

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

August 20, 2009

CALL TO ORDER: 7:04 P.M.

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

ABSENT: Council Representative David Reichelt and John Lillich

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

MOTION: Madeleine Smith moved to excuse John Lillich for tonight's meeting.
Seconded by James Michalski
Roll Call: Ayes Unanimous
Motion Passes

David Fiebig is representing Council this evening in place of David Reichelt.

Disposition of Minutes: Meeting of August 6, 2009

MOTION: Madeleine Smith moved to accept the August 6, 2009 minutes as written.
Seconded by John Davis
Roll Call: 4 Ayes 2 Abstentions (Michalski, Fiebig)
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:07 P.M.

None

Public Portion closed at 7:07 P.M.

1. Deborah Strong

Contractor: The Great Garage Co.

2637 Bates Lane – Detached Garage - PPN: 31-A-011-A-02-027-0

Plans received in Building Department 8/5/09

Plans stamped approved by Building Department 8/14/09

Present: John D'Amico with The Great Garage Company

Owner/Representative Comments

- Additional photos and samples provided.
- 24 x 29 deep detached garage with reverse gables. There is no garage there now and never was.
- It will be constructed similar to the house with wood lap siding, which the owner will paint.

- The house has casement windows. The top of the garage will have casement windows. There will be sliders on the bottom with grids. Windows will have shutters.
- There will be overhangs all around the building.
- It will have a regular 16-foot steel carriage-style garage door with the hinges, handles and glass.
- There will be a small shed with small double buck-frame style doors on the side of the garage for the lawn mower.
- Inside will be a small loft section on top for light storage with lights and lights below
- Concrete foundation with new concrete floor which will slope out.

City Architect's Comments

- It sounds like you are trying to make everything match. Will the corner boards and rake trim on the gables be matched? *Yes, we will have 5/4 x 4 corners and trim around the windows. We will remove the trim on the service door and replace it with the 5/4 x 4 trim.*
- Dimensions on the overhangs are shown as 12 inches but the house looks substantially larger. *We can check the sizes and increase the garage overhang size while still keeping it in scale with the garage. If you could find a medium but the 12-inches is not large enough.*
- You show a cast-in-place curb. What is the foundation system on the house? *It has cement block and formed block. I will check on whether it is painted or stained. It will be about eight inches above grade. We would like you to match whatever finish is on the house foundation.*

Board Comments:

(Smith) It is quite attractive. They really tried to match the house.

MOTION: James Michalski moved to approve the garage at 2637 Bates Lane as submitted and that the home owner matches the exposed concrete on the foundation to whatever is on the existing home and come closer on the dimensions of the overhangs.

Seconded by John Davis

Discussion:

(Gallagher) We should include matching the corner board and the flat stock around the windows.

(Michalski) I amend my motion above to include the casings on the doors and windows as described in discussion.

(Davis) I amend my second.

AMENDED MOTION: James Michalski moved to approve the garage at 2637 Bates Lane as submitted and that the home owner matches the exposed concrete on the foundation to whatever is on the existing home, come closer on the dimensions of the overhangs and include the casings on the doors and windows as describe in discussion.

Seconded by John Davis

Roll Call: Ayes Unanimous

Motion Passes

2. Joseph Daprano

Contractor: TBD

35360 Martin Drive – New Home - PPN: 31-A-004-C-00-015-0

Plans received in Building Department 8/13/09

Plans stamped reviewed by Building Department 8/14/09

Plans received by CT Consultants 8/6/09

Plans stamped approved by CT Consultants 8/14/09

Present: Joe Meyers, architect and Joe Daprano, owner.

(Schryer) The approval from Soil Erosion and Sediment Control came in from Soil and Water just before the meeting.

Owner/Representative Comments

- Site plan stamped by Soil and Water was submitted.
- It is a Deltec kit home which is a pre-manufactured house in a polygon shape with 20 flat sides.
- It will have brick veneer all around the outside which will round out the foundation. Brick will be a weathered red color. Samples shown.
- Brick details (herringbone, limestone) will be done by Joe's father who is a stone mason.

