

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, August 15, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:34 pm.

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

Members Absent:

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

#1 4279 LANDER ROAD – NEW BARN & 2 HOUSE ADDITIONS

Present: Al Klauss, Paskevich & Associates, Architect
Chip and Moni Chapman, Homeowners

PZ/ABR Discussion:

The existing barn will be torn down and a new barn/studio will be built in its place. The homeowner's intend on repurposing some of the wood in the new barn. A greenhouse with a second floor will be added. An 8' x 40' deck will be built on the rear of the barn.

A Joint Motion to recommend the new barn and 2 house additions at 4279 Lander Road subject to the following conditions:

1. Exterior material to include board and batten; grey in color
2. Barn will have a metal roof; trim in red
3. House additions need to match the existing house materials; siding and roof

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

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

The Joint Motion was approved 7 to 0.

#2 122 ORANGE LAKE DRIVE – S/L 3 – NEW HOUSE

Present: Randy Kertesz, Lakes of Orange LLC, Owner

PZ/ABR Discussion:

This will be a 2,527 square foot ranch style home with 3 bedrooms and 2.5 bathrooms. There will be a large island in the kitchen. Materials being used are:

<u>Product</u>	<u>Color</u>
Siding	Light Mist
Trim	White
Pella Windows	White
Garage Door	White with windows on top
Roof-Timberline	Cool Antique Slate
Brick	Grey

A Joint Motion to approve the new house at 122 Orange Lake Drive, S/L 3, subject to compliance with the Village Engineer's comments was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar.

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

The motion was approved 7 to 0.

#3 258 LAKE MEADE DRIVE – S/L 121 – NEW HOUSE

Present: Randy Kertesz, Lakes of Orange LLC, Owner

PZ/ABR Discussion:

This will be a 2 story 3,651 square foot home with 3 bedrooms and 3.5 bathrooms. This home is similar to a previous model Kertes Enterprises has built in the past. There will be a sunroom with a basement underneath. A flex room is located on the first floor along with the master suite.

<u>Product</u>	<u>Color</u>
Siding	Pearl Grey
Trim	Pearl Grey
Pella Windows	White
Roof-Certainteed-Landmark	Cool Weathered Blend
Stone	Brae Water

A Joint Motion to approve the new house at 258 Lake Meade Drive, S/L 121, subject to compliance with the Village Engineer's comments was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

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

The motion was approved 7 to 0.

#4 PULTE HOMES OF OHIO, LLC - PRELIMINARY

Present: Keith Filipkowski, Pulte Homes of Ohio, LLC, Representative

PZ/Discussion:

A discussion ensued concerning Pulte Homes coming to Orange Village and building new custom homes. Keith Filipkowski presented a portfolio of several styles of homes that clients can build. Several different options were presented. Pulte Homes will be purchasing ninety-three (93) lots in the Lakes of Orange. Randy Kertesz, owner of Lakes of Orange, will preapprove all the houses, materials, colors, etc. The homes must be 'green' and sustainable, energy efficient with upgraded materials. All homes must be a minimum of 2400 square feet. Pulte Homes has built in Hudson, Brecksville, Pepper Pike and the surrounding Cleveland area. The commission discussed that they are looking for quality and character with many design elements. The commission will review one house at a time; individually, at the PZ/ABR meetings.

#5 3795 ORANGE PLACE – SUPER 8 HOTEL DEVELOPMENT – DEMOLISH & BUILD 2 NEW HOTELS- TRU NORTH BY HILTON & COMFORT INN / MAINSTAY

Present: Mili Patel, Owner
Tony Bartolini, Peak Construction

This review is based on the information received by the Village on July 28, 2017 which includes: the set of drawings by JMAC Architects (15 pages); a cover letter representing that the applicant (owners) will be the operator and have accepted these plans; CT's July 13th report that was given to the applicant prior to the application being withdrawn from the July 18th P&ZC agenda; and the applicant's response to the CT report.

