

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills
October 7, 2010

CALL TO ORDER: 7:03 P.M.

PRESENT: Charlotte Schryer, Chairman; James Michalski, Vice-Chairman;
David Fiebig (arrived 7:10 pm.), John Lillich, Madeleine Smith, John Davis

ABSENT: Mayor Robert Weger

ALSO PRESENT: Fred Wyss, Building Commissioner; Frank Cihula, BZA Representative;
William Gallagher, City Architect; Joan Motuza, Acting Clerk.

MOTION: James Michalski moved to excuse the absence of Mayor Weger.
Seconded by Madeleine Smith.
Roll Call vote: Ayes Unanimous
Motion passes 5/0.

MOTION: John Lillich moved to excuse the absence of David Fiebig.
Seconded by Madeleine Smith.
Roll Call vote: Ayes Unanimous
Motion passes 5/0.

DISPOSITION OF MINUTES

MOTION: John Lillich moved to approve the minutes of the September 16, 2010 meeting as submitted.
Seconded by John Davis.
Roll Call vote: Aye - Schryer, Michalski, Lillich, Davis
Abstain - Smith
Motion passes 4/1 abstention.

ARCHITECTURAL BOARD OF REVIEW

Public Portion

No input

Public Portion closed.

David Fiebig arrived 7:10 pm.

1. Joe Cenin

Contractor: Cendol Cons. Inc.

2409 Pine Valley Dr. –New Home PPN: 31A 017 D 000060

Plans stamped received by Building Department 9/27/2010

Plans reviewed by Building Department 9/30/2010

Present: Joe Cenin, Zeljka Cenin, Joseph Calderwood (CM Consulting Group, Inc.)

Owner/Representative Comments:

- Brick: Redland brick #312 Provincial Handmade, (beige/cream)
- Stone: Cultured Stone - Bucks County Limestone (brown/grey/tan)
- Shingles: Landmark - Weatherwood, (brown/grey/blue)
- Shake Siding: Certainteed Northwoods - Savannah Wicker, (dark beige)
- Lap Siding: Natural Clay
- Garage Door: White
- Front Door: Dark Red/Mahogany
- Side & Rear Doors: White
- Windows: White
- Trim/Gutters: White
- Shutter: Brown

City Architect's Comments:

Very nice design with great detail.

Suggested that arch stone trim over window be painted same color as stone.

Add trim board.

Questioned applicant regarding design of garage door. Applicant stated that it is their intent to purchase what is on the print. If not available, they will find something similar.

Board Comments:

Applicant had not made a decision as to whether the color of the metal roof over the bay would be painted black or be copper. John Davis suggested that they consider the copper as it would enhance the appearance, whereas he felt that the black color would become a focal point and detract from the design of the house.

Property drainage was discussed. They are awaiting Lake County Health Department Septic approval.

MOTION: John Lillich moved to accept the plan as presented.
Seconded by Madeleine Smith.
Roll Call vote: Ayes Unanimous
Motion passes 6/0.

PLANNING COMMISSION

Public Portion

No input.

Closed

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

The November 25th Council meeting has been changed to Monday, November 29, 2010 due to the Thanksgiving holiday.

BUILDING COMMISSIONER'S REPORT

Building Commissioner Wyss showed the Commission the drawing/plan for **Gullybrook Park**. He advised that **O'Reilly Auto Parts** is looking at the parcel next to Fifth-Third Bank located on Chardon Road. This may need a BZA variance or equaling approval from the Planning Commission. **Verizon** will be occupying the building vacated by Blockbuster. Commissioner Wyss requested the input of the Commission regarding Internet Cafe requests. He stated that this is a legal usage but he needs input regarding parking spaces. Chairman Schryer stated that this will be put on the agenda for the next meeting.

CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn
Seconded by James Michalski.
Voice Vote: Ayes Unanimous
Meeting adjourned at 8:07 P.M.


Acting Clerk


Chairman

Date approved: 10-21-10