

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
August 18, 2011

CALL TO ORDER: 7:03 P.M.

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

ALSO PRESENT: Building Commissioner Fred Wyss, Assistant City Engineer, John Topolski, BZA Representative Frank Cihula and Clerk Katherine Lloyd.

(Schryer) City Architect, William Gallagher is not here tonight. He sent a note with comments which have been distributed to the Board.

Correspondence:

- Letter from the Planning Commission of Willoughby Hills dated August 15, 2011 sent to property owners within 250 feet of the proposed O'Reilly Auto Parts RE: Notification of Development Plan.
- Memorandum dated August 17, 2011 from the City Architect William Gallagher (CT Consultants) to Charlotte Schryer, Chairman of PCABR Willoughby Hills RE: Architectural Notes for the Santagata and McCrone projects.

Disposition of Minutes Meeting of August 4, 2011

MOTION: David Fiebig moved to approve the Minutes of August 4, 2011 as submitted
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:05 P.M.

None

Public portion closed at 7:05 P.M.

1. Carl and Jill Santagata
Contractor: Signature Pools
2394 River's Edge Drive– In Ground Pool & Pool House - PPN: 31-A-017-C-00-002-0
Plans stamped received by Building 8-2-11
Plans approved by Building Department 8-11-11
Present: Carl Santagata (home owner)

Owner/Representative Comments:

- Pictures of yard and existing shed distributed.
- We plan an 18x36 foot in-ground pool constructed by Signature Pools.

- The 10x12 foot pool house will have a shower, sink and vanity. It will be added onto an existing 12x16 foot shed. That shed was built on a pad so it will be torn down and replaced with a structure with footers
- There will be a black aluminum fence by Thomas Fence around just the pool area. It will have two gates with child locks. The locks require three buttons pressed simultaneously to open. [Style shown]

Board Comments:

(Schryer) What is the trim color? *The entire building will be a sand color which matches the house. Gutters will be white. The stain for the trellises and 6x6 posts will be the same stain as the deck on the house. Cultured stone on the front bar area will match the fireplace that is shown in the pictures.*

(Smith) It seems like a continuation of the house, not like something that was added.

MOTION: John Lillich moved to approve the plans for the In Ground Pool & Pool House at 2394 River's Edge Drive as submitted.
Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes

2. Joe & Katie McCrone

Contractor: Loncar Quality Construction

2322 River's Edge Drive –New Single Family Home – PPN: 31-A-017-C-00-015-0

Plans stamped received by Building Department 8-9-11

Plan stamped approved by Building Department 8-9-11

Plans stamped received by CT Consultants 8-9-11

Plans stamped approved by CT Consultants 8-9-11

Present: Joe McCrone (home owner)

Owner/Representative Comments:

- It is new house construction. The vinyl shake and vinyl siding will be the same Coastal Sand color. The shake style will be hand split Pelican Bay.
- The roof will have Landmark shingles in Colonial Slate.
- Windows and trim will be white
- The stone will be Valley Forge Cobblestone.

Board Comments:

(Schryer) The front elevation left side stone transition around the corner is not clear. Do you plan to return the stone? It usually returns about one foot. *We can do that.*

(Schryer) The City architect's notes indicated that the gable features seem a little small.

(Michalski) The main members for the gable are typically 4x4's but they seem small in proportion to the house. The architect is suggesting something bigger, like 6x6 or something heavier in size. *I will talk to the architect.* Mr. Gallagher also suggested leaving out the diagonals. [Mr. Gallagher's notes and sketch were given to Mr. McCrone].

(Wyss) The architect is also projecting the members down to where the roof is. *I will pass it all along.*

(Schryer) What is the material on the stone veneer? *Cobblestone.*

(Smith) I like the muntin bars all around and the trim on the windows. The back is very attractive.

(Wyss) The architect wants to know about the water table on top of the stone. *I will ask my architect.*

MOTION: James Michalski moved to approve the plans for the new house at 2322 River's Edge Drive as long as the home owner considers the comments from the City Architect.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes

Additional Discussion:

(Schryer) Let the Building Commissioner know about the water tables. *Okay.*

PLANNING COMMISSION

Public Portion opened at 7:21 P.M.

None

Public portion closed at 7:21 P.M.

1. O'Reilly Automotive Stores

Contractor: TBD

SW Corner of Chardon & Stratford Way – Construction of New Building for Purpose of Retail Sale – PPN: 31-A-008-C-00-060-0

Plans stamped received by Building Department 8-12-11

Plan approved by Building Department 8-12-11

Present: Gary Klemek from Columbus, Ohio representing O'Reilly Auto Parts.

