

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

August 6, 2009

CALL TO ORDER: 7:08 P.M.

PRESENT: Chairman Charlotte Schryer, Mayor Robert Weger, Madeleine Smith and John Davis

ABSENT: Vice Chairman James Michalski, Council Representative David Reichelt and John Lillich

ALSO PRESENT: BZA Representative Frank Cihula and Clerk Katherine Lloyd

MOTION: Madeleine Smith moved to excuse James Michalski, David Reichelt and John Lillich for tonight's meeting
Seconded by Mayor Weger
Roll Call: Ayes Unanimous
Motion Passes

Correspondence: Email dated August 3, 2009 from Richard Iafelice Re: Balanced Growth Initiative

Disposition of Minutes: Meeting of July 16, 2009

MOTION: Madeleine Smith moved to accept the Minutes of July 16, 2009 as submitted.
Seconded by John Davis
Roll Call: Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:11 P.M.

None

Public Portion closed at 7:11 P.M.

1. Great Lakes Pain Management
Contractor: Sign-A-Rama
2760 SOM Center Road – **Replacement Sign - PPN: 31-A-006-F-00-018-0**
Plans received in Building Department 7/27/09
Plans stamped approved by Building Department 8/2/09

Present: Joseph Berdine for Sign-A-Rama

(Schryer) The City Architect is not here tonight; his notes about this project have been distributed to the Board.

Owner/Representative Comments

- It will be an illuminated sign with 12-inch illuminated channel letters.

- The face of the letters will be a 230 green color. It is a translucent acrylic Plexiglas material with dark bronze plastic trim caps and five-inch dark bronze returns. They will be 5-inches deep.
- The letters are illuminated from within with neon. Each letter will be mounted individually on a backer (raceway) where the transformers and wire will be housed. Samples shown. The raceway will be 6-inches deep. The whole cabinet is 200 inches long and stands out 11 inches from the wall.
- Purpose of the raceway cabinet is to provide contrast and visibility for the letters because the building is a dark brick color. The color of the backing material is ivory. The background is not lighted. Color sample shown.
- There is a dedicated electrical line with dedicated circuit for the sign and timer. The sign is UL approved.

City Architect's Comments

Mr. Gallagher's notes are attached to the minutes.

Board Comments:

(Schryer) The sign seems massive compared to the other signs on other buildings in the area. *The business name is long but the building is very long also.*

(Davis) Signs for the other businesses are mounted on the fascia board except for Huntington Bank which has the letters mounted directly on the building. Their color schemes are light letters on a dark back ground and no raceway. Perhaps you could mount the letters directly onto the building.

(Schryer) That is part of the architect's comments.

(Weger) It is a dark all brick building. You would have to drill for 20 letters. These colors were chosen by the owner. Something needs to be behind the letters for contrast. This will be the only sign? *Yes*

(Smith) This is a massive wall. The size of the sign will be proportionate to the wall. Perhaps the background could be toned down and more subtle so the letters would be the prominent feature. *We chose this earthy color rather than white so it would blend with the mortar joints on the building.*

(Weger) During daylight hours, you need contrast for visibility.

(Davis) Could the letters be white with green borders? *It would be more expensive and not provide much contrast.*

(Schryer) Are there other color choices more like beige or khaki rather than the yellow tones of the ivory? *We could paint the background but the aluminum already has a baked enamel finish.*

(Davis) Does the square footage fit with the Code? (Schryer) *It has already been approved by zoning.*

MOTION: Mayor Weger move to approve the sign at 2760 SOM Center Road as submitted with the possibility that a color for the background raceway be found that is closer to a beige or khaki color.
Seconded by Madeleine Smith

Discussion:

(Berdine) I will check with the manufacturer and suppliers of the aluminum. It could affect the cost. I will try.

Roll Call: Ayes Unanimous
Motion Passes

Minor Alterations approved by the Building Department were read into the record.

