Passes

2. Tony Poderis

Contractor: Frank Conti

2901 Istra Lane - Addition – PPN: 31-A-006-K-00-012-0

Plans stamped received in Building Department 7/25/08

Plans stamped approved by Building Department 7/28/08

Present: Joyce Braun Poderis, Tony Poderis, Frank Conti

Owner/Representative Comments

- Mr. Poderis provided a series of photographs of the house and a list of material to be used.
- We are putting a room addition on the rear elevation of the house on the far side opposite the driveway. It has a shed-style roof
- Everything is matching to the existing on the house: Anderson windows with an Anderson patio door; Certainteed Landmark shingles to match house roof that was replaced three years ago.
- The color and style of the T-111 siding will match siding that was replaced 4 years ago. The style is still available.

(Lillich) The pictures are very helpful because of the lack on detail on the plans.

(Wyss) I contacted Mr. Beck about the detail. He said that the photographs would provide detail. He did confirm that the pitch of the addition would match the 4:12 pitch of the existing house.

(Schryer) So the pitch is 4:12?

(Conti) It will not be 4:12 on the room addition. The roof goes past the center of the second floor window. The addition has studio style ceiling with the ceiling drywall on the bottom of the rafters. The addition comes out 16 feet and then goes up. The pitch will definitely be great than four.

(Schryer) The drawings need to state what is actually being built.

Architectural Comments

- We like the outside pitches to match as much as possible. It scales 4:12 and it is shown 4:12.
- There is a shed addition on the other side. It appears you are mirroring it, but you will be higher than the other side. You cannot have many different slopes on the house. *(Conti: This is meant to be a special room. It is meant to be unique to the back of the house. It is a sunroom.)*. Our concern is consistency on the right and left side.
- There are other inconsistencies. In the photograph, the overhangs on the bearing point appear longer than the side points. It shows 1:4 consistently around. This has a flat soffit and the detail appears to have a soffit on the bottom of the rafters. There is horizontal banding around the house hiding the joint between the top and bottom T-111, but the banding is not shown on the addition. *On the rear elevation, the rear wall is 10-feet tall. The glass is 8-feet tall. There will be trim board as it comes around which will match.* It just doesn't show it.
- The window trim and casing on the house is not shown on the drawing for the addition. *We will have the same thing on the room addition.*

Board Comments

(Michalski) Details are lacking on the drawing which makes evaluation difficult.

(Lillich) We could approve this - pending revised and accurate drawings from the architect.

(Michalski) What is the pitch on the roof of the existing house?

(Gallagher) On the upper roof, it may be flat, maybe 6:12, but on the side roof it may be 8:12 based on the photograph.

(Michalski) Will you match the roof slope on the small shed? *(Conti) There is plenty of room to do that*

MOTION: John Lillich moved to approve the proposed addition pending the Building Inspector receives four corrected plans from the architect showing the detail on the addition and on the existing home so we can see that it matches, match the pitch to the shed on the opposite side, trim the windows to match the existing home, and second floor trim boards and soffits to match the existing home
Seconded by Madeleine Smith

Discussion:

(Michalski) Will the sliding door match the existing deck? *Yes*

Roll Call: Ayes Unanimous

Motion Passes

3. Milt Pavlisin Custom Homes, Inc.

Contractor: Same

2463 Trailard – New Home – PPN: 31-A-010-C-02-011-0

Plans stamped received in Building Department 7/25/08

Plans stamped received by CT Consultants 7/28/08

Plans stamped approved by CT Consultants 7/31/08

Present: Milt Pavlisin

(Schryer) Next week this property goes to the BZA for review of the site plan. It is a complex project because it is in a flood plain.

Owner/Representative Comments

It is a four bedroom colonial with 2 ½ baths in a flood plain.

Engineer's Comments:

The house is in a flood way. We are exchanging areas in the flood way that existed in 1980 that have since been torn down with the areas' volume proposed in this proposal. There is no increase in flood waters; they will pass underneath the structure. Lake County Health Department given the okay for the Ohio EPA to issue an MPDES permit for a single sanitary treatment plant to service this home. There is about a two month wait for the permit. It is in an area that is permits MPDES units. If the homeowner starts construction [before the permit], there is the possibility that they might get held up if the permit is delayed. Revisions to the site plan could cause changes in the unit. The EPA won't consider it unless there is a permit. This is a very unusual situation.

