

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

May 17, 2012

CALL TO ORDER: 7:12 pm

PRESENT: Chairman Charlotte Schryer, Mayor Robert Weger,
Council Representative, Frank Germano and Madeleine Smith

ABSENT: Vice Chairman John Lillich and John Davis
James Michalski (excused until June, 2012)

Mr. Frank Germano is here in place of David Fiebig this evening

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

MOTION: Madeleine Smith moved to excuse John Davis and John Lillich for tonight's meeting.
Seconded by Mayor Weger
Roll call: Ayes Unanimous
Motion Passes 4/0

Correspondence

Letter from Planning Commission of Willoughby Hills to Thomas and Florence Smith dated 5/4/12
Re: Notification of Zoning Equivalency Section 1111.15 Equivalency Provision

Disposition of Minutes – Meeting of May 3, 2012

MOTION: Mayor Weger moved that the minutes of the May 3, 2012 be approved as submitted.
Seconded by Madeleine Smith
Roll call: 3 Ayes and 1 Abstention (Germano)
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:14 P.M.

Linda Fulton, 2990 Marcum

Does Frank Germano have voting power? *Yes, he is Council Alternate for the Council Representative.*

Bettye Hines, 2923 Stratford Way

I represent Stratford Place. We have many concerns. Stratford Place has 57 units but 14 units are up for sale due to crime in the neighborhood. What does Willoughby Hills plan to do about the crime? Businesses nearby are closing down. We do not see police car patrols? Is it possible to use the empty Sam's Club as a police department?

(Weger) Sam's Club still has a 1 1/2 years left on their lease. They are still using it. Willoughby Hills has a new Economic Development Director. His focus is the west end of the city. There are things

happening to make Fred Vincent's and the lot next door look better. The First Merit bank closing is part of a nationwide closing of 35 branches. 400 employees will be laid off as part of the downsizing. The O'Reilly Auto Parts building will go up soon. There is a misperception of crime in that area. It is about the same throughout the city, including the recent break-ins. The FBI reports that those were committed by a band of gypsies. Police cars are assigned to both ends of town. The Willoughby Hills website now has a Crime Report linking feature.

Have you noticed more crime since the casinos came in? We have seen increased traffic and u-turns. How many casinos can Willoughby Hills have?

(Weger) There are two cafes in that area. We have had only one police call; it was to get a car unlocked. We have seen no increase in crime. Borelli's is closing across the border in Richmond Heights. The Charity Gaming Facility planned for the Vanity Fair building will locate there instead. Willoughby Hills does not have a specified limit for casinos but, of the five that opened, two have gone out of business. State regulations and fees will have a big impact on the future of internet cafes. Those will be in addition to what Willoughby Hills charges. Opening of the Horseshoe Casino in Cleveland changes what is available.

Public portion closed 7:22 P.M.

1. Ellen Keller

Contractor: N/A

2898 Worrell Road – Bedroom & Bath Addition – PPN: 31-A-002-0-00-030-0

Plans stamped received by Building Department 5-3-12

Plans stamped reviewed by Building Department 5-9-12

Present: Ellen Keller

Owner/Representative Comments:

- Color and black and white photos of the existing house distributed. Additional photos of the existing house and enclosed porch were shown on the applicant's laptop.
- The addition will attach on the northwest corner behind the house where there is a blank wall. It will have a bedroom and bathroom.
- There are no samples of materials. My intention is to have the colors, siding and overhangs match the house.
- The proposed siding is hardy plank in Booth berry Blue to match the blue-gray house color.
- The original 1 ½ story farmhouse with big eaves was built in 1911. There are two small bedrooms upstairs. The small downstairs bathroom was added by a previous owner.

City Architect's Comments:

- I am concerned about the size of the hardy board siding and how well it will match the small siding on the house. *I have found plank sizing as small as 4 inches. There is a 5 ¼ size in a smooth board.* You may need to do some additional overlap for the new 5 ¼ inch siding for it to look like the 4-inch on the existing house.
- You plan to have the same white trim around the windows, corner boards, overhangs, gutters and extensions? *Yes.*
- What do you plan to use on the roof? *Standard asphalt shingles will match the 10 year old roof on the big peak.* Will you replace the roof on the lower portion, especially on the front where the building will wrap around? The new material may look very different. *I'm not sure. I want the shed roof on the north side to join the new roof at the same angle in some fashion.* Usually people put in a valley strip in the valley.
- The drawing shows a block foundation on the house. We like the new construction to match. *The existing house has three foundation materials: rubble built, ceramic and cement block. The back*

southwest corner was repaired with cement block by a previous owner. The addition will not attach to the cement block section. I do want it to match and to settle evenly

- This addition will be a nice asset. The plans are drawn well so we do not have to ask lots of questions. You plan to have everything match. There are enough details to have it look like the original.

