

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

April 5, 2012

CALL TO ORDER: 7:02 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative, David Fiebig, John Davis (7:32 P.M.) and Madeleine Smith

ABSENT: James Michalski (excused until June, 2012)

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

MOTION: John Lillich moved to excuse John Davis for this evening's meeting.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous
Motion Passes 5/0

(Schryer) We need to amend tonight's Agenda to move 28301 Chardon Road – Charity Event Games/Internet Café into Planning Commission. There were no elevation drawings so the project cannot be reviewed in Architectural Board of Review.

MOTION: John Lillich moved to amend the agenda to move 28301 Chardon Road – Charity Event Games/Internet Café into Planning Commission for this evening's meeting.
Seconded by Mayor Weger
Roll call: Ayes Unanimous
Motion Passes 5/0

Disposition of Minutes Meeting of March 15, 2012

MOTION: David Fiebig moved that the minutes of the March 15, 2012 be approved as submitted.
Seconded by John Lillich
Roll call: 4 Ayes and 1 Abstention (Smith)
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:07 P.M.

No public input.

Public portion closed 7:07 P.M.

1. Joseph Mance, Jr.

Contractor: Self

2837 Orchard Dr. – Addition – PPN: 31-A-008-B-00-034-0

Plans stamped received by Building Department 3-23-12

Present: Joseph Mance, Jr.

Owner/Representative Comments:

- I revisited the architect. The drawings have been redone somewhat. It now shows the siding, the gingerbread and the trim around the windows. Samples and color selections were shown.
- The dimension style siding by Cellwood will be khaki color.
- There was a question about the hip roof in front but no hip roof in back. I wanted a vaulted ceiling in master bedroom in the back. I have drawings for a prefabricated vaulted truss just for that room. It is made to be self-supported on the exterior walls so it does not need a center wall for weight bearing. It will only raise the height of the wall about 3 feet. *(Gallagher) It is a modified scissor. A scissors truss* Correct. This would only be half the height.
- One thing is still not shown on the drawings. I plan to put a 10-inch cedar shingle above the front porch line. It will show as 8-inch to go with the double-4. *(Gallagher) That will match the width. What is the color?* It will be a chestnut color a little darker than the khaki.
- The color of the shutters will be black, so far.
- Shingles on the roof will be charcoal 30-year dimensional

City Architect's Comments:

The applicant has done what we asked. He provided the detail on the gabled end in back, the trim boards around the window and the colors. It will look more like a new house rather than a segmented addition.

Board Comments:

None

MOTION: John Lillich moved to accept the plans for the addition at 2837 Orchard Drive as submitted.
Seconded by David Fiebig
Roll call: Ayes unanimous
Motion passes 5/0.

2. Ronald Tiedman

Contractor: Green Shamrock Construction

2376 Pine Valley – New Home – PPN: 31-A-017-D-00-010-0

Plans stamped received by Building Department 3-27-12

Plans reviewed by Building Department 3-29-12

Plans stamped received by CT Consultants 3-28-12

Plans reviewed by CT Consultants 3-28-12

Present: Kevin Foley with Green Shamrock Construction representing the owners, Mr. and Mrs. Tiedman. He had two assistants.

(Schryer) There is no approval from Lake County Soil and Water or Septic. The site plan has been approved.

Owner/Representative Comments:

Septic is in progress right now.

An information sheet listing the outside treatments plus samples were provided.

- Stone front will be Stonecraft by Tennessee LedgeStone.
- Roof is pewter gray by GAF Timberline.
- Shake siding accent by Certainteed in front has weathered texture in Driftwood color.
- The rest of the siding is a double four in Sterling gray color.
- Trim stones around the windows are a complementary color by the same manufacturer of the modular stone.

- Brick to grade foundation is Silverbrook color by Glengarry.
- Fascia, soffits and gutters are white to match the white Pella windows. There will be window grids on the front of the house.

City Architect's Comments:

- Many of the good features we like are here. It has the brick and stone returns and all the projections and terminations. There is plenty of detail in the front with a nice combination of materials. Columns are spaced properly against the walls.
- What is the trim work around the windows? *The stones are 6x6 or 6x8 accents with a stone-faced edge complementary to the particular manufacturer.*
- There is no molding on the side and rear windows. We recommend 2-3 inch trim moldings because it gives more character. *The owners do not like that look. I will take these recommendations back to them.* The sides are stark in contrast to the front that has so much detail. There also should be window trim in the back. The horizontal pieces between the windows should be changed to flat stock in order to tie everything together.
- The left elevation seems a little stark. I know it is a product of the floor plan of the bedrooms but there is only the one window for the bathroom. *The ability to use with side of the master bedroom as a bed wall is important to the owner.* Something could be worked out to provide detail on this side to match the rest of the house.

