

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
October 6, 2011

CALL TO ORDER: 7:08 P.M.

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

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

Correspondence:

Interoffice Memorandum dated October 6, 2011 to Fred Wyss from Richard Harmon, Willoughby Hills Fire Chief RE: Lofgren Motor Group, 27597 Chardon Road, Unit 2. cc Mayor Robert Weger and City Law Director Thomas Lobe.

Disposition of Minutes Meeting of September 1, 2011

MOTION: David Fiebig moved to approve the Minutes of September 1, 2011 as submitted
Seconded by John Lillich
Voice Vote: 6 Ayes and 1 Abstention (Davis)
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:09 P.M.

None

Public portion closed at 7:09 P.M.

1. Chowco, LLC

Contractor: Kline Construction Corp.

2735 S.O.M. Center Road – Covered Walkway - PPN: 31-A-011 C-00-008-0

Plans stamped received by Building 9-27-11

Plans stamped reviewed by Building Department 9-30-11

Present: Kelly Kerwin, Hospital Administrator and Rob Grieser, Kline Construction

(Schryer) Please note that the plan shows both Phase I and Phase 2.

Owner/Representative Comments:

- Photos of the proposed shed with specifications for the building materials and a quote for the concrete pad were distributed. The actual shed will have only one regular man door in the middle rather than the double doors shown.
- The Shed will be set on a cement base. The color of the shed and shingles will be the same as the main building so everything will match.

City Architect's Comments:

- This shed is on your property? Do you own the property and the single family residence behind you? *We own the property but the house was demolished earlier this year.*

- Is the property still zoned Residential? (Wyss) *With demolition of the house, it reverted to the new zoning which is B-2. The next three properties are B-2.*
- Have you considered lot consolidation? *We are looking into that.*
- It is an accessory building? (Wyss) *In the business district, you can construct an accessory building without having a principal building.*
- Are there any screening requirements for the commercial property up against a residential property? *It is next to a business property?*
- You will match the beige siding and the color of the roof? The color of the trim, corner boards and cross bucks will be white. *Yes.*

Board Comments:

(Lillich) The application is for the covered walkway and shed.

(Schryer) The PPN number for the shed and walkway are the same.

(Smith) Is that a skylight or a roof vent on the shed? *It is a skylight to help with lighting.*

(Fiebig) What is the purpose of the shed? *It is for archiving charts and general storage. Will you have power to the shed. No. Where will it be located? It will be halfway back on the right hand side where the house used to be. Will there be a sidewalk to the shed? No.*(Wyss) It will be at the back of the existing gravel driveway

(Fiebig) The covered area has nothing to do with the shed? *Correct. You do own the lot. Yes. Was an easement required? There was an easement years ago but not on that property. It is on Phase II that the setback is required. Yes.*

Phase 1 Covered Walkway

Owner/Representative Comments:

- The intent of the covered walkway is protection in bad weather for the animals and the veterinary techs
- The walkway will come out 10 feet from the building. It will cover 5 feet of an existing walkway and 5 feet over the runs.
- It will be constructed of wolmanized lumber with 4x4 posts. The dimensional shingles will match the dark shingles on the building.

City Architect's Comments:

- The drawing does show 25-year 3-tab shingles. You state they will be dimensional shingles which is better quality.
- The shed is in the back of the building, so we have fewer concerns about how sparse it looks.
- In Phase I, the walkway is viewable from the street. The exposed lean-to construction is very utilitarian. We would like to something a little better in the City Center.
- We would like to see more detail on the end wall and the exposed lumber and materials. The columns should be detailed rather than just simple posts. You need to review your plan so that this is the same quality as your building.

Board Comments:

(Michalski) If we do approve, are we approving both Phases.

(Schryer) Phase II does not fit the setback requirements. They are trying to figure how to work on it.

(Michalski) Is Phase II on a lower level than Phase I? It starts at the back of the building and wraps around the side by the basement door. (Wyss) *The kennels are on level ground and are all on the basement level.*

[Pictures of the existing building circulated with board.]

(Michalski) The plan has an industrial look. Your building is more attractive than that.

(Gallagher) The drawings do not show treatment on the fascia, detail on the gables and other information needed for review.

Board Consensus based on discussion:

- Applicant should reconsider the presentation.
 - We need more detailed architectural elevations of the structure attached to a portion of the existing building help visualize the proposed structure.
 - The walkway should carry through with the look and detail of main building. It is visible from Chardon Road. It should be more in keeping with the theme of that corner.
 - Gutters and downspouts on the walkway should be shown.
 - The pod will be removed once the shed is constructed.
 - Location of the shed in the middle of the second property on Chardon is to protect the amount of parking available.
 - This is an area with high visibility Additional architectural treatment should be applied to the walkway. That will help with the pens that are already visible coming up S.O.M. Center Road.
 - Suggestions for architectural detail included making the treatment on the fascia boards white, bracing detail where the columns come up
 - Photographs of property from street showing area of proposed walkway.
 - Photographs of the existing building show the fenced area with incinerator stack and air conditioning. Clarification of this space needed on drawings.
 - We do not have a problem with the concept just the visuals, details and drawings.
- (Schryer) The Shed and the Walkway do not have to be voted on together.

MOTION: David Fiebig moved to approve the ability to build the Shed at 2733 S.O.M. Center Road as submitted.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes

Further Discussion

(Michalski) On the Agenda, the shed is for Architectural and the Walkway was for Planning Commission.

(Schryer) The application did say Shed and Walkway. It has been marked for approval of Shed only and will be used again when they return for review of the Walkway.

PLANNING COMMISSION

Public Portion opened at 7:39 P.M.

