

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, February 7, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 6:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland (arrived @ 6:31pm), Scott Lewis, Brian Hitt (arrived @ 6:32pm), Jud Kline, Mayor Kathy Mulcahy.

Members Absent:

Others Present: Ben Chojnacki, Assistant Law Director
Ron Nied, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 4400 BRAINARD ROAD – ADDITION & EXTERIOR ALTERATIONS

Present: Kelly Fishman, Owner
Mikhail Sudnitsyn, Designer

Approved As Noted by Village Architect

PZ/ABR Discussion:

The Designer/Owner needs to return to P/Z & ABR either on February 21, 2017 or March 7, 2017 so that the Board may evaluate the project's compliance with the architectural design requirements of the Village Code. Mikhail Sudnitsyn, Designer, needs to submit the stair and window dimensions to Ron Nied, Chief Building Official, for code review prior to the next meeting. Materials and colors will also need to be presented to the Board at the next meeting.

Tabled

#2 27700 EMERY ROAD – CLEVELAND CHINESE CHRISTIAN CHURCH – OUTBUILDING – HANDICAP RAMP

Present: Nancy Fong, Representative

PZ/ABR Discussion:

The commission had some questions regarding the swing of the door and the spacing of the balusters. The ramp will be made from treated wood and will be stained.

A Joint Motion to recommend 27700 Emery Road, handicap ramp subject to the commercial plans examiner's review of code compliance was made by Mr. Jud Kline; seconded by Mr. Brian Hitt.

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

The motion was approved 7 to 0.

#3 PINECREST – BUILDING #1 – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING #1

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 1 - Revisions to the Final Development Plan Previously Approved for Building #1

Comments:

Revisions to the south elevation only.

In connection with its original approval of the Final Development Plan for Building #1 on October 18, 2016, the Commission (in Item c of its Motion approving the Final Development Plan for Building #1) required that the plan be revised to break down the scale of the south elevation with separate elements. The Commission noted that the revisions submitted for consideration this evening satisfy this condition and that no further approvals are required from the Commission or Mr. Kline related to the scale of the south elevation of Building #1.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Eric Newland to approve the revised Final Development Plan (FDP) for Building #1 (initially approved on October 18, 2016) which includes a revision to the **south building elevation** as reflected on pages 4 and 6 of the set of drawings (8 pages) titled "**Proposed Revisions to Final Development Plan for Building No. 1**" dated February 7, 2017.

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 motion was approved 7 to 0

#4 PINECREST BUILDING #2 – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING #2

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 2 - Revisions to the Final Development Plan Previously Approved for Building #2

Comments:

Changes to the exterior materials proposed on all four elevations.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar to approve the revised Final Development Plan (FDP) for Building #2 (initially approved on September 26, 2015) which includes the revisions to the **building elevations** as reflected on pages 4 through 10, 12 and 13 of the set of drawings (13 pages) titled **“Proposed Revisions to Final Development Plan for Building No. 2” dated February 7, 2017.**

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 motion was approved 7 to 0

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 3 - Revisions to the Final Development Plan Previously Approved for Building #5

Comments:

Revisions to the east and south elevations.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Jud Kline to approve the revised Final Development Plan (FDP) for Building #5 (initially approved on September 26, 2015) which includes the revisions to the **east and south building elevations** as reflected on pages 4 through 7 of the set of drawings (7 pages) titled **“Proposed Revisions to Final Development Plan for Building No. 5” dated February 7, 2017.**

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 motion was approved 7 to 0.

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 4 - Revisions to the Final Development Plan Previously Approved for Building #6

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Comments:

Revisions to the south and east elevations including the loading dock arrangement on the east side.

Proposed Motion:

It is Moved by Mr. Jud Kline; Seconded by Mr. Anthony Lazar to approve the revised Final Development Plan (FDP) for Building #6 (initially approved on September 26, 2015) which includes the revisions to the south and east **building elevations and east side loading area** as reflected on pages 4 - 7 of the set of drawings (7 pages) titled **“Proposed Revisions to Final Development Plan for Building No. 6” dated February 7, 2017.**

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 motion was approved 7 to 0

#7 PINECREST – BUILDING #7 – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING #7

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 5 - Revisions to the Final Development Plan Previously Approved for Building #7

Comments:

- Revisions to the south and north elevations.
- Five (5) "Poster Frames" are now being proposed on the north elevation – similar to prior approval on the south side. If these are "applied" signs the decision could be deferred until the complete package is submitted. However, if these are structurally "embedded" into the elevation a decision will be required sooner.

Proposed Motion:

It is Moved by Mr. Jud Kline; Seconded by Mr. Brian Hitt to approve the revised Final Development Plan (FDP) for Building #7 (initially approved on September 26, 2015) which includes the revisions to the south and north building elevation as reflected on pages 4-8 of the set of drawings (8 pages) titled "**Proposed Revisions to Final Development Plan for Building No. 7**" dated February 7, 2017 subject to the following understandings and conditions:

1. Roof top units are required to be screened
2. Wall treatment on the North elevation will have a similar pattern to Building #1
3. The "Poster Frames" will not be embedded, and no approval of the "Poster Frames" is provided by approval of this Motion.

