

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

June 7, 2012

CALL TO ORDER: 7:02 pm

PRESENT: Chairman Charlotte Schryer, Vice Chairman John Lillich
Council Representative David Fiebig and Madeleine Smith

ABSENT: Mayor Robert Weger and John Davis
James Michalski (excused through June, 2012)

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

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

Correspondence

Letter from Planning Commission of Willoughby Hills to City Council of Willoughby Hills dated 5/18/12 Re: Master Plan 2011

Disposition of Minutes – Meeting of May 17, 2012

MOTION: David Fiebig moved that the minutes of the May 17, 2012 be approved as submitted.
Seconded by Madeleine Smith
Roll call: Ayes Unanimous
Motion Passes 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened 7:04 P.M.

No public input.

Public portion closed 7:04 P.M.

1. Chris Adams

Contractor: Loncar Quality Construction

2388 River's Edge – New Home – PPN: 31-A-017-C-00-003-0

Plans stamped received by Building Department 5-22-12

Plans stamped reviewed by Building Department 5-29-12

Plans received by CT Consultants 5-24-12

Plans stamped approved by Ct Consultants 6-4-12

Present: Joseph Calderwood (architect with C.M. Consulting Group) and Chris Adams (owner)

(Schryer) Fred Wyss is not here this evening. I met with Fred and John Topolski, C.T. Consultants. They asked that I add these items into the motion. On the site plan, they need details about the materials and measurements on the retaining wall and downspout drainage needs to be hooked into a 6:4 T-pipe. We do not have the septic approval or the letter from Lake County Soil and Water.

(Adams) *The builder has the letter.* You will need to meet with Fred Wyss to confirm that the approval and letter have been forwarded to the Building Department. We have not seen it.

Owner/Representative Comments:

- Sheet describing house details was distributed to the Board.
- The house is a one-story ranch. It will have a light grey/beige stone veneer by Pro-Fit LedgeStone. The roof will be cobblestone gray by Landmark. It will have tan colored vinyl lap siding. There will be shake siding on the front. The windows, doors and trim will all be white.

City Architect's Comments:

- The stone will be all around the whole house and foundation? *Yes.* It is dry-stacked? *Yes.*
- The shake will be the same color? *Yes*
- You have nice all-around detail with the prairie style windows with muntins and stone throughout. It is a great design with great drawings.
- Is it synthetic wood on the dentil? *Yes,* it is a fyphon trim. Detail is on page 5.
- You have fiberglass columns? *Yes,* we are going for a maintenance free house.
- What will the flat surfaces on the projected box bay going to be? *It will be all Azek trim around the window. It will project out about 8-12 inches. The roof will be metal.* What type of metal? *My wife and I are still discussing that.* Copper would look good.

The Azek around the perimeter will be painted white? *Yes.*

Board Comments:

(Smith) It is a beautiful plan.

MOTION: John Lillich moved to approve the plans for the New Home at 2388 River's Edge as submitted, pending resolution of issues on the site plan including the drainage and retaining wall, septic approval and a letter from Soil & Water
Seconded by Madeleine Smith
Roll call: Ayes unanimous
Motion passes 4/0.

Additional Discussion:

(Adams) Do I need to come back to the Board?

(Schryer) The Building Commissioner will ask you to submit an updated site plan to show details of the retaining wall and how the drain taps into the T-pipe so water does not flow onto the neighbor's property.

Mr. Gallagher left at 7:18 P.M.

PLANNING COMMISSION

Public Portion opened at 7:18 P.M.

Linda Fulton, 2990 Marcum

What are the major stipulations for putting up a pole barn? Is there a sideline requirement?

The barn needs to be 15 feet from each property line. Meet with the Building Commissioner to go over the Zoning Code. You can also look at Accessory Buildings in the Zoning Code that is posted on the City website.

Public portion closed at 7:21 P.M.

MASTER PLAN

The Master Plan was put on First Reading and given a new Ordinance number. I anticipate another two readings. I hope it will pass.

Master Plan Public Portion opened at 7:21 P.M.

No public input.

Master Plan Public Portion closed at 7:21 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

Council and the Mayor and people in Willoughby were invited to the Penfield House for fundraising to explore putting up another house on the site.

(Schryer) They have been before the Board about that house.

(Lillich) This is the last Frank Lloyd Wright house. That design was on his drawing board when he died.

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

None

CHAIRMAN'S REPORT

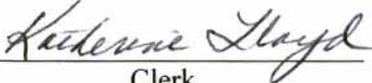
None

MEMBER'S REPORT:

None

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

Adjourned at 7:23 pm.


Clerk


Chairman
7-5-2012
Date