

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
August 4, 2011

CALL TO ORDER: 7:02 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski, Council Representative David Fiebig [corrected by clerk 9/12/11], Mayor Robert Weger, John Lillich, Madeleine Smith and John Davis (arrived at 7:25 P.M.)

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

MOTION: David Fiebig moved to excuse John Davis from this evening's meeting.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes

Disposition of Minutes Meeting of July 21, 2011

MOTION: David Fiebig moved to approve the Minutes of July 21, 2011 as submitted
Seconded by Mayor Weger

Discussion:

(Lillich) On page 6, where it says '400 square feet', it should read '400 feet'.

(Schryer) It will be corrected.

Voice Vote: Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 P.M.

None

Public portion closed at 7:05 P.M.

1. John and Vera Joyce

Contractor: Payne & Payne Custom Builders, Inc.

2344 River's Edge Drive– Single Family Home - PPN: 31-A-017-C-00-011-0

Plans stamped received by Building Department 7-5-11

Plans stamped approved by Building Department 7-13-11

Plans received by CT Consultants 7-6-11

Present: John Joyce (owner), Joel Hoar (Payne & Payne), Matthew Sommer (Dimit Architects)

Owner/Representative Comments:

- Color renderings of the house were distributed.

- They have owned the lot in River's Edge subdivision for five years and have a letter of approval from the Architectural Review Board of River's Edge.
 - There will be limestone along the bottom. There will be two colors of stucco; the darker stucco will have white trim.
 - The roof will have predominately light gray 3-tab shingles from GAF Corporation which will provide a muted monochromatic roof line.
 - Approval from the Lake County Board of Health on the septic was received today. Stamped copies were shared.
 - We will get the permits for Stormwater Management and Soil and Water next week.
- (Wyss) We need copies of those approvals and the letter from the River's Edge Review Board. *Okay*
- The width of the original house was reduced to fit the spaces and setbacks of the lot.

Building Commissioner's Comments:

The site plan approval is pending because there were additional submittals that need to be approved by CT Consultants in addition to the septic approval from the Health Department.

City Architect's Comments:

- This is a fabulous design.
- There are water tables in the limestone. What is the water table material in the eifs (external insulation finish system)? *Like this*. So it will be solid wrap projection of some sort.
- What are the materials at the entrance by the lower stairs? *The planter base and the staircase will be limestone*. All the way around? *Yes*. It is a full thickness limestone like the sample, not a veneer? *This is 2 inches; I was looking at 1 ½ -inches*. It is more of a veneer.
- The edge by the garage with the stone is awkward. The 1 ½ inch veneer needs to be returned half a thickness. It will give a stronger appearance and more detail. The eifs would stick out if you don't have the stone wrap.
- What is the style of the garage doors? *We plan to use flush panel doors*. On the plan, it looks like a steel door. A flush panel will be perfect.

Board Comments:

(Michalski) The elevation drawing sheet O-2 shows vegetation or a green roof. Do you still plan to do that? *No, we considered it but have decided not to do it*. The green roof is out? *Yes*

(Michalski) On the site plan, the house is set back several feet further back than the other houses. Is that acceptable? (Wyss) *It is being reviewed by the City Engineer. It is on a curved part of the road. Because the garage is bumped out and the driveway considerations, they wanted to set the house further back*. This was reviewed by the Home Owner Association? I hope they are aware of that. You will be looking in their back yards. *The main consideration was having enough room for the septic system. If the Health Department signs off on the system, it will be good to go*.

(Fiebig) What was the review process with the HOA like? *There was an open forum. Five or six people reviewed the plans extensively for about a week. Their only issue was the metal roof. We changed it*.

(Lillich) It is good to see a unique variation of design.

MOTION: John Lillich moved to approve the plans for the home at 2344 River's Edge Drive as submitted pending approval of the site plan and receipt of approvals for soil and water and the septic system.

Seconded by David Fiebig

Voice Vote: Ayes Unanimous

Motion Passes

John Davis arrived at 7:25 P.M.

