

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
September 18, 2008

CALL TO ORDER: 7:05 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski,
Mayor Robert Weger (7:21 PM), Council Representative David Reichelt,
Madeleine Smith, and John Lillich

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

Disposition of Minutes: Minutes of September 4, 2008

MOTION: John Lillich moved to approve the minutes of September 4, 2008 as submitted.
Seconded by Madeleine Smith

Discussion:

Corrections noted by Frank Cihula to his information about Lot Size changes on page 5 were read into the record by the clerk.

AMENDED MOTION: John Lillich move to amend his motion to include Frank Cihula's corrections.
Seconded by Madeleine Smith

Roll Call: 5 Ayes

Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Public Portion opened at 7:09 P.M.

None

Public Portion closed at 7:09 P.M.

1. Ruth Peake & Tony Vitantonio

Contractor: TBA

Mill Gate Drive – New Single Family Home – PPN: 31-A-001-G-00-027-0

Plans stamped received in Building Department 8/25/08

Plans stamped received by CT Consultants 8/25/08

Plans stamped approved by CT Consultants 9/11/08

Present: Ruth Peake and Tom Vitantonio

Owner/Representative Comments

- We have been working on our ideas for the house design for a long time. We think it will fit nicely with the neighborhood. It is 1 ½ story
- Stonework will be ledge stone. It is cultured Prestige Weathered Ridgestone with mortar joints
- Siding material is fiber cement which will probably be pre-painted in brown-gray earth-tone pallet. Exact color and supplier not chosen yet. It will look like wood and will fulfill the deed restriction in the development. It is maintenance free.

- Roofing will be Timberline textured architectural laminated shingle in the brown-gray range to go with the siding.
- Trim is white cellular PVC
- Brick around the sides will be matched closely to the stone. Brick can be used at grade.

Architectural Comments

- It is a very nice, well-detailed design. It is uniform on all sides. The material, style, trim board and muntins are continuous all the way through. It works well in this area.
- For clarification, your trim including trim around the windows, the corner boards, horizontal boards will all be white. *Yes*
- Will the low flat roofs in the front be shingled? *We will increase that to 4:12. It will be shingled.*
- The detail on the stonework, especially where it moves from horizontal to radius, we request that you get a matching complementary piece that works as a header. The detail makes this project work. *The mason will do them as shown on the plan.*
- What are the colors on the shutters? *The color is still being decided. A dark cranberry would perk it up. We could also do a wood trim. Probably it will be the cranberry.*
- (Smith) What color is the door? *It is a dark fiberglass door that could be stained as wood.*

Board Comments

(Smith) If you do go with the cranberry shutters, it may be advisable to go with a neutral colored roof. That way you can always change the shutters.

(Lillich) The stone in that development affects how houses are built. *It affects the cost of excavation.*

Mayor Weger arrived at 7:21 PM

(Reichelt) On page E4, there is no window in the bonus space? *No, we have no plans to finish that area. We will use it as an attic for storage. To put in a window would require a dormer.*

MOTION: David Reichelt moved to approve the plans as submitted.
Seconded by James Michalski
Roll Call: Unanimous
Motion Passes

2. Fernando & Mary Kay Herrera

Contractor: TBA

34080 Rosewood Trail – Residential Addition – PPN: 31-A-005-K-00-005-0

Plans stamped received in Building Department 8/29/08

Plans stamped approved by Building Department 9/8/08

Present: Fernando & Mary Kay Herrera

Owner/Representative Comments

- We need more room as our family gets older.
- We plan to add one garage space and a master bedroom on the first floor. Currently, we have three bedrooms upstairs and a den downstairs.
- We plan to match all existing materials and color of the siding and the brick along the foundation. There is no masonry. If any of the siding is too faded, we will replace that whole section around the garage or the master bedroom.

Architectural Comments

- It is a good design that matches everything existing. The roof shapes and roof lines are similar. There is nice interest and detail in the master bedroom.

- The ridge vents must go all the way to the ends or match the existing roof.
- Your plan for matching the siding is good. You may need to do the same with the roof to avoid looking ‘patched in’. You may need to replace the lower half of the roof.

Board Comments

None

MOTION: David Reichelt moved to approve the plans as submitted.
Seconded by John Lillich
Roll Call: Unanimous
Motion Passes

3. Domenick DiFranco

Contractor:

2850 Camelot Ct. Enclosed Screened Porch – PPN: 31-A-008-J-00-026-0

Plans stamped received in Building Department 9/3/08

Plans stamped approved by Building Department 9/8/08

Present: Domenick DiFranco

Owner/Representative Comments

- We have planned a screened in porch for a long time. It will add to the house.
- I have no additional photographs.

