

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, June 19, 2018 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:31 pm.

Members Present: Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Mayor Mulcahy

Members Absent: Anthony Lazar, Jud Kline

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

#1 305 TAHOE TRAIL – S/L 27 – NEW HOUSE

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

This will be a 3,391 Sq. Ft. 3 bedroom, 3.5 bathroom home with a 2nd floor and is the same as the Pulte model. The home backs up to the lake. Materials are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Siding-Horizontal	Sherwin Williams	Web Gray
Trim	Sherwin Williams	Web Gray
Garage Door	N/A	Web Gray
Roof	CertainTeed	Weathered Wood
Brick	Brick Craft	Country Road
Stone	N/A	N/A
Gutters	N/A	Tuxedo Gray
Entry Door	N/A	Cyberspace
Shutters	Mid America	Black

A Joint Motion to approve the new house at 305 Tahoe Trail-S/L 27 was made by Mr. Scott Lewis; Seconded by Mr. Brian Hitt.

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

The Joint Motion was approved 5 to 0.

#2 **335 TAHOE TRAIL – S/L 25B – NEW HOUSE**

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

This is a 2 story home on a corner lot. It will be 3,641 sq. ft. with 5 bedrooms and 4.5 bathrooms, including a shared bathroom on the 2nd floor. The garage is 688 sq. ft. The materials are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Siding-Horizontal	Sherwin Williams	Mindful Gray
Trim	Sherwin Williams	Mindful Gray
Garage Door	N/A	Mindful Gray
Roof	CertainTeed	Moire Black
Brick	N/A	N/A
Stone	N/A	N/A
Gutters	N/A	Clay
Entry Door	N/A	Black Fox
Shutters	Mid America	Black

A Joint Motion to approve the new house at 335 Tahoe Trail – S/L 25B subject to the recommendation to center the window in the garage was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 5 to 0.

#3 324 LAKE VICTORIA – S/L 20B – NEW HOUSE

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

This home is the smallest in the Pulte Homes portfolio. It is 2,417 sq. ft. 2 bedroom, 2 bathroom Ranch style home. There are some windows that are not shown on the plan. A revised elevation schedule will be submitted showing the window locations prior to a Building permit being issued. The commission made a recommendation to add another window on the 2nd floor. Keith Filipkowski would like to speak with the owner about adding another window or a dormer. The materials are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Siding-Horizontal	Sherwin Williams	Network Gray
Trim	Sherwin Williams	Network Gray
Garage Door	N/A	Passive
Roof	CertainTeed	Weathered Wood
Brick	Brick Craft	Country Road
Stone	N/A	N/A
Gutters	N/A	Pearl Gray
Entry Door	N/A	Backdrop
Shutters	N/A	N/A

A Joint Motion to approve the new house at 324 Lake Victoria – S/L 20B subject to Pulte Homes dropping off a revised elevation schedule and picture showing window locations including the basement window, to the Chief Building Official in the Building Department for approval prior to issuance of the Building Permit, was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 5 to 0.

#4 (#5 on agenda) **S/L 4A & 5A LOT CONSOLIDATION CREATING S/L 4B**

Present: Randy Kertesz, Kertes Enterprises

PZ Discussion:

The person building 128 Orange Lake Drive purchased both S/L 4A & 5A. The two (2) lots are being consolidated prior to building 128 Orange Lake Drive.

A Motion to approve the S/L 4A & 5A consolidation was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

Ayes: Lewis, Hitt, Mayor Mulcahy

No: None

The motion was approved 3 to 0.

#5 (#4 on agenda) **128 ORANGE LAKE DRIVE – S/L 4B – NEW HOUSE**

Present: Randy Kertesz, Kertes Enterprises
David Jansen, RSA Architects

PZ/ABR Discussion:

The home will be approximately 6,700 sq. ft 2 story home with handicap accessibility. There is a 2nd owner's suite located on the 2nd floor. The owner will have full time help such as a cook and a housekeeper. The driveway is shown with an extra parking area to allow for 2 cars and a handicap van. The commission suggested moving the extra parking area spot to the side of the garage and suggested landscaping between the garage doors. Randy Kertesz will submit a revised site plan. The materials are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Lap Siding	James A. Hardie or equivalent	Autumn Tan
Trim & soffit	James A. Hardie or equivalent	Timber Bark
Garage Door	Avante Clopay or equivalent	Bronze Finish
Roof	CertainTeed	Heather Blend
Brick	Glen-Gery or equivalent	Bordeaux
Stone	Boral Stone or equivalent	Aspen Country LedgeStone
Gutters	Alside	Charcoal Smoke
Entry Door	ThermaTru or equivalent	N/A
Windows	Pella	Portobello

A Joint Motion to approve the new house at 128 Orange Lake Drive subject to combining all the metal materials (roof, gutters, downspouts) to be the same material (or similar) and color and the side parking area to be moved to the side of the garage was made by Mr. Brian Hitt; Seconded by Mr. Eric Newland.

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

No: None

The Joint Motion was approved 5 to 0.

#6

158 ORANGE LAKE DRIVE – S/L 10A – NEW HOUSE

Present: Randy Kertesz, Kertes Enterprises

PZ/ABR Discussion:

The 2 story home will have approximately 3,200 sq. ft. and has a flexible floor plan with a 2 car garage. The upstairs can accommodate up to 2 bedrooms, 2 bathrooms and a loft area but it will be open and have one (1) bathroom and a closet. The home is located next to Kertes Enterprises previous model. Mr. Kertesz is working with the owner on trying to line up the dormers which will also center the windows. If the owner is amenable to doing that, Mr. Kertesz will bring in the revision. The materials are as follows:

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Siding-Horizontal	Hardie	Pearl Grey
Trim	Hardie	Artic White
Garage Door	Wayne Dalton	White
Roof	Owens Corning	Shasta White
Brick	Belden	Country Road
Stone	Boral	N/A

A Joint Motion was made to approve the new house at 158 Orange Lake Drive subject to both the windows and the dormers lining up was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

No: None

The Joint Motion was approved 5 to 0.