2. Andrew and Jennifer DiGeronimo

Contractor: Charles A. Pengal, Inc

2417 Pine Valley Drive –New Single Family Home – PPN: 31-A-017-D-00-005-0

Plans received by Building Department 7-21-11

Plan approved by Building Department 7-21-11

Plans received by CT Consultants 7-22-11

Present: Andy and Jennifer DiGeronimo (owners), Chad Pengal (builder)

Owner/Representative Comments:

- Color rendering of the proposed house was distributed. However, the color scheme has changed to grays, blacks and whites. We do have samples.
- The three bedroom ranch will have a walk out basement and a three car garage. There will be stone to grade and stone veneer. The stone work will be Pennsylvania Heritage random stone. The color is stone croft. It will have Orandex horizontal gray siding and Owens Corning oakridge color shingles. The vertical siding will be white to match the siding on the front.
- The windows and trim will be white. The top of the cupola and the bay window looks like copper but will actually be oil rubbed bronze metal.
- All doors will be black. There will be gray vinyl shakes in the peaks.
- We have approval for the septic system and phone confirmation of the Soil and water approval.

City Architect's Comments:

- This is a very nice rustic design, constant all the way through. It has a lot of natural features.
- What material will you use for the water table between the stone and the siding? *It is a sill stone to match the color of the stone work.* Is it a smooth unit? *It is an angled stone that will stick out 3-inches. [Catalogue shown].* The stone should wrap around on the right side elevation of the garages for a return of about one foot. *We could do a random stone wrap.* Getting the siding up against the uneven edge could be a problem. *We could cut to the same measurement going down and the mortar a J-channel up to it.* The machined solid edge would be a cleaner look.

(Smith) That might be better for a maintenance stand point.

- It has the trim all around, muntins on all the windows, good choice of materials and the feature window in the back.

Board Comments:

(Michalski) What is the treatment on the four panels on the bay window? *They are Azac panels.* What are the materials on the steps? *They will be concrete block or poured wall with stone veneer on the risers and concrete steps.* *We are still deciding whether the basement will be concrete block or poured wall.* Will the sill material on this window water table be stone? *Yes.*

(Michalski) On sheet 5 where the grade drops off, what is the material? *We are dropping siding on the end down to normal brick to grade height. That is on the north elevation. This drawing was made before the site plan was done so we were uncertain what the grade would be.*

(Gallagher) The grade is different in the back. Are you doing brick throughout? *We are doing stone throughout, the same stone that is on the front veneer. On the back, we planned to take the siding down to the same stone to grade height.* On the front elevation, they will wrap the stone on the left side about 1 ½ feet like the garage. For the rest of the elevations, the stone will come up 18 inches above grade. The siding will come down to a stone trim at the bottom? (Gallagher) *Yes.* Trim it on the bay side also. *We will keep the returns consistent.*

(Schryer) The only thing pending on this project is Lake County Soil and Water approval.

(Pengal) The homeowner is considering adding another window on the right side of the left elevation in the back of the house.

(DiGeronimo) Now that we know what the grade will be, additional windows on the east and on the north would help with ventilation.

(Gallagher) If a window is added to the north side, you should center the door to make it symmetrical.

(Schryer) If windows are added, updated elevation drawings need to be submitted to the Building Department.

(DiGeronimo) We may go with a rectangular look rather than a semi-circle. *(Gallagher) That's okay.*

MOTION: James Michalski moved to approve new house at 2417 Pine Valley Drive contingent on receiving the Soil and Water approval and to allow the home owner the option to add windows on the East and North elevations as described to the City Architect. If added, updated plans need to be submitted to the Building Department.

Seconded by John Lillich

Voice Vote: Ayes Unanimous

Motion Passes

3. Patrick F. Gallagher

Contractor: Lite House Pools

36961 Beechhills Drive – Above Ground Pool Installation – PPN: 31-A-010-H-00-016-0

Plans received by Building Department 7-20-11

Plan approved by Building Department 7-21-11

Present: The owner is not present. Fred Wyss, City Building Commissioner presented project.