(Michalski) What if a building permit is issued and then the EPA refuses?

(Schryer) The house itself could be approved pending the [EPA] permit. They cannot build architecturally until after the BZA.

(Topolski) I don't know if a Zoning permit would be sufficient, or whether a building permit is required.

(Lillich) Can you explain this MPDES unit? *It is a solid above ground unit that is anchored. The top of the tank sits 15-inches above the base of flood level. The tank below will be waterproofed. Flood level in that area is about 4-feet. The memorandum issued to PC/ABA members explains the logic of this unit.*

(Smith) When was the last flood? (Lillich) 1996 when the dam broke upstream.

(Topolski) Eastlake had a spring flood in 1989, but I am not certain it backed up this far.

Architectural Comments

- Can you explain the samples, and materials and what it will look like? *A fact sheet listing the samples was submitted for the file. Information read into the record. They will use Old Country LedgeStone;*

color is Chablis. The siding color is hickory clay. Trim is herringbone. Steps in the front will be Trex, Millwork is Winchester gray, black metal. The garage door will be similar to what is shown. The front door will be ThermoTru CCR chindell glass. The roof will be driftwood color, 30-year dimensional shingles.

- The front is well detailed with trim around the windows and millwork. That detail is lost in the back. We would like to see at least the trim boards maintained.
- What is the trim around the windows? Azac synthetic boards.
- The detail on the columns shows simple 8x8 azac. *We are trimming it out.* I suggest a cap and base trim board also, or consider putting in a synthetic column.
- Around the bottom you show latticework to allow the water to flow through. It looks like standard fencing material. It does not match the quality materials of the rest of the house. *We need something that will 'give' with water and not be dangerous if it breaks loose. We considered a hinge but it depends on the cost.* What if you put a projection outward so water can flow around it? (Wyss) There is a vinyl lattice that is light weight and is paint-able.
- We would like to consider an improvement on the lattice.
- We want to see brick over the exposed block above grade to the siding.

Board Comments

(Fiebig) How does the septic system drain into the flood plain? *It discharges to the rear into the river which is why the EPA allows it in this section of the river. This is the only section that permits it. Those are Ohio rules*

(Lillich) Is it chlorinated? *I am not sure*

(Schryer) There is a regular inspection schedule

(Fiebig) What are the plans for the rear of the house leading to the river, other than leaving it natural? *It will slope to the river. The homeowner has not indicated plans.*

(Michalski) Should the trim board continue from the front to the back to break up the mass? *(Gallagher) It would provide scale and detail.*

(Lillich) The permitting process is a concern.

MOTION: James Michalski moved to approve the plans as submitted under the condition that construction cannot proceed until the homeowner has secured the EPA permit and the BZA variance has been granted, and that owner explore options for the lattice and the flood openings for improvement on materials, that brick must occur above grade to the bottom of the siding, that the trim board continues from the front to the sides and the back, that the front elevation columns shall have top and bottom caps on all columns, and that the side and rear windows shall receive trim boards as done on the front.

Seconded by Madeleine Smith

Discussion:

(Wyss) For purposes of clarification, the trim on the side and rear windows should be just a simple casing, not the head trim that is on the front? *Yes*

Roll Call: Ayes Unanimous

Motion Passes

4. Eric Sweigert

Contractor: Vintage Construction

29951 Chardon Rd – New Single Family Home – PPN: Not available at this time

Plans stamped received in Building Department 7/15/08

Plans stamped received by CT Consultants 7/16/08

Plans stamped approved by CT Consultants 7/24/08

Present: Eric Sweigert, Paul D'Amico

Owner/Representative Comments

- Picture of another house built by Mr. D’Amico with exactly the same materials and colors was provided by Mr. D’Amico.
- The roof is gray with Landmark 30-year shingles
- The siding is pewter gray. On the front elevations, we will use the shake. The rest of the siding is a 4-inch lap siding that is the same as the pewter gray.
- The stone is called a tan-blend limestone by RVS River Valley.
- The trim pieces, windows and gutters will be white.
- The style is upstate Maine with a European look.