City Architect's Comments

- The cupola does not really fit with the design. *The owner wants it.*
- Is this radius brick? *No, the radius is big enough that they can spread the brick and run it.*
- Is the foundation cast-in-place? *It is block with mortar big enough to create the radius.*
- Is it a segmented roof system? *Yes. Shingled? It has asphalt dimensional shingles.*
- How do the ridge caps overlap? *It is like a roof that has a hip line that comes down with the shingles wrapped around each one, but is a gentler one at 90 degree angle.*
- Is the cap on top of the unit part of the ventilation system? *Yes. It is part of the house system that is made up of trusses that radiate out from the center of the ceiling.*
- The windows, doors and shingles are appropriate for the structure.

Board Comments:

(Smith) You could use a weather vane in place of the cupola. That would balance off the conical design of the house.

(Michalski) Are those glass blocks in the basement? *Yes.* In addition to the limestone sills, what is the rest of the window treatment? *It is a brick roll out that runs down the side. Around the window itself is 3 1/2 inch brick mold. All the windows and doors are surrounded by roll out.*

(Wyss) Will you have ventilation in the glass block? *Yes.* It is important to have a representative number of glass blocks that are ventilated to avoid mold in the first year when the house is breathing and drying.

(Schryer) Do you have skylights in the roof? *Yes, every other roof panel has a skylight. There is a loft on one side and an open to the living room on the other.* They should be depicted on the roof plan. You will need to bring in a drawing that shows the skylights.

(Schryer) The arc above the door is not the same as the other arcs. *We are trying to keep the same elliptical shape in a round house and a round arch. They won't all be the same height but the arch will be same gentleness.*

(Smith) Why are there two small windows instead of one large window in the bathroom? *One is over the tub and the other is centered in the shower at the corner point.*

(Schryer) We do have and approved, stamped site plan if anyone wants to review them.

(Davis) Is this considered a high energy efficiency home? *Yes, and it is has geothermal heating*

(Weger) Will you run the geothermal straight down? *Yes*

MOTION: Madeleine Smith move to approve the plans for the residence at 35360 Martin Road.
Seconded by James Michalski

Discussion:

(Michalski) We should include a requirement that the architect submit drawing that show the skylights on the roof in the front and rear elevation.

(Smith) I amend my motion to include the requirement that the architect submit front and rear elevation drawings that show the skylights in the roof

(Michalski) I amend my second.

AMENDED MOTION: Madeleine Smith move to approve the plans for the residence at 35360 Martin Road with the requirement that the architect submit front and rear elevation drawings that show the skylights in the roof
Seconded by James Michalski
Roll Call: Ayes Unanimous
Motion Passes

3. Jeff Luberger
Contractor: P. Perrino Custom Homes
2378 Pine Valley Drive – New Home - PPN: 31-A-017-D-00-031-0 & 31-A-017-D-00-032-0
Plans received in Building Department 8/13/09
Plans stamped reviewed by Building Department 8/13/09
Plans received by CT Consultants 8/13/09
Plans stamped approved by CT Consultants 8/14/09

Neither the owner nor the architect was able to be present.

MOTION: James Michalski moved to postpone review of the project at 2378 Pine Valley Drive until the applicant is ready.
Seconded by Madeleine Smith
Roll Call: Ayes Unanimous
Motion Passes

PLANNING COMMISSION

Public Portion Opened 7:38 PM
None
Public Portion Closed at 7:38 PM

1. Gale's Garden Center
Contractor: TBD
2730 S.O.M. Center Road – Preliminary Site & Design Review - PPN: 31-A-006-B-00-020-0
Plans received in Building Department 8/5/09
Plans received by CT Consultants 8/11/09
Present: Joe Meyer, Architect

Owner/Representative Comments

We made changes on the site plan based on what we agreed on at the last meeting and meetings with the City Engineer. We are working with a landscape architect to make a landscape plan for the perimeter area outside the parking lot from SOM Center around the parking lot to Chardon Road. The majority of the perimeter is within the ROW, which is a situation similar to Wright Place and Fazio's. The Engineer wants to review our plan for types of plants and design so it does not interfere with the sewer and water utilities. Planning Commission needs to determine whether we can landscape in the ROW. We created islands to define the driveways and direct traffic in and out. The parking lot will be seal-coated, re-stripped and directional arrows will be painted on the pavement. We need to re-grade up to the second row in the parking lot to improve drainage because the property currently rises from the road toward Gale's.

