

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, June 20, 2017 – 6:30 pm

Jud Kline, PZ/ABR member, called the meeting to order at 6:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Jud Kline, Mayor Kathy Mulcahy (arrived @ 7:52pm)

Members Absent: Brian Hitt

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

#1 205 HONEY BELLE OVAL – NEW HOUSE

Present: Chris Tsonton, Pepperwood Homes, Representative
Tesnam Gor, Homeowner

PZ/ABR Discussion:

The garage is too large at 60.85 sq. ft. Both the builder and homeowner agreed to modify the garage to the allowable size to conform with code. The backyard is heavily wooded and will not be changed. Materials:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Roof	Atlas	Pristine Black
Stucco	Sto	French Vanilla
Stone	Dutch Quality Stone	Kentucky Blend Limestone
Windows	Pella	Auburn Brown
Garage Door	C.H.I.	Sandstone
Gutters	Napco	Plantation Teak
Soffits	Napco	Plantation Teak
Coil	Napco	Plantation Teak
Front Door	Therma Tru	TBD
Metal Roof		Burnished Slate

A Joint Motion for approval of the new house at 205 Honey Belle Oval subject to the materials noted, the garage 60.85 sq. ft. to be adjusted to conform to code by either adjusting the sq. ft. in the house or total footprint and subject to compliance with the Village Engineer's comments and landscape plan being submitted and approved was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

Ayes: Lazar, Newland, Lewis, Hitt, Kline
No: None

The Joint Motion was approved 5 to 0.

#2 3775-1 LANDER ROAD / BUTTERNUT COURT – PATIO

Present: Nicki Omari, Sarah Bishop, The Barker Group, Representative

PZ/ABR Discussion:

The Homeowners Association and next door neighbor have both granted their approval of the project. The Property backs up to Beachbrook. The patio and walkway will be widened. The patio will be thermal brown stone with natural stone stairs. The HOA will be removing a few diseased Evergreens on the property. Four season plantings will be used.

A Joint Motion to approve the patio, walk-way and landscaping at 3775-1 Lander Road / Butternut Court is approved as submitted by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Kline
No: None

The Joint Motion was approved 5 to 0.

#3 4440 BRAINARD ROAD – DORMER EXTENSION

Present: Eli Mahler, Architect, Representative
Ali Baghani, Homeowner

PZ/ABR Discussion:

The dormer extension located on the North side of the house will be used to create a closet. The area is currently being used for storage. Ice guard will be used on the entire addition. All materials will match existing.

A Joint Motion to recommend for approval the dormer extension addition at 4440 Brainard Road subject to matching the existing materials was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Kline,
No: None

The Joint Motion was approved 5 to 0.

Present: Brad Petro, Cicogna Sign, Representative

PZ/ABR Discussion:

Per Mr. David Hartt, Village Planner:

On May 2nd the Planning and Zoning Commission approved several signs for Slyman's: a sign on the south wall; a monument sign, and three (3) directional signs.

This request is for three (3) additional signs: two additional wall signs, "Slyman's Tavern" and "Take Out," on the west elevation and "Slyman's" on the north elevation. This request is based on the drawings submitted by Cicogna Electric and Sign Company stamped received by the Village on May 23, 2017 (7 pages) with a revision to the first page of this set being submitted to me on June 14th.

The approval of the south elevation wall sign (May 2nd), was based "Slyman's Tavern" sign being 79.33 sq. ft. using a single rectangle around the entire area. Based on this calculation it was believed that additional wall signs – envisioned and discussed with the P&ZC in May – would likely require variances. However, the single rectangle measurement was overly-restrictive since the Sign Regulations (Section 1161.04(a)(3)) permits up to three geometric shapes to be used and the exclusion of minor protrusions (i.e. the bottom of the "y" and the apostrophe) from being considered in the area calculation. This method is deliberate to avoid the "background" or wall from being unnecessarily included in the sign area. The regulations (Section 1161.08(b)(2)) also permit bonus areas for additional wall signs on elevations facing streets and/or parking areas. This bonus allowance may be redistributed among the elevations if (1) the total allowable sign area is not exceeded, and (2) the amount of sign area on any single elevation does not exceed one sq. ft. for each foot of building elevation length.

Therefore, using the corrected means to measure the sign areas (Table next page) the proposed signs are all in compliance with the allowable areas

Slyman's Wall Signs Summary of Permitted and Proposed Sign Areas				
	Wall Length	Permitted Area	Proposed Area	Approved by P&ZC (5-2-17)
South Elevation	80 ft.	80 sq. ft.	50.66 sq. ft.	79.33 sq. ft. ^(a)
West Elevation	95 ft.	28.5 sq. ft.	59.69 sq. ft. ^{(b)(c)}	na
North Elevation	80 ft.	24 sq. ft.	22.44 sq. ft.	na
Totals		133.0 sq. ft.	132.79 sq. ft.	na
<p><i>(a) Approval of one sign based on the "single rectangle" measurement; actually its 50.66 sq. ft.</i> <i>(b) Redistribution of the allowable area permitted pursuant to Section 1161.08(b)(2).</i> <i>(c) In the revised drawing submitted on June 14th, the "Take Out" sign measures 13.5 square feet using a single rectangle. Applying the measurement provisions of Section 1161.04(a)(3) this sign is 12.37 square feet. Therefore, the total area for the signs on the west elevation (59.69 sq. ft.) is slightly less than stated on the drawing.</i></p>				

A Joint Motion to recommend the signs at 4009 Slyman's at 4009 Orange Place was made by Mr. Scott Lewis; seconded by Mr. Anthony Lazar.