(Lillich) Perhaps you could use some other architectural feature.

(Smith) You could do a detail on the outside that not interfere with the interior plans. *I can make some additions and take your recommendation back to the owner.*

- You could pair up windows and use larger windows rather than more small windows. You could also add an elliptical arch in the gable end. *I will take this back to them but we are concerned about getting started. I would want any changed details redrawn to simplify work in the field.*

(Schryer) Would the home owners like to make any comments about the trim? *We are not the home owners. We are just helping carry the samples.*

(Smith) The rest of the house should match all the beautiful detail in the front. *Cost is always a consideration.*

(Lillich) This is a corner lot. The blank wall faces directly on Michelle Court. We do like windows trimmed out 360 degrees around the house. *I will let them know that.*

(Smith) Changing the position or size of the upstairs window might help. *Flexibility for furniture placement inside is important.*

Board Comments:

No additional comments.

Mr. Davis arrived at 7:32 P.M.

MOTION: John Lillich moved to approve the plans for the house at 2376 Pine Valley on the condition that the window treatment trim is consistent 360 degrees around the home and two additional windows are added to the left side elevation plus some other architectural feature or fyphon on the gable end. Approval is pending receipt of approval from Lake County Health Department and Lake County Soil & Water
Seconded by Mayor Weger.
Roll call: 5 Ayes and 1 Abstention (Davis)
Motion passes

Additional discussion:

(Schryer) Before the permit, Mr. Wyss needs to have the approvals from Lake County Soil & Water and Septic in his possession. You will also need to submit the elevation changes with the windows and the trim out to the Building Department. *I will discuss the changes with the owners to determine their wishes.*

3. Joe McCrone

Contractor: Signature Construction

2322 River's Edge – In-Ground Pool & Accessory Structure – PPN: 31-A-017-C-00-015-0

Plans stamped received by Building Department 3-30-12

Plans stamped reviewed by Building Department 3-30-12

Present: Joe McCrone (owner) and Sam Travarca (Signature Construction)

Owner/Representative Comments:

- The shed is a basic storage building with a small changing room. All materials and colors will be identical to the house. The front will have shake siding. The sides will be same vinyl siding as the house. Roof is same material and color as house. [Pictures of house were provided]
- Fence is powder coated black aluminum wrought iron style by Regis Aluminum Fencing. It has a self-locking gate. [Information sheet was circulated]

City Architect's Comments:

- Most of we want to see is provided. Pool is behind the house which is good for the site lines.
 - Where will the pool equipment be located? *It will sit behind the pool house.* It is out of sight. The pool house has a hip roof and will match the house. But is it such a little house. Could you put shake on all fours side? *We had planned to mirror the house. I could check the budget.*
- (Lillich) Shake might make it look a little bigger.
- Sometimes you can use a horizontal 4x4 water band board and put the shake above. We would like a little more detail. *I will discuss the cost with the builder and look for ideas. The building is already an added on cost.*

Board Comments:

(Smith) It will look cute back there.

MOTION: David Fiebig moved to approve the plan for the in-ground pool, fence and changing house at 2322 River's Edge as presented.
Seconded by John Lillich.
Roll call: Ayes unanimous
Motion passes 6/0.

4. O'Reilly Automotive Stores, Inc

Contractor: TBD

27650 Chardon Road – Review of Plan Revisions – PPN: 31-A-008-C-00-060-0

Plans stamped received by Building Department 3-26-12

Present: Fred Wyss, Willoughby Hills Building Commissioner

(Schryer) Mr. Wyss will give us a review of the changes made by O'Reilly Automotive according to our motions. The board has a copy of the two motions that were made at the September 1, 2011 meeting.

Owner/Representative Comments (Fred Wyss):

- The changes were discussed at last meeting. O'Reilly Automotive sent four copies of the updated plans for our official records. Those will be submitted for building permits.
- The sign in the front was changed from a panel because they could not get specifications from the manufacturer regarding how it would be made. The red part of the O'Reilly sign will be an Eifs detail finished in red. The brick detail at the top of the pilasters will also be eifs detail.
- Plans include detail on the parking lot lighting.
- The white vinyl screen fence will be 7-foot high as requested. [See 'pillow' detail on page 2 of 5]. It is also 'pillowed' on the site plan.
- The sign for No Right Turn into Stratford Place is detailed in the 'pillow' on page 3 of 5.
- The existing vinyl fence will be removed and the entire fence section will be replaced.
- Plans regarding deliveries scheduled after the building is closed were submitted. This was discussed last meeting.