We are working with the Engineers about the utilities for tying in with sewers, gas and water. There will be a roof over outdoor services area. Stone piers are now planned within the railing system in front of the building as suggested. We are here to provide an update on the site plan.

City Engineer's Comments

Mr. Meyer met with Mr. Topolski. After my review yesterday, I have a number of questions.

1. Landscaping in the ROW: There are existing encroachments along Chardon Road but they are asphalt, not curbs and landscaping. *Particularly in the middle island, we can trim back the eight to 12 inches of pavement when we do the landscaping.*

2. The project in scope compared with what is there now seems to be expanded in size. It may mean more customers, trips and traffic. I have not yet reviewed it in the field and we have not had a traffic analysis. However, this may be an appropriate time to reconfigure the entrances and exits. It is unusual to see three curb cuts with ingress and egress coming out of a business. The most easterly driveway comes out into a storage lane and eastbound turn lane. It is supposed to be right turn only but people are not doing that. It is a public safety concern.

3. Traffic circulation inside the parking lot itself. Cars come in from three separate driveways.

4. The plans show a sanitary sewer connection going north back into Gale's.

Yes, Gale's has a pump station that pumps up to the sanitary sewer. The fruit market has one rest room, a prep sink and bathroom sink. The plan was to 'feed' back to Gale's and pump it out from there. However, John at Polaris noted the existing lateral which, elevation wise, we will be able to tie into the lateral rather than going back into Gale's. That would be my suggestion. It is important for the future to have separate utility connections.

5. Other Utilities: That would also apply to water connections. *We would have to sprinkle the Market just as we do Gale's. We have a fire line coming to Gale's. We need the pressure to extend it. A separate fire line would be a tremendous expense. Has this been reviewed by Lake County yet? We planned to incorporate these items into the plan before it is submitted. We need their comments.*

6. Drainage Plan: The drainage seems a little confusing. The 30-36 inch storm sewer goes out onto SOM under the existing nursery. The pervious area is being reduced. The plan looks sufficient in terms of inlets and it does not look like there are any problems downstream, but it should be reviewed with Polaris.

Board Comments:

(Wyss) A resident from Morningstar came to the office with complaints about the dumpster and trash pick up. They missed Public Portion because the one house was cancelled, but would like to speak. (Schryer) *We will have another Public Portion at the end of this discussion.*

Traffic and congestion was a great concern at our last meeting. The one entrance is marked 'entrance' but congestion inside the parking lot backs up onto the road and congestion by the door backs up the parking lot.

(Smith) The current parking lot plan does not work. On a light traffic day, I am unable to back out of a parking space in the first row because of the flow of cars and pedestrians. You need to improve the flow and marking in the parking lot. (Meyer) *There are aisle ways for pedestrians to get to the main entrance.*

(Schryer) Eliminating the first entrance would help.

(Fiebig) It puzzles me that the outbuilding has its corner and back to a main intersection with entrance to the parking lot. The tent has an entrance to the parking lot and facing south toward Chardon Road.

(Meyer) *They are creating the entranceway into both Gale's and the Market. They share customers and the rest room. The doors at the south side are not an entrance? No. I also agree that there needs to full wide open area when you pull in from the entrances.*

(Michalski) The entrance and exits should line up with aisle ways in the parking lot. They should not abut parked cars. I would recommend further review of the traffic issue. Vehicle and pedestrian traffic gets very busy, especially in the spring. Also, the intersection does not seem to be pedestrian-friendly. Are there crosswalks? (Gallagher) *There are sidewalks, crosswalks and curb cuts for ADA code. Will*

there be any site lighting on the perimeter? *(Meyer) There will be lighting over the doors. We are not adding any lighting to the parking lot. Is it required? (Iafelice) No, it is an interesting question. We will look into it. With the change in the operation, they may be open later in the evening. I am concerned about pedestrian safety.*

(Smith) Where is the loading dock? Deliveries come in at night or early in the morning at the same location in the corner entranceway as the nursery. Then they are moved into the staging yard for unloading. The yard will be enclosed. This morning, the trucks were lined up on Rt. 91.