Public portion closed at 7:39 P.M.

1. Chowco, LLC

Contractor: Kline Construction Corp.

2735 S.O.M. Center Road – Covered Walkway - PPN: 31-A-011 C-00-008-0

Plans stamped received by Building 9-27-11

Plans stamped reviewed by Building Department 9-30-11

(Schryer) The Animal Hospital was on the Agenda for Planning Commission as a Phase II because they do not meet the commercial 25-foot sideline clearance requirement in order to put a structure on it. They are working on the issue but will not be heard on Planning Commission tonight.

2. Taurus Venture Group

Contractor: Loreto Iafelice

34000 Chardon Rd – 6 Lot splits – PPN: 31-A-006-0-00-042-0 and 31-A-006-0-00-043-0

Plans stamped received by Building Department 10-3-11

Plans stamped received by CT Consultants 9-27-11

Plans stamped approved by CT Consultants 9-28-11

Present: Chuck Szucs, Polaris and Loreto Iafelice

(Schryer) They brought new drawings tonight in large and small sizes. There are changes from what the Board received on Tuesday.

Owner/Representative Comments

- We purchased the parcel from George Kraincic where the Skoopy Doo is. There is a house on it. Our purpose was to get the commercial property for a future office building.
- We got phone calls about the residential strip reaching back toward the Friends Church. We have agreed to sell some of our back land to some of the landowners.
- The drawing with lots outlined in yellow [shown] has an existing 40-foot easement going all the way back to the rear of the parcel.
- The drawing submitted today has parcels outlined in orange [shown] removes the easement across the rear parcel. It will go away so the residents do not have access to Chardon Road. It will remain through Loreto's parcels. Ultimately, we will end up with the orange parcels and the easement back to here [indicated on drawing].

Board Comments:

(Lillich) When we heard that you bought the property, this is what we hoped would happen.

(Michalski) How many acres do you retain? *The remainder in the middle is 2.3 acres. The original parcels are about 3.4 acres. Up front there are 1.3 acres.*

(Fiebig) In the front parcel on Chardon, that is where the house and ice cream place is. *Correct.* The middle 2.3 acres would be potential future office. *No, we will do commercial on commercial.* That is residential but you do not have a deal for that yet. *Not yet.* But these you do, so you want to go ahead with the lot split. *Right.*

(Weger) The goal was to work from the back end forward so that there is nothing left in the middle.

(Schryer) So the goal is to see if the rest of the residents will want to purchase it. *If everyone does what the first group did, that would be fine with us. We don't want to let it sit.*

(Michalski) Is this woods back here? *Yes.* No creeks or anything like that? *No.*

(Weger) The former councilman, Marty Burkhardt, spearheaded this. He is working with the other neighbors.

(Smith) Is this large section commercial? *No, the commercial we have is all the commercial that we need. The section in the back will stay residential.*

(Fiebig) Can we ask about any parking for the Firehouse? Have you looked into parking in parcel two? You are across the street with parking now and people are going back and forth across the street. *I will do what I can to help the businesses in the area. We need to watch out for other good businesses.*

(Smith) Will the house on Chardon go? *Right now, the house will stay for the ice cream store. They have a lease for several years.*

(Smith) We couldn't get you to do a walkway to Fazio's. *The elevation was tough.*

MOTION: John Lillich moved to approve the 6 Lot splits at 34000 Chardon Rd as submitted.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes

3. DDRTC Willoughby Hills, LLC

Contractor: TBD

27597 Chardon Rd. – New Business – PPN: 31-A-008-0-00-017-0

Plans stamped received by Building Department 8-31-11

Present: No One was present when called.

(Schryer) This is a conditional use item.

Item was passed over because no one was present. The Board looked and called for them. The applicant had received telephone notification of the meeting. The report on the Fire Chief's review was received this evening and was added under Correspondence.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Lillich reported that one of the neighbors on Dodd Road complained about a deserted house next door to them. He and another neighbor have been cutting the grass. The lady is unable to return to the house. Mayor Weger said that the City just has a minimum maintenance ordinance for grass cutting. City can cut the grass and apply the charge to the taxes. City Council is looking into a more comprehensive maintenance ordinance. The brother and sister-in-law live in the back house. They are discussing tearing the house down because the property would be worth more without the house. There has never been a complaint about this property. There is another house for sale on Dodd also.

MAYOR'S REPORT

Mrs. Smith inquired about the Car Raffle for Corn Fest. The Mayor reported on a Corn Fest follow up meeting tonight. Not enough tickets were sold to hold the raffle. Decision was made to refund the 608 tickets sold. The letter is being drafted.

MEMBER'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

We have been working on the Master Plan and hope to have it finished soon.

BUILDING COMMISSIONER'S REPORT

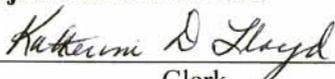
Mr. Davis inquired about progress on restaurant being built at Orchard and Chardon Roads at the location of the old Clubhouse. Mr. Wyss reports that completion is getting close. They have inquired about temporary sign. They know they need to come to the Board for signage.

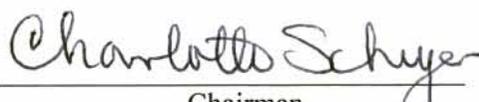
CHAIRMAN'S REPORT

- The Ohio Planning and Zoning Workshop will be Friday, November 18, 2011. Copy of the notice was circulated through the Board. Mr. Cihula commented that we should sign up sooner than the October 31st deadline because it usually fills up.
- Congratulations to John Lillich and his new bride! Card was presented.

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

Adjourned at 8:00 P.M.


Clerk


Chairman

Date Approved 11-3-2011