

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
AUGUST 1, 2018**

PRESENT: Dan Volpe; Paul Garcia; Bill Henrich; John Perkovich, Chairman

ABSENT: Adam Brown

OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 6:55 p.m.

OLD BUSINESS

**Willoughby Union Point Associates, LLC
(former Willoughby Junior High School)**

4230 River St.

(Rep.-Bob Orovets, Then Design Architecture,
Steve Bittance, Willoughby Union Point Associates)

**Renovation of existing Willoughby
Memorial Junior High/offices, new
townhomes and duplex units**

This item remains tabled per the request of the applicant.

Mr. Garcia moved to untable the application for 6 Public Square and Mr. Henrich seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Garcia; Mr. Volpe; Chairman Perkovich
Nays: None
Absent: Mr. Brown

Motion Carried: Untabled

Payne & Payne Builders

6 Public Square

(Rep.-Michael Caito, Architect Payne & Payne;

Brett Dawson, Payne and Payne; Mike Ross, Howard Hanna)

New Townhomes

Mr. Caito, architect for Payne & Payne Homes, Inc. is representing the property located at 6 Public Square, Willoughby, OH.

Chairman Perkovich asked Mr. Caito to explain the changes he has made to the proposal since the last meeting. Mr. Caito stated they made some adjustments to the proposal based on the comments made at the last Design Review Board (DRB) meeting (new rendering in record 8-1-18 @ 6:55 pm).

He did clarify the heights of the adjoining properties on the renderings. The home to the right is 32' to the peak of the roof and the home to the left is 27' to the peak off the grade. They also approximated the height of city hall for relative context; it is approximately 42' to the gutter line.

They lowered the roof 18", which means the height is now 40'6" to the top of the ridge off the grade. The gutter line is approximately 30' off the grade.

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Mr. Caito stated the original rendering of the front home was all white. At the previous meeting a board member suggested a darker color for the top portion of the home. The first two floors will remain white and the top floor will be a light gray. There are porches on each townhome and a box bay window on the second floor and a dormer element. The eaves of the dormer are a foot lower than the gutter that was previously mentioned.

The back building will be mostly gray with some white. They will use fiber cement siding (showed the Board material samples and colors) with black clad windows. The trim will be white. The garage doors and the standing seam metal roof will be black. The bay windows will be a charcoal gray. The front doors on all the units will be stained a wood tone color. The trim will be a composite product called MiraTEC and will be a smooth finish. The roof is an architectural charcoal gray textured product.

Mr. Garcia stated in the previous meeting Mr. Caito said he would have the trees on the property evaluated and wondered if he had done so. The rendering shows that the rear trees will remain but asked about the front trees. Mr. Caito said they were still in the process of evaluating the front trees. They would like to keep the tree if possible.

Mr. Dawson stated they are concerned about getting the large equipment around the tree, but their goal is to try and save it. If they save it they will have it trimmed up. Mr. Caito stated if they cannot save that tree they will replace it with a similar tree. They added trees and greenery to the rear of the property for a buffer. There will be a 6' high privacy fence across the back of the property as well.

Mr. Henrich stated he appreciates all the hard work they have put into this project and that they have taken cues from the Board on the design elements. He really likes the look of the homes. He stated he is going to vote no this evening and would like them to know why. He would prefer it to be one duplex and not two and that it is taking up too much green space. The applicant stated they understand his concerns.

Chairman Perkovich stated they would add in the motion that they would have to replace that front tree with another large caliper tree if it is removed, per the Service Departments suggestion and Mr. Caito agreed. He also agreed with Mr. Henrich and commended the applicants on the design and architectural elements of the townhomes. Mr. Henrich stated he believed the tree in question is a silver maple.

Mr. Volpe stated he also liked the design and is not opposed to the high density on the lot and has seen similar projects in other cities.

Mr. Garcia was concerned about the overall height but does like the design as well.

Mr. Garcia moved to approve the application for 4-residential townhomes for 6 Public Sq. with the stipulation that the tree in front of the property, if removed, will be replaced with another large caliper tree per the Service Department and city standards and Mr. Volpe seconded.

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ROLL CALL: Yeas: Mr. Garcia; Mr. Volpe; Chairman Perkovich
 Nays: Mr. Henrich
 Absent: Mr. Brown

Motion Carried: Approved

NEW BUSINESS

None

MINUTES

July 18, 2018

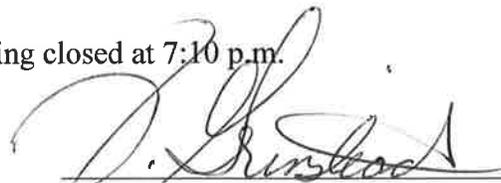
Mr. Henrich moved to approve the minutes for July 18, 2018 as submitted and Mr. Garcia seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Volpe; Mr. Henrich; Chairman Perkovich
 Nays: None
 Absent: Mr. Brown

Motion Carried: Approved

There being no further business the regular meeting closed at 7:10 p.m.


Chairman Perkovich


Vicki Grinstead, Secretary