Architectural Comments

- Will the stone pieces wrap on the return gables back to the roof? There is siding behind it? *Yes, we have section detail that shows a 1 ½ foot return.*
- The front elevation has good detail and changes in materials and contrasts. However, the side view loses its detail and interest.
- What is the trim board on the front? *Azac.* You need the same material on some of the other areas to give it more detail and tie the whites together.
- The projected bay window on the back side of the rear elevation seems to just hang there. It needs heavier boards on the bottom and trim board to give it detail. Banding would give it a termination point.
- The left side elevation shows a window near the fireplace which really belongs under the bedroom. Depending on how you are using the master bedroom, try to get more windows for more detail.
- The right elevation is a two story section for the breakfast area. It needs more detail.
- We want 360 degree architecture.

Board Comments

(Michalski) On the front elevation, how are you finishing the underside of the three projecting windows? *MDL trimmed with Azac and corbels.*

(Smith) I am concerned about the gutter capacity for the water volume off the roof. *We use a 5-inch gutter, but our gutter people make changes on site.*

(Lillich) On the left side, windows will also help reduce the effect of summer heat on a large unbroken expanse of vinyl. *Because of the way it is drawn, it looks more massive. 10-feet of the garage go in there also. We are discussing ways to detail the wall, but we are concerned about sun beating in.*

(Fiebig) What is the layout of the houses on the site plan and relation to existing structures? *(Drawing provided and explained)*

Mr. Topolski dismissed at 8:24 PM

MOTION: James Michalski moved to approve the plans as submitted with consideration of the comments from the architect that include extending the window treatments from the front elevations to the side and rear elevations, consider window placement and/or additions on the side elevations to break up the appearance of the mass of the vinyl siding and require that details on the bay windows must be finished and the windows must be trimmed out.
Seconded by Madeleine Smith

Discussion:

(Schryer) If the windows are changed, the Building Commissioner will need a revision of the elevation to reflect changes.

**Roll Call: Ayes Unanimous
Motion Passes**

5. Nicole Cochran

Contractor: Home Owner

29921 Chardon Rd – New Home – PPN: Not available at this time

Plans stamped received in Building Department 7/16/08

Plans received by CT Consultants 7/25/08

Present: Christopher Cochran

Owner/Representative Comments

- The stone will be a stacked Chablis ledge stone on the front pillars and everywhere you see stone.
- We are doing stucco in a Tuscan clay color.
- The roof is heather blend 30-year Certainteed shingles

Architectural Comments

- The detail and design and entrance way are great.
- What is the material on the metal roof? *Copper* It is a great accent.
- Are these projections at the windows or recessed? *Aztex*. Will it be a different color from the stucco? *Dark brown or espresso*. Will the windows be dark brown also? *Yes*.
- The colors of the roof, the stucco, and the windows may not blend. You might consider changing.
- The house has great 360 degree architecture and nice termination details.

Board Comments

None

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

Seconded by Madeleine Smith

Roll Call: Ayes Unanimous

Motion Passes

6. Linda Cappelli-O'Brien

Contractor: Home Owner

29941 Chardon Rd – New Home – PPN: Not available at this time

Plans stamped received in Building Department 7/16/08

Plans received by CT Consultants 7/25/08

Present: Linda Cappelli-O'Brien, William O'Brien

Owner/Representative Comments

- The house is meant to blend between the other two homes. We will use the same materials but in a Tuscan theme.
- The roof is burnt sienna 30-year Landmark Certainteed. The stone is the Chablis stacking ledge stone. The stucco is taupe.
- There is a two story staircase, space for an elevator in the future. The first floor is 4000 square foot with the master suite and a suite upstairs.