(Michalski) Trucks on SOM side are precluded by the landscaping. (Meyer) They have been operating this way with the tent for several years. The operation has been improved. The father and sons are paying to have the building put up. Gale's will benefit from it.

(Smith) I still think the location is poor. The back of building faces our town center corner. It looks very utilitarian

City Architect's Comments

I do not see any real change in the plans for the building that would incorporate any of the colors and materials from across the street. There are a few more columns going around the corner. I thought the pillars or columns would be extended around the whole building. The back of the building needs a better image. People only see the back side unless they go into it.

Board Comments:

(Schryer) The east elevation is what people see. The fence and the pillars could be extended around because it does look utilitarian. What are the panels made of? Solid painted wood. There are no windows on the other end because of the refrigeration units? Correct. We could make display windows or false wall. Would it be an improvement to run the fencing around? It would. There will also be landscaping in front of it which will help. The building is off- balanced; there is a nice overhang on one side and nothing on the other which is what everyone sees when they drive by.

(Weger) Could you extend the patio around the corner of building to the front where there could eventually be tables and a place where people could sit and have coffee and food? Could you put a door at that end? We had overhead doors on the plans at the last meeting but they requested a solid wall to put goods on. I will present the idea of a door and patio to them.

(Davis) The long range plan of the city is to establish this area as the city center. Tables and chairs will break up the barn façade. You could even add old fashioned lights. People driving by will see activity and be drawn in.

(Michalski) Are you going with a metal roof system? Yes, a standing seam metal roof. Will it be green? No, Gale's has a brown metal roof. Several years ago, Gale's had a plan preliminarily approved to improve their front entrance way and other improvements. (Drawing was shown by Mr. Iafelice). Gale's should look at that plan in concert with this plan. Right now, Gale's is concentrating on building the Sun Plum market for this family. From a planning standpoint, this is the main corner of the city. We need an updated assessment of Gale's itself. Their brown roof has three colors of brown and is weathered and old.

- *What material are you using on the east elevation vertical wall? Stained cedar.*
- *There is a door on the south elevation? There is are two glass overhead doors which can be open during business hours and a panel of glass with a man door in it for fire egress. There had been overhead doors across the back. I can ask them to put them back in the plans so that they also can be open straight through.*
- *Carrying the fencing around the east elevation along SOM will help. I agree. We could expand the sidewalk and even make the area into an undulating area that works with the landscaping*
- *I do not like the location, but I understand the visibility on the corner. It is also an entrance into Gale's. They do not want to put another entrance on the other side where the service area is.*

- The whole parking plan needs to be reviewed, especially how to get traffic in and out of the area. *We will look at the entrances, how they line up, possibly eliminate one and do three lanes, right, left and center.* (Smith) ...and angle parking rather than straight in
- Will the split block walls of the service area be a rough texture? *It will be a split-faced rough surface that is stone-like. The color will be the same as the stone.* That will match with the pilasters for the fencing going around? *Yes, we are working to make that area attractive.*
- How will you vent the heat from the refrigeration units? *Condensing units will be ground-mounted outside the service area.*

(Davis) We need a long term plan to maintain landscaping in the future. *A landscape architect is selecting materials that are self-maintaining and that can hold up to the salt from the road and parking lot.* They also need a yearly maintenance plan. Perhaps Gale's could work out a cooperative marketing relationship with a sponsor that would guarantee regular maintenance.

(Schryer) I do not see a plan for the garbage collection for the area. *They currently bring the garbage in loads from the service area over to the barn to the dumpsters.* They are lined up against the back fence near the pick up area where the exit is. They are not concealed. *We can put a screening enclosure around the dumpsters.* Will you also ask them to consider putting the same stone pillars on the front of the barn building? It is aged and without character. You do see that building from the street and from within the parking lot.