The applicant is requesting preliminary development plan approval to redevelop the Super 8 motel site with two new and different brand hotels proposed to have a total of 204 rooms - 112 rooms for Tru by Hilton and 92 rooms for the Comfort Inn/Mainstay. The site is approximately 3.3 acres.

The property was included in the PPDD rezoning anticipating this site's inclusion in the Pinecrest development. However, to reflect that this property continues to be independent from Pinecrest, Village Council recently passed an ordinance that restores the application of the U-4A District's uses and development standards being applicable to this property. The U-4A regulations permit Motels and Hotels.

Zoning Compliance

1. The north parking setback is 4.5 ft.; the required setback is ten (10) feet. Since the entire site is being redeveloped the continuation of non-conforming conditions does not apply. Therefore, as presented, the proposed setback would require a variance.

2. The proposed parking is 35 spaces shy of the code requirements – 220 spaces provided compared to 255 (1.25 per room) required.
3. By definition (Section 1140.05), the proposed facilities do not satisfy the definition of “Hotel” (#21) since they don’t fully incorporate “...rooms for dining, entertainment, exhibitions, and convention sales activities as well as personal services for guests.” Without, these elements the facilities then fit the definition of “Motel” (# 25) which requires each hotel room have at least 325 square feet (Section 1156.04(b)). Based on the floor plans provided all the rooms do not meet this standard – for TRU by Hilton all but the few accessible rooms fall short; for Comfort Inn/MainStay about 20% of the rooms fall short. If the P&ZC concurs with this interpretation then a variance to this provision will be required.
4. The site plan has been dimensioned to specify that the parking aisles are 20 ft. (east side) to 24 ft. wide and size of the parking spaces are 9 ft. x 18 ft. This results in the “bumper to bumper” distance of a double loaded parking aisle being a minimum of 60 feet. This satisfies the 24 feet wide aisle requirement (Section 1162.08(a)) but does not satisfy the required 9 ft. x 20 ft. required parking space. Therefore, a variance is required to permit the 9’ x 18’ parking spaces.
5. Based on “scaling the drawing,” the revised plan meets the standard that five (5%) percent of the total parking area is required to be landscaped “...within the parking area...” (Section 1162.08(e)). The landscaping within the parking lot is estimated to be eight (8%) percent.

Comments:

Mili Patel stated approximately 15 employees will be on site at all times. Amenities will include a lobby, breakfast area, fitness area and a pool. The Comfort Inn/Mainstay would like to provide cooking in the rooms, however, Section 1166.08 states no cooking facilities shall be permitted in any lodging unit in any hotel or motel. For purposes of this section “cooking facilities” shall mean stoves, ovens, hotplates, microwave ovens or any other instrument customarily used to cook or heat food. (Ordinance 2002-41). The applicant will be reviewing the exiting and entering using the driveway. Also, a question was raised if an Orange Village Fire Truck has enough clearance in the parking lot and around the buildings. The applicant is to provide updated site plans.

Proposed Motion:

The P&ZC tabled further consideration of the Preliminary Development Plan until the development plan is refined and the number and extent of variances are clarified. It was generally understood that the P&ZC might consider zoning text amendments to address some of the “zoning compliance” issues listed above, particularly related to the number of parking spaces required, the size of the parking spaces, and the minimum size of the motel rooms.

Tabled

#6

PINECREST – BUILDING #7 – CITY WORKS – FDP – FINAL DEVELOPMENT PLAN

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

This review is based on the set of drawings “**City Works at Pinecrest**” (14 pages) submitted by Dacre and Youngquist, LLC Architecture, dated July 28, 2017. The comments below are compared to the drawings “**Pinecrest Final Development Plan, Buildings #2, 5, 6 and 7**” dated September 26, 2015. No further revisions to the FDP have been approved by P&ZC which have altered the site arrangement in the location of this proposal.