Architectural Comments

- This is a traditional 360 design and good detail all around.
- The windows are very unique for a traditional design. *We are blending features from the other houses so everything blends.*

Board Comments

(Fiebig) Is there an issue about the fruit stand? *The fire department was going to burn it. We decided just to take it down because it has asbestos. All the old buildings will come down. The front will be landscaped and gated for privacy.*

MOTION: John Lillich moved to approve plans as submitted.
Seconded by James Michalski

Discussion:

(Smith) Why is there no window in the utility room for natural light? *Not necessary*

(Wyss) The properties need to be filed in order to attach addresses to the parcel numbers. *We did it yesterday. We will fax it to you.*

Roll Call: Ayes Unanimous
Motion Passes

PLANNING & ZONING COMMISSION

Public Portion Opened 8:49 PM

None

Public Portion Closed 8:49 PM

Work Session Public Portion

1. Subway

Contractor: Be Next Awning & Graphics

28292 Chardon Rd – Awning/Sign – PPN: 31-A-008-C-00-003-0

Plans stamped received in Building Department 7/25/08

Present: Vic Patel (Owner of Subway), Aldo Dure (Be Next Awning & Graphics)

(Schryer) This item was rejected because the proposed sign does not meet sign code. This is the property that went through BZA and had all the restrictions removed. They are here to discuss their proposal as a development plan.

(Wyss) They want to have an awning in the front and on the side of the building with their sign on it according to the new corporate logo standard. It meets the setback for the B-2 district. As submitted, if the awning was determined to be a structural part of the building, the sign on the front is appropriate for the size. They need to have a 34 square foot sign. There is nothing in the code that indicates that they can also have a sign on the side of the building. It is not a corner lot so there is no frontage. It is the corner of the parcel with a side yard. If it is determined to be a projecting sign, the signage can only be two square feet and the lettering is too large. If it is a building sign and the awning is part of the building, then the awning not being on the whole building is an issue. The owner does not object to their proposal. The other tenants still have the old signage with no awnings.

(Patel) We want to incorporate the new style of corporate letters in awnings on two sides for visibility from the intersection. We are in an end cap for visibility and accessibility. We remodeled and expanded the store. We have a lease now and corporate will likely continue at this location for a long time. The owners are supportive. I do not anticipate the other tenants changing their signs or wanting to install awnings.

(Dure) The proposed sign will be translucent green vinyl plastic with white and yellow letters printed on it. It will be illuminated from within for a 'glow' effect and illumination of the immediate sidewalk. The aluminum frame is welded, covered with vinyl and mounted to the building with the bottom covered with a grid to keep bugs out. The canopy can be as small as 18 inches

Board discussion included the definition of 'sign' and 'awning', the possibility of reducing the protrusion of the awning/sign, the change in architecture of the building, the need for some consistency of architecture, the advisability of having the owner involved in the discussion and application process, precedent for the other tenants in the future and precedent at other businesses. Channel letters on the front

and side of the building could be reviewed by BZA for a variance. The issue will be referred to the Law Director to determine what the law will allow.

Work Session Public Portion
Public Portion Opened 9:38 PM

1. Frank Cihula

This could be considered as “signs, if seen in a series, shall have a continuity of design with the style of the sign generally consistent throughout the building or block” (Section 1151.07 (A) 7)

Public Portion Closed 9:42 PM

Mr. Gallagher dismissed at 9:43 PM.

Unfinished Business

1. Zoning Code Change: Routine sales of vehicles in a residential area will be discussed at the next meeting.

New Business

Mayor's Report

None

Council Representative's Report

None

Building Commissioner's Report

We are taking a tally of complaints received about property maintenance. Willoughby Hills needs a Property Maintenance Code for inspections and consequences. It might be helpful to look at Willoughby Hills in terms of neighborhoods with their own characteristics.

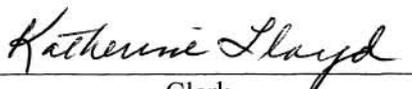
Chairman's Report

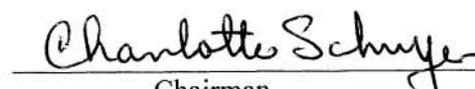
None

Adjournment

MOTION: James Michalski moved to adjourn
Seconded by David Fiebig
Voice vote: Ayes unanimous
Motion passes

Meeting adjourned at 9:55P.M.


Clerk


Chairman

