

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

May 3, 2012

CALL TO ORDER: 7:02 pm

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

ABSENT: Vice Chairman John Lillich
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: David Fiebig moved to excuse John Lillich for this evening's meeting.
Seconded by Mayor Weger
Roll call: Ayes Unanimous
Motion Passes 5/0

Disposition of Minutes Meeting of April 5, 2012

MOTION: Mayor Weger moved that the minutes of the April 5, 2012 be approved as submitted.
Seconded by John Davis
Roll call: Ayes Unanimous
Motion Passes 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:04 P.M.
No public input.
Public portion closed 7:04 P.M.

1. Trevor Marshall

Contractor: Avid Construction- Joe Tracz

35450 Hanna Road Addition – PPN: 31-A-012-0-00-004-0

Plans stamped received by Building Department 4-24-12

Plans stamped reviewed by Building Department 4-26-12

Present: Joe Tracz, contractor

Owner/Representative Comments:

Pictures of the existing house were distributed.

- The original request was for a 10-foot kitchen addition. The owner then added a 12-foot porch. A mudroom was also added which will connect the existing garage.
- The roof on the garage will be raised so the rooflines will line up better. It will have driftwood colored dimensional shingles.
- All the other exterior finishes will match what is on the existing house (Schryer) Are you re-roofing the whole thing? *Yes, the house and the garage.*

City Architect's Comments:

- It looks like a beige house. *Yes.* What color is the trim and gutters? *They will be painted beige.*
- There is a concrete block foundation wall. What is foundation on the existing house? *Concrete block.* Is stained? *I'm not sure.*

(Weger) They are not stained according to the pictures.

- As long as they match everything, it will look like a new design. It does look better with the raised roof.

Board Comments:

(Cihula) What will happen with the existing deck and hot tub? *They will stay where they are at. The deck is about 15 feet away. The hot tub is another 6-8 feet away.*

MOTION: Madeleine Smith moved to approve the plans for the addition at 35450 Hanna 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 Plans received as requested by PCABR – PPN: 31-A-017-D-00-010-0

New Plans stamped received by Building Department 4-23-12

New Plans stamped reviewed by Building Department 4-29-12

Original Plans stamped received by CT Consultants 3-28-12

Original Plans reviewed by CT Consultants 3-28-12

Present: No one

(Schryer) This project is back on the Agenda to officially acknowledge the fact that the updated drawings were received as requested. Having it on the Agenda allows someone to trace a project in the future if necessary. They did outline the windows and put an additional window on the bare side.

PLANNING COMMISSION

Public Portion opened at 7:14 P.M.

No public input.

Public portion closed at 7:14 P.M.

1. Thomas and Florence Smith

Contractor: N/A

37120 Skyline Drive – Lot Split – Equivalency Provision – PPN: 31-A-009 H-00-001-0

Plans stamped received by Building Department 5-12-2006

Plans stamped received by CT Consultants 5-12-2006

Plans stamped approved by CT Consultants 5-18-2006

Present: Mrs. Florence Smith

(Schryer) This lot split was approved in June, 2006. They are back to have it re-approved so that they can get it filed. We needed to determine how to do this under the new Zoning Code. It is a flag lot that was approved with a frontage of 20 feet. The Zoning Code is 40 feet now. It is a wooded area at the end of Skyline Drive. Probably only one house could be built on because of the ravine and woods.

We met with the City Attorney. Approval under the Equivalency Provision 1111.15 would allow the homeowner to avoid additional expense of re-doing the whole lot split.

Building Commissioner's Comments:

When the homeowner originally came to me the lot split had already been approved. Review of the properties showed that:

- The remaining lot would allow for a 40-foot frontage instead of the 20-foot.
- That lot is very sloping in the back. It is probably covered by the Hillside Ordinance.
- There is only a small area directly at the front that would not be covered under the Hillside Ordinance.
- The split off land would only allow for one additional home site.

Therefore, to change the frontage from 20 feet to 40 feet is a mute point. They would not be able to split it off again. That is not their intention anyway.

Owner/Representative Comments:

We have no intention of doing anything with that. We have had many major illnesses. We need to get this filed.

Board Comments:

(Wyss) This was already approved.

(Smith) What do we need to do tonight?

(Schryer) It needs to be re-approved under Equivalency Provision 1111.15. There are enough reasons for approval which will be listed in the Equivalency Provision letter. If we make her do it over again, it will need to be re-surveyed and new legal descriptions drafted which would be expensive. If the split off lot were to be sold, an easement could be written when it comes to the Planning Commission. If nothing is done with it, the road can still be built.

MOTION: Madeleine Smith moved to approve the Lot Split at 37120 Skyline Drive using the Section 1111.15 Equivalency Provision of the Codified Ordinance of Willoughby Hills.

Seconded by John Davis.

Roll call: Ayes unanimous

Motion passes 5/0.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- The bridge over Route 90 on Maple Grove will be closed on Monday, May 7, 2012 for about 180 days. The bridge will be taken down and reconstructed.
- Rogers Road will also close on Monday, May 7, 2012 for slope stabilization. We hope to have it open in July, 2012
- Garfield Park: Grading, topsoil and hydro-seeding will start soon. The two new soccer fields have been staked out.
- News coverage has been inaccurate regarding the robbery at the Marc's Store.
- There have been daytime break-ins in Willoughby Hills and other area cities.

COUNCIL REPRESENTATIVE'S REPORT

- A meeting of the Planning & Zoning Commission of Council has been called for the purpose to approving the Master Plan. The Commission has had plenty of time to review all the information. We would like to have it approved on Thursday so we have it in place and a good clean copy ready for the Economic Development Director
- The Economic Development Director starts on Monday, May 7, 2012.

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

None

MEMBER'S REPORT:

Mr. Davis announced an Opening at the Gallery on Friday, May 4, 2012 from 7:00 to 9:00 P.M. Two artists from Columbus are featured.

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

Adjourned at 7:30 pm.

Katherine Lloyd
Clerk

Charlotte Schuyler
Chairman
May 17, 2012
Date