

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, July 18, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:31 pm.

Members Present: Anthony Lazar (arrived @ 7:00pm), Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy

Members Absent: None

Others Present: Benjamin Chojnacki, Assistant Law Director  
Paul Singerman, Special Counsel  
David Hartt, Village Planner  
Robert McLaughlin, Chief Building Official  
Karen Morocco, PZ/ABR Secretary

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#1 240 LAKE MEADE – LANDSCAPING (RETAINING WALL, MASONRY STEPS, MASONRY SEATING, PAVER PATIO, SEATING WALL, PLANTINGS) FOR NEW HOUSE

Present: Jim Fovozzo, Masterscape, LLC  
Approved as Noted by Village Engineer

PZ/ABR Discussion:

A Joint Motion to recommend the landscaping, retaining wall, masonry steps, masonry seating, paver patio, seating wall and plantings for 240 Lake Meade Subject to adding 2 Junipers on each side by the seating wall and the Village Engineer's comments for the Landscaper to mark locations of trees/bushes, then contact the Village Engineer's office for verification was made by Mr. Scott Lewis; seconded by Ms. Kathy Moran.

Ayes: Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The Joint Motion was approved 6 to 0.

#2 31399 WOODCREST DRIVE – NEW SHED

Present: Keith Koubal, Homeowner

PZ/ABR Discussion:

The new shed will replace the shed that is currently in place. The height of the shed is 7' tall and meets all of the set back requirements. T-111 siding will be used. The floor will be made of plywood and pavers will be used to support the base. The color of the shed will be blue.

A Joint Motion to recommend the new shed at 31399 Woodcrest Drive subject to the placement of the paver supports being high enough off the ground and screening to be placed around the shed to keep small animals from entering underneath the shed was made by Mr. Jud Kline; seconded by Mr. Brian Hitt.

Ayes: Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

The Joint Motion was approved 6 to 0.

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#3 30649 JACKSON ROAD – NEW SHED

Present: Waheed Iqbal, Homeowner

PZ/ABR Discussion:

The new shed will be made of wood and have a wood floor. The shed meets all the set back requirements. Gravel will be used for the foundation. The color of the shed will complement the house; a shade of white or blue will be used.

A Joint Motion to recommend the new shed at 30649 Jackson Road subject to the placement of the paver supports being high enough off the ground and screening to be placed around the shed to keep small animals from entering underneath the shed was made by Mr. Brian Hitt; seconded by Mr. Scott Lewis.

Ayes: Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

The Joint Motion was approved 6 to 0.

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#4 4729 LANDER ROAD – NEW DECK

Present: Aaron Ugran, Homeowner

PZ/ABR Discussion:

The new deck addition will match the existing deck and is 30'. 2 x 6 pressure treated wood will be used. Bushes will be used in front of the deck as a green railing. The hot tub is existing. Lattice will be used for screening. A Building Permit will be required for the new deck.

A Joint Motion to recommend the new deck at 4729 Lander Road was made by Mr. Brian Hitt; seconded by Mr. Eric Newland.

Ayes: Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The Joint Motion to approved was 6 to 0.

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#5 27330 CHAGRIN BLVD – VILLAGE AUTO WASH – EXTERIOR COLORS

Present: Randall A. Matejka, Architect  
Steve Hatnosch, Owner

ABR Discussion:

The main color of the building will be light grey with grey masonry and grey metal awnings. Blue will be used on the efface and arches. There will be a small amount of orange used on the sign. The sign will be submitted at a later date.

A Motion to recommend approval of the exterior colors at 27330 Chagrin Blvd, Village Auto Wash was made by Mayor Mulcahy; seconded by Mr. Scott Lewis.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The Joint Motion was approved 7 to 0.

#6 PINECREST – BUILDING #6 – KONA GRILL

Present: Michelle Wright & Sky Adler, Kona Grill  
Brice Hamill, Fairmount Properties

This review is based on the set of drawings “**Kona Grill 5-31-2017 ARB Submittal**” (15 pages) dated May 31, 2017. The comments below are compared to the drawings approved as part of the “Pinecrest Final Development Plan On Site and Off Site Improvements dated August 30, 2016 and Pinecrest Final Development Plan, Buildings #2, 5, 6 and 7” dated September 26, 2015.

**Comments**

The proposal adds a permanent covered patio (1,817 sq. ft.) extending 29 feet into the walkway area in front of Building #6 (at the south end “abutting” Building #5). This replaces the “free-standing” patio illustrated on the prior plans – proposed away from the building and in line with the landscape planters near the access drive. The pedestrian clearance between the north side of the proposed patio and the planter to the north is approximately 7 feet compared to the “typical” 20 feet of pedestrian walkway between the front of Building #6 and the planters. The P&ZC should discuss with the applicant the possibility of shifting the northern limits of the patio one window bay to the south. This would restore the wider sidewalk at the north end.

Consistent with prior approvals, the wall signs depicted on the renderings are not being considered until a final “sign package with criteria” is approved. And, I have not commented on the building architecture deferring, as usual, this review and consideration to the P&ZC and ARB.

**Proposed Motion**

It is Moved by Mr. Jud Kline; seconded by Mr. Brian Hitt to approve the Revised Final Development Plan (FDP) for Kona Grill outdoor dining patio in front of Building #6, for as reflected on pages 3-14 in the set of drawings (15 pages) titled “**Kona Grill 5-31-2017 ARB Submittal**” dated May 31, 2017 subject to the following understandings and conditions:

1. Approval of landscaping is not being considered.
2. Allow for a 1-2 foot reduction in the landlord landscape planter located to the north of the patio for pedestrian circulation purposes.
3. Approval of signs is not being considered, except that the artificial plant wall sign on the south wall of the patio area is approved.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

The approval of this revised FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer’s review and approval any conflicts that may exist among the FDP, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The Joint Motion was approved 7 to 0.

