

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 3, 2018 – 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 Mulcahy

Members Absent: None

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

#1 116 ORANGE LAKE DRIVE – S/L 2 – LANDSCAPE PLAN

Present: Pulte Homes – Chris Schneider

PZ/ABR Discussion:

The landscape plan has been approved by the Village Engineer. The front yard will be sod and the rear yard will be seed. Mr. Jud Kline would like landscaping to be added to the rear corners.

A Joint Motion to recommend the landscaping at 116 Orange Lake Drive subject to adding low growing Junipers in front of the porch and adding two (2) Cleveland Pear trees to each rear corner of the house was made by Mr. Brian Hitt; seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

#2 3690 ORANGE PLACE - SIGN

Present: Richard Papas, Fast Signs

PZ/ABR Discussion:

The applicant proposes a new free-standing sign at the entrance. The sign area (32 sq. ft.) complies with the maximum area permitted (32 sq. ft.). The proposed height (9 ft.) exceeds the maximum permitted height (8 ft.). To accommodate the sign as proposed a one (1) foot height variance is required. Richard Papas stated Boxwood shrubs will be planted around the base of the sign. Kathy Moran mentioned the Boxwood shrubs would grow to be too tall for the area. She suggested low growing Junipers. The Commission stated the way the sign is currently presented with the words 'Orangewood' would be confusing to people trying to find their destination due to the fact that there is currently an 'Orangewood' street in Orange Village. Also, the lay out of the letters is difficult to read. The letters are currently displayed horizontally with the 'O' starting at the bottom of the sign. The Commission would prefer the sign to read 'Orange Place' with the 'O' starting at the top going down horizontally; rotating the words 180' from the way it was presented. Incorporating these two changes will make the sign easier to read and clarify the location.

The sign must be a minimum of five (5) feet from the right-of way. While the precise location has not been depicted in the submission, there is ample room in the landscape island to meet the required setback.

A Joint Motion to recommend the sign at 3690 Orange Place subject to: reducing the height of the sign one (1') foot (to be in compliance with the 8 ft. maximum permitted height); placing the sign at least (5') feet from of the right-of-way; changing the word 'Orangewood' to 'Orange Place'; rotating the words 'Orange Place' 180 degrees with the 'O' beginning at the bottom of the sign going up vertically; and adding low growing Junipers at both sides of the sign at the base, was made by Mayor Mulcahy; seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#3 PINECREST – COMPREHENSIVE SIGN PLAN AND SIGN CRITERIA FOR WAYFINDING AND LANDLORD SIGNAGE

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

This request is for an amendment to the Final Development Plan (FDP) to include project identification and wayfinding signs. The Sign Criteria approval on August 1, 2017 recognized that this component was to be forthcoming. This review is based on the set of drawings "Pinecrest – Signage and Wayfinding" dated March 3, 2018 prepared by Callison/RTKL (218 pages).

Description of the Proposal with Comments:

As a reminder, these signs are not subject to the Sign regulations in Chapter 1161. Section 1175.10 of the PPDD regulations grants to the P&ZC the responsibility and authority to establish appropriate signs based on a "...comprehensive sign plan and sign criteria." This submission is a supplement to the comprehensive criteria previously approved.

This sign package includes four (4) basic types of signs:

1. Project identification signs focused at the entrances and the traffic circles. The approval of the revised Hardscape/Landscape plan in January anticipated that amendments to the landscaping might include signs in the center of two traffic circle islands as now proposed. The pylon sign at the Harvard Road entrance (e01-01-01) appears to be located within the public right-of-way. The project sign between Buildings #1 and #2 (e06-01-01), near the perimeter wall of PD-6, does not have any corresponding illustrations as to size, type or specific location.
2. Exterior building identification signs – entry signs - for the owner occupied buildings: Buildings #2 (apartments), #3 (parking), and #5 and #6 (offices). The previously approved sign criteria focused on project tenants and not signs for the "owner's" buildings.
3. Wayfinding signs to guide both vehicle and pedestrian movements throughout the project.
4. Interior signs that are not subject to the P&ZC review. Typically, the Village's role for these signs is for the administration to assure that signs are provided to satisfy public safety regulations.

Motion:

It is Moved by Mayor Mulcahy; Seconded by Mr. Jud Kline to approve the Final Development Plan (FDP) for signs based on "Pinecrest – Signage and Wayfinding" prepared by Callison/RTKL dated March 3, 2018 (218 pages) subject to the following understandings and conditions:

1. The pylon sign at the Harvard Rd. entrance is subject to verification that it is being placed in the approved easement and should be shifted closer to the trail (away from Harvard) to the maximum extent practicable.
2. Option 1 (e02-01-01) is the approved sign for the center of the traffic circles.
3. The landscape plans, within the traffic circles, are only adjusted to the minimum extent necessary to accommodate the signs with such revised landscaping subject to administrative approval by Kathy Moran.
4. The University Hospital sign (08-01-01) is also subject to approval by Chagrin Highlands.
5. Signs for the Safety Station are not being approved in this motion.
6. The project sign between Buildings #1 and #2 (e06-01-01), near the perimeter wall of PD-6, is not being approved.

7. This approval does not include the interior signs in the buildings or parking structure.
8. This approval does not preclude the Building Commissioner, with advice and recommendations of the Village administration, from modifying these signs - with respect to location, size and message – when deemed necessary for public health and safety.
9. If not specifically amended herein the standards and criteria in the approved “Pinecrest – Comprehensive Sign Plan and Sign Criteria” (2017 Issue) prepared by Callison/RTKL (119 pages) and approved August 1, 2017 continue to apply.

