

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
April 15, 2010

CALL TO ORDER: 7:01 P.M.

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

ALSO PRESENT: BZA Representative Frank Cihula, City Architect William Gallagher and
Clerk Katherine Lloyd

Disposition of Minutes: Minutes of April 1, 2010

MOTION: Madeleine Smith moved to accept the minutes of April 1, 2010 as presented.
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:02 P.M

None

Public portion closed 7:02 P.M.

1. Dean and Elizabeth Ruff

Contractor: Sure Site Consulting, Agent for Clearwire

**32701 White Road – Installation of Wireless Antenna System on Existing Telecommunications
Tower – PPN: 31-A-005-C-00-031-0**

Plans stamped received by Building Department 3/23/10

Plans stamped reviewed by Building Department 3/23/10

Present: Marthalie Porter, representative for Clearwire

Owner/Representative Comments:

- We plan to co-locate on the existing AT&T tower.
- The equipment will be the same as the roof top installations: three panel antennas which are 4-feet tall and two or three 26-inch microwave dishes.
- The small self-contained equipment cabinet measuring 2x2x7 will be located inside the AT&T fenced compound. Our lease area will be 7x7 feet.

(Schryer) Was permission to install the equipment obtained from Mr. Ruff, the property owner? *We are leasing from AT&T. They need to give notice to the property owner.*

(Wyss) I contacted Mr. Ruff. He had been unaware that more equipment would be put on the tower. He is concerned about it. However, he declined to come to the meeting tonight.

City Architect's Comments:

No comments

Board Comments:

No additional comments.

MOTION: John Lillich moved to approve the installation of the wireless antenna system on the existing telecommunication tower at 32701 White Road as presented.
Seconded by John Davis
Roll Call: 6 Ayes and 1 Abstention (Mayor Weger)
Motion Passes

2. First Energy

Contractor: Sure Site Consulting, Agent for Clearwire

**29651-A Eddy Road – Installation of Wireless Antenna System on Existing
Telecommunications Tower – PPN: 31-A-888-0-05-100-0
and 31-A-888-0-06-100-0**

Plans stamped received by Building Department 3/29/10

Plans reviewed by Building Department 3/29/10

Present: Marthalie Porter, representing Clearwire

Owner/Representative Comments:

- We will co-locate on the existing AT&T tower which is located inside the First Energy compound. The tower already has 3 carriers on it. Clearwire will be located at the 70-foot level.
- The equipment will be the same as the other locations. There is plenty of room within the AT&T leased area inside the First Energy area.

(Lillich) What height on the tower is too low to go? *70-feet is as low as Clearwire can locate equipment because we need to be above the tree 'clutter'*. How much equipment can safely be on a tower? *We will present a structural analysis to Lake County.*

City Architect's Comments:

No comments

Board Comments:

No additional comments

MOTION: James Michalski moved to approve the installation of the wireless antenna system on the existing telecommunication tower at 29651-A Eddy Road as presented.
Seconded by John Lillich
Roll Call: 6 Ayes and 1 Abstention (Mayor Weger)
Motion Passes

Discussion:

(Weger) I abstained from the two votes because I work for AT&T.

(Porter) Thank you for the explanation.

3. Anthony Vitantonio

Contractor: Dynasty Custom Homes

2425 Michelle Court – New Home – PPN: 31-A-017-D-00-015-0

Plans stamped received by Building Department 4/5/10

Plans reviewed by Building Department 4/9/10

Plans stamped received by CT Consultants 4/5/10

Plans reviewed by CT Consultants 4/9/10

Present: Rick Piunno, Jr., Vice President of Dynasty Custom Homes and Anthony & Jennifer Vitantonio

Owner/Representative Comments:

- We are going to construct a 3404 square foot walk out house. The front and side of the house will be a mixture of buff colored Stone and off-white clay colored shake as well as beige colored brick to grade around the remainder of the home.
- It will have Anderson 400 series casement windows with grills on the front.
- Shingles will be a driftwood color.
- There will be a three car garage.