Architectural Comments

- For clarification, the plans say ‘aluminum rake and trim to match existing’. On your house, is everything aluminum clad? The soffits are perforated and the rake boards are aluminum? *Correct.* The vinyl siding and corner trim will match? *Yes*
- Will the 6 x 6 posts be aluminum wrapped? *Yes, above ground. Below ground is wolmanized wood.*
- What color will that be? *It will match the yellowish siding. We will have the same siding. The trim will be dark brown. The roof will match the house. We will have to replace the house roof soon.*
- I would suggest a higher quality dimensional roof on the porch now, with the plan of doing the same on the house when you do replace it.

Board Comments

(Lillich) I like the gable roof on the porch.

(Smith) The kickboard will keep some of the dirt out.

Board Comments

MOTION: John Lillich moved to approve the plans as submitted and allowing the homeowner to upgrade the roof in anticipation of replacing the house roof in the future.
Seconded by Madeleine Smith

Discussion:

Roll Call: Unanimous
Motion Passes

Mr. Gallagher dismissed at 7:39 PM

PLANNING & ZONING COMMISSION

Public Portion Opened 7:39 PM

None

Public Portion Closed 7:39 PM

Unfinished Business

1. Zoning Code Changes

- 1133.11 Accessory Use Regulations for All Single Family Residential Districts.
The track changes with some editing and additions done by Jim Michalski were reviewed. There was additional discussion regarding ‘residents of the City’ and ‘legal right of way’. And wording of subsection (6) (4). The draft with noted corrections and changes was accepted by the board. A final copy will be prepared and added to the hearing items. The penalty section needs to be addressed by the Law Director.
- Definition No. 107: Definition of Lot Size
Charlotte Schryer presented this to the Law Director. We are waiting his review.

2. Master Plan:

The Law Director requested and has received an electronic copy of the June 2003 in Word format from D.B. Hart. We have some extra hard copies. Per Board consensus, the Master Plan meeting will be from 5:30 to 6:45 pm before every regular PC/ABR meeting. We need to do an overview of the 2003 Plan. Each section can then be prepared and presented by a Board member. Presentation will be followed by group discussion. Meetings will start Thursday, Oct. 2nd.

3. Planning and Zoning Workshop on November 14, 2008 in Westlake

Members who plan to attend can submit their registration to Frank Cihula.

4. Chapter 1165 Presentation of Forested Land Areas and Regulation of Timber Harvesting in All Zoning Districts.

Jim Michalski edited and drafted the changes discussed at a previous meeting. These were passed out.

5. Gas Wells

John Lillich reminded the Board that if Willoughby Hills wants to be included in the initial negotiation with the State about proposed gas wells, we have the opportunity. Participation would allow city input regarding whether the well is gated or screened, but not whether a well is allowed. The city needs to notify the State of its intent. He once again volunteered to be contact person or negotiator. The Mayor reported that the State website with locations and applicants has been down for over a year. Usually the city learns of an intended well after the permit is issued. It would be helpful to have more advanced notice. The Mayor will locate the correct agency and give John’s Lillich as contact person.

New Business

1. Madeleine Smith expressed her concern about non-resident developers who are stripping trees from rental properties.
2. John Lillich reported on the Pleasant Valley Park. Chuck Kenzig, landscape architect for Lake MetroParks, said they plan to have it completed in 3-5 years. They are trying to recycle the buildings.

Mayor’s Report

1. Garfield School is being demolished. Once the demolition contract was awarded, the building no longer is owned by the school system. It is owned by the contractor. Materials are being separated and sorted for recycling and reuse. 500 bricks are going to the City of Willoughby Hills. John Lillich and Frank Cihula are photographing the progress.
2. Bogey’s Comedy Club: Work is being done on the face of the building and the doors.

3. Accessory Building: Discussion of when it will be ready for the Hearing. There is an accessory building case before BZA now. It is more cost efficient to hold a hearing for the public on several items.

4. Proposed Maple Valley subdivision: The developer has requested a sewer to be run down Eddy Road at their expense and measuring the lots from the center of the street. They have applied for a gas well permit. It will be drilled soon.

Council Representative's Report

There is a meeting on September 30th scheduled at the request of the Chagrin River Watershed Partners (CRWP) and Richard Iafelice. CRWP is meeting with the communities they service in order to present and develop the Priority Conservation Development Area Map. They will give an overview of the project and concern about development around the water course.

Building Commissioner's Report

None

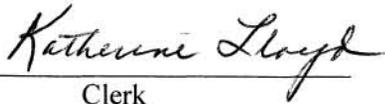
Chairman's Report

None

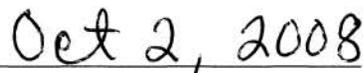
Adjournment

MOTION: John Lillich moved to adjourn
Seconded by Mayor Weger
Voice vote: Ayes unanimous
Motion passes

Meeting adjourned at 8:25 P.M.


Clerk


Chairman


Oct 2, 2008