#7 201 LAKE MEADE DRIVE – S/L 134A & 135A – PRELIMINARY – NEW HOUSE

Present: Randy Kertesz, Kertes Enterprises

PZ/ABR Discussion:

A preliminary discussion ensued about the approximately 14,000 sq. ft. house that may be built on both S/L 134A & 135A which is a corner lot. The house is positioned the way it is because there are riparian setbacks. The lots will be consolidated. This will be a gorgeous house once it's built. Part of the square footage will be in the lower level. This was presented to the commission preliminarily to get feedback on the placement of the house. The potential buyer is a renowned collector and will need a large house to display his collectables. There will be a lot of landscaping on the property. Eric Newland suggested to incorporate some decorative masonry in the large expansive brick areas to help break up the wall brick. Kathy Moran suggested maybe using decorative paving stones in the large driveway area. The Commission responded favorably.

No Action Taken

#8 EMERY ROAD LOT SPLIT & CONSOLIDATION

Present: Randy Kertesz, Kertes Enterprises

PZ Discussion:

There will be approximately 40 lots with a walking path to Lakes of Orange. The residents will have access to the amenities in the Lakes of Orange. This new development will have duplexes and villas available. The price point is approximately \$400,000 to 450,000. Randy Kertesz may add this to the Homeowner Association of Lakes of Orange. Planning & Zoning is taking action on the lot split and consolidation.

A Motion was made to approve the lot split and consolidation of Emery Road subject to the Village Engineer's comments was made by Mayor Mulcahy; Seconded by Mr. Brian Hitt.

Ayes: Lewis, Hitt, Mayor Mulcahy
No: None

The Motion was approved 3 to 0.

- A Motion was made by Mr. Brian Hitt; Seconded by Mayor Mulcahy to amend the agenda to add another item to the agenda – 122 Orange Lake Drive.

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

No: None

The Motion was approved 5 to 0.

#9 122 ORANGE LAKE DRIVE – AMENDED NEW HOME

Present: Randy Kertesz, Kertes Enterprises

PZ/ABR Discussion:

This will now be a one story home. The foundation and front elevation is the same. The 2nd floor will be eliminated and will become a 3 bedroom ranch. Mr. Kertes will proceed with the revised elevation. The rear window in the Master bedroom will be moved from the rear to the side wall. The home is in the \$500,000 price range. The materials remain the same as when presented at the previous PZ/ABR meeting on June 5th.

A Joint Motion was made to approve the amended new house at 122 Orange Lake Drive was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

No: None

The Joint Motion was approved 5 to 0.

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

No: None

Abstain: None

#10 REPORT & RECOMMENDATION ORDINANCE 2018-26

(#9 on agenda)

AN ORDINANCE AUTHORIZING THE CITY OF SOLON TO PROVIDE SANITARY SEWER SERVICE TO THE PROPERTY OWNED BY PETER GOLDEN AND STACY MAILA, LOCATED AT 4969 WEST WOODCREST DRIVE, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF SOLON, REQUIRING THAT THE PROPERTY OWNER MAINTAIN ALL SEWER FACILITIES LOCATED UPON ITS PROPERTY, AND REQUIRING THE PAYMENT OF ALL COSTS AND EXPENSES INCURRED BY THE VILLAGE IN INSPECTING AND PERMITTING THE PROPOSED SEWER IMPROVEMENT.

A Motion was made to recommend ordinance 2018-26 to Council was made by Mr. Scott Lewis; Seconded by Mr. Brian Hitt.

Ayes: Lewis, Hitt, Mayor Mulcahy

No: None

The Motion was approved 3 to 0.

#11
(#10 on agenda)

270 CAPITAL HILL DRIVE - CABANA

Present: Sally Levine, Architect
Gary Zillan, Homeowner

PZ/ABR Discussion:

The cabana will require the Homeowner's Association approval. If approval is granted by the Homeowner's Association, then height and area variances will be required. The cabana is 491 square feet. Mr. Zillan and/or Sally Levine will contact the Building Department to advise how they will proceed.

No Action Taken

#12

CHIEF BUILDING OFFICIAL'S REPORT

- Round 2 of build-outs and storefront in Pinecrest are being submitted to the Building Department.
- Fire alarm and sprinkler plans are also being submitted to the Building Department.
- Drury Hotel plans have been submitted.
- Bob McLaughlin called the owner of the Super 8 hotel to advise them to remove the temporary signs.

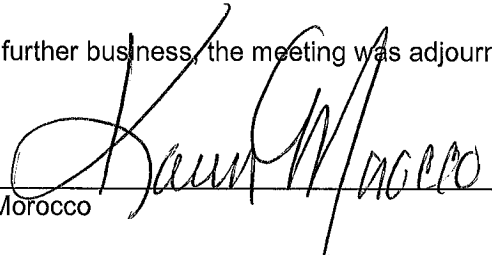
#13

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor reminded everyone that Thursday, June 21st is the dedication ceremony at Pinecrest.

A Motion to approve the Minutes of the June 5, 2018 meeting was made by Mr. Brian Hitt; Seconded by Mr. Eric Newland.

There being no further business, the meeting was adjourned at 8:37 pm



Karen Morocco



Date