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

The motion was approved 7 to 0.

A Motion to approve adding Sweeties Big Fun Sign to the agenda was made by Mr. Scott Lewis; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 7 to 0.

#4 **PINECREST – BUILDING #7 – SWEETIES BIG FUN – SIGN**
(added to agenda)

Present: Brice Hamill, Fairmount Properties

Signs were presented to the Commission. One sign says “Sweeties” and is in the shape of a piece of candy. The other sign says “Big Fun”.

Note: No further changes here

A Motion to recommend the sign as submitted at Sweeties Big Fun in the Pinecrest Development was made by Mayor Mulcahy; Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#5 PINECREST – FINAL DEVELOPMENT PLAN AMENDMENT FOR SITE AND HARDSCAPE AND LANDSCAPE

(was #4 on agenda)

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

This request is to amend the Final Development Plan (FDP) to provide additional site landscaping and walls based on the set of drawings "Pinecrest: Final Development Plan Amendment for Site Hardscape and Landscape prepared by Callison/RTKL and dated March 16, 2018 (17 pages). This is an amendment to the "Pinecrest: Amendment to Final Development Plan for Site Hardscape, Landscape and Lighting dated December 8, 2017 last amended and approved by the Planning and Zoning Commission on January 16, 2018.

The amended FDP (January 16, 2018) specifically acknowledged (in Note E) that the areas north and east of Building #1 were not included in the approval since the final landscape design was subject to agreement with the adjacent residential property owners. The proposed amendments are confined to adding a wall and landscaping adjacent to Building #1 and providing additional landscaping along the wall in PD-6 to assure full compliance with the screening and buffering requirements specified in the Development Agreement and Declaration of Covenants and Restrictions. Specifically, these changes include:

1. Adding additional evergreen plants – either one or two rows wide – along the top of the mound along the western property line of PD-6. The evergreens will be planted at a height of 8 to 10 ft. The double row of plants have an effective spacing of approximately 7 feet on center; the single row of plants will have an effective spacing of 13 ft. to 14 ft.
2. Extending the screening wall on the north side of Building#1 and wrapping this wall slightly around to the east side. Supplemental landscaping is proposed on both the north and east sides of the parcel. The wall will be thirty (30) feet high from the parking lot; varying above the grade depending on the topographic elevation. It is unclear what the size of the plants will be at the time of planting. This is because there are discrepancies between the drawings and notes on the plans compared to the sections.

Motion Approved by P&ZC:

It is Moved by Mayor Mulcahy; Seconded by Mr. Jud Kline to approve an amendments to the Final Development Plan (FDP) for site hardscape and landscape based on the set of drawings "Pinecrest: Final Development Plan Amendment for Site Hardscape and Landscape" prepared by Callison/RTKL and dated March 16, 2018 (17 pages) subject to the following understandings and conditions:

1. The wall extension will match the existing wall and will be built as depicted on the drawings.
2. The landscape plants north and east of Building #1 will be a minimum height of 10 to 12 ft. feet at the time of planting, 30 ft. high at maturity, and be located and spaced as depicted on page 4.
3. A temporary screening fence/wall may be installed on the mound (to assure compliance with the screening requirements with the Waterford Court neighbors) only for the duration necessary for the permanent landscaping to satisfy the required screening.
4. The amendment only alters the previously approved landscape plan to the extent necessary to accommodate installation of the new wall extensions and the new plants.
5. The applicant has the continuing obligation to assure these improvements satisfy the screening and buffering requirements in the Development Agreement and Declaration of Covenants and Restrictions.

Unless modified herein, the Pinecrest: Final Development Plan for Site Hardscape, Landscape and Lighting prepared by Callison/RTKL, dated August 14, 2017 and "Pinecrest: Amendment to Final Development Plan for Site Hardscape, Landscape and Lighting dated December 8, 2017 remain in effect as the governing documents.

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

The motion was approved 7 to 0.

#5 CHIEF BUILDING OFFICIAL'S REPORT

- The Building Department has been issuing many sprinkler and alarm permits. Much coordination has been occurring with the Fire Department and Pinecrest scheduling sprinkler and alarm inspections.
- Ron Nied has been conducted several inspections at the Pinecrest Development.
- True by Hilton plans are in the process of being reviewed.
- Coopers Hawk Winery would like to starting building in July

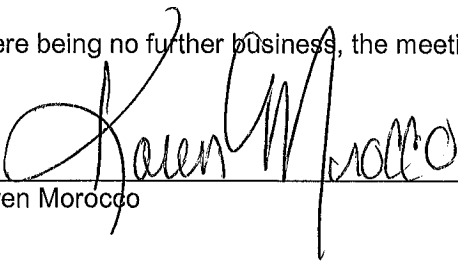
#6 ANY OTHER TOPIC FOR DISCUSSION

- Pinecrest will be having their grand opening on May 18th and May 17th may be an opening for family and friends.

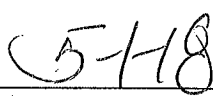
A Motion to approve the Minutes of the March 6, 2018 meeting was made by Mr. Jud Kline seconded by Mr. Anthony Lazar.

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

There being no further business, the meeting was adjourned at 8:35 pm



Karen Morocco



Date