

MINUTES

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

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 6:31 pm.

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

Members Absent: Kathy Moran

Others Present: Steve Byron, Law Director
Paul Singerman, Special Counsel
Dave Hartt, Village Planner
Brian Mader, Village Engineer
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 213 LAKE MEADE DRIVE – NEW HOME LANDSCAPING PLAN

Present: Linda Mittleman, Homeowner
Jim Freireich, Eastside Landscaping, Representative

PZ/ABR Discussion:

Kathy Moran, Landscape Architect / Commission member, was not at the meeting. She submitted comments and wanted to know if the plants/bushes would grow higher than the front window sill. Linda Mittleman stated they would not grow higher than the window sill. The commission commented that the submitted landscape plan was nicely done and was a great representation of placement and planting.

A Joint Motion for approval of the proposed landscape plan for 213 Lake Meade Drive was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 6 to 0.

Present: Michael Canales, HSB Architects, Representative

PZ/ABR Discussion:

While in the process of remodeling and removing some of the materials, it was discovered the structure was rotting. Another Building Permit was obtained to do the additional work and a few changes needed to take place that was not originally presented at the first PZ/ABR meeting. The cornices need to be replaced. They will be replaced with a modern metal cornice that will be dark bronze in color. A change in the window arrangement and garage doors have changed as well.

A Motion to approve the changes at 4009 Orange Place – Slyman's Tavern, was made by Mr. Brian Hitt; seconded by Mr. Jud Kline.

Ayes: Lazar, Newland Lewis, Hitt, 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 a revision to the previously approved FDP for Building #14 which was based on "Pinecrest FDP Building 14 Presentation, March 7, 2017." This review is based on the set of drawings "Pinecrest Proposed Amendment to FDP Building 14" dated May 23, 2017 (27 pages).

Comments:

The requested revision is confined to access drive and parking arrangement on the west side of the building and a change in materials for the east and west elevation. The north side access drive is moved to the west along with the dumpster enclosure. For truck access, the dumpsters continue to align with the revised access drive. Two additional landscape islands have been added in the parking area. This revision was prompted, in part, by the P&ZC requesting the dumpsters be moved away from the building. The change has reduced the number of parking spaces in this lot from 88 to 74 spaces. This revised plan has also illustrated enhanced landscaping, compared to the March 2017 plan, along the south side of the parking area.

Given the overall amount of parking available and the previously approved parking ratios, and the change being made at the request of the P&ZC, the proposed revisions and parking reduction are acceptable.

Consistent with prior approvals, the wall signs depicted on the renderings are not being considered until a final "sign package with criteria" is approved. And, I have not commented on the building architecture deferring, as usual, this review and consideration to the P&ZC and ARB.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Scott Lewis to approve the Revised Final Development Plan (FDP) for Building #14 as reflected on pages 4-16 and 24-27 in the set of drawings (27 pages) titled "Pinecrest Proposed Amendment to FDP Building 14" dated May 23, 2017 subject to the following understandings and conditions:

1. That details of the dumpster screens – materials, height, adjacent landscaping - be submitted with the final landscape plan, which will include the planting specifications. This plan is required prior to an occupancy permit being issued.
2. The materials for the Fusion storefront element have not been approved and must be submitted to P&ZC for review and approval.
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, Newland Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The motion was approved 6 to 0.

#4 CHAGRIN HIGHLANDS SOUTH – PRELIMINARY DEVELOPMENT PLAN

Present: Carl Frey & Hun Epele, Representatives, The Richard E. Jacobs Group LLC
Aaron Appell, Representative, Bramhall
Chris Meske, Representative, Boulevard Studios

Withdrawn

#5 REPORT & RECOMMENDATION – ORDINANCE 2017-17

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CHAGRIN HIGHLANDS, LTD., FOR DEVELOPMENT OF REAL PROPERTY IN THE VILLAGE, AUTHORIZING THE EXECUTION OF EASEMENT AGREEMENTS FOR THE DEVELOPMENT, AND DECLARING AN EMERGENCY.

No Action Taken

#6 REPORT & RECOMMENDATION – ORDINANCE 2017-18

AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE ORANGE PLACE SOUTH SUBDIVISION NO. 1, ACCEPTING A DEDICATION FOR PUBLIC USE OF PROPERTY OWNED BY CHAGRIN HIGHLANDS, LTD AUTHORIZING THE ENFORCEMENT OF THE PLAT "FOR DEDICATION PURPOSES ONLY" AND AUTHORIZING IMPROVEMENTS IN ACCORDANCE THERWITH.

A Motion to recommend Ordinance 2017-18 to Council subject to the Village Engineer's comments/approval was Made by Mr. Brian Hitt; seconded by Mr. Scott Lewis.

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

The Motion was approved 6 to 0.

#7 CHIEF BUILDING OFFICIAL'S REPORT

- A Conditional Certificate of Occupancy was issued for 31499 Miles Road
 - Pinecrest:
 - Inspections are occurring at Buildings #1,2,3,4,5,6,7,10 & 14
 - Conditional approvals have been issued for Buildings #4 and 9
 - Building #8 is being reviewed
 - Building Permits have been issued for 121 Orange Lake Drive and 146 Orange Lake Drive
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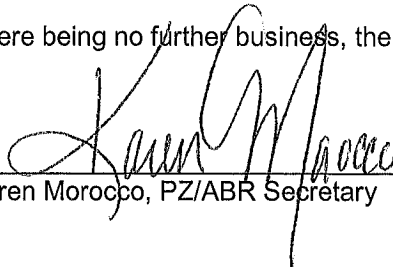
#8 ANY OTHER TOPIC FOR DISCUSSION

- Mayor Kathy Mulcahy will be late to the June 20, 2017 PZ/ABR Meeting
 - Brian Hitt will not be at the June 20, 2017 PZ/ABR Meeting
 - The Commission decided Mr. Jud Kline will run the June 20, 2017 PZ/ABR Meeting
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Motion to approve the Minutes of May 16, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

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

There being no further business, the meeting was adjourned at 7:55 pm.



Karen Morocco, PZ/ABR Secretary



Date