(Smith) People exiting the church on the cul-de-sac with nice houses see bags of fertilizer and dumpsters. There should be some screening back there.

(Michalski) Sheet SP of the Site Plan shows parking spaces in the material storage area where customers go for pick ups. *That will be employee parking in the back area inside the fence.* Is employee parking included in the requirement for one and 250, or is it strictly for customers? *It is included. Parking was calculated for the market and that number was added to the previous parking total. It also accounts for parking spaces lost because of the building.* They will be changing their material storage operation in the back? *To a certain extent, yes.*

Public Portion for Planning Commission re-opened at 8:26 PM

Lauren Merkys, 2740 Morningstar Court (west side, on the corner)

We welcome business into the Willoughby Hills area. I prepared a written statement. With the addition of a year-round farmer's market, we have some valid concerns.

1) There have been problems with garbage and trash removal and the location of dumpsters at Gale's. Timing of the pick up had been resolved. Will it be a problem again? Addition of a food business will increase garbage and the potential for odor and rodents. We are concerned about how early will the deliveries be in the morning, whether early morning garbage pick up and noise will return and where the garbage, pallets, crates, etc will be stored. Currently, the back of Gale's facing Eddy Road and our property has unsightly items stored within the cyclone fence. We have paid for landscape screening already. Will Gale's make any changes to improve the fence or will they plant large shrubs?

2) A change in the entrance off Eddy Road will impact traffic. Presently, there is one exit gate. We do not want any additional access that will increase traffic. People make u-turns at the intersection of Eddy Road.

3) What is the security lighting plan? There are currently high beam halogen lights attached to telephone poles that shine over Gale's building and onto our property.

4) They have a loud outdoor paging system. Car dealerships are not allowed to have it. Will they have additional paging? Will they upgrade their intercom system?

We ask answers to our questions and sound planning before moving forward with building plans.

(A copy of the written statement is attached to the minutes)

Frank Cihula, 35060 Dixon Road

Parking spaces facing the new building are a hazard to pedestrians. There should be a distinct pedestrian corridor with no traffic going through it. I know they are trying to make up for the parking spaces lost because of the new building. The Code does provide for ‘land banking’ of parking where you can show that, by nature of the business, the square footage calculation does not relate to the need of the business. There is level land to the west where parking could be ‘land banked’. Parking is too tight on the Chardon Road side. There are areas where spaces could be eliminated.

Public Portion for Planning Commission re-closed at 8:32 PM

(Michalski) I would appreciate it if the architect would address the comments made by the Merkys and respond back in writing.

(Schryer) The architect can take the letter to the owner. A response can be taken to the Building Department. They could incorporate some of the ideas expressed by the resident. (Fiebig) Take back to the owners that we appreciate that they want to do additional business.

(Schryer) Is there enough to give them preliminary approval?

(Smith) Look across the street. The building [Gale’s] needs to be remodeled. The new building needs to fit the theme of the corner.

(Schryer) Come to the next meeting. Work with the Building Department regarding the comments.

WORK SESSION

1. Mary Rose Estates

Contractor: Tom Ackerman

Maple Grove Rd & Gullybrook Lane – Senior Congregate Facility - PPN: 31-A-017-A-00-004-0

Plans received in Building Department 8/17/09

Present: Tom Ackerman (contractor), CeeCee Hodgson (architect for the Mary Rose Estates team), Vanessa Whiting, (attorney for HUD) and Jim Stary (HUD representative)

Owner/Representative Comments

Ackerman: This a good use of the property. We propose a 40-unit multi-family senior citizen congregate building. There will be minimal parking needs and impact on the streets. It will be similar to the Lithuanian Home near Heinen’s in Willoughby. Each member of the team will be introduced as they present.

CiCi Hodgson, architect

1) Information provided to the Building Department included:

- An aerial view showing the site location;
- A site plan showing a 40 unit, three story senior housing facility designed as an apartment building. They are full apartments. It is under the HUD program, like the other Lithuanian Home building.
- A front elevation showing the three stories of the building.
- A section

We are here to ensure that you feel that this is an acceptable use of the property. There have been previous engineering studies of the site. We have been working with the Building Department and the civil engineer. We are continuing studies with the engineer and with geotechnical so we design the foundations properly.