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 motion was approved 7 to 0

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 6 - Revisions to the Final Development Plan Previously Approved for Building #8 and 8.1

Comments:

Revisions to the site plan within the service areas behind these buildings. The revisions eliminate the screening wall at the southern portion of Building #8. Site circulation and the parking fields are not altered.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar to approve the revised Final Development Plan (FDP) for the portion of the site plan adjacent to Building #8 and 8.1 (initially approved on September 6, 2016) which includes the revisions to the **service area along the rear (west) side of the building** as reflected on pages 5 and 6 of the set of drawings (6 pages) titled **“Proposed Revisions to Final Development Plan for Full Site in Vicinity of Building No. 8 and 8.1”** dated February 7, 2017.

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 motion was approved 7 to 0

#10 PINECREST BUILDING #9 – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING #9

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 7 - Revisions to the Final Development Plan Previously Approved for Building #9

Comments:

Increases the building footprint, approximately, 5 feet to the west and 4 feet to the north. The westerly extension reduces the width of the sidewalk adjacent to the building within the service area. On the north side the width of the landscape planter is reduced by 6 feet but the sidewalk width increased by 2 feet.

Proposed Motion:

It is Moved by Mr. Scott Lewis; Seconded by Mr. Jud Kline to approve the revised Final Development Plan (FDP) for the portion of the site plan adjacent to Building #9 (initially approved on September 6, 2016) which include a revision to the **building's** footprint as reflected on pages 5 and 6 of the set of drawings (6 pages) titled **“Proposed Revisions to Final Development Plan for Full Site in Vicinity of Building No. 9”** dated February 7, 2017.

Civil drawings need to be revised to reflect these changes.

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 motion was approved 7 to 0

#11 PINECREST – BUILDING #10 – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING #10

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 8 - Revisions to the Final Development Plan Previously Approved for Building #10

Comments:

Revisions to the building elevations and a slight change to the building's footprint at the southeast corner. A revised site plan will be submitted at the meeting to reflect a revised walkway arrangement at the southeast corner.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Scott Lewis to approve the revised Final Development Plan (FDP) for Building #10 (initially approved on September 6, 2016) which includes **revisions to the building elevations and the site configuration at the southeast corner of the building** in the set of drawings (15 pages) titled **"Pincrest Proposed Revisions to Final Development Plan for Building No. 10"** submitted for consideration **dated February 7, 2017**.

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 motion was approved 7 to 0

#12 PINECREST – REVISIONS TO THE FINAL DEVELOPMENT PLAN PREVIOUSLY APPROVED FOR BUILDING ADDRESSING

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representatives – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 9 - Revisions to the Final Development Plan Previously Approved for Building Addressing

Comments:

No comments.

Proposed Motion:

It is Moved by Mayor Mulcahy; Seconded by Mr. Brian Hitt to approve the revised Final Development Plan (FDP) for Building Addressing (initially approved on October 18, 2016) and titled "**Proposed Revisions to Final Development Plan for Building Addressing**" (undated) submitted for consideration at the **February 7, 2017** P&ZC meeting subject to the following understandings and conditions:

1. The Building Addressing must be reviewed by both the Police Chief; Chris Kostura, and the Fire Chief; Bob Wilson. The Commission will accept whichever option ('A' or 'B') the Police Chief and Fire Chief determine to be the best option for Orange Village.

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 motion was approved 7 to 0.

Present: Brice Hamill, Chris Salata, Representatives – Fairmount Properties
Josh Decker, Representative – Independence Construction
Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC

Motion 10 - Final Development Plan Approval for Building #3

Comments:

- An FDP for the structure has not been previously approved.
- The site location and arrangement around the structure is consistent with the approved FDP for On-Site and Off-Site Improvements on September 6, 2016.
- The landscaping on the south side of the building (page 15) is more detailed than the previously approved FDP on September 6th last year. If it is intended to replace the former landscape plan it should have a corresponding plant schedule to match the notes.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar to approve the Final Development Plan (FDP) for Building #3 based on the set of drawings (28 pages) titled “**Pinecrest FDP Building 3 Presentation**” dated **February 7, 2017**.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern.

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 motion was approved 7 to 0.

#14 REPORT & RECOMMENDATION – ORDINANCE 2017-5

AN ORDINANCE AUTHORIZING THE VACATION AND DEDICATION FOR A PORTION OF ORANGE PLACE AND PARCELS "D" AND BLOCKS "A", "B" AND "C" TO CREATE A NEW ALIGNMENT FOR ORANGE PLACE.

Present: Jordon Berns, Esq. – Berns, Ockner & Greenberger, LLC

A Motion to recommend Ordinance 2017-5 for approval was made by Mr. Scott Lewis; seconded by Mr. Brian Hitt.

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

No: None

The motion was approved 5 to 0.

#15 CHIEF BUILDING OFFICIAL'S REPORT

- Pinecrest:
 - Building #5 has begun installing the interior HVAC duct in the stairways and shafts
 - Slyman's – 4009 Orange Place
 - Slyman's has begun the demolition stage
 - Residential home activity is normal for mid-winter
-

#16 ANY OTHER TOPIC FOR DISCUSSION

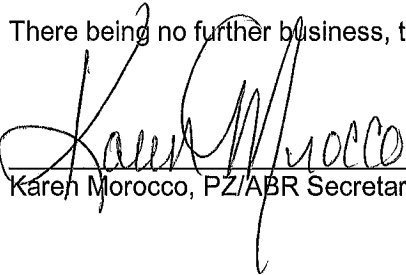
Motion to approve the Minutes of the January 17, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Brian Hitt.

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

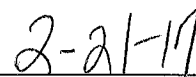
Abstain: Moran

No: None

There being no further business, the meeting was adjourned at 8:45 pm.



Karen Morocco, PZ/ABR Secretary



Date