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#7 3755 ORANGE PLACE – GO ORTHO

Present: Brad Petro, Cicogna Electric & Sign Co., Inc.

PZ/ABR Discussion:

The submission shows the address on the bottom on the sign. The Commission had a concern that the plantings would cover the address. The Commission recommended the address be placed on the top panel of the sign. Cicogna Electric & Sign Co., agreed to place the address on the top panel of the sign which will allow for better visibility. Kathy Moran, Landscape Architect and board member, suggested the planting bed around the sign be 4' wide to allow room for growth of the plantings. A question was raised about placement of the monument sign. Currently, placement of the sign appears to be in the right of way; which zoning does not allow for. Because of changes to Orange Place over the years, the right of way area may have changed. Ben Chojnacki, Orange Village Assistant Law Director, and Bob McLaughlin, Chief Building Official, will research the right of way and placement of the sign. Cicogna Electric & Sign Co., Inc. can start producing the sign and Bob McLaughlin will advise placement of the sign.

A Joint Motion to recommend was the sign at 3755 Orange Place subject to area of placement of the sign was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The Joint Motion was approved 7 to 0.

#8 LAKES OF ORANGE SUBDIVISION – PHASE 2 - REPLAT

Present: Randy Kertesz, Owner

PZ/ABR Discussion:

The replat of the subdivision has been approved by the Village Engineer. Approximately 2-3 of the lots were eliminated, making the remaining lots slightly larger.

A Joint Motion to recommend approval of the replat of the Lakes of Orange subdivision was made by Mayor Mulcahy; seconded by Mr. Brian Hitt.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy.  
No: None

The motion was approved 7 to 0.

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#9 LAKES OF ORANGE – MAILBOX CLUSTER LOCATION

Present: Randy Kertesz, Owner

PZ/ABR Discussion:

The mailbox cluster has been approved by the Village Engineer. The United States Post Office will not deliver mail to the Lakes of Orange subdivision until mailbox clusters are installed. The USPS decides what type/style of mailbox clusters to be used. The mailbox is prefabricated. Planting of bushes will be placed around the mailbox clusters.

A Joint Motion to recommend approval of the mailbox clusters in the Lakes of Orange subdivision was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

#10 SUPER 8 HOTEL – DEMOLISH & BUILDING NEW TRU HOTEL AND COMFORT INN BY HILTON-  
PRELIMINARY APPROVAL

- This item was removed from the agenda at the applicant's request.

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#11 REPORT & RECOMMENDATION – ORDINANCE 2017-26

AN ORDINANCE AMENDING SECTION 1175.14 FOR THE CODIFIED ORDINANCES OF ORANGE VILLAGE TO PERMIT THE CONTINUED USAGE OF PROPERTY, WHICH HAD BEEN ZONED U-4A, TO CONTINUE TO BE USED UNDER THE REGULATIONS OF THE U-4A DISTRICT.

A Motion to recommend to Council was made by Mr. Scott Lewis; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Lewis, Kline, Mayor Mulcahy  
No: Hitt

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#12 REPORT & RECOMMENDATION – ORDINANCE 2017-17

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CHAGRIN HIGHLANDS,, LTDL, FOR DEVELOPMENT OF REAL PROPERTY IN THE VILLAGE, AUTHORIZING THE EXECUTION OF EASEMENT AGREEMENTS FOR THE DEVELOPMENT, AND DECLARING AN EMERGENCY.

It is Moved by Mr. Brian Hitt; Seconded by Mr. Jud Kline to recommend to Council approval of Ordinance No. 2017-17, titled: An Ordinance Authorizing the Mayor to Enter Into A Development Agreement With Chagrin Highlands, Ltd., For Development Of Real Property In The Village, Authorizing The Execution Of Easement Agreements For The Development, And Declaring An Emergency, which recommendation includes the approval the street light replacement plan for Orange Place North and the street light plan for Orange Place South as set Forth in the Orange Place Lighting Agreement attached as an Exhibit to the Development Agreement.

The recommendation by the Planning and Zoning Commission of approval contemplated by this Motion does not constitute approval by the Planning and Zoning Commission or the Architectural Board of Review of the detailed development plan related to the development contemplated by the Development Agreement, which detailed development plans must be submitted to and approved by the Planning and Zoning Commission, the Architectural Board of Review, the Village Engineer and Village Council prior to the issuance of any permits for construction.

Ayes: Lazar, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

#13 CHIEF BUILDING OFFICIAL'S REPORT

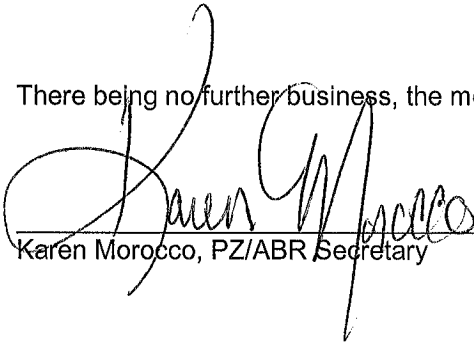
- No report given
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#14 ANY OTHER TOPIC FOR DISCUSSION

- No topics discussed
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Motion to approve the Minutes of June 20, 2017 meeting was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar.

There being no further business, the meeting was adjourned at 8:29pm

  
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Karen Morocco, PZ/ABR Secretary

8-1-17  
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Date