

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, December 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 4279 LANDER ROAD – MODIFICATION OF PREVIOUSLY APPROVED ROOM ADDITION PLANS

Present: David McDowell, McDowell Construction

ABR Discussion:

It was intended to save the slider doors on the original plans. In the process of construction, it was discovered the sliders could not be saved. The homeowner has decided to install windows to match the look of the original 1846 original existing windows. These are facing Lander Road and the South end of the house. Also, on the original submitted plans, the 2nd story loom room that is to be built above the current laundry room that is existing. During construction, it was discovered a part of the laundry room does not have a footer foundation. A new 1st floor laundry room will be built with a new foundation. All materials will match the existing materials.

A Motion to recommend the modifications at 4279 Lander Road was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

The Motion was approved 7 to 0.

#2 209 LAKE MEADE DRIVE – NEW HOUSE

Present: Randy Kertesz, Kertes Homes, Representative

PZ/ABR Discussion:

The new house at 209 Lake Meade Drive is a combination of a Frank Lloyd Wright style home combined with a traditional set of gables. The new homeowner is coming from Pepper Pike. The homeowner has decided to change the submitted material selections. They are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Roof	Owens Corning	Harbor Fog
Trim & Soffit	James A. Hardie or equivalent	White
Gutters/Downspouts	Alside or equivalent	White
Lap Siding	James A. Hardie or equivalent	Pearl Gray
Shingle Siding	James A. Hardie or equivalent	Gray Slate
Stone Veneer	Alpine Pro-fit LedgeStone or equivalent	Black Mountain
Windows	Pella Proline Series	Prefinished White
Front Door	ThermaTru or equivalent	White
Garage Overhead Door	Wayne Dalton or equivalent	White Contemporary
Face Brick	Belden or equivalent	Manganese Iron Spot
Decorative Gable Vents	Fypon or equivalent	Gray Slate

A Joint Motion to recommend approval of the new house at 209 Lake Meade Drive subject to 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.

#3 LAKES OF ORANGE – PHASE 3, 4, 5

Present: Randy Kertesz, Lakes of Orange, Representative
Dan Neff, Neff & Associates, Engineer

Comments:

A discussion ensued about Lakes of Orange phases 3, 4, 5. The number of lots has been reduced. The Northern section of Lake Placid Court will be vacated.

No Action Taken

#4 CHAGRIN HIGHLANDS SOUTH – PHASE I – DETAILED DEVELOPMENT PLAN

Present: Carl Frey, The Richard E. Jacobs Group, Inc., Representative

This application is for approval of the Detailed Development Plan (DDP) for Phase 1– the hotel and two restaurant pads just south of Harvard – pursuant to Section 1173.12 This review is based on the submission (11 pages) with the first page titled “Final Development Plan,” received by the Village on December 8, 2017. The Mass Grading Plan, previously submitted with the detailed engineering improvement plans, should also be considered as part of this application.

The property is in the Planned Mixed-Use Development District (PM-UD) and is reviewed pursuant to Zoning Code Chapter 1173 and the Chagrin Highlands Development Agreement. The overall development concept and the preliminary plan for Phase 1 were approved by P&ZC on November 15, 2016. Phase I continues to include two restaurants and a hotel with access easements among the uses to assure coordinated development and interconnected circulation. Subsequent to the preliminary plan approval, the following has occurred consistent with the approved development agreement which provided assurances that: the circulation connection to the Weintraub property can be accommodated; the Harvard –Orange Place intersection design and traffic signals are coordinated; and the street lighting throughout the area - Pinecrest and Chagrin Highlands North and South are coordinated.

General Comments: Compared to the approved preliminary plan, the Detailed Development Plan submission generally comports with the approved preliminary plan with respect to uses proposed, topography, site circulation, parking spaces provided and the parking arrangements. The building “pads” remaining for the three (3) new buildings and their surrounding sidewalks, landscaping and outdoor dining are also similar to the preliminary plan. The only material differences are:

1. The hotel site has been shifted 13 feet to the east (closer to Orange Place) to reduce the impact on the requested riparian setback variance. The variance was granted.
2. The paving on the west side (west of the restaurant site) has been expanded to extend slightly closer to the existing gas easement. This increases the size of the restaurant “pad” and adds landscape islands to the south of this restaurant.