City Architect's Comments:

- We want to understand that what is on the drawing is what is installed.
- The stone work looks like an Ashler pattern? *Yes. It will be a random Ashler with random size? Yes, it is completely random.*
- What are the head and sill materials? *It will be a quoin material similar in color. We will try to accent it. It will be a smooth thicker unit. It will be more pronounced than the stone itself.*
- What about the rail that separates the shake from the stone? *It is a washed silk in the same material.*
- Will the siding color match the shake? *Yes. It will be 4 ½ double dutch lap.*
- We like to see a return of a couple feet to give it more presence. It is returned on the left side by the entranceway, but the right side goes only to the edge of the unit. *It should go back a couple feet further? Yes.*
- What style will the garage door be? *The owner is looking at raised insulated doors. It is shown as flush but our standard is a raised panel. Good, the garage door needs more detail than flush.*
- What is the material for the outside entrance stair? *It will be poured concrete stair from the walk to the stoop of the house. That includes the stoop? Yes Any chance of getting a stone there? Inlaid stone or brick would not hold up in this weather.*
- What is the material at the dormer? *It will be Axaz or Hardy board.*
- The trim board on the dormer looks like it returns 4 ½ inches around the side. *Yes. We like that.*
- What is the color for the trim and corner boards? *It will be clay to match the siding. Even the trim at the gable? If I can bend the coil out of aluminum, I will in order to keep the maintenance down. If it doesn't look good, we will use hardy board with a 25-year guarantee. Paint it to match.*
- Even the rakes will be clay colored? *Yes. So there will be no white accents on house except the stone. Correct.*
- The detail on the front is good. I would like to see more detail on the back and the sides.
- We like to see windows picture-framed. There is a 6-inch trim board on the front elevation by the siding and the shake. What is the material on the front of the house? *It will be coil or Azac. We would like to see 6x6 trim detail around all of the openings to give it more depth, character and dimension*

(Davis) The block windows are higher. They almost look like holes. (Gallagher) Trim boards and detail on them is a great suggestion. *The lot level does slope down so they are not at grade level.*

Board Comments:

(Schryer) Trimming out the windows all around the house is important. Otherwise it looks like two different houses.

(Lillich) Balance all around maintains the quality look of the house.

MOTION: James Michalski moved to approve the plans for the new home at 2425 Michelle Court as submitted with the exception that the contractor will consider the recommendations of the architect to include a garage door with raised panels, not flat panel doors. Stonework will be returned at the corners a minimum of two feet. The trim around the bay windows will be an azac-type material. Trim and corner boards will be provided at the corners. Additional detail will be provided on the rear and side elevation windows with trim board; the architect suggested a 6x6 trim material. That does include the glass block windows.

Discussion:

An explanation of the returns was provided by Mr. Gallagher. He reiterated the Board's preference for 360-degree architecture.

(Piuanno) Most of the houses in the area do not have that. If I had known, I would have included it.

**AMENDED
MOTION:**

James Michalski moved to approve the plans for the new home at 2425 Michelle Court as submitted with the exception that the contractor is required to include the recommendations of the architect to include a garage door with raised panels, not flat panel doors. Stonework will be returned at the corners a minimum of two feet. The trim around the bay windows will be an azac-type material. Trim and corner boards will be provided at the corners. Additional detail will be provided on the rear and side elevation windows with trim board; the architect suggested a 6x6 trim material. That does include the glass block windows.

Seconded by John Lillich

Roll Call: Ayes Unanimous

Motion Passes

Mr. Gallagher was excused at 7:32 P.M.

PLANNING COMMISSION

Public Portion opened 7:32 P.M

None

Public portion closed 7:32 P.M.

No Pending Projects

UNFINISHED BUSINESS

The Chairman reported on the lot line adjustment for Sublots 15 & 16 in Pine Valley. The Chairman obtained additional information regarding the easement. The easement is in the ground and on the plat. In order to move it, the plat would need to be changed; the lot would need to be re-surveyed; and the drainage in the ground would need to be moved. The application was signed.

(Wyss) The owner is retaining the property with the easement.

NEW BUSINESS

None

MAYOR'S REPORT

The Gale's Farmer's Market is underway. All the shrubs in the front are out. The driveway curbs have been set for concrete. Gale's has a 20% off coupon on one item in the newsletter.

Mr. Michalski commented that the rubbish service seems to be working out well.

Concern about the Time Warner rate increase and quality of coverage was expressed by Mr. Michalski and Mr. Lillich.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

None

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

Adjourned at 7:38 P.M



Clerk



Chairman

Date Approved May 6, 2010