

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

May 21, 2009

CALL TO ORDER: 7:05 P.M.

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

ABSENT:

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

Disposition of Minutes: Meeting of Meeting of May 7, 2009

MOTION: John Lillich moved to accept the Minutes of May 7, 2009 as submitted.
Seconded by Madeleine Smith

Discussion:

(Lillich) We need to change City Engineer's Comments to City Architect's Comments on page 3.

Roll Call: Ayes Unanimous

Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Public Portion opened at 7:08 P.M.

None

Public Portion closed at 7:08 P.M.

1. Anthony Perrino

Contractor: P. Perrino Custom Homes

2398 Pine Valley Drive – New Construction - PPN: 31-A-017-D-00-037-0

Plans stamped received in Building Department 5/11/09

Plans stamped received by CT Consultants 5/13/09

Plans stamped approved by CT Consultants 5/15/09

Present: Chris Greenwald with Greenwald Architects, Donna Hawkins with Perrino Homes.

Owner/Representative Comments

- It will be a two story home on subplot 37 Pine Valley. It will be a mix of stone and vinyl siding.
- Roof is Weathered wood color
- Stone is Landmark Prestige Ledgestone
- Gables will have shake vinyl to match the siding.
- Shutters will be dark brown

City Architect's Comments

- What color is foundation is a cast in place system with a brick pattern? *(Greenwald) Concrete gray. It is expensive to do the whole wall in color. Can you stain it an earth tone to give it some character? We prefer to see brick. (Hawkins) They have considered a regular block foundation with stone to grade to match the front of the house.*
- Are you the owners? *(Hawkins) I am with Perrino Homes. (Greenwald) I am the architect. This is a Perrino spec house to be used as a model.*
- Since this is a spec house, we need to know what will be done. *(Hawkins) We priced out both options, poured wall vs. the masonry. If we do a masonry wall it will be stone to grade. If you do a cast in place, will it be stained? I cannot speak to that. The one we did in past was not stained. You need to do something. I am very concerned about this. It would be just as easy to put a brick veneer on. (Hawkins) I believe Pat Perrino was leaning to the stone veneer. This is the same house we built in another city. I would have to confirm it with him.*
- Will the cupola on the front elevation be installed or be an option? *(Greenwald) For the model it will be installed. It will be an option. You are putting standing sea metal roof on that? Correct. My suggestion is that the bay window with the shingled roof looks like it is out of place. If you could tie the cupola and the bay window roofs together, it would give it more detail. Putting shingles on bay windows looks awkward. We need to look at how you plan to detail it out.*
- We like the trim around the windows and the muntins on the front. Our preference is muntins on all sides, especially in a spec house. *(Greenwald) Pat likes things a little more open. (Hawkins) Pat feels that muntins bars distract from bringing nature in.*
- The garage doors are shown as flush doors but it does not match the style of the house. Have you considered carriage doors or something special on this stylized house? *(Hawkins) We planned on raised panels.*

Board Comments:

(Smith) Have you considered French doors rather than the single door out onto the porch? There is a steel post. The entrance from the garage to the mudroom, the door swings one way. The kitchen door swings into the path of it. On the other house we built, the door was eliminated.

(Michalski) On sheet A5, the side elevation, there are muntin bars in one window and not the other. That window is in the same room as the window in the front of the house. On the side elevation on the bottom, will there be muntin bars in the bay or bow. That is the rear.

(Michalski) How do we handle the issue of the foundation?

(Schryer) You can put it in the motion that it is stone or brick to grade. (Greenwald) Or stained concrete to grade? (Schryer) That is up to the board.

(Michalski) Do we allow a stained concrete foundation? (Reichelt) It is not the first new construction that has it. The other house is not stained and it looks bad.

(Reichelt) Bill, did you say there was a metal roof. (Gallagher) There is metal on the cupola. I am suggesting one on the bay window to tie the materials together. It would be a tough detail with asphalt shingles on a bay window on a scalloped roof.

(Reichelt) Are these dormers upstairs? Yes. Will there be asphalt shingles on the dormers? Yes.

(Michalski) On sheet A4, do we require steps outside the sliding door on the back of the house?

(Gallagher) That is a code item. There will be temporary stairs. Code mandates a landing or deck.

(Lillich) I would like to see the same window treatment all around the house, whether it is muntins or not.

(Reichelt) We are being very specific because this house will set a precedent for the others. (Hawkins) We built this same house in Streetsboro. It sold before we were finished. We are hoping for the same here.

(Wyss) I am in favor of the concrete foundation. It is a monolithic system that is strong and moisture resistant. We should give them the option to stain it to match the stone.

(Schryer) You can still do brick to grade on a poured concrete basement?