Even with Detailed Development Plan approval, each of the three buildings is also subject to DDP approval. The parking areas, being 60 ft. “bumper to bumper” (9 ft. by 18 ft. spaces and 24 ft. wide aisles), comply with the requirements for the PM-UD District.

Motion:

It is moved by Mr. Scott Lewis; Seconded by Mr. Jud Kline to approve the Detailed Development Plan (DDP) for Phase I of Chagrin Highlands South Based on the submission (11 pages) with the first page titled “Final Development Plan,” received by the Village on December 8, 2017 subject to the following understandings and conditions:

1. That the Mass Grading Plan submitted with the engineering Improvement Plans be considered part of this approval.

The approval of this revised DDP 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 DDP, 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

#5 **COOPER'S HAWK WINERY & RESTAURANT – DEVELOPMENT PLAN**

This application is for approval of the Detailed Development Plan (DDP), for Cooper's Hawk Winery and Restaurant, proposed on the northeasterly restaurant site in Chagrin Highlands South, pursuant to Section 1173.12. This review is based on the submission (33 pages) titled "Cooper's Hawk Winery and Restaurant," by the Aria Group, dated December 4, 2017.

This proposal comports with the approved Detailed Development Plan for Chagrin Highlands Phase I with respect to the size of the restaurant "pad," the size of the building anticipated, the site circulation, the parking spaces provided and the parking arrangements.

Comments:

1. The parking areas, being 60 ft. "bumper to bumper" (9 ft. by 18 ft. spaces and 24 ft. wide aisles), complies with the requirements for the PM-UD District.
2. Need clarification Chagrin Highlands is responsible for the landscaping along Harvard since the landscaping is depicted on both the Chagrin Highlands and Cooper's Hawk plans.

Motion:

It is moved by Mr. Scott Lewis; Seconded by Mr. Jud Kline to approve the Detailed Development Plan (DDP) for Cooper's Hawk based on the submission (33 pages) titled "Cooper's Hawk Winery and Restaurant," by the Aria Group, dated December 4, 2017 subject to the following understandings and conditions:

1. The installation of the Harvard frontage landscaping is the responsibility of Chagrin Highlands.
2. Signage is not included
3. A revised landscape plan shall be submitted to include more evergreens/coniferous planting material on all 4 elevations subject to approval by the Chief Building Official.
4. The façades to include masonry or non-porous material within 4 feet of the ground.

The approval of this revised DDP 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 DDP, 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.

#6 CHIEF BUILDING OFFICIAL'S REPORT

- The Building Department has started getting sign submissions for the Pinecrest Development.

#7 ANY OTHER TOPIC FOR DISCUSSION

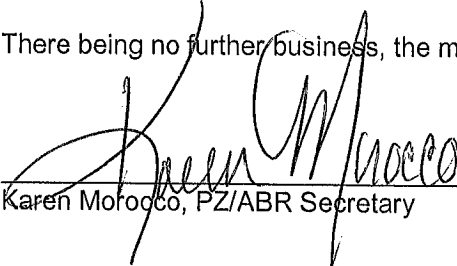
- The January 2, 2018 PZ/ABR meeting has been cancelled.
- Scott Lewis has been reappointed for 3 more years to the PZ/ABR commission by Council

A Motion to approve the Minutes of the December 5, 2017 meeting was made by Mayor Mulcahy; seconded by Mr. Anthony Lazar.

Corrections: Amended Minutes: To be added – Item #3 under comments #7. Applicant has stated no lights will be on the Buildings; specifically on the Eastern side.

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

There being no further business, the meeting was adjourned at 7:54pm



Karen Morocco, PZ/ABR Secretary

1-16-18

Date