2) We would like to point out several things:

- Context of the Site: Photographs distributed show that this is an area of pitched roofs in the adjacent properties, which include the Marriott (Willoughby) and the very steep pitched roofs of the condominium cluster homes. It is designed with three stories in order to get a compact foot print which works with the topography. It needs to be re-graded to get a flat pad.
- The section in the packet shows the heights. The building itself is 30 feet which is the height limit. The roof extends beyond that. Total height of the building is 37 feet.
- The section just passed out now shows a height line in relation to the adjacent Marriott and the proposed site. Because of the topography, the building is actually ‘stepping down’. The building does not tower over the adjacent Marriott. The different grades are illustrated. The specific grades are available.
 - There is an error on the drawing: The first floor should say elevation zero. The second floor is elevation 10.6 feet.
 - There is a variation in the section submitted earlier. We can reduce it from 11 feet. We will be able to do the floor joists at 18 inches.
- Another section shows a line perpendicular to the road going through the building and to the condominiums behind it. The pitched roofs of the existing condominiums come to 34.1 feet.
- The section with the cone shows our analysis. It shows that the height limitation of 30-feet can occur 30-feet away from the adjacent residential property. If we were 200-feet away, we could go to a 40-foot height limit. The cone of the slope goes from 30 feet to 40 feet. The building is 135-feet from the property line and 155-feet from the nearest residential home. According to the cone, it would be a height of 38 feet. This could be set far enough back that it could make sense in terms of the height standards.
- Wider Aerial View distributed tonight shows the adjacent residential homes and the proximity to the parent Lithuanian Center, which is close enough to maintain the standards and the occupancy.
Ackerman: We do not anticipate impact from sight lines. Gullybrook will probably be pleased to have something there and maintained. The Lithuanian Center maintains their building and they are good neighbors. Vanessa Whiting from Roetsel and Andres is the HUD attorney and Rep Jim Stary is the HUD representative. They are here tonight because Mary Rose Estates will lose their HUD money unless a suitable site is approved. We are look for commitments to give us a blessing. Zoning is a big issue.

This building is about the same size as the commercial office building that we originally planned for the site about 5 years ago, but there would have been a big parking lot. (Schryer passed around pictures of that proposed building)

(Schryer) The Building Department did not approve the Zoning because of the height restrictions. As a planning project, we can look as this as an entire development plan and decide what we want to do about the height. This is a work session. We listen to everyone’s input. We do not vote on anything.

City Engineer’s Comments

We do know this site. I just got the site plan. I have general comments. It is workable. This type of use does not generate significant traffic. There is a curb cut close to Gullybrook Lane. The previously proposed office building did have a curb cut, but that building had access to Gullybrook Lane. This building has only one driveway for ingress-egress. Maplegrove is very narrow with a hill in the site line. I am concerned about the proximity of the driveways and only one means of ingress-egress.

There will be a lot of earth work. The building is being shift back easterly which encroaches on the hillside. *(Ackerman) There is less encroachment on the hillside because we eliminated retaining walls and the parking. We picked up space so we do not need the retaining wall .We are ten feet further back.* The retaining was going to retain the slope. It is a significant hill which comes under guidelines of the Hillside Ordinance. Gullybrook is a sensitive stream which will be watched.

City Architect's Comments

It was a good presentation. The presentation was very helpful
I do not know what is inside this building and the configurations.

CiCi Hodgson, architect

- It is strictly for seniors, 62 years and older.
- The first floor is similar to an apartment building but with a few more amenities. We do have plans with us. There is a double door vestibule entrance with a security entry system, a small lobby area, a management office near the door, two elevators, and two community activity spaces. One room has a strip kitchen set up so the residents can have functions. The other activity room is a class room/training room for computer use set up by this sponsor; it is called the Neighborhood Network room. There are double loaded corridors with apartments on both sides.
- Also on the first floor are the mechanical spaces and an enclosed trash compactor. There is a trash chute in the building that comes down to the compactor. That is wheeled out of the building. There is a Service Drive that is separate from the parking lot entry drive. That service door would also be for moving trucks and ambulance pick up as needed.
- The second floor is completely residential with all apartments and some mechanical and storage areas behind the elevators.
- The third floor is all apartments except for a common laundry room.
- Each apartment has a separate bedroom, living room and full bathroom with a shower, sink and toilet and a strip kitchen.

