

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
February 4, 2010

CALL TO ORDER: 7:10 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski,
Mayor Robert Weger, Council Representative David Fiebig, John Lillich
and John Davis

ABSENT: Madeleine Smith

ALSO PRESENT: BZA Representative Frank Cihula and Clerk Katherine Lloyd

MOTION: John Lillich moved to excuse Madeleine Smith for tonight's meeting.
Seconded by David Fiebig

Roll Call: Ayes Unanimous

Motion Passes

The Building Commissioner Fred Wyss and City Architect William Gallagher have the night off.

Correspondence: Draft of the Public Hearing Notice regarding amendments to the Sign Code was received today from the Clerk of City Council, Victoria Savage.

Disposition of Minutes: Meeting of January 21, 2010

MOTION: John Lillich moved to accept the minutes of January 21, 2010 as corrected.
Seconded by John Davis

Roll Call: Ayes Unanimous

Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:13 P.M.

None

Public portion closed 7:13 P.M.

No projects pending

PLANNING COMMISSION

Public Portion opened 7:13 P.M.

None

Public portion closed 7:13 P.M.

MASTER PLAN

A copy of the Master Plan was distributed to the Board at last meeting. There is a hard copy in the PCABR book outside Council Chambers for the public to follow along. A PDF copy was sent by email.

An email was sent to the Board outlining items for discussion in Chapter 6. At the end of Chapter 6 is the Suggested Zoning Map Amendments [page 64 and 65]. This is the section where Board recommendations to Council will be listed. We will need to determine how to title it. Map 9 on page 65 is the old map from the previous Master Plan. It will be updated to reflect Board suggestions. The biggest change is the proposed Town Center. There is no plan to consult a Community Planner because of budget concerns.

City Center: The question posed for discussion was whether all or part of the proposed Town Center should be re-zoned or whether it should be left as is. The importance of planning for the future with the desired features was stressed. Consensus was that it should be adopted by Council as a plan but not rezoned at this time.

We will put together list of the suggestions with three separate topics. The list will be sent out to the Board for review before it is incorporated? John Davis will make another map.

The Bishop Road and Rt. 6 business area does not have an accurately perceived identity. Redevelopment concept plans should be considered. Ways of developing an identity in this commercial district were discussed.

The Land Use Policy Map on page 38 is a vision for the future. Features in the map include: Maps of the bike trails, the proposed Town Center and an opportunity for a Conservation Development or R-2 area depicted in brown. The area identified as a development opportunity is located next to and along the freeway and would access off Eddy Road. It is meant to be step down from the homes that face Rt. 91. Modification of the map as draft is planned because the area was originally intended to only go as far as Eddy. Consensus: The area depicted in brown area will be okay with modifications. John Davis will make the changes. The Land Use Policy map will be moved into Map 9 on page 65 for recommendation to Council.

Bike Pathways: The Mayor related information reported in the newspapers regarding the 80% funded by NOACA. Cities that accept the funds would be responsible for the engineering fees and Right of Way. Willoughby's share was \$821,000, because of ODOT and NOACA regulations. It would cost Willoughby Hills over 1 million dollars. We cannot accept the free money because of the cost.

The Chairman asked the Board to identify any changes, additions, suggestions or section that may need to be rewritten. Because of the cost of printing in color, the next draft will be sent out by email in PDF format.

Master Plan Public Portion opened 7:50 P.M.

Joyce Grady, 3020 Marcum

Thank you for providing the color copy of the draft master plan so we could follow along.

Regarding the Map on page 38, I do not like the term 'cluster housing'. I like one-acre lots. *The Board would like to put that on the map as a suggestion. There is not enough room back there to put in a road. We could change the terminology. It might be large enough for Conservation Development. We*

could put it in as suggested Conservation Development for R-1 or R-2 which fits the Zoning Code. R-2 is four to an acre.

On the map on page 65, when was R-2 added behind City Hall? That is an old map that was not proposed to Council. It will not happen because there are homes in there.

Frank Cihula, 35060 Dixon Road

Regarding the proposed map changes, we did a major overhaul of the zoning code and zoning map in 2006. Part of Chapter 6 was put in when change was badly needed. Now the need is not that great.

The safest thing to do would be to put the Town Center in the Master Plan, leave it zoned the way it is, but plan for it. We should wait for zoning until there is a developer that makes a proposal worthy of it. If the proposal fits, put the issue up for rezoning to the voters at that time. Then they would actually have something to vote on. You could do the same thing for my suggestion for the Chardon Road area west of Bishop Road.

Linda Fulton, 2990 Marcum

Is signage part of the Master Plan? Which is the best place to go to get signs put up on my street, like 'All Pets Must Be Leashed'? *Master Plan may have suggestions about signage. The law says dogs must be leashed. Best place would be the Dog Pound.*

Robert Kowalsky, 2585 Timberline Drive

- o The PDF came through to my computer perfectly.
- o Regarding the 5 acres along Rt. 91, if you write it in, developers will use it and it will be applied to other areas. Don't put something in unless you firmly believe it. Define future as a broad future.
- o For the City Center, we need to ask what we really need and what would be good the city. It would be great to have all the buildings set up so you could walk there in the rain. A bridge across Rt. 6 would connect that spot. Wait for a developer.
- o The cluster area for more income tax does not help us at all as a little city.

Master Plan Public portion closed 8:04 P.M.

UNFINISHED BUSINESS

Sign Code

We received a draft of the Hearing Notice for the proposed Sign Code changes. The Planning Commission Hearing will be the 2nd meeting in March. It will be in the Board packets.

NEW BUSINESS

Green Development

Guidelines, definition of what constitutes 'green' and assessment of upcoming 'green' trends were suggested by the Chairman. Information about 'Green' construction obtained at the Home & Flower Show in Euclid was passed around for Board review.

Discussion by the Board included levels of green, how to be green but still maintain architectural standards, what works for waste disposal in a residential structure versus a commercial and cost and payback of geothermal heating and cooling. Cost of 'green' is estimated to be 5-10% more than regular products. Bio-gardens and drainage have been suggested by the City Engineer to help with stormwater management.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

- 1.) Channel 12 now has a Business of the Month program. It boosts the businesses. (Weger) This month the Dynamic Duo is spotlighted. It is a new business at the old Bogey's location.
- 2.) Income tax increase for the district will be on the May ballot. There will be more information about that.
- 3.) A letter was received regarding the airport in response to an article in Crane's. A Cleveland city official suggested re-routing traffic to Burke.
- 4.) The exterior property maintenance residential code is in committee. It may be out of committee by spring.

BUILDING COMMISSIONER'S REPORT

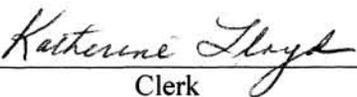
None

CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn.
Seconded by Mayor Weger
Voice Vote: Ayes unanimous
Motion Passes

Adjourned at 8:15 P.M


Clerk


Chairman

Date Approved March 3, 2010