

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, November 15, 2016 – 7:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 7:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy.

Members Absent:

Others Present: Ben Chojnacki, Assistant Law Director  
Stephen Byron, Law Director  
Dave Hartt, Village Planner  
Ron Nied, Chief Building Official  
Karen Morocco, PZ/ABR Secretary

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### #1 CHAGRIN HIGHLANDS ORANGE SOUTH – PRELIMINARY LAND USE PLAN

Present: Carl F. Frey, The Richard Jacobs Group LLC, Representative

PZ/ABR Discussion:

The Commission was advised that the Plan presented by the Richard Jacobs Group, LLC (Jacobs Group) was substantially similar to the Plan presented by the Jacobs Group approximately one year ago. Village Planner, Mr. David Hartt, reminded the Commission that at the meeting one year ago, it had requested that the Plan adhere to and consider the following conditions: (1) access to and from the project site will align with the existing intersection with Orange Place to the North; (2) sewer capacity and service issues must be studied; and (3) access to the South and to the Weintraub property must be studied. For the purposes of Phase 1 of the project, the Jacobs Group studied and addressed conditions (1) and (2). The Jacobs Group stated that condition (3) is beyond the scope of phase 1 of the project.

The Jacobs Group made clear to the Commission that Phase 1 of the project only included two restaurants and a hotel.

In response to a question from the Commission as to why the long delay between the 2015 application and the updated application currently before the Commission, the Jacobs Group advised that there were environmental and permitting issues that slowed the project down.

The Jacobs Group agreed that access to and from the property will be obtained through an intersection that is aligned with Orange Place to the North. Currently, it is contemplated there will be a left turn exit lane, as well as another exit lane to proceed north on Orange Place; however, additional expansion may become necessary. Further, it was agreed that the road created by the Jacobs Group would be named "Orange Place." The Jacobs Group will also be extending sewer services into the property.

The Jacobs Group advised the Commission that the sanitary sewers will be pumped from Harvard Road, and that the County has reviewed and determined that the system has the capacity to handle the demands made by Pinecrest as well as Phase 1 of the project.

The Commission was advised that the setback from Harvard Road which is the Buffer Zone created by the Jacobs Group surrounding the project is substantial, and that conservation discussions with the Western Reserve Land Conservancy are ongoing.

Mr. Jud Kline reiterated his recommendation that the Jacobs Group study the prospect of extending the entry road to the South to achieve a possible connection with Emery Road and thereby reducing traffic congestion significantly.

Mr. Eric Newland reiterated his request that planning for pedestrian traffic continue to be made a priority.

There being no other discussion, and subject to the adoption of a development agreement, Mr. Brian Hitt moved to approve the concept plan for the entire project and to approve the proposed phase 1 preliminary development project. Mr. Scott Lewis seconded the Motion.

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

No: None

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## #2 REPORT & RECOMMENDATION – ORDINANCE 2016-24

An Ordinance amending chapter 1161 of the codified ordinances of Orange Village to change the regulation of Signs within the Village.

Present: Dave Hartt, Village Planner  
Stephen Byron, Law Director

### PZ Discussion:

Mr. Hartt presented the Commission with an amended version of Chapter 1161 of the Codified Ordinances of Orange Village to change the regulation of signs within the Village. Law Director Stephen L. Byron provided the Commission with an explanation for why it was necessary to amend Chapter 1161—a recent decision from the United States Supreme Court has clarified how signs may be regulated - such regulations must be content neutral in all applications. As a result of the Supreme Court's instruction, Mr. Hartt has recommended certain revisions to the sign code.

Mr. Hartt reviewed his proposed changes with the Commission. At the outset, he explained that his revisions were of one of three types: (1) substantive amendments to ensure compliance with the Supreme Court's directives; (2) electrical sign regulations; (3) editorial revisions for the sake of clarity and consistency.

The Commission started with a discussion regarding electronic signs. After a discussion about brightness and permitted uses in various zoning districts, it was concluded that the provisions regulating electronic signs should be eliminated from the sign code.

Mr. Hartt then reviewed Chapter 1161 of the Code, with his proposed amendments, and received comments and feedback regarding how the Commission desired to structure Chapter 1161 within the confines of the law. The Commission recommended that Mr. Hartt review and revise the following provisions of Chapter 1161: 1161.01 (Definitions – architectural signs, signs during construction, sign height, and instructional signs); 1161.04 (computation of measurement); 1161.10 (Supplemental Sign Standards); 1161.11 (Temporary Signs); 1161.14 (Prohibited Signs – Roof signs); and 1161.15 (Regulations for Non-Conforming signs). Where possible, it was recommended that drawings be incorporated into Chapter 1161 to assist with understanding the restrictions set forth in the Code.

The Commission generally stated its approval of other amendments made by Mr. Hartt.

Lastly, Mr. Kline recommended that the amended Chapter 1161 incorporate submission requirements, including a site plan with drawings, elevations accurately depicting the topography and location of proposed signs, a section detailing how signs will be illuminated, a section detailing how to interpret area allotments to assist with unusual or unconventionally shaped signs, and a landscape allotment. A complete version of Mr. Kline's list was provided to Mr. Hartt and will be incorporated into the updated version of the amended Chapter 1161.

Given the substantial revisions proposed by the Commission, Mr. Hartt asked that the Commission not vote on the amended Chapter 1161 as presented, so he may revise his submission to incorporate the Commission's suggested changes.

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#3 CHIEF BUILDING OFFICIAL'S REPORT

- Pinecrest:
    - Building #2 installed the columns and the 2<sup>nd</sup> floor post tension slab.
    - Building #7 has installed the concrete stairwells.
    - Tree planting has begun on the wall mound bordering Waterford Court.
  - An architectural firm has requested a copy of the building plans for the former Red Robin on Orange Place.
  - Plans have been submitted for review for a tenant alteration at the Northeast Ohio Surgery Center on Orange Place.
  - The Cleveland Chinese Christian Church at 27700 Emery has begun installing the final landscape and finish drywall is being applied to the interior of the building.
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#4 OTHER TOPICS FOR DISCUSSION

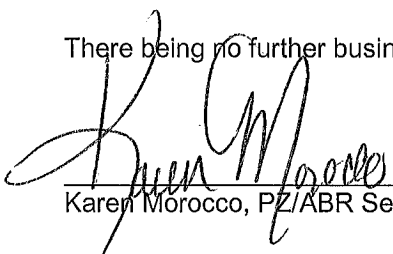
- The OV Master Plan Discussion will be on the December 6, 2016 meeting agenda. The Draft of the 2016 Master Plan was given to all the members for review.
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Motion to approve the Minutes of the November 1, 2016 meeting was made by Mr. Lewis; seconded by Mr. Lazar.

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

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There being no further business, the meeting was adjourned at 9:26 pm.

  
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Karen Morocco, PZ/ABR Secretary

  
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Date