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

The Joint Motion to approved was 6 to 0.

#5 REPORT & RECOMMENDATION – ORDINANCE 2017-19

AN ORDINANCE GRANTING A FRONT YARD VARIANCE TO VILLAGE AUTO WASH FOR THE PROPERTY LOCATED AT 27330 CHAGRIN BOULEVARD..

A Motion to recommend Ordinance 2017-19 to Council was made by Mr. Jud Kline; seconded by Mayor Mulcahy

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

The Motion was approved 4 to 0.

#6 27330 CHAGRIN BLVD – VILLAGE AUTO WASH – 2ND SUBMISSION

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

PZ/ABR Discussion:

Prefabricated metal awnings will be used on the remodeled car wash. A color change was presented to the board using an electric blue, bright orange and grey color scheme. The board decided the blue and orange was too vibrant. The signage will be submitted at a later date.

A joint motion to recommend approval of the architecture at 27330 Chagrin Blvd, Village Auto Wash, subject to the following conditions:

1. Provide revised color scheme for the exterior
2. Return west wall of parapet to cover angle knee wall
3. Modify metal awnings
4. Planting island and planters
5. Subject to approval of Village Engineer's comments

; was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 6 to 0.

#7 29600 CHAGRIN BLVD – BEECHMONT COUNTRY CLUB – NEW FENCE

Present: Mark Pribish, C&M Corporation

PZ/ABR Discussion:

The fence was approved by the Village Engineer. The West side will be board on board fence. The East side will be iron fencing. Some of the current plantings are Lilac, Burning Bush and Feather Grass that will be replaced with Fairview Juniper, Berkley Juniper and Wichita Blue Juniper. The board recommended soldiering the bricks of masonry on the top 3 courses of the piers.

The Joint Motion to approve the new fence at 29600 Chagrin Blvd subject to the above mentioned replacement plantings was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

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

No: None

The Joint Motion was approved 6 to 0.

Present: Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC
Brice Hamill, Fairmount Properties, Representative

The request is for revisions to the previously approved FDP for Pinstripes (Building 8.1) which was based on three prior sets of drawings: “Pinecrest FDP On Site and Off Site Improvements” dated August 30, 2016 (for the front (northeast) of the building); the “Proposed Revisions to the FDP for Full Site in Vicinity of Building No.8 and 8.1” dated February 7, 2017 (for the rear (southwest) of the building); and the “Pinstripes – Pinecrest by RDL Architects” dated March 7, 2017 (for the building architecture). This review considering the proposed revisions is based on the set of drawings “Pinstripes Pinecrest” by RDL Architects dated June 6, 2017 (11 pages).

Comments:

The proposed revisions include:

1. Further revisions to the rear (westerly) service area to expand the width of the “sidewalk” to 16 ft. wide from 10 ft.; reducing the width of the service drive from 24 feet wide to 17 ft.; adding appendages to the rear of the building for produce and beer storage, a freezer, and food preparation; adding the dumpsters within the previously approved screening wall to the north and west of the dumpsters. These changes are compared to the February 7th drawings, since on the March 7th revisions this change was an undimensioned option.
2. Depicting, in detail, the outdoor dining and landscaped areas which are within the general locations reserved (and anticipated) for outdoor dining.
3. Depicting slight revisions to the building architecture to be presented at the P&ZC meeting.

The revisions to the rear service area are acceptable given that the screening wall materials and height remain unchanged from the previous approval.

The landscaping plan for Pinstripes has been developed in detail. However, material details and heights of the permanent structures have not been specified and the Pinstripes landscaping has not been integrated into the adjacent landscape/hardscape for the “public” (Fairmount Properties) areas. Such integration was requested in the March 21st motion approving Pinstripes building architecture.

I have not commented on any revisions to 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. Anthony Lazar to approve the Revised Final Development Plan (FDP) for Pinstripes Building 8.1 with respect to the rear (southwest) service area reconfiguration; the arrangement of the patio, outside dining and landscape areas; and the revisions to the building size and architecture as depicted in the set of drawings (11 pages) titled “Pinstripes Pinecrest” prepared by RDL Architects dated June 6, 2017 subject to the following understandings and conditions:

1. Landscaping materials have not been reviewed or approved, such review to be coordinated with overall landscaping/hardscaping of adjacent public spaces by the Developer.
2. Increase glazing along second floor eastern elevation – infill of glass from across the banquet room.
3. Approval of signs is not being considered.

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, Kline, Mayor Mulcahy.
No: None

The motion was approved 6 to 0.

#9 CHIEF BUILDING OFFICIAL'S REPORT

Pinecrest:

- Foundations are in at Buildings #8 & #9

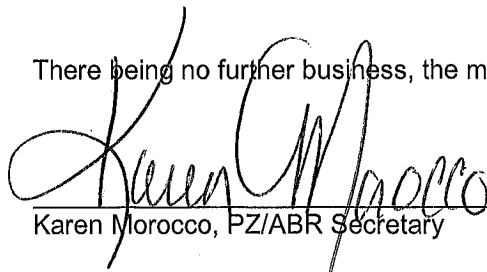
#10 ANY OTHER TOPIC FOR DISCUSSION

Mayor asked that Jordan Berns look at the temporary mailboxes in the Lakes of Orange

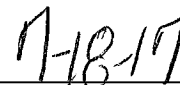
Motion to approve the Minutes of June 6, 2017 meeting was made by Mayor Kathy Mulcahy; seconded by Mr. Anthony Lazar.

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

There being no further business, the meeting was adjourned at 8:50 pm.



Karen Morocco, PZ/ABR Secretary



Date