Building Commissioner's Comments:

- This is an above ground pool that does not show a fence. In their packet, information provided shows a ladder inside the pool and an access ladder on the outside of the pool that hinges up with a lock which secures the pool from the public. According to GIS print out, the pool is located adjacent to a large ravine. In the event the pool would leak, the water would go into the ravine and not disturb the neighbors. Location of the pool equipment is noted on the site plan.
- If there are any questions or concerns, I can convey them to the homeowner.

City Architect's Comments:

- The pool is located directly behind the house.
- It looks like the pool equipment will be adjacent the pool. *(Wyss) Yes, where the 'E' is mentioned. The underground electric line is shown, trenched.*
- That is what we look for. No further comments.

Board Comments:

(Davis) What kind of fencing is around the pool? *(Wyss) It has a locking ladder. Fencing is not required because it is an above ground pool.*

(Michalski) The ladder locks? *(Wyss) Yes, it hinges up and locks in the up position.*

MOTION: James Michalski moved to approve the above ground pool at **36961 Beechhills Drive**

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes

4. Brian Hocevar

Contractor: D&J Pool

2790 Loreto Drive – In-Ground Pool – PPN: 31-A-002-0-00-010-0

Plans received by Building Department 7-25-11

Plan approved by Building Department 8-1-11

Plans approved by CT Consultants 6-28-11

Present: Brian Hocevar

Owner/Representative Comments:

- Photographs of the rear of the house with aerial views were distributed. They show the walk out from the back yard to where the pool will be.
- It will be a 16 x 32 foot pool with 20 feet of concrete
- There will be a metal fence with concrete pillars at the corners with lighting. It will have two gates that self-lock.

City Architect's Comments:

- We usually recommend locating the pool behind the house but, because of the septic field and the elevated lot, this is the only place he can locate it. It is close to your neighbor. *He is okay with it.*
- Are you doing any landscaping? *It will be totally landscaped in several locations for privacy*

Building Commissioner's Comments:

- Because of the duplication area, we had the plans reviewed by Laura Kunz with the Lake County Health Department. She prefers that the pool be rotated 90 degrees so it is not elongated into the duplication area. Would that be a problem?

(Hocevar) I would be pushing toward the neighbor on the side. Closer to the home would be by the patio. I was told that there would still be enough yardage to run another field if I had to leaving the pool as it is.

(Wyss) I did an area calculation and thought that it would be enough for the duplication. That is the recommendation of the County Health Department. *(Hocevar) There are new septic systems that fit.*

(Schyrer) Could it be moved closer to the other field and further away from the duplication field? There is enough room. But there is a hillside. They would need to put in a retaining wall if it is moved closer to the house.

(Wyss) If is closer to the other septic system, you risk disturbing that septic system.

(Michalski) Could the pool be pulled back into the 38 feet from the corner of the house to the pool?

(Hocevar) There is a grade. There is 38 feet from where the pool would start and then the concrete starts after the step that comes from the walk. The plan does not show the patio. Landscaping is planned in that area.

Board Comments:

(Gallagher) The plans show the pool equipment is on the side of the house. We prefer in the back of the house. *It will not be directly to the side. You won't see it because of the trees.*

(Michalski) This elevation shows it well. You can see the gas meter but it drops down. So you plan to put it behind those 4 little bushes? *Yes.*

(Fiebig) It looks like you have two choices. It is heated? *Yes.* You can do the run for the heated water or you can run the electric and gas lines. Those pipes can run anywhere. If it is closer to the pool, the returns to service the pool would be shorter. *We have the patio upstairs and the patio downstairs.*

(Michalski) There could be room between the two patios for the equipment. Then you do not have to go through the concrete for the runs. *The contractor suggested going through the wall by the grill and running the gas line through the house to the other side.*

(Smith) Was that a request or a command from Laura Kuntz? *(Wyss) A request.* It could be a matter of choice? *Pretty much.*

(Lillich) They are advising that if a duplication area is needed in the future, they may need to tear the pool out.

(Wyss) Their drip system is 4-inch PVC pipe. The newer systems are drip. Some do not need the leach bed. He could possibly get it approved because of proximity to the river.

