

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, January 16, 2018 – 6:30 pm

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

Members Present: Anthony Lazar (arrived @ 6:43pm), Eric Newland, Scott Lewis, Brian Hitt, Mayor Kathy Mulcahy

Members Absent: Kathy Moran, Jud Kline

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

#1 **27010 CHAGRIN BOULEVARD – TRUE NORTH GAS STATION – REPLACE BUILDING, CANOPY AND FUEL STORAGE SYSTEM – FINAL DEVELOPMENT PLAN**

Present: Rick Turner, Diamond Z Engineering

The applicant is requesting Final Development Plan approval to redevelop the True North Shell Station at the intersection of Chagrin Boulevard and Orange Place in the U-4A Motorist Services District. This review is based on the 12-page set of drawings received by the Village on December 13, 2017.

The major changes in the site layout are: adding a larger convenience store at the rear (south end) of the site with additional parking spaces; removing the small kiosk currently in the center of the site; removing the car wash located where the convenience store is now proposed; and replacing the canopy. To accommodate this project, as proposed, several variances were required. The variances were recommended by the P&ZC and approved by Village Council.

The final site plan is consistent with the variances that were granted. A landscape plan has been submitted that essentially reflects existing plants to remain, with a few plants being added. Trees have not been proposed south of the convenience store to replace the existing trees/vegetation behind the existing car wash.

Three new signs are proposed: a 22 sq. ft. wall sign on the convenience store and two 16 sq. ft. signs (the Shell logo) on the canopy – on the north and west faces. All three signs comply with the code. Additionally, the applicant proposes re-facing the existing free-standing sign. This is acceptable since a variance was granted for this sign in 2003 and re-facing of non-conforming signs is permissible (Section 1161.14).

Motion Approved by P&ZC:

It is moved by Mayor Mulcahy; Seconded by Mr. Brian Hitt to recommend the True North Gas Station replacement at 27010 Chagrin Boulevard subject to further submission of the landscaping which can be decided upon by the Chief Building Official and consultation with Kathy Moran, if needed.

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

No: None

The Joint Motion was approved 5 to 0.

#2 (#3)

PINECREST – AMENDED SITE HARDSCAPE, LANDSCAPE AND LIGHTING – FDP – FINAL DEVELOPMENT PLAN

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

This request is for Amended Final Development Plan (FDP) approval for the site hardscape, landscape and lighting based on the set of drawings "Pinecrest: Amendment to Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL and dated December 8, 2017 (30 pages).

The list of changes, below, is compared to the drawings "Pinecrest: Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL, dated August 14, 2017.

It is moved by Mayor Mulcahy; Seconded by Mr. Scott Lewis to:

1. Approve the following amendments to the Final Development Plan (FDP) for site hardscape, landscape and lighting based on the set of drawings (26 pages) titled "Pinecrest: Amendment to Final Development Plan for Site Hardscape, Landscape and Lighting, dated December 8, 2017 prepared by Callison/RTKL and Wolff Landscape Architects:
 - a. Adding street trees along Orange Place north of the northerly drive (Key Plan Locations G3 and page 22), (with the notation that the final placement of the trees should be integrated into the design and placement of the new trees as part of the Patel redevelopment on the adjacent property to the north).
 - b. Eliminating the plantings along the northerly property line, northwest of Building #7; added "no mow grass" (G1).
 - c. Shifting the plant materials to the flat area along the westerly property line north of Building #7; same number and type of plants (B).
 - d. Modifying the landscaping around Building #15 (H); approved with the condition that the paving should be angled (chamfered) rather than with the current 90 degree edges.
 - e. Revising the plant material and the hardscape in the areas east of Building #2 (F).
 - f. Removing the two (2) planters along the pedestrian way between Buildings #9 and #10 (J).
 - g. Maintaining the shade trees but eliminating all ground cover and shrubs in the buffer along the southern portion of the boundary, adjacent to Slyman's and the retention basin to the south (D).
 - h. Adding the new hardscape and landscaping on the pad surrounding Building #16 (I). (Note: The building design was approved in a separate motion.)
2. Defer consideration of the amended design for the public plaza adjacent to Buildings #6 and #7 (A) for further evaluation at the next P&ZC meeting.
3. Not approve amendments on the drawings related to:
 - a. The three traffic circles (Key Plan locations G2 and K);
 - b. The landscaping immediately adjacent to the northwest side of Building #8.1 (C); or
 - c. The landscape design on the north and east sides of Building #1 (E).

