

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

January 17, 2008

CALL TO ORDER: 7:01 P.M.

PRESENT: Chairman Charlotte Schryer, Vice Chairman James Michalski, Council Representative David Reichelt, John Lillich, Madeleine Smith and Dale Fellows

ABSENT: Mayor Robert Weger,

ALSO PRESENT: Building Inspector Mario DiFranco, Architect Bill Gallagher, BZA Representative Frank Cihula, and Clerk Katherine Lloyd

MOTION: David Reichelt moved to excuse the absence of Mayor Weger
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes

Organizational Session

- Nominations for Chairman for the year 2008
John Lillich nominated Charlotte Schryer
Seconded by Madeleine Smith
There were no other nominations.
MOTION: David Reichelt moved to close nominations and cast a unanimous vote for Charlotte Schryer
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes
- Nominations for Vice Chairman for the year 2008
David Reichelt nominated James Michalski
Seconded by Madeleine Smith
There were no other nominations.
MOTION: David Reichelt moved to close nominations and cast a unanimous vote for Charlotte Schryer
Seconded by John Lillich
Roll Call: Ayes Unanimous
Motion Passes
- Certification of Clerk for the year 2008
MOTION: John Lillich moved to certify Katherine Lloyd as Clerk for the year 2008.
Seconded by David Reichelt
Roll Call: Ayes Unanimous
Motion Passes

Disposition of Minutes: Meeting of Meeting of November 15, 2007 and December 6, 2007

MOTION: David Reichelt moved to accept the Minutes of November 15, 2007 as submitted.
Seconded by James Michalski

Discussion:

(Fellows) We need clarification for the record of the persons designated as “I” on last page.

(Schryer) Three people were not present.

(Fellows) Roberts Rules allows member to vote on minutes even if not present.

(Reichelt) If the member has reason to believe the minutes are accurate and other information substantiates it, the member could vote on the minutes, even if absent for the meeting.

(Fellows) We can vote on November 15, 2007 as corrected.

Roll Call: Ayes Unanimous

Motion Passes

MOTION: David Reichelt moved to accept the Minutes of December 6, 2007 as submitted.
Seconded by James Michalski

Discussion:

(Reichelt) Remove comma between Council Representative and Frank Germano in the “Present” section.

Roll Call: Ayes Unanimous

Motion Passes

ARCHITECTURAL BOARD OF REVIEW

Public Portion

Public Portion opened at 7:12 P.M.

None

Public Portion closed at 7:12 P.M.

1. Fifth Third Bank

Global Signs and Graphics, Inc.

27700 Chardon Road – Signage – 31A-008-C-00-059-0

In-House Approval 1/11/08

Present: Greg Harris, representing Global Signs and Graphics, Inc.

Owner/Representative Comments

- Package presented includes a site plan and an overhead satellite view of the area. It is on the southwest corner of Chardon Road and Stratford Way. The frontage facing Chardon Road is 66 feet.
- Ground sign is 32 square feet and 5’8” to the top. It is centered on the front of the building facing Chardon Road. We plan to use just one ground sign on this corner lot.
- There are two Building signage elevations.
- The North elevation will be the Fifth Third Bank logo with 12-inch letters underneath reading “Fifth Third Bank”. The front of the building is set back over 100-feet from the road. It is approximately 39 square feet.
- The East elevation facing Stratford Way has a Fifth Third bank logo, without letters. It is approximately 25 square feet.
- The rest of the signage in the package is non-advertising, instructional signs. There are traffic control signs on back of the drive-thru giving clearances, ATM, “do not enter”, and “exit only”.

The address letters on the building are 10-inches high. There are other signs for bank hours, handicapped parking, and night depository on side of building under the canopy.

Architectural Comments

- The package is well put together. I like the graphics. *This is the new corporate branding*
- On the North elevation on the gable end, are those individual letters? *There are individual channeled letters. Will they have a white front with a blue side? No, it is a brick building. The back ground of the sign is sapphire blue with individual white illuminated letters.*
- The ADA mandates that the penalty be shown on the “Van Accessible” signs. Your legal counsel may want to review the ADA guidelines for your signs.
- The ground sign is 5’8” high. What is your intent for landscaping around it? *The bank recognizes it needs to be done and we will stipulate that it will be part of the approval.*
- (Lillich) A landscaping plan was presented early on, but we did not have a sign to look at.
- I do not see any exceptions. Very clean looking sign package.

Board Comments

- (Michalski) Where does the bank hours sign go? *Under the ATM on the south elevation. It is identified as VP-D-VG on the glass.*
- (Fellows) Where does the clear plexi “Hours” sign go? *On the front door. The other “Hours” sign is scotch cal; where does it go? On the drive-thru. It has a blue background Valley City is the manufacturer.*
- (Fellows) What are the “blanks”? *The “blanks” are the reverse of the directional signs.*
- (Fellows) What about the logo signs? *The East elevation sign has the logo and stripes which are illuminated individually. The North has the logo, stripes and Fifth Third; also illuminated individually*

MOTION: John Lillich moved to accept the sign package as presented
Seconded by David Reichelt

Discussion:

(Smith) Very thorough and in-depth sign package.