Owner/Representative Comments

- Diagram of the original site layout submitted for the proposed store shown in relation to Fifth Third Bank and Stratford Way was shown. It had 69 parking places.
- The new site layout has reduced the parking by 8 spaces as requested. It also shows the cross access easement out to Stratford Way that we got and has been recorded. This is shown on Sheet 3C of 4.
- The building is a pre-engineered metal building with a brick veneer. [Brick sample colors shown]
- The building will have architectural definition. It will have raised cornices and the brown accent brick will come out about two inches.
- It will have the standard O'Reilly sign with a mullion in O'Reilly green. Red color will be applied over the stucco finish on the north and east elevation. [Sample materials and colors passed around.]
- The building is 7100 square foot. Inside there is a retail area with products. As you go in there are manned computer terminals surrounded by the store room areas.
- Landscaping will include evergreens, spruce, arborvitae and barberry in good sizes all around the property. Grass and the landscaping will be sprinkled. They do a nice job of maintenance.

Board Comments:

(Schryer) What is the landscaping in the back between Stratford Place and the business? We are concerned about the height of the shrubbery. Most of the homes in the back are two-story. Their upper floors are looking at the back of the property. *6-foot red cedar trees will be planted. They grow very tall.*

(Smith) Is there a mound? *There is an existing swale through the area which must be maintained because it drains the two properties on the corner. There is an existing 6-foot vinyl fence behind the bank.*

(Wyss) The existing maples will be taken out to put in the access road. There is nothing in the landscape plan for replacement of any bushes or trees that are removed behind the bank property. The Stratford Place residents would be interested in replacement of those screening trees. *We can replace them but this is a buffer area with 'sheet flow'. We have to design it so the water can get through.* The replacement trees will need to tolerate wet 'feet'.

(Smith) Arborvitae needs to be replaced frequently. I would like to see something other than arborvitae. *I agree.* Your drawings are so small. *I apologize.* What about your south elevation? Where are the deliveries made? Are deliveries made just during the day? *Sheet A3 of 5 shows the different elevations. On the south, there is a human door and a rollup door.* How does the color carry through to the back? *The field color and the accent brick go all the way around. There is reveal brick for definition. The two colors of brick coordinate with the beige wall. The larger drawing were sent to me by FedEx but I did not get the color landscape plan and the color building rendition.*

(Schryer) Can you describe the dumpster area? *It will be matching brick, completely enclosed with a gated front. The building has a 4-wall parapeted roof. The air conditioning units are on the ground. The architectural detail cornice goes all around the cap of the building.*

(Schryer) Can you describe the site lighting, especially whether it gets turned down or turned off late in the evening? *I do not know the timetable. The drawing show the down lights mounted on the building. They also accent the walls. In the parking lot there are two poles that face the building. Which page shows the parking lot? E1 of 1.*

(Wyss) We will need a complete lighting study showing the lighting intensity on the property, past the property lines and where the cones are. *I will make certain you get that information.*

(Davis) We do appreciate the business coming to the City. We are also concerned with the adjacent homes and their property value. We want them to feel shielded by the landscaping and not be hit by bright lights in the evening.

(Klemek) This is a company that is very local oriented. Even though they are all over the country, they want to work in harmony with each community. We can get landscaping and lighting to be a good neighbor.

(Schryer) It would be nice if you take another look at the landscaping in the back. *We can do it. We just need to incorporate it with the drainage plan.*

(Wyss) Your engineer can work with the City engineer.

City Engineer's Comments (John Topolski):

- This site drains to the rear. They are providing water quality storage in the rear as requested. They have a low wall. They are installing a driveway to Stratford Way which moves the drainage closer to the Stratford complex. The trees will need to be replaced. On the south line, there may be room for a landscape plan also. I do not have a landscape plan.
- I received a new plan today that addresses all the drainage concerns. They have worked with us very well. *(Klemek) We will continue to work with the engineer on that area that is taking water.*
- Where their driveway is proposed, there is currently a curb cut that channels water down through the drainage system. The driveway apron will discharge into the stone. It will work the same way as the existing curb cut.

(Lillich) I am happy to see O'Reilly coming in. The architectural plan is vastly improved from what we originally saw. However, we are looking at redevelopment of the old Loehmann's plaza and upgrading the area. I prefer the gabled look of the Fifth Third bank. Despite the architectural details and façade on the building, the flat roof concerns me. Mainly, this comment is for the Board. This is an opportunity to upgrade,

(Smith) Do you use this plan every place? *This is their standard.* This is the beginning of the snowbelt. They need to be concerned about snow load. Many flat roof buildings leak. *This engineered building has a scupper and drainage system. The water runs down the drain pipes and allows it to 'scupper'*

out. O'Reilly's operate in other snow areas like Detroit. The board will get a copy of the engineer's plan for the building.