(Fiebig) Because of the layout of the house, the pool equipment would be hidden because of the hill. The plans could be approved with that location as submitted but you may want to do another survey and have further discussion about the best place to put it. It should not be seen from the front. The screening shrubbery should be year-round.

(Lillich) You would need to assess the aesthetics, practicality and year round maintenance.

MOTION: David Fiebig moved to approve the plans for the In-Ground Pool at 2790 Loreto Drive as submitted.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes

5. Greg Campolietti

Contractor: GMC Contractors LLC

37821 Milann Drive – New Single Family Home – PPN: 31-A-009-A-00-009-0

Plans received by Building Department 7-25-11

Present: Greg Campolietti and Gwen Haven

(Schryer) The house drawings are pages 4 and 5.

Owner/Representative Comments:

- The house is a green home constructed with 6 panels, which together with the windows and doors, create an air tight house. It is new technology that creates a more efficient building envelope. We will use recycled and renewable materials
- Shingles are Landmark dimensional in a star white color that avoids heat transferability.
- Foundation is block split from medium gray brick
- Siding is gray vinyl with gray shake on the peaks.
- The windows are white vinyl with a high R-value. They are not out yet. The white double hung vinyl windows will have 3-inch trim with J-channel. The higher level windows in front and rear and the great room are fixed and non-opening.
- Shutters will be black.
- The railing for the front entry and the rear is made of black composite material. It goes with the overall color scheme: gray, black front entry door and black shutters. The trim boards, rakes and fascia will be white azac. Decking material will be composite azac in a light gray/beige color
- Entry doors are insulated ThermaTru.
- Each product used in the home gets lead points. We are going for a rating of 'platinum' in the Lead Point Value System. The amount of concrete does affect the lead points.
- We will use fly-ash-based concrete.
- The plans were made like a commercial building by a structural engineer because of the flood concerns.
- Inside the house, the flooring will be bamboo. The kitchen area will have a cork laminate floor and Amish-made hickory cabinets. Detail work inside will make use of the lumber removed from the lot.
- The overhead garage will be carriage style with side hinge detail.
- The whole lower level is for storage and parking. The first floor is elevated 3 ½ feet above base flood which exceeds FEMA standards.

- Half the home is on piers with equalizing vents designed to let water flow. There are openings in the front, both sides and rear.
(Lillich) Two-thirds of the lot is uphill to the road.

Building Commissioner's Comments:

- The Protected Areas Ordinance was addressed at the last meeting.
- They had a HEC-RAZ study done for this house. It showed a nominal rise at the actual house itself. His engineer signed a certificate devised by FEMA to justify a 'no-rise development. FEMA calls this. No Adverse Impact Development. The study has proven that there will be no adverse impact on the neighborhood.
- At a Flood Plain seminar, the ODNR engineer specialist in HEC-RAZ studies said that it is almost impossible to do a HEC-RAZ study for just one home. The 1/100 foot rise at the house could be an anomaly in the study.
- Greg's engineer says that all the houses and land were never put in the original Tattoo study the FEMA did for the flood maps for the Chagrin River. That means the original study is flawed.
- As the Flood Plain Administrator of Willoughby Hill, I am fine with the design and with the justification of the HEC-RAZ study. I have signed off on the certificate supplied and will sign off on the special flood hazard area permit.
- CT Consultants said there was no reason to attend this meeting for further discussion.
- The site plan was approved with the Protected Areas submittal.
- There was some concern about the HEC-RAZ study but it has been justified. He is already elevating the house 3 ½ feet.
- At the last Flood Plain conference, the Actuary Table for insurance only goes to 3 feet.
- Greg has said that his insurance man said he might not be required to get flood insurance because of the design of the house.