Board Comments:

(Germano) Those are nice plans.

(Smith) The architect has good detail.

MOTION: Mayor Weger moved to approve the plans for the Bedroom & Bath Addition at 2898 Worrell Road as submitted.
Seconded by Frank Germano
Roll call: Ayes unanimous
Motion passes 4/0.

2. Tom and Linda Anderson

Contractor: High Tech Pools

33555 Rosewood Trail – In-Ground Pool – PPN: 31-A-005-K-00-017-0

Plans stamped received by Building Department 5-9-12

Plans stamped reviewed by Building Department 5-10-12

Present: Tom Anderson (owner) and Tim Fleury (High Tech Pools)

Owner/Representative Comments:

- It will be a 615 square foot in-ground pool located in the back yard
- The fencing was approved by the Building Department last month. It is a 3 rail flat top wrought iron fence by Regis [picture shown]. It has a self closing, self-latching gate
- There is an existing alarm on the back patio door.

City Architect's Comments:

- The pool has a very interesting shape and form. What is the high area with boulders? *It is a platform area with 4-inches of water which flows into a waterfall. It allows people to sit on a lounge chair in the water.*
- We are always concerned about whether the filter and pumps are visible from the street or to the neighbors. *They will be in the woods behind the pool inside the property line.*

Board Comments:

(Schryer) Will the fence enclosure be around the whole property? *No, the fence will be around the pool area [shown on plans]. The pool area comes up to your patio. There are alarms on the door? Yes, the alarm on the patio door rings upstairs and downstairs.*

(Gallagher) What is the deck material? *It is stamped earth-tone colored concrete. The color is pre-mixed in the concrete.* That is better than a topping.

(Smith) The aerial visual for the location of the pool was a very nice tool.

MOTION: Mayor Weger moved to approve the plans for the In-Ground Pool at 33555 Rosewood Trail as submitted.
Seconded by Madeleine Smith
Roll call: Ayes unanimous
Motion passes 4/0.

PLANNING COMMISSION

Public Portion opened at 7:46 P.M.

No public input.

Public portion closed at 7:46 P.M.

Mr. Gallagher left at 7:46 P.M.

MASTER PLAN

Council seems to be ready to approve the Master Plan. They sent a request that we remove the date and the Ordinance number from the cover page. Planning Commission voted on the Master Plan in November, 2011. When it was sent to Council for review, the date and Ordinance number were put on document. Because it was not passed, we needed to replace the coverage page with one that has no date or number. Tonight we need to re-bless it so it can be returned to Council for a vote. This is the same Master Plan that we approved in November.

Last week Frank Cihula sent this letter [distributed] about corrections or edits needed in the Master Plan. 80% of those had already been changed. The remaining points were old dates and a definition of a map. We have checked the word document and pdf document to be certain they matched through out. If approved tonight, new CDs will be made and sent back to Council. It will again be put on the 3-Reading Rule. Hopefully, we will have a Master Plan. We will have Public Portion before our vote.

Master Plan Public Portion opened at 7:49 P.M.

No public input.

Master Plan Public portion closed at 7:49 P.M.

MOTION: Mayor Weger moved that the Board approved removal of the date and the Ordinance number from the cover page of the Willoughby Hills Comprehensive Land Use Plan November 2011.

Seconded by Madeleine Smith.

Discussion: Mayor Weger suggested that the CD copies submitted to Council be numbered.

Voice Vote: Ayes Unanimous

Motion passes 4/0.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- First Merit will close on August 11, 2012. It is one of the 35 branches being closed nationwide. 400 employees will be out of work.
- O'Reilly's will be building soon.

The Economic Development Director, Steve Roszczyk started on Monday. He is very committed to Willoughby Hills and Lake County. His first project is changing the perception of the west end of the city.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

A zoning permit was issued to a chiropractor who will occupy the space formerly occupied by the Art Gallery on Chardon Road. It has been a doctor's office and a dentist's office in the past.

CHAIRMAN'S REPORT

Thank you to Frank Germano for filling in for David Fiebig tonight. John Davis was unable to attend tonight because of a death in the family. During the summer it will be especially important for everyone to notify us if you cannot attend.

MEMBER'S REPORT:

None

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

Adjourned at 7:55 pm.

Katherine Lloyd
Clerk

Charlotte Schuyler
Chairman
June 7, 2012
Date