(Smith) Where will the air conditioning be located? *It is on the ground on the left side because the whole roof is parapetted.*

(Michalski) We are not approving the architectural features tonight? Mr. Gallagher will be able to review the building at the next meeting?

(Schryer) This is just the preliminary to review the entire development plan. They will return with all the final details.

(Wyss) The architect's comments included a question about the colored cement board façade in the front. Has O'Reilly's ever done an enamel metal panel? He is concerned about how the stucco material can deteriorate. It could be upgraded. I will give you a copy of the City architect's comments to take back to O'Reilly's [Given]. *I will relay that document to O'Reilly's separate department that handles all the signs.* If there are other signs that O'Reilly's wants on the site, they could be submitted for final review.

(Lillich) This plan may be what corporate is building, but most companies are open to upgrading. *This plan with the external finishes and the architecture is an upgrade from their standard.*

Sears Hardware is closing their store right around the corner. That might be a good location.

MOTION: James Michalski moved to accept the preliminary plans for the Construction of New Building for Purpose of Retail Sale at the SW Corner of Chardon & Stratford Way as submitted with the exception that the applicant will add landscaping along the south side where he is putting in the access road to Stratford Way and a lighting lumen plan will be submitted with the final application with focus on light levels on adjacent property.

Seconded by John Davis

Additional Discussion:

(Lillich) I would like them to ask corporate to change the flat roof line.

(Schryer) The Board would love to see the gabled roof.

AMENDED MOTION:

James Michalski moved to accept the preliminary plans for the Construction of New Building for Purpose of Retail Sale at the SW Corner of Chardon & Stratford Way as submitted with the exception that the applicant will add landscaping along the south side where he is putting in the access road to Stratford Way; that a lighting lumen plan will be submitted with the final application with focus on light levels on the adjacent properties; and that the applicant will consider an alternate roof plan besides a flat roof.

Seconded by John Davis

Additional Discussion:

(Klemek) The roof line could be a problem. Their whole basis is the engineered building with the parapetted roof system.

(Michalski) The motion is amended for it to be considered. *Okay.*

Voice Vote: Ayes Unanimous

Motion Passes

Mr. Topolski left at 7:59 P.M.

MASTER PLAN

At our last meeting we clarified who was doing what. Since then, John Davis updated and edited selected maps. Those maps were substituted into the working document. Edits from David Fiebig were integrated. An updated working copy of what we had already taken out and what was put in was given to David Fiebig. Items in red indicate anything we have taken out. Anything we have put in is in blue. Items that Council would like to change is in green.

Concern was expressed by the Mayor about spending extra time on the Master Plan. When the 2003 Master Plan came from D.B. Hartt, two different people had worked on the document with different styles and format. Once the document has everything in the way everyone wants it, we will have a good copy done professionally in one format that can be easily modified in the future.

The chairman felt it was important know what was going in and what was going out and to give a copy to Mr. Fiebig. That way, everyone is working on the same copy.

Mr. Fiebig plans to have a meeting in September with Council after their recess. There is discussion about dividing the Master Plan into a word document and put all the appendices, maps and charts at the end. That would make the document easier to use and manipulate in the future.

Master Plan Public Portion opened at 8:06 P.M.

None

Master Plan Public portion closed 8:06 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- Closing of Sear's Hardware was announced on Friday. It was a corporate decision. The Eastlake store is being closed also. Some businesses are already looking at their building.
- VW may be changing their location. They want to expand.

MEMBER'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

- The Internet café that was in Sky Bank has folded. All the machines are gone. VW may purchase the building.
- The Internet café at Spectators closed.
- The Internet café in the old Friendly's opened before last meeting.
- We still have 2 other internet cafes: the original location and Faralli's at S.O.M. Center.

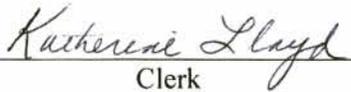
CHAIRMAN'S REPORT

- APA Zoning Workshop will be 18 November 2011. Location is the same. Costs have not come out yet.

- The Chairman passed along advice from the City Attorney, Tom Lobe. When Motions are made and the word ‘consider’ is in it, the motion will not stand up in a court of law. “Consider’ is not strong enough.
(Lillich) added that it might be useful during preliminary projects but definitely not be in a motion for a final project.

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

Adjourned at 8:13 P.M.


Clerk


Chairman

Date Approved 9-1-2011