Comments:

The proposal details permanent outdoor dining areas for City Works on both the west side (3,000 sq. ft.) and south side (858 sq. ft.) of Building #7. The location, size and arrangement of the outdoor dining is consistent with the designated outdoor dining areas on the approved FDP and in the final Hardscape, Landscape and Lighting Plan also being considered at the August 15, 2017 P&ZC meeting.

The wall signs depicted on the drawings should not be considered since more detailed information is required to determine if the signs are consistent with “Comprehensive Sign Plan and Sign Criteria” approved at the August 1, 2017 P&ZC meeting.

Proposed Motion:

It is Moved by Mr. Jud Kline; Seconded by Mr. Scott Lewis to approve the Revised Final Development Plan (FDP) for City Works outdoor dining patio on the south and west sides of Building #7, as reflected in the set of drawings (14 pages) titled “City Works at Pinecrest” dated July 28, 2017 subject to the following understandings and conditions:

1. Approval of signs is not being considered.

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 – FDP – FINAL DEVELOPMENT PLAN – FOR SITE HARDSCAPE, LANDSCAPE & LIGHTING

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

This request is for Final Development Plan (FDP) approval for the site hardscape, landscape and lighting based on the set of drawings **“Pinecrest – Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL Landscape Architecture, dated August 14, 2017 (111 pages).”**

Comments:

This is a full set of site drawings for the entire commercial area of Pinecrest for the Final Development Plan (FDP approval for **hardscape materials** (paving, planters, striping, “furniture,” etc.), the detailed **landscape plans** (plant types, size at planting, spacing and number of plants), and site **lighting**. However, the drawings specifically state, on each page, that **“civil plans and details take precedence for layout and detailing for roadway, curb, traffic circle, and flat work”** and **“...structural plans take precedence “...for layout and detailing for retaining walls, seat walls, and steps...”** Therefore, in the proposed motion, below (to avoid repeating the list here) are those items that are specifically changed from previously approved plans. Additionally, Kathy Moran has reviewed the landscape plan, in detail, with Brice Hamill; the proposed revisions are also included in the motion. If approved, these changes will supersede the multiple Final Development Plans, and revisions thereto, that have been previously approved by the P&ZC.

The detailed landscaping specifications are newly added but have been reviewed in context with the more generalized landscape information submitted on previous plans (but not previously approved). It’s my opinion that, generally, the proposed landscaping equals, and in some cases exceeds the depictions in earlier FDP’s (i.e., the drainage basin along Harvard, the slope adjacent to University Hospitals, the area northeast of Building #1, around the outside of the traffic circles). Yet, there are a few discrepancies regarding the plant’s “height at planting” between the plans and sections. This is a particular concern on the east side of Building #1; the plan says evergreens will be 24 ft., the section 8 ft. to 12 ft.

Pursuant to the PPDD regulations the applicant needs to provide reasonable “assurance” that the light trespass beyond the property lines will be zero and the site lighting will have no adverse impact on surrounding properties. In addition, pursuant to the Development Agreement any changes in the plans for the Mound, Walls and Landscaping from the plan prepared by Cawrse & Associates, Inc. and attached to the Development Agreement must be submitted for review and approval by Cawrse & Associates, Inc. on behalf of the Waterford Residents.

Motion Approved by P&ZC

It is Moved by Mulcahy Seconded by Lewis to approve the Final Development Plan (FDP) for site hardscape, landscape and lighting based on the set of drawings (111 pages) titled **“Pinecrest FDP for Site Hardscape, Landscape and Lighting, dated August 14, 2017 prepared by Callison/RTKL and Wolff Landscape Architects**, with the following submitted at the P&ZC meeting: replacement pages 29-34, 67; new pages 112, 113, 117; and the two pages (unnumbered) which are the diagram depicting the locations where the plan materials have been changed and a site plan illustrating those changes subject to the following understandings and conditions:

