

**PLANNING COMMISSION
CITY OF WILLOUGHBY
WORK SESSION MEETING
JULY 26, 2017**

WORK SESSION MEETING – 6:00 p.m.

PRESENT: S. Norris; C. Cox; M. Wildermuth, Chairman P/C, D. Volpe, P. Garcia, Vice Chairman DRB
ABSENT: K. Kary; G. Merhar
OTHERS: Jim Sayles, City Engineer; Mike Germano, Asst. Law Director; Vicki Grinstead, Secretary
Darryl Keller, Chief Bldg. & Zoning Official

Vice Chairman Garcia called the work session between the Planning Commission and the Design Review Board members meeting to order at 7:03 p.m.

Design Review Bd./Planning Commission

Willoughby Union Point Associates, LLC
(former Willoughby Junior High School)
4230 River St.
(Rep.-Steve Bittance & Brian Stone, Willoughby Union Point Associates)

Development Plan/EAS

Mr. Garcia stated the reason the Design Review Board (DRB) tabled this application was the majority of the Board did not care for the redesign of the townhomes. There were three new designs presented where they increased the masonry which the Board was pleased to see, however, the Board would like to see more masonry. He went on to say that he understands the issue of the expense of increasing the masonry on the building. There was also another question of the overall layout of the project. The Board saw a rendering of what was presented a year ago and the project showed a lot more design cues from the high school and that is what the Board would prefer. Mr. Garcia stated that Mr. Bittance explained they could not do that design due to the State Historical Board tax credit restrictions. The Board is being cautious because anything that is approved in this phase will likely be used in a future design.

Dr. Norris stated that Mr. Kary stated he feels strongly that there should be more masonry for this design as well. He does not like the setbacks because they are too close to the street and right-of way. Dr. Norris agreed with the DRB and feels more cues should be taken from the old junior high school; one example would be utilizing arched windows.

Mr. Volpe agreed with Mr. Garcia and stated that the Board is concerned with the design features on the new building. The three new designs that were presented were a vast improvement over the original rendering, but collectively they were not comfortable with the design. He understands that the first presentation was a value engineered design. The original design took cues from the Riverside Terrace more so than the junior high school. He would like to see arched windows or other details such as Hardy board siding and/or trim.

Dr. Norris stated when this was presented to Council a year ago he remembers this was presented as an extension of the existing buildings and the new buildings would be brick as well. This project will serve as one of the gateways to Downtown Willoughby and would like them done right.

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Mr. Bittance stated they were approved through the Board of Zoning Appeals (BZA) for the front setbacks. These setbacks will be the same as the Memorial Junior High School. Mr. Bittance stated he was the person who did originally present this project to City Council a year ago. He stated he never showed a picture of or talked about the townhomes at Memorial Junior High school being all brick. They were going to front on Wes Point Park with a brick facade and be premium units with the park as a front yard.

Mr. Bittance said these proposed townhomes are meant to blend into both the residential neighborhood and surrounding buildings. He wanted to be clear about the tax credit issue. The townhomes that were originally shown to Council were to be built on Wes Point Park right next to the Union High School. The state preservation office said that they would not permit buildings to be built in a historically significant view corridor of Union High School from Euclid Avenue, and would not be permitted to use the tax credits for that project. If they build on another portion of the Union High School site than they cannot match the design of that high school; they would have to be significantly different. They want the non-historic buildings to be different in appearance and may take cues from other similar buildings across the street from them.

The townhomes that are currently proposed are a block away, cannot be seen and are separated by Union High School. They would be willing to look at design pieces such as arch windows etc. He referred to some of the other townhome projects that have been approved in the city within the past few years and have siding with more of a residential feel.

There was more discussion on what was originally presented and what the Board would like to see constructed, including more design elements. Mr. Bittance stated that if the Board wants all brick it will not be cost effective and they have a significant offer to keep that portion as parking.

Mr. Bittance stated at the last DRB meeting they focused on the townhomes and wondered if there was any opposition to the newly designed duplexes. Mr. Garcia stated he approved of the new design and Chairman Perkovich and Mr. Volpe also approved. Mr. Garcia stated he is not opposed to the additional brick design, but has an issue with the overall design and would like more design elements added to the project.

Dr. Norris stated he noticed that going through this neighborhood one of the common elements on the homes and buildings are that there are a lot of treatments to the tops of the doors and windows and they are not just boxes. They have a more craftsman style.

Chairman Wildermuth arrived late at 6:30

Residential 4-unit Development

6 Public Square

(Rep.-Mike Caito, Architect for Payne and Payne Builders)

Development Plan/EAS

Mr. Caito stated he was before DRB last week. They will be demolishing the current home and garage on the site. They are proposing four townhomes with two two-unit buildings. One of the units will face Public Square and the other will be in the rear and will not be seen from the street view.

They opted for a three-story structure similar to the Knez townhomes. Each unit has a two-car garage that will be accessed by an auto court so you will not see any garage doors from a public right-of-way. They

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have living space on the second floor and bedrooms on the third floor. They also have rooftop decks overlooking the city and parks.

The DRB members had some concern about the height of the buildings. He presented the Board members with updated renderings (in record 7/26/18, 7:22 pm). They added a pitched roof that slopes back from the street. They did take measurements of the neighboring houses and the city hall building. The home to the left is 27' and the home on the right is 32' to the peak. The gutter line on the proposed townhome is approximately 30' off of the ground, so the gutter is approximately 2' lower than the home next door.

They also lowered the roof. The original rendering showed 42' and he was able to lower it 18". They are now at 40'6" from the grade to the top of the ridge for both units. That distance is needed to conceal a staircase that will access the roof deck.

Mr. Caito stated he had the front unit all white and there was a suggestion by a DRB member to add a darker gray color siding to the top floor area which he has done. Everything is fiber cement siding, composite trim, and architectural grade asphalt shingles. There are two front porches and bracket detail that will mimic the home they will be demolishing. They will also be doing wood stained front doors.

The overall design will be white and a medium gray with a darker charcoal gray accent for the bay windows. The windows will be black and will be a mix of double hung casement with mutton bars. The porches will have standing seam metal roof. The rest of the buildings will be white vertical siding with a mixture of white and gray clapboard fiber cement siding. The front building is white and the rear building is predominantly gray. Both buildings will have black windows and garage doors.

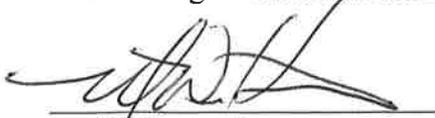
They are still undecided about the large tree in front of the property. They will have their arborist take a look at the tree to see if it is healthy or diseased and would need to be removed. If the tree remains they will have it trimmed. They will preserve the trees in the back of the property and will add more trees.

They also did move the fence back 8' near the auto court per the instructions of the Fire Marshal.

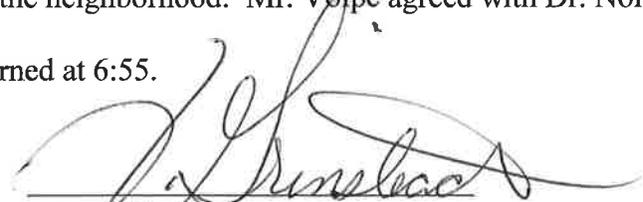
Mr. Garcia stated he really likes the design of the townhomes. His only concern was the overall size and that they would dwarf the neighboring homes.

Dr. Norris stated he likes the style and feels it fits the neighborhood. Mr. Volpe agreed with Dr. Norris.

There being no further business the meeting adjourned at 6:55.



M. Wildermuth, Chairman



Vicki Grinstead, Secretary