Jim Stary with New Alternatives at 1601 Alameda, Lakewood (HUD representative)

- This program is under HUD Section 202 Housing for Seniors. It is strictly for seniors, 62 years of age or older. They meet an income threshold. They pay about one-third of their income for rent. HUD subsidizes the balance up to the approved level.
- HUD provides the funds for real estate and employee taxes.
- HUD has a concept of Aging in Place. They do not want seniors going from apartment living to nursing homes, which is more costly for them and the local community.
- HUD encourages the sponsors to work on a Service Package, encouraging people to bring in Meals on wheels and the visiting nurse. The property is not required to provide supportive services. We do set up the ancillary services to help them continue to be active and independent.
- We anticipate many people will not have cars. This location has access to Rt. 91 and Lake Tran and proximity to shopping. They depend on the ability to function within the neighborhood.
- This site provides a green space and a quiet space. They will be good neighbors

Board Comments:

(Michalski) What do you mean that it is 'more expensive for the local community'? *Going into a nursing homes are more expensive for the federal government. It is more cost effective to have the senior age in place. I did not mean the local community itself.* There probably are more calls to the Fire Department. *Not typically in this type of a building.*

(Smith) What is in the apartment? *The maximum size of it is 540 square feet. It has a full bedroom, a living room, a complete bathroom with shower, toilet and sink. It does have a kitchen area. It has a living room-dining room combination. There is enough space for a little table and the living room furniture.*

(Smith) Does everyone have to be 62 years old? *By statute under this program, the head of the family (there might be a husband and wife) or one of the two persons has to be at least 62 years of age. You cannot be put on the waiting list unless you meet the requirement. Can someone move in with children or grandchildren? It is not typical. We cannot preclude it but that could happen in any apartment community. Wasn't this zoned commercial?*

(Schryer) It is B-2 Mixed Use Commercial. This is a permitted use. The issue is the height of the building. B-2 is two-story.

(Michalski) What is the limit on number of occupants per unit? *That is regulated by the community based on the zoning community. . HUD says you cannot ‘over house’ as in overcrowd or ‘under house’, as in under utilization of the space. It is designed to function with couples.*

(Weger) This was excellent presentation. This building is a tremendous improvement over what has been at that location for 17 years. I have had personal experience of the Lithuanian Center being a good neighbor. It is in a good area that is already zoned B-2.

(Smith) The other Lithuanian Home is a dark square building. Is there a possibility to have a balcony or a courtyard? *(Stary) That was built in 1982 under a similar program. It had to stay within cost containment. Any amenities need to be defined and then find a way of paying for it. CiCi has done a good job of improving this one while staying in budget. (Hodgson)This will be lighter because of the siding. The base will be a stone veneer. The color palette has not been chosen yet. Input is welcomed. Outdoor spaces and garden areas were suggested by current residents at the Lithuanian Center and prospective residents here. The one community room opens out onto a common patio. The challenge will be creating spaces where we can have some gardening.*

City Architect’s Comments, continued

- Will there be any public service such as food preparation that would require commercial access? *No, the kitchen in the community room is for the residents by the residents.*
- Does the Lithuanian Center provide any transportation? *No, through LakeTran there is Community Responsive Transit (CRT). I am concerned about people being isolated down in the valley. There are no sidewalks.*
- The only employee will be the manager? *For 40 units there will probably be a manager and part-time custodial maintenance. They do pride themselves on maintenance of the grounds and the building.*
- What is the next housing system for the residents? *The individuals and the families make the decision. Sometimes they move in with family. Some of the founding residents are still in their apartments. Sometimes we need to be proactive with the families.*

(Smith) Would there be any planning for sidewalks? People walk in the streets from the hotels. *Most of the area is in Willoughby. Periodic transport to Heinen’s or CVS via LakeTran could be arranged. Most of the residents seem to stay in place. If they go out, it is in a carpool, family or public transportation.*

(Michalski) For the local residents and low traffic volume, this is the best building to put up. There would not be too much traffic headed toward River on Maplegrove. There is not too much traffic in and out of Gullybrook. The bigger problem is at the corner. Based on your presentation, I do not see a problem with the roof.