(Cihula) What is the square footage of the North elevation? *Approximately 39 square feet*

(DiFranco) Will the electrical contractor provide for you the electrical connections for the signs?
Correct. We are only installing UL listed signage.

Roll Call: Ayes Unanimous
Motion Passes

PLANNING & ZONING COMMISSION

Public Portion Opened 7:23 PM

• John Coletta, 2601 SOM Center Road

The property at 2595 SOM Center Road was unjustly and unfairly rezoned by Mr. Brown.

The only property that needed to be rezoned was 2591 SOM Center (Palmer’s property) because it had no backyard. We would have had a straight line across residential and commercial land. That group had eight acres. He did not need any more land. This is illegal discrimination. There is no buffer behind other small businesses or the Clinic. If I had known, Mr. Brown would not have had up 2591 or it would have been rezoned up to Timberline Drive. My property and my neighbor’s have been squeezed. Rezoning affected our property values.

• Linda Fulton, 2190 Marcum Boulevard

There is a property on Chardon Road, used to park sewer machines and then bought by Loreto, which is now being used as a parking lot. Is that allowed?

(DiFranco) We checked into it. That is a matter between the owner of the property and the client that he allows to use it. The property is commercially zoned. It is zoning compliant.

(Lillich) I believe that is a temporary arrangement. Mr. Iafelice has indicated that he intends to develop the property.

- John Coletta, 2601 SOM Center Road

They did not go to the voters for the rezoning. When I and my neighbors rezone up to Timberline, I would not go to the voters.

(Lillich) They went to court.

Public Portion closed at 7:33 PM

Mr. Gallagher will stay to hear the plans for 2008

Unfinished Business

- **Tree Ordinance 1165**

Charlotte Schryer distributed a draft of Chapter 1165 Willoughby Hills Code update for review and comment. She reported on progress of 1165.06 Timbering Requirements and 1165.04 Requirements for the Preservation of Natural Features During Land Development. We intend to dissolve the committee and finish it during work sessions in the Planning Commission. We hope to finish mid-year. This cannot be passed until the Riparian setback is passed.

- **Richmond Airport Expansion**

The airport sent four drawings of the newest plan alternatives. Copies of the drawing will be made and distributed to Board Members. These will be helpful if residents have questions.

(Reichelt) The Airport has not publicly published a draft of the Master Plan. These drawings have been supplied to us for comment.

New Business

- **Lake MetroParks and the new park on Pleasant Valley Road.**

John Lillich reported that the Lake MetroParks has acquired the Warner Nursery. He made an attempt to get it named Dodd's Mill for the historical value but the newspaper article reports that the park will open as Pleasant Valley Park. There was a dam, sawmill, and gristmill called "Dodd's Mill" right across the river. In the 1830's, it was one of two centers of industry in Lake County.

Motion: Dale Fellows moved to thank the Lake MetroParks for purchasing the Warner Nursery property, State Representative Carol Ann Schindel for her help in securing funding through ODNR, and to suggest that Lake MetroParks adopt the name of Dodd's Mill Park" for the property in recognition of its historical significance to Lake County.
Seconded by David Reichelt

Discussion:

(Fellows) We can attach the historical significance to the motion.

(Lillich) I wrote a letter on January 8, 2008 to the deputy director and included old photographs of the area. There is additional information at the Lake County Historical Society and Willoughby Hills Historical Society

(Fellows) If the motion is passed, we can write a letter, with the motion along with any attachments that John Lillich would like to include with it, to be sent to the individual board members, the News Herald, and the Plain Dealer.

(Schryer) We can put it on Planning Commission letterhead

(Reichelt) Is there any significance to the Pleasant Valley name other than the name of the road?

(Lillich) Yes, the area from the nursery to the Dodd Road bridge has always been known as Pleasant Valley.

(Reichelt) There are no landmarks? (Lillich) No, but the name Pleasant Valley is found in many locations in the area.

(Cihula) Dodd's Mill is a lesser known fact. This would bring out the fact that this was once the commerce area on the south end of Willoughby township

Roll Call: Ayes Unanimous

Motion Passes

- Maple Grove Grange
Frank Cihula reported that the Maple Grove Grange may cease operations due to membership decline. Most of the granges in Lake County are gone.

Mayor's Report

None

Council Representative's Report

The Planning and Zoning Committee of Council was formed at the Council's Organizational meeting. It consists of David Fiebig, Frank Germano, and me (David Reichelt). David Fiebig will be my alternate to this Board. He may also attend Planning Commission meetings more often.

Building Inspector's Report

We are following up on complaints and zoning issues. The contractors' registrations are coming in.

Chairman's Report

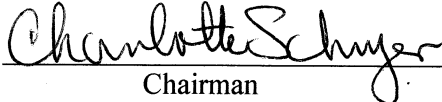
- Master Plan Review
We need to have an outline ready by September so that we can get in the budget for 2009. We hope to do some architectural planning with Mr. Gallagher for the City.
- Planning Commission Newspaper Articles
Board members could submit articles to the Willoughby Hills edition of the Kirtland newspaper. Deadline is the 20th of the month.

Adjournment

MOTION: John Lillich moved to adjourn
Seconded by David Reichelt
Voice vote: Ayes unanimous
Motion passes

Adjourned at 7:58 P.M.


Clerk


Chairman