since no specific amendments were being proposed. Therefore, until further amendments are proposed the Pinecrest: Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL, dated August 14, 2017 remains in effect as the governing document for these elements and all other areas that have not been amended herein.

Separate approval is also required for Buildings #12, #13 and #15 and their surrounding areas.

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, Newland, Lewis, Hitt, Mayor Mulcahy
No: None

The Joint Motion was approved 5 to 0.

#3 (#2) PINECREST – BUILDING #16 – FDP – FINAL DEVELOPMENT PLAN

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

This review is based on the set of drawings "Pinecrest FDP Building #16 Presentation" (29 pages) submitted by Callison\RTKL dated December 15, 2017. The comments below are compared to the drawings "Pinecrest: Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL and Wolff Landscape Architecture, dated August 14, 2017."

Comments:

Approval of the FDP for the Hardscape/Landscape last August deliberately excluded the "pad" area between the two access drives recognizing that separate approval would be required when the user and site plan details were known. This proposal is similar to the building and site arrangement depicted on the preliminary development plans. The landscaping on the opposite side of the driveways (from Building #16) was included in the FDP for Hardscape/Landscape previously approved and remains unchanged.

Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar to approve the Final Development Plan (FDP) for Building #16, confined to the building design, based on the drawings titled "Pinecrest FDP Building #16 Presentation" (29 pages) submitted by Callison\RTKL dated December 15, 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, Newland, Lewis, Hitt, Mayor Mulcahy
No: None

The Joint Motion was approved 5 to 0.

#4 PINECREST – SIGN CRITERIA – CONVERSATION ABOUT PRODUCT ADVERTISING

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

As part of Fairmount Properties sign submission review process, the submission is reviewed using the approved Comprehensive Sign Criteria. With the tenant Shake Shack, there were a few areas that did not comply. It was initially approved by Fairmount Properties but noted not in compliance on their blade sign. Some of the letters are small and include food names such as burgers, fries, etc. The words span the entire canopy edge. Bob McLaughlin, CBO, and Jud Kline made the decision to have the Commission review it. Even though the sign is slightly different from the Sign Criteria, the PZ/ABR Commission has the ability to approve it.

It is Moved by Mr. Brian Hitt; Seconded by Mr. Scott Lewis to approve the sign at the Shake Shack in the Pinecrest Development.

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

The Motion was approved 5 to 0.

#5 CHIEF BUILDING OFFICIAL'S REPORT

- Pinecrest: Building #1 has been issued a Certificate of Completion
- Lakes of Orange will be returning to PZ/ABR on February 6th to obtain formal plat approval

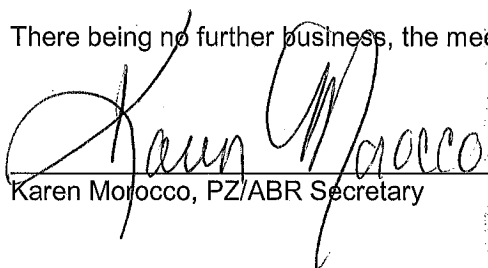
#6 ANY OTHER TOPIC FOR DISCUSSION

- No topics discussed

A Motion to approve the Minutes of the December 19, 2017 meeting was made by Mayor Mulcahy; seconded by Mr. Anthony Lazar.

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

There being no further business, the meeting was adjourned at 8:32pm



Karen Morocco, PZ/ABR Secretary



Date