

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, May 2, 2017 – 7:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 7:31 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  
Robert McLaughlin, Chief Building Official  
Karen Morocco, PZ/ABR Secretary  
Brian Mader, Village Engineer

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### #1 4809 E. FAIRVIEW ROAD – NEW HOUSE – MATERIALS SUBMISSION

Present: Alex & Irina Tatarchuk, Owners

PZ/ABR Discussion:

Material samples were provided. The shingles are made by Timberline – color: 'Mission Brown'. The stucco is Field Stucco #ORW12 'Morning Dove' by Behr. The accent is # TC01 'Bear Rug' by Behr. The stone is Castle Rock by Cemco 'Willow Brown' and accent stone is North American River Stone. All materials are made in the USA per the homeowner. The tree removal/preservation plan will be submitted before a permit is issued. A final landscape plan will be submitted within a year and is to be done before the final certificate of occupancy is issued.

A Joint Motion to approve the new house at 4809 E. Fairview with the colors as noted, submission of a tree removal/preservation plan and subject to compliance with the Village Engineer's comments was made by Mr. Jud Kline; seconded by Mr. Brian Hitt.

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

The Joint Motion was approved 7 to 0.

#2 4009 ORANGE PLANCE – SLYMAN'S – SIGN SUBMISSION

Present: Brad Petro, Cicogna Electric & Sign, Representative

PZ/ABR Discussion:

The sign submission has been approved by the Village Architect. There will be a South elevation wall sign, monument sign and three (3) directional signs. All of these signs comply with square footage requirements set forth in the Codified Ordinances. The South elevation sign will be at the entrance. The sign will be black in the day and white at night. Any additional signage may require a variance and the owner will decide in the future if it will choose to pursue a variance. The Commission made it clear to the property owner that the Commission was not taking a position as to whether any future variances would be approved or denied. No landscape plans were submitted with the signs. The monument brick will match the brick of the building.

A Joint Motion to approve the submitted signs for Slyman's at 4009 Orange Place subject to the finishes on the Monument sign matching the Building and sign landscaping plan being submitted, reviewed and approved by Kathy Moran and Bob McLaughlin was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#3 27330 CHAGRIN BLVD – VILLAGE AUTO WASH – EXTERIOR & SITE ALTERATIONS

Present: Randal Matejka, Designwise, Inc., Architect  
Steve & Dina Hayhosch, Owners

PZ/ABR Discussion: The renovations will all be on the exterior of the Building. The drain will be replaced and all water management will be addressed. New concrete pavement will be installed and the apron will be widened. The old vacuums will be taken out and new, stand-alone units will be installed. The side door will be removed and filled in with brick. Shutters are being removed and 16"-18" blue awnings will be installed. There is an existing canvas awning that protrudes 7-9'. The Village and the property owner needs to determine if a variance was ever granted to permit the awning structure to protrude into the setback; it was suggested that a variance was possibly granted in the 1970's. The renovation will also include 2 brick screen walls that may require a variance because they encroach upon the setbacks; one covering the meter at the front of the building and one serving as a screen wall for wind. The property owner was advised that it would have to pay all costs associated with pursuing a variance. Finally, the Commission suggested installing a 20 x8 planting bed (green area) to soften the area amidst all of the paving. Wall color – putty, crown molding – terracotta, cap – royal blue.

A Joint Motion to approval alterations of the Village Auto Wash at 27330 Chagrin Blvd subject to:

1. Providing protection around the planter box and around the light poles in the rear.
2. A landscape island or planting bed approximately 20 x 8 to be installed.
3. Further research into determining if a variance was ever previously granted by the Village. If not, the construction of the 2 screen walls will require a variance.
4. The proposed decorative awnings are a minimum of 8" and maximum of 16" projection.
5. Satisfying Village Engineer's comments.
6. Can construct remainder of the Building while the Variance application is in process if deemed necessary;

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.

#4

CHIEF BUILDING OFFICIAL'S REPORT

- This is Bob McLaughlin's 1<sup>st</sup> PZ/ABR Meeting. He stated the Building Department has a good system in place.
- Multiple plan reviews are in process
- Pinecrest:
  - A framing inspection was conducted in Building #5 on floors 2,3 & 4

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#5

ANY OTHER TOPIC FOR DISCUSSION

It was suggested the PZ/ABR meeting time be moved up an hour to begin at 6:30pm. Mayor Kathy Mulcahy asked if anyone had any objections. The Mayor made a Motion to approve officially starting the PZ/ABR meetings at 6:30pm; seconded by Mr. Jud Kline.

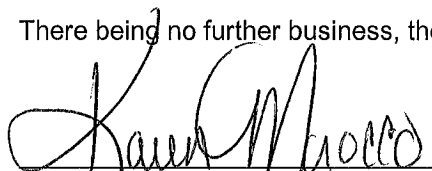
Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

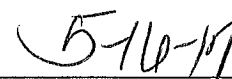
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Motion to approve the Minutes of the April 18, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

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

There being no further business, the meeting was adjourned at 8:46 pm.

  
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Karen Morocco, PZ/ABR Secretary  
PZ/ABR Meeting

  
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Date  
May 2, 2017