

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
June 2, 2011

CALL TO ORDER: 7:04 P.M.

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

ABSENT: Chairman Charlotte Schryer and Mayor Robert Weger

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

MOTION: David Fiebig moved to excuse Chairman Charlotte Schryer and Mayor Robert Weger from this evening's meeting.
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes

Disposition of Minutes: Minutes of May 19, 2011

MOTION: John Lillich moved to approve the Minutes of May 19, 2011 as presented.
Seconded by John Davis
Roll Call: 3 Ayes and 2 Abstentions (Michalski and Smith)
Motion Tabled: Insufficient Votes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:06 P.M.

None

Public portion closed at 7:06 P.M.

1. Karen Adams

Contractor: Pro Edge Pools

38465 Rogers Rd – In-Ground Pool – PPN: 31-A-001-C-00-010-0

Plans received by Building Department 5-26-11

Plan approved by Building Department 5-27-11

Present: Brian Thomas (Pro Edge Pools) and Karen Adams (owner)

Owner/Representative Comments:

It is a 16 x 38, one piece Viking fiberglass pool with a concrete deck around the pool.
Pictures of the pool and backyard were reviewed by the board

City Architect's Comments:

- What is the shape of the pool? *It is rectangular Mediterranean style with a one piece blue fiberglass liner with a tile border and blue granite.*
- What is the depth? *The depth ranges from 3'7" to 5'11" less 3 inches. It is a non-diving pool.*
- Will it have any of the features displayed in the brochures? *No*
- Is that a concrete pad around it? *Yes, it is a concrete slab deck with concrete bull nose coping.*

(Smith) How do you keep the deck from being 'slick'? *There is swirled finish to provide a slight tread*
Will there be a fence around the pool? *She does have an existing fence. She will install self-latching mechanisms on the existing gates. The Building Commissioner will make final inspection.*

It is tucked neatly behind the house. *Yes, it meets all the setback codes.*

- There are notes on the plans. One shows the pad for filtration system. The other says 'move pool equipment'. Do you intent to move the pool equipment? *We have conferred with the Building Commissioner. There are a couple possible sites which will work as long as it is 15 feet away and behind the house. Decision will be based on the power and gas locations.*

(Smith) Is it noisy? *It is a Stealth pump which is much quieter than an air conditioning unit.*

Board Comments:

(Fiebig) Will you have grass up to the concrete? *Yes. There will be no features? Correct.*

What is the distance of the decking? *It is 10 feet on the ends and 5 feet on each side. She is contemplating a pool house sometime in the future.*

(Fiebig) Are you considering a sturdy cover for winter? *The Secure Cover is already included in the package. The cover has pro-mesh and anchors on with a spring.*

(Lillich) There are places in that area that have bedrock close to the surface. Have you checked for that? *We did not know but it could affect the budget.*

(Cihula) Does the house have a basement? *No, but the house next door has a lower level.*

(Wyss) Has the contractor for gas line looked into moving the equipment on the other side of the deck? The gas goes into the house above the first floor. *We will evaluate the options with him once the pool is installed.*

MOTION: John Lillich moved to approve the In-Ground Pool at 38465 Rogers Rd. as submitted.

Seconded by Madeleine Smith

Roll Call: Ayes Unanimous

Motion Passes

2. Jill and Jeff Hutton

Contractor: A. Perrino Construction, Inc.

2306 Rivers Edge Drive – New Single Family Home - PPN: 31-A-017-C-00-018-0

Plans received by Building 5-23-11

Plans reviewed by Building Department 5-24-11

Plans received by CT Consultants 5-24-11

Plans reviewed by Building Department 5-25-11

Present: Chris Greenwalt (architect) and Brian Perrino (A. Perrino Construction)

The owners are not present.

Owner/Representative Comments:

- It is single family construction with a mix of stone and lap siding and shingle siding at the top.
There will be a covered porch in the front and also in the rear.

(Smith) We have no side elevations. *The architect presented side elevations to the board for review. The Building Commissioner made copies to facilitate review.*

- There will be white trim on the windows, columns and arched panels. Gutters will be dark.

- Stone will be Prestige County Line Weathered Ledge.
- It will have double-4 Dutch lap siding in Monterey Sand color.
- Singles are 30 year Landmark CertainTeed in Moiré Black.