1. Steve Smyntek

Contractor: RJK Construction (Greg)

2755 Fowler Drive – Deck - PPN: 31-A-006-H-00-027-0

Plans stamped received in Building Department 7/27/09

Plans stamped approved by Building Department 8/2/09

2. James A. Nerone

Contractor:

34602 Parkview Road – Open Shed on Accessory Building - PPN: 31-A-005-B-00-028-0

Plans stamped received in Building Department 7/29/09

Plans stamped approved by Building Department 8/2/09

PLANNING COMMISSION

Public Portion Opened 7:32 PM

Faye Sivazlian, 37250 Chardon Road

Polaris Engineering reminded me that they still have my subdivision project extended or renewed to keep it active. The EPA sent me a letter and I renewed it through them.

(Schryer) You need to go through the Building Department to check its status.

Robert Kowalski, 2585 Timberline Drive

I am concerned about how we will sell our houses. We need to do something like Green or Smart homes to distinguish Willoughby Hills. If you extend the Community Block Grant that is at Bishop Road and Chardon Road area to the whole community, other residences could participate in it through their improvements in their homes that follow the Master Plan. *(Weger) That was granted for commercial properties.* You could get it for Residential properties under another name so that sections between the commercial areas can benefit. It would raise the value of our homes and help the businesses.

Planning Commission Public Portion Closed at 7:42 PM

No Pending Projects

MASTER PLAN REVIEW

Mr. Iafelice sent an email that came from Amy Brennan of Chagrin Watershed Partners reminding us about the Balance Growth Initiative BGT; he feels that it should be in our Master Plan. The chairman obtained information specific to Willoughby Hills and a map from the Watershed website. Consensus was that the BGT should be put into the Master Plan. The map size will be a full 8 x 11 size.

Information was sent to the Board about the Non-Residential District changes. The 'red' is out. It is a description of the Town Center and the B-2 Mixed Use Campus and a map of the whole area together. Part of a pedestrian walkway for the Town Center was drawn from the Community Center down to ice cream store. There is a redevelopment section for Bishop and Chardon.

We need to determine whether all the details of the Town Center and redevelopment that the Board has discussed in the past are included and whether any other content or vision should be added. Send your notes to the clerk so she can add them in.

Some maps look fuzzy when printed. It looks the same on the computer. Various methods of guaranteeing the clarity and readability of maps and lettering and legends on the maps were discussed. Maps will be made 5 x 7 or as a full page as necessary. John Davis and the Mayor have volunteered to help.

Public Portion for Master Plan Review

Public Portion Opened 7:50 PM

None

Public Portion Closed at 7:50 PM

Unfinished Business

Sign Code:

A draft of the Chapter 1151 Sign Regulations for sections up to Design Criteria was distributed to the Board in the packets. Sections of 1151 after Design Criteria were not included because no changes were made after that point. The copy that was sent out on line had all 12 pages. This is a draft of how it actually appears in the Code. Changes are in blue

Consensus was reached on the following discussion points:

- The space between Freestanding and/or Raised signs will be one sign per lot or 300 feet between signs on a large lot. That change will be made in 1151.05 (f)(2) and 1155.05 (f)(1) A
- In 1151.06 Prohibited Signs, the term 'pole' was replaced by the term 'raised'.

In Chapter 1103.02 Definitions, definitions of 'pylon' and 'high-rise' will be combined into the definition of 'freestanding' in order to streamline the listing of terms. 'Tenant' sign will remain a separate definition.

We will make the above changes and vote on sending the proposed Sign Code to Council at the next meeting. The PC/ABR hearing on the proposal will be held after the Council has reviewed it.

New Business

None

Mayor's Report

1. National College will be coming to the Board for a sign. It is in the old Bryant & Stratton location.
2. The Lithuanian Center next to Heinen's needs a location to expand. They are looking at property near Damon's and Rt. 271. They will bring in plans for about 40 units designed for older people.
3. Fred Wyss is doing well. He has been doing some work from home.

Council Representative's Report

None

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 8:20 P.M.


Clerk


Chairman