1. This approval includes the following revisions to previously approved FDP's:
 - a. Revisions to the north parking lot (north of Building #7) to essentially defer the final design/arrangement of the parking lot, topography and access drive, connecting to the Residential Portion of the Project, until the design for the residential is more fully developed and the topographic and alignment between the two projects are better understood. At such time as the Residential Portion of the Project is developed and the topography and alignment between the two projects is sufficiently understood, the access drive between the two projects shall be constructed in such area as may be agreed between the applicant and the

developer of the Residential Portion of the Project, and approved by the P&ZC. In the event that the parties cannot agree upon the location and design of the access drive, the applicant shall construct the access drive between the two projects as originally contemplated in the approved Final Development Plan in effect prior to the date of this Motion.

- b. No decorative paving will be included in the pedestrian crosswalks within the north and south traffic circles because directional arrows are added on the paving to better manage traffic flow and turning movements. At the southern traffic circle the south crosswalk has been eliminated and landscaping added to discourage crossing at this location.
 - c. Along the west property line the landscaping extends "up the slope" to the University Hospital's parking lot (on UH property) per Pinecrest's agreement with UH.
 - d. The topography at the northeast corner of Building #1 is modified to create a ten (10) feet high mound above the adjacent parking area.
 - e. Refined the Building #1 center access drive from Harvard by adding an island to better channel the traffic to assure right-in right-out only.
 - f. Removed the slope from the grassy areas in the "public square" space in front of Buildings #6 and #7 since these areas were sloping away (to the south) from the "media screen" on the south elevation of Building #7.
 - g. A reduction in the planter size in front of Building #6, as suggested by the P&ZC to maintain a wider walkway between the planter and Kona Grill's outside dining.
 - h. The landscape plan is revised as depicted on the attached diagram and on the amended, replacement pages, listed above.
2. This approval does not include final hardscape or landscape for the buildings and related "pads" for Buildings #12, #13, and #16. The landscaping immediately adjacent to Building #14 will be included with the tenant's submission for P&ZC approval.
 3. Separate approval is required for the location, size and shape of Building #15.
 4. The applicant or, designated representative, has provided the Village sufficient information (pursuant to Section 1175.03(d)(1) of the PPDD regulations) which should enable the Village to verify, "... that light trespass beyond the property lines will be zero and the lighting will have no adverse impact on surrounding properties" with the exception that light may "trespass" onto the existing rights-of-way per the plan. This approval is subject to the Village making such verification.
 5. The applicant has assured the Village that, notwithstanding anything to the contrary contained in the landscape plan, no changes to the Cawrse plan will be made unless the changes have been submitted to and approved by Cawrse and Associates, Inc. or otherwise approved as required by the Declaration.

Should there be any conflicts between these drawings and previously approved FDP related to site improvements and final topography, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set of drawings or subsequent FDP revisions.

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

#8 CHIEF BUILDING OFFICIAL'S REPORT

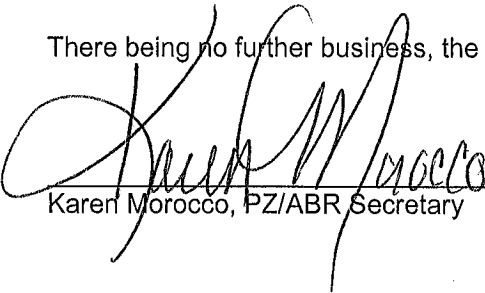
- No report given
-

#9 ANY OTHER TOPIC FOR DISCUSSION

- Mr. Scott Lewis may not be at the September 5th PZ/ABR meeting and he will not be at the September 19th PZ/ABR meeting.
 - Mr. Brian Hitt will not be at the September 19th PZ/ABR meeting.
-

Motion to approve the Minutes of August 1, 2017 meeting was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar.

There being no further business, the meeting was adjourned at 10:08pm



Karen Morocco, PZ/ABR Secretary



Date