

MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, October 3, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:32 pm.

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

Members Absent: Kathy Moran

Others Present: Ben Chojnacki, Assistant Law Director  
David Hartt, Village Planner  
Robert McLaughlin, Chief Building Official  
Karen Morocco, PZ/ABR Secretary

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#1 116 ORANGE LAKE DRIVE – S/L 2 – NEW HOUSE

Present: Keith Filipkowski, Pulte Homes, Representative

PZ/ABR Discussion:

Pulte Homes is building a 3,391 sq. ft. Ranch style model home with a partial 2<sup>nd</sup> floor. The home will have 3 bedrooms and 3.5 bathrooms. The home will also have a gathering room, finished basement and a loft. It was noted by the Commission that there was an overabundance of roof and it was suggested to tighten up the roof area. A rendering was presented showing the façade and proportions that looked acceptable.

Materials:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Roof	Certainteed	Moire Black
Stone	Boral-Prostone	Echo Ridge LedgeStone
Brick	Brick Craft	Country Road
Shake Siding		Gauntlet Gray (by Sherwin Williams)
Horizontal Siding		Dorian Gray (by Sherwin Williams)
Trim		White (by Sherwin Williams)
Windows		White
Garage Door		Dorian Grey (by Sherwin Williams)
Front Door		To Be Determined (by Sherwin Williams)

A Joint Motion to recommend the new house at 116 Orange Lake Drive, subject to the following conditions:

1. Increase the rear gable as proposed by the Commission
2. Satisfying the Village Engineer's comments and obtaining approval
3. Obtaining approval from the Homeowner Association; Randy Kertesz-President

was made by Mr. Jud Kline; seconded by Mr. Brian Hitt

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

The Joint Motion was approved 6 to 0.

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#2 REPORT & RECOMMENDATION – ORDINANCE 2017-31 (AS AMENDED)

AN ORDINANCE GRANTING CERTAIN VARIANCES TO RUKSHMANI, INC. FOR THE PROPERTY LOCATED AT 3795 ORANGE PLACE.

Present: Tony Bartolini, Peak Construction Group, Representative  
Jeff Skozen, Creekside Engineering, Representative

PZ Discussion:

The variance will allow the owner to construct a parking lot that will be setback zero feet (0') from the property line on the northern boundary line of the Property and will be setback twelve feet (12') from the street right of way on Western side of the Property, and is therefore requesting a variance of ten feet (10') from the northern boundary line of the Property and a variance of eight feet (8') from the street right of way on the western side of the Property.

A discussion ensued about prior issues; the number and design of parking spaces and cooking in the rooms. Mr. David Hartt, Village Planner, clarified these have been addressed by proposed legislative text amendments and by the applicant eliminating cooking facilities in the rooms. The remaining issues are the two variances, above, and the location of the access drive.

Tony Bartolini stated a new fence will be installed. Mr. Jud Kline suggested the future landscaping should be included along the North property line. A suggestion was made to add landscaping beds on the Northern parking lot area. The Orange Village administration has unanimously agreed they do not want the driveway moved and want to keep the driveway at or near its current location. Concerns with moving the driveway are:

1. It would cause diminished site lines going Southbound on Orange Place. Drivers would not be able to see the cars going Northbound.
2. The apron grade into the site would be much steeper. There is also a concern that Emergency vehicles would not be able to maneuver a steeper driveway.

Based on the driveway concerns, the applicant distributed a revised site plan restoring the site access to, generally, its current location. This revision does not alter the requested variances but is a matter of revising the site plan. The representatives of Super 8, 3795 Orange Place, are required to come back to a future PZ/ABR meeting to present an updated site plan.

A Motion to recommend Ordinance 2017-31 (As Amended) to Council with additional facts and conclusions, and the condition that additional landscaping be provided along the Northern parking lot was made by Mr. Jud Kline; seconded by Scott Lewis. The motion was based on the proposed landscaping in these two locations, generally, reflecting the existing conditions and that revising the plan to comply with the parking setback requirements could be accomplished but would reduce the landscaping and the design quality in the internal portions of the site.

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

The Motion was approved 5 to 0.

An additional Motion was made by Mr. Scott Lewis, seconded by Mr. Brian Hitt to grant preliminary approval of the revised site plan, with the access drive in its original location (Site Plan Alt, C-4A, by Creekside Engineering dated September 8, 2017). Final development plan approval continues to be required.

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

The Motion was approved 5 to 0.

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#3 CHIEF BUILDING OFFICIAL'S REPORT

- Many Commercial tenant plans have been submitted to the Building Department for review; including Firebirds and Kona Grill. However, Kona Grill has some code issues concerning the imaginary lot lines that effects fire separation codes. This is still under review.

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#5 ANY OTHER TOPIC FOR DISCUSSON

None discussed

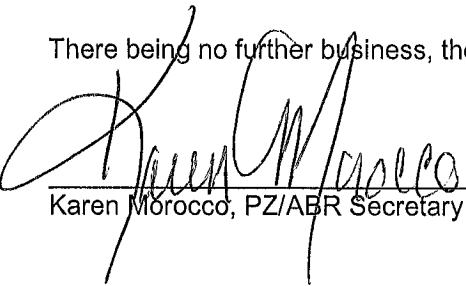
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A Motion to approve the Minutes of the September 19, 2017 meeting was made by Mayor Kathy Mulcahy; seconded by Mr. Jud Kline.

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

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There being no further business, the meeting was adjourned at 7:27pm

  
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Karen Morocco, PZ/ABR Secretary

10-18-17  
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Date