

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 19, 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, Jud Kline, Mayor Kathy Mulcahy

Members Absent: Scott Lewis, Brian Hitt

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

#1 229 LAKE MEADE DRIVE – S/L 128 – NEW HOUSE

Present: Ron Miller, Sterling Lakes Building, Representative
Joseph Giglio, Architect

PZ/ABR Discussion:

Sterling Lakes is building a 3,265 sq. ft. Ranch style home with 3 bedrooms and 3 bathrooms. The home will have a small office as well. It was noted that the master bedroom only had windows on one side. Sterling Lakes Builders stated the owner doesn't want windows on one wall due to privacy concerns. Materials:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Roof	Landmark	Driftwood
Stone		Echo Ridge
Siding	Sherwin Williams	Caribou
Trim	Sherwin Williams	To match siding
Windows		White
Garage Door		White
Front Door		To Be Determined

A Joint Motion to recommend the new house at 229 Lake Meade Drive, subject to recommending landscaping be installed on the South side of the house to provide relief from the large, blank wall was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 5 to 0.

#2 27010 CHAGRIN BOULEVARD – TRUE NORTH ENERGY LCC – DEMOLISH & BUILD NEW BUILDING, CANOPY AND FUEL STORAGE SYSTEM

Present: Rick Turner, Diamond Z. Engineering, Representative
Frank and Tanya Ross, Architects

PZ/ABR Discussion:

Rick Turner discussed True North would like to update the current building as the gas station is beginning to age. The current lot is small and is in a high traffic area. In order to achieve the new building, canopy and fuel storage system, variances would be needed. There are already variances that have been obtained in the past for 27010 Chagrin Boulevard. Dave Hartt, Village Planner, and Ben Chojnacki, Assistant Law Director, will work together to determine what variances already exist and what variances would be needed to move the project forward. Once it is determined what variances are needed, the applicant will apply for the variances and will return to PZ/ABR when referred by Council.

Tabled

#3 LAKES OF ORANGE – PHASE II

Present: Randy Kertesz, Lakes of Orange, Owner
Jordan Berns, Esq. - Berns, Ockner & Greenberger, LLC

PZ Discussion:

The Commission has already approved plans for the full subdivision. There have been no changes to the plans. The sub-division is now being developed in phases. The purpose of the meeting presentation is to have the Board approve Phase II. The Village Engineer has approved Lakes of Orange – Phase II.

A Motion to approve the Phase II development plan, subject to the Developer posting a sufficient Bond to secure public improvements to the development, placing addresses on the existing units, and placing mailboxes into locations that are satisfactory to the Village Engineer, was made by Mayor Mulcahy; seconded by Mr. Jud Kline.

Ayes: Lazar, Kline, Mayor Mulcahy
None:

The Motion was approved 3 to 0.

#4 CHIEF BUILDING OFFICIAL'S REPORT

- Ron Nied has started as a part-time inspector at Pinecrest

#5 ANY OTHER TOPIC FOR DISCUSSION

- Jud Kline mentioned he had a discussion with Bob McLaughlin, CBO, about the upcoming tenant build-outs in Pinecrest and the procedure to review them. Taking all the comments of the Commission into consideration, it was determined that all tenant build-outs must get approval from the Developer, Fairmount Properties, before being submitted to the Orange Village Building Department. Either a letter or a stamp from the Developer will suffice. Bob McLaughlin, CBO, has the authority to review the tenant build out plans and determine if the tenant submittal needs to come back before the Commission for review/approval or he can determine to issue a Building Permit without the review/approval of the Commission. If there is an obvious change to the Exterior of the Building that affects the building footprint, the submission must come back before the Commission (PZ/ABR). It was clearly stated that some of the Final Development Plans (FDP's) do not have the front of the buildings (store fronts) completed so the Commission has never seen FDP's in some cases. Again, it will be at the discretion of the Chief Building Official to either refer the submission to the Commission (PZ/ABR) or to issue a Building Permit after his review. If the Chief Building Official has any questions about a submission after his review, he can contact the Mayor, Paul Singerman (Special Counsel), or any of the Commission members for direction.

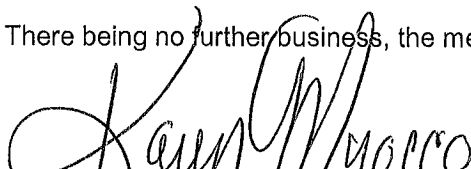
A Motion to approve the Minutes of the August 15, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

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

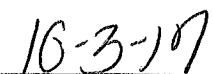
A Motion to approve the Minutes of the September 5, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Kline, Mayor Mulcahy
None: None
Abstain: None

There being no further business, the meeting was adjourned at 7:43pm



Karen Morocco, PZ/ABR Secretary
PZ/ABR Meeting



Date
September 19, 2017