City Architect's Comments:

- You provided great samples. They helped with the engineered drawings.
- You realize that the great room has a 34-foot tall ridge line *.I do. In the room itself, the walls are 18 feet high plus a 12:12 pitch. My uncle has the same style room. The windows are for the river. You will match the same pitch on the residence? Yes.*
- I am checking the accuracy of the design. He shows working windows; you say inoperable. You say shutters; he has not shown any. *He is a structural engineer. He did the actual structure. The architectural details are shown on the small set of plans.*
- There is good quality and materials through out. We need to be certain what will be built.
- Is there a ridge line issue? *(Wyss) I measure it. The ridge line is well within Code that says you cannot be higher than 35 feet to midpoint of gable*
- I wish I could have a better set of drawings.

Board Comments:

(Michalski) Referring to the open elevation (AD on west side), are you planning to encase the piers in split stone? *The piers will be encased with azac to match. What is the size of the columns? They are 6-8 inch shop-coated structural steel*

(Gallagher) More mass to the columns would be better to balance the size of the house. *We have talked about making them bigger. We decided to box them with Azac to allow for access to maintain and inspect them.*

(Michalski) Commercial structures use shop coated all the time. The big concern is moisture and rust. You could paint them before. The size of the columns should be more proportionate.

(Gallagher) You could use a panelized design, flush with trim boards on the outside and some horizontals, building it up to get some mass and detail. We would recommend the size be 1 ½ to 2 feet. *We understand.*

(Davis) The railings are a black color which attracts heat. It could get very hot in the summer. You are so dependent on using the railings to go up and down. *They are a composite with a vinyl coating, not metal. Our concern had been how well the color would hold up to the UV rays. We will ask the representative about heat transfer issues and test them in the sun.*

(Schryer) Aren't you pretty wooded down there? *Yes, there is quite a bit of shade.*

(Schryer) We have the septic and Soil and Water approvals. The site plan is okay.

(Lillich) This septic does not need a duplication area. *This septic system is unique. The water discharge is approved for reuse as irrigation.*

(Smith) What type of heating is planned? *It is a hybrid electric/gas/heat pump system with forced air. It will be sized once the house is up when we can do a blower test. That is because the house is so tightly sealed.*

(Smith) Do we need to request a set of drawings for the Building Department that show the windows and shutters and the other details that we discussed? The little drawing shows the shutters but not the windows. The minutes will have window information. It is up to Mr. Wyss.

(Lillich) We may want to refer to the information on the septic system for other projects.

MOTION: John Lillich moved to approve the plans for the home at 37821 Milann Drive as submitted.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes

Mr. Gallagher left at 8:45 P.M.

PLANNING COMMISSION

Public Portion opened at 8:45 P.M.

None

Public portion closed at 8:45 P.M.

1. Lake MetroParks

Contractor:

37611 Pleasant Valley Road – Flood Plain Restoration – PPN: 31-A-002-0-00-011-0

Plans received by Building Department 7-28-11

Present: Vince Urbanski (Lake MetroParks), Ivan Valentic (URS Corporation)

Owner/Representative Comments

- Lake MetroParks acquired the old Warner Road Nursery property in late 2007. It is on Pleasant Valley Road, split by State Route 6 and a private residence. It totals about 77 acres.
- In 2008 and 2009, we did clean up work and demolition of the old nursery structures. We worked with the Chagrin River Watershed Partners who had a grant to look at low impact design.
- One component was a case study of work in flood plain areas. From that they funded a conceptual plan for south section of what is now called Pleasant Valley Park. That plan was the basis for the Ohio EPA 319 grant. It is a Clean Water Act funding program. We received the award in 2010 for Flood Plain Restoration. We contracted with URS for engineering plans that we submitted.
- The plan includes moving gravel from the old roadways and base for the hoop houses out of the flood plain up to higher ground and moving the earthen mounds that sit along the river. We will restore 3 ½ acres of wetland plus an additional acre as part of the Wetland Mitigation. 17 acres

will be planted with trees and shrubs, mostly in the riparian corridor along the river. Trees that have ‘volunteered’ will remain. 6 acres will be a wet meadow which will provide water quality benefits. All native trees and seed mixes will be used.

- Last night a bid from King Excavating was approved for the site work. They did the grading and earth work at Gullybrook. Ohio EPA approved the contract. We have the approval from Lake Soil and Water.
- Aerials from 1937 were distributed.