Board Comments:

(Lillich) Is the City Architect satisfied with the changes?

(Gallagher) I am comfortable with the eifs. My concern was with the lack of information available for the other panels that were proposed.

(Schryer) If the Board is satisfied that all conditions have been met, there is no need for any further motions on this project.

PLANNING COMMISSION

Public Portion opened at 7:50 P.M.

No public input.

Public portion closed at 7:50 P.M.

1. Donaldson Prop. LTD

Contractor: N/A

28301 Chardon Road – Charity Event Games/Internet Cafe – PPN: 31-A-008-0-00-012-0

Plans stamped received by Building Department 3-30-12

Plans reviewed by Building Department 3-30-12

Present: Christian Haffey, Jack Fay and Chris McCauley

(Schryer) This project was moved to Planning Commission so they can get the zoning certificate if the board approves the plans. The Architectural Review Board (ABR) needs to review drawings of proposed exterior changes.

Owner/Representative Comments:

- We are not changing anything on the outside of the building.
- The doors need to be replaced. Currently, the glass is obscured and they do not work.

(Schryer) The Building Department will need elevation drawings of the outside that will detail the style of doors and handicapped access.

(Wyss) Sign Plans will need to come back to ABR for review. The outside elevations can be reviewed at that time.

(Schryer) Okay. That way we will have accurate drawings of what is being put in.

Portraying of parking spaces and layout of the building was explained by the architect, Jack Fay.

- There are a total of 707 parking spaces with 682 allocated.
 - They are in the southeast corner of a large (100,000 sq. feet) empty building with 184 spaces.
 - Marc's is next door on same property with 124 spaces.
 - Verizon and the strip center have their own spaces.
 - The rest are unassigned spaces for the vacant retail. Calculation is one space per 250 sq ft.
- In our space inside the building, there is an assembly area for electronic games and a small area for offices and a mechanical utility room
- There is warehousing in the rear of building.
- Exiting looks good by code. There is a front exit and two side exits. So there are three sets of 36-inch doors, one in front and two on the side.
- The existing storefront is the only exterior change anticipated.
- The Sign will be a different submittal.

City Architect's Comments:

None

Board Comments:

(Schryer) The Fire Chief's review was received today. He sees no problem. *The building is fully sprinkled. The applicant will have its own security system and security team for any time the building is occupied.*

(Lillich) What are the hours of operation? *We are looking at 11A.M. to 2:30 A.M. with security present at all times.*

(Weger) Internet Café ordinance is now 2:30 AM.

(Lillich) Will you have vending machines for food? *(Haffey) We have an appointment with the Health Inspector on Monday to determine what we can do about food.*

(Weger) Will you have any place for people to eat? *The individual charity may want to bring in box lunches. There is no food prep or cooking.*

(Weger) Will the facility be open during regular business hours if you do not have charity scheduled? *(Haffey) We anticipate having charities scheduled every day*

(Smith) Will there be lighting in the parking lot? *It is already well lit. We will continue to guarantee good lighting and security. Security will escort patrons to their cars as needed.*

MOTION: John Lillich moved to approve the Charity Event Games and Internet Cafe at 28301 Chardon Road as presented.
Seconded by Mayor Weger.
Roll call: Ayes unanimous
Motion passes 6/0.

Mr. Gallagher left at 8:04 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Lillich presented his concern about invasive species (includes plants, animals, fish and worms) and their impact on Willoughby Hills. He is a 35 year volunteer involved with trying to acquire and improve habitat for wildlife. White tail deer, wild pigs, Asian earthworm and garlic mustard are of particular concern. His April 2005 publication in the Cleveland Natural Science Club was distributed. Discussion focused on overpopulation of the white tail deer, the ecological impact, safety issues and possible resolution plans. Mayor Weger reported that he has had many complaints about the deer. He

discussed some of the current efforts in the City. Mr. Lillich will contact Mr. Somich (Safety Committee of Council). Consensus was that there should be more discussion about resolving the issue.

MAYOR'S REPORT

- The bridge over Route 90 on Maple Grove will be closed on May 4, 2012 through October 2012. Great Lakes Construction will redo the bridge. Project should be completed by June, 2013.
- Rogers Road is now open one way down the hill. Contract has been awarded. During construction it will be closed both ways.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

Mary Rose Estates started clearing the lot today.

CHAIRMAN'S REPORT

None

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

Adjourned at 8:35 pm.

Katherine Lloyd
Clerk

Charlotte Schuyler
Chairman
May 3, 2012
Date