(Smith) Does the vinyl siding have the Styrofoam underneath to keep it from buckling. *No.*

City Architect's Comments:

- Initially, it is a good design with good character on all sides and good window locations.
- The wall section shows exposed CMU. Our preference is to have brick to grade design. *So we should have stone to grade? On all sides. I will make a note on that.*
- What is the material used for the tapered columns on the entrance ways? *They are rectangular and wood.* Is it a manufactured system? We will field build them.
- They will be painted? *Yes.* How will you get the detail on the corners? *We will have a finish carpenter do them.* It is a good design. The details, thicknesses, sizes and backing will be what make it look good.
- Explain the roof adjacent to the entranceway. *It will be shingled with a low pitch.* It is shingled. The drawing shows it as just white material.
- What are the headers shown on the front elevation above the windows? *It will be some type of white fyphon.* So there will be millwork of some sort.
- On the modular stone front, what type of corresponding water table will you use? Will it be modular or a continuous piece? *It will be the manufacturer's water table in a similar color.* So it will be a longer wider piece to complement the field. That would be our preference.
- The detail on right side shows soldiers. *It will be a thin buff colored brick to complement the stone.*
- This is a small scale drawing. Are the casings around all the side elevation windows? It is 4-inch fyphon or millwork? *Pella has 2 1/2-3-inch casings on the sides of the windows.* There should be something there.
- There is no casing around the back door. We would like to see that cased out similarly. *Okay.*
- Do you plan on the embossed panels that are shown on the garage door? *Yes*
- It is what we would expect and all the answers reflect quality.

Board Comments:

(Michalski) If they plan to continue stone where we usually see brick, will there be a change in plane? *On the front, it will go below grade. On the side and rear there will be similar detail.* (Gallagher) It applied in a certain thickness to maintain the same plane as the siding so it will look very flush. It all is coming down to grade. (Michalski) There will be no brick or stone ledge. *No.*

(Michalski) Will it have 2-foot returns? *Yes* (Gallagher) There are some on the side elevations but it should be noted on all the plans.

(Wyss) We need two new complete sets with identification of the house on all the title blocks. The side elevation drawing and section drawing on the drawing will be part of the set. It needs to be a complete document set for the house as well as for the Building Department

(Michalski) Mr. Wyss, have we received a signed and dated site plan from CT Consultants? *Yes*

Is there a septic approval letter or a stamp? *Yes.*

(Wyss) We still need the letter from Soil and Water Conservation District.

MOTION: David Fiebig moved to approve the new single family home at 2306 Rivers Edge Drive contingent on receipt of an approval letter from Soil and Water District, receipt of two full sets of plans for the house and Building Department and the plans will include architect's suggestions from tonight's meeting.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes

Minor Alterations Approved by the Zoning Administrator

1. Eric and Cathy Smith

Contractor: Deckmasters

2946 Lamplight – Wood Deck and Octagon - PPN: 31-A-005-J-00-009-0

Plans received by Building 5-9-11

Plans approved by Building Department 5-17-11

Mr. Michalski read the Minor Alteration into the record. The deck was approved and the documents are on file in the Building Department.

PLANNING COMMISSION

Public Portion opened at 7:40 P.M.

None

Public portion closed at 7:40 P.M.

No Pending Business for the Planning Commission

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

MEMBER'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

- O'Reilly Auto Parts is on hold. Their site work is being re-done regarding easements and ingress and egress access.
- Maple Valley: Nothing new to report.
- John D. Oil and Gas secured a permit from ODNR to drill a gas well. Their access road is going across the floodplain. A letter was sent to the property owner, Dean Ruff with copy sent to John D. We have requested plans for crossing the tributary, wetlands and floodplain. The City has approval rights on design for crossing the tributary. They have ignored our requests. This property is off White Road. Part of their access road is the AT&T access road. Lake County is involved.
- Mary Rose Estates: The last communication was with the HUD representative in Cleveland in March. HUD Cleveland and HUD Washington are discussing the additional costs due to the site. The Mary Rose representative says they are waiting on funding. The Mayor hoped to discuss the situation with HUD in Washington.

CHAIRMAN'S REPORT

None

MEMBERS' REPORT

None

MOTION: John Lillich moved to adjourn.
Seconded by John Davis
Voice Vote: Ayes Unanimous
Motion Passes

Adjourned at 7:45 P.M.



Clerk



Vice Chairman

Date Approved 6-16-11