John Lillich provided background information and history of the property. The wetland in the middle was a dead branch of the river.

The dirt will be moved up next to the residential property line to the north outside the 100-year flood elevation. It will be a protection from future flooding.

Board Comments:

(Smith) Where is this in relation to Pleasant Valley? *It is south of Pleasant Valley and Rt. 6 and behind Lanphear’s property.* What is being proposed for north of Rt. 6? *That will be considered next.*

(Lillich) On the north end of the dike, river-erosion has exposed plastic sheeting that is washing into water. *Okay.*

(Smith) Will there be bike trails? *That is not part of the grant. Some type of access in future is being planned.*

(Michalski) What is the plan for access through Lanphear’s property? *They have an access easement across the park to Pleasant Valley to the bridge and the Park holds an access easement across their property. We met with Mr. Lanphear to discuss plans for this project to restore the floodplain. We plan further discussion with him. For this project, the soil stayed on site so trucks did not have to come and go. Public access for the north section makes sense. Has he seen these plans? Yes. I would like it noted in the meeting minutes that Mr. Lanphear has seen these plans and has voiced his comments to Lake MetroParks. The Parks have kept him informed. Correct.*

(Lillich) Have you spoken with Mrs. Sivazlian? *Yes, we have.*

(Schryer) Will the buildings stay? *All the buildings are gone except for the red garage off Pleasant Valley. It will stay until the north section has been developed into more of a park.*

(Michalski) Has there been any public notice about this project? *There have been news articles about the grant being awarded and the construction contract.*

(Lillich) There is no public access? *We have a sign at the fishing access that the public access is only up to the Rt. 6 bridge. Beyond that is private property.*

(Wyss) South of Rt. 6, the Chagrin River is under strict land conservancy. That is why no more septic systems will be allowed south of Rt. 6. It has Scenic River protection.

MOTION: John Lillich moved to accept the plans for Flood Plain Restoration Project at 37611 Pleasant Valley Road as submitted.
Seconded by Mayor Weger

Discussion:

(Michalski) As an employee of URS, I will abstain from the vote.

Voice Vote: 6 Ayes and 1 Abstention (Michalski)
Motion Passes

Additional Discussion:

(Lillich) The dike north of Rt. 6 was originally constructed to mitigate ice damage downstream near Milann Drive. *We will finish the south section and then turn our attention to the north section.*

(Lillich) When do you plan to start? *We will start after August 15th because of the eagles.*

MASTER PLAN

Several Planning Commission members were able to attend the meeting of the Planning & Zoning Committee of Council. D.B. Hartt presented his review of the Master Plan. Copies of his letter were distributed to the members who could not attend. Discussion about his report included items to be corrected, wind turbines, terminology and Town Center. The Council Committee plans to have 1-2 people review and integrate Mr. Hartt's suggestions. The document is still in committee in Council

Master Plan Public Portion opened at 9:27 P.M.

None

Master Plan Public portion closed 9:27 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

MEMBER'S REPORT

Madeleine Smith complimented the Mayor on the fresh paint on City Hall.

COUNCIL REPRESENTATIVE'S REPORT

There will be a ribbon cutting for Gully Brook at 10:00 A.M. on Saturday, August 13th. Mr. Fiebig will send a reminder email.

BUILDING COMMISSIONER'S REPORT

- Jay Wright submitted an application for a Wine Bar where the Baker's Candy used to be, near Capp's. Information distributed to the Board. He has obtained a liquor license. He is missing 33 parking spots as required by Ordinance. Adjacent parking is required by Code. Parking across the street is a concern.
- David Fiebig asked about the land purchase behind Capp's. The Mayor reported that Loreto bought it from George Kraincic. 9 acres is residential which may be sold to property owners on Stark Drive. Loreto plans to keep the 2 commercial acres and 1 residential lot to use as buffer.
- O'Reilly's made contact regarding resolution of the easement access with Stratford Way.

CHAIRMAN'S REPORT

None

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

Adjourned at 9:36 P.M.


Clerk


Chairman

Date Approved 8-18-2011