

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 17, 2018 – 6:30 pm

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

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

Members Absent: None

Others Present: Steve Byron, Law Director
Paul Singerman, Special Counsel
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 28599 JACKSON ROAD – SCREENED-IN PORCH

Present: Larry Newman, Marni, Inc.

PZ/ABR Discussion:

The porch is already built; the flooring and deck are in place. This has prior approval from PZ/ABR. Only the roof and screens remain to be installed. There will be no heating or cooling in the porch. Full screens and T-111 lattice will be used. The Commission mentioned insects will get in through the cracks in the trex boards and recommended screening be installed on the bottom of the decking. All finishes will match existing.

A Joint Motion to recommend the screened-in porch at 28599 Jackson Road subject to finishes matching the existing materials was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#2 PINECREST – APPROVAL OF AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN TO PERMIT OFFICES ON THE FIRST FLOOR OF BUILDING #5 IN SUB-DISTRICT PD-1

Present: Jordan Berns, Esq- Berns, Ockner & Greenberger, LLC

Comments:

The applicant proposes to use a small portion (1,432 sq. ft.) of the first floor in Building #5 for offices (700 sq. ft.) and an exercise room for the office tenants (732 sq. ft.). Since the zoning provisions restrict offices in PD-1 above the first floor, amendments to both the Preliminary Development Plan (last amended February 10, 2015) and the Final Development Plan for Building #5 (last amended February 7, 2017) are required.

In the Village Planner's opinion, this is a small, acceptable and immaterial amendment. The space being converted from retail to offices does not alter the contiguous retail frontage adjacent to the plaza and only slightly reduces the available retail space. Being on the first floor, the exercise room (a fairly common office component) reserves prime space on the upper floors for office tenants (and potentially a little more income tax). And, lastly, the office portion could result in more tax income than a comparable amount of retail floor area.

Motion:

It is Moved by Mayor Mulcahy; Seconded by Mr. Brian Hitt that the Pinecrest Preliminary Development Plan and the Final Development Plan for Building #5 be amended to permit approximately 1,432 square feet of office use on the first floor of Building #5, with approximately 700 square feet being office and approximately 732 square feet being an exercise room for use of the tenant's in building #5.

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

The Joint Motion was approved 7 to 0.

#3 REPORT & RECOMMENDATION – 2018-19 (REMOVED FROM AGENDA)

31599 MILES ROAD – STRUCTURE FOR RECREATIONAL VEHICLE – PRELIMINARY DISCUSSION
(ADDED TO THE AGENDA)

Present: Dennis Gritton, Homeowner

Mr. Gritton wanted the commission's feedback on his idea's to store his recreational vehicle. In order for a structure to be built that would accommodate the recreational vehicle and 2 other vehicles a height and area variance would be required. A preliminary discussion ensued with ideas to house the RV. Mr. Gritton will decide if he will apply for a variance in the future.

No action taken.

#4 CHIEF BUILDING OFFICIAL'S REPORT

- The Building Department has been very busy with inspections, issuing permits and many plan reviews for the Pinecrest Project.
- Several tenants will be opening on different dates this Spring.
- Many residential projects are under review.

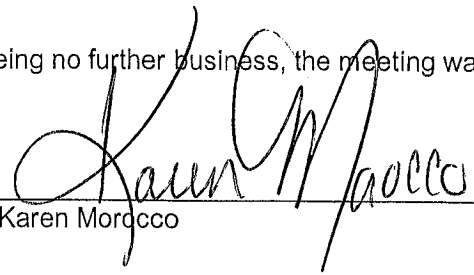
#5 ANY OTHER TOPIC FOR DISCUSSION

- A media tour of Pinecrest was held April 17th. In addition to the tour, the Mayor got to see the safety station and walked the monument stairs.
- There will be a Staff tour at Pinecrest on April 24th @ 4:30pm.
- Eric Newland commented on how great the Whole Foods sign looks; other comments were also made how nice the REI and Silverspot signs look as well.
- Scott Lewis will not be at the May 1, 2018 PZ/ABR meeting.

Minutes from April 3rd and April 17th will be voted on at the May 1, 2018 PZ/ABR meeting.

No motion taken

There being no further business, the meeting was adjourned at 7:17 pm



Karen Morocco



Date

PZ/ABR Meeting

April 17, 2018