(Wyss) Yes, the system as it is with the brick look and stained will look like brick unless up close.

(Lillich) You are talking about staining the foundation once it is finished? *Correct*

(Davis) You plan to administer the stain immediately after the concrete is poured so the stain will soak in and become impregnated? *(Greenwald) Correct.*

(Weger) The new windows come with the muntin bars come inside the glass. They cannot be removed or changed. They are sealed. The community center removed the oak muntin bars in the back when they broke. It is very nice to look into the woods without the bars. The back of the house is not for the neighbors. It is not a deal breaker here.

(Lillich) I have muntins all around. You get used to them. We should have consistent window treatments throughout.

(Smith) This is a model house that will be replicated. That is a factor. *(Greenwald) I got this house confused with another house we are building. This house is actually for Tony Perrino's son.*

MOTION: Madeleine Smith moved to approve this plan with suggestions from the architect that the bay window roofing be the same as the roofing on the cupola which is metal or copper, that the foundation if, poured, be stained, that the garage door be raised panel or carriage doors, and the window treatment be consistent throughout.
Seconded by David Reichelt

Discussion:

(Michalski) I think if they use the concrete foundation with a brick pattern, they should be required to be stained it in a complimentary color.

(Schryer) If they do not do the poured foundation, we should stipulate brick or stone to grade.

(Davis) They should have the option of covering the poured cement with stain or a veneer of brick or stone.

(Gallagher) What is the material of the stairs on the main entrance? *(Greenwald) Concrete.* That also should have a treatment on it. *(Hawkins) There will be stone on the risers.* Will there be stone on the sides also? *There is a small portion.*

(Michalski) You can see the stone on the Sheet 5 elevation.

(Reichelt) We should clarify the first point: e term “tie the roofs together” the cupola and bay window to mean that the treatment would be the same. The muntins are a problem when there is one window with and one without. We should amend the motion to make the muntin requirement for the front and two sides and leave the rear without. Visible parts of the house should have them and the owners could get the view that they want.

(Smith) I will withdraw my motion.

(Reichelt) I will withdraw my second.

MOTION: David Reichelt move to approve the drawings as submitted with the following modifications: 1) the roof treatments of the cupola and the bay should be the same metal type materials; 2) the foundation, if monolithic, should be stained, or brick veneer, or brick or stone to grade or if the foundation is concrete block, it should be stone or brick to grade; 3) it should have raised panels doors on the garage; and 4) there should be muntins on the front and the two sides

Seconded by James Michalski

Roll Call: Ayes Unanimous

Motion Passes

William Gallagher was dismissed at 7:44 PM

PLANNING COMMISSION

Public Portion

Public Portion Opened 7:45 PM

None

Public Portion closed at 7:45 PM

MASTER PLAN REVIEW

We are getting close. Pictures have been taken. One map needs to be re-done. I will work with John Davis on that. Everyone is working on their part. We need to get the committee together when schedules permit.

Public Portion for Master Plan Review

Public Portion Opened 8:39 PM

None

Public Portion closed at 8:39 PM

Unfinished Business

None

New Business

1. Rules: We have nothing for tonight.

2. Minor Alterations: There was a meeting with the Law Director, Building Commissioner and PC/ABR Chairman. In the future, the Building Commissioner will present the case and read it into the record. Drawings will be in the Building Department for Board review in advance of the meeting. Chairman will have a copy during the meeting. If review by the architect is necessary, the case needs to come to the Board. The Code is the rule because each project is so different.

3. Pole Signs: Results of research on pole signs and legislation was presented. Four sign definitions were added: freestanding, high-rise, pole and pylon. In Section 1151.05 Signs Non-Residential District, section (g) in the code will become (f). Discussion included the maximum size of a sign, how many signs and what type can be on a property, whether frontage and acreage determines size and number, visibility for the business, and concern that new definitions do not cause existing signs to become 'non-conforming'. There may be additional information in the old pole sign ordinance. Frank Cihula will forward an electronic copy to the Chairman who will forward it to the board.

Mayor's Report

Thank you to the board for its support on Issue 1. It was pretty unanimous that the residents want to keep one acre zoning. It failed in this precinct by 98%. There was a high turnout on this side of town. It failed city wide by 89%. Cost to the city was \$3-4000.00 for the pole workers (shared with the school board) and \$3000.00 to print and mail flyers. That is what needs to be done to comply with State rules for a referendum. The proponents of the referendum had said that they would pay those costs.

Council Representative's Report

None

Building Commissioner's Report

None

Chairman's Report

None

Adjournment

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

Adjourned at 8:08 P.M.

Katherine Lloyd
Clerk

Charlotta Schuyler
Chairman

6-4-2009