(Wyss) I first knew of this on Monday morning. A congregate care facility as presented fits the zoning. When I see the plans, I can calculate the parking based on the number of beds. The fill has been raise to the level of Maple Grove. The finished elevation would be lower depending how the site was graded. The entry from Maple Grove could go down. The city engineer needs to review the storm water. *Lowering the grade would change the flat space for people who have to get around in an area that is in a valley.*

(Schryer) After this meeting, we need to send out notifications to residents within a 250 feet radius.

(Smith) Is it possible to get any type of parking with a roof or a protected area for the cars? *HUD considers that a luxury.*

(Fiebig) The section of HUD is 202? *It is a grant program under section 202 providing low income housing for seniors. How many bedrooms? Each unit has one bedroom. Were you anticipating that people will walk to CVS? No, for shopping they will use public transportation or the buddy system. Who is the owner of the property? The legal owner is Mary Rose Estates which is a 501C3 Corp created to own the property. The Lithuanian Center applied and received the grant. Funds were*

turned over to the nonprofit board. When is the deadline? The grant was awarded in 2006. Neighbors in Willoughby objected to an addition to the center. We have been looking for a new site. Vanessa Whiting, attorney with Roetzel and Andress4, 1373 East Ninth Street, Cleveland.

We are in appeal mode with HUD to grant an extension. Usually HUD requires construction within a 24 month period. We are hopeful that if Willoughby Hills approves this project, we can move forward quickly so that HUD will see that this team can finish the project. There are other communities that would like to get the money. We want to keep affordable housing in NE Ohio.

(Fiebig) How many permanent employees? *Only the manager and maintenance in addition to construction jobs.* Do you think you are in danger of losing this if it is not done within 60 days? *Yes.*

(Weger) Is there a waiting list? *There is a 10 year waiting list at the Lithuanian Center. We were surprised when Willoughby turned this down.*

(Schryer) If you accomplish all that is asked during this process, we could have a preliminary review in two weeks. *We are very committed to doing that. We want to see it stay in Lake County.*

(Fiebig) Would the list of people come from the Lithuanian list? *No, it is a brand new offering. It is 100% funded by HUD? Yes, 100% subsidized by HUD.*

(Smith) I hope that you will be as careful about the looks of the back of the building as the front.

(Weger) We did discuss that with the architect.

Public Portion for Work Session Opened at 9:31PM

Frank Cihula, 35060 Dixon Road

What is the income limit for a family of two? *The income limit is defined by HUD. It is about \$24,000 fixed income. It is solely based on income, like Social Security. There is considerable demand in this region.*

Public Portion for Work Session Closed at 9:33 PM

(Michalski) How will the height requirement to be addressed? (Schryer) *It will be considered as a total project plan by the Board.*

MASTER PLAN REVIEW

Perhaps the Mayor and John Davis can get the maps together in the next two weeks. Katie is working to get the pages all lined up. As the maps are ready, send them to Katie in whatever medium will come out clearest. I hope for a vote by October 1st.

Mr. Gallagher was dismissed at 9:35 P.M.

Public Portion for Master Plan Review

Public Portion Opened 9:36 PM

None

Public Portion for Master Plan Closed at 9:36 PM

Unfinished Business

Sign Code:

We will wait until next meeting.

New Business

None

Mayor's Report

Lithuanian Center representatives came here before about a year and a half ago. Fred brought nine women to my office regarding nine acres on Chardon Road. That was the same grant. They have good

Council Representative's Report

None

Building commissioner's Report

I am happy to be back.

Chairman's Report

Next meeting will be busy

Adjournment

MOTION: Mayor Weger moved to adjourn.
Seconded by John Davis
Voice vote: Ayes unanimous
Motion passes

Adjourned at 9:47 P.M.


Clerk


Chairman

