

MINUTES

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

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

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

Members Absent:

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

#1 121 ORANGE LAKE DRIVE - LANDSCAPING

Present: Harry Varcelli, Varcelli Landscaping

PZ/ABR Discussion:

Kathy Moran stated the plant selection is good however some of the plant material appears to be close together.

A Joint Motion to approve the landscaping at 121 Orange Lake Drive based on the following recommendations:

1. Serbian Spruce be a minimum of 8' away from the house
2. Pear trees be a minimum of 10' – 15' away from the house
3. Boxwood be a minimum of 30" – 36" apart
4. Cypress 36" – 42" apart
5. Dwarf crab tree noted on the plans needs to be at least 8 feet from the house and at least 5 feet from any hard surface.

was made by Ms. Kathy Moran; Seconded by Mr. Brian Hitt.

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

The Joint Motion was approved 7 to 0.

#2
(3 on agenda)

29550 EMERY ROAD - ADDITION

Present: Keith Klun, Klun Construction

PZ/ABR Discussion:

The home is approximately 170 years old. The addition is to build a utility room. Colors and materials will match existing.

A Joint Motion to recommend the addition at 29550 Emery Road subject to colors and materials to match existing was made by 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 **4120 ORANGEWOOD DRIVE - ADDITION**
(#5 on agenda)

Present: Paul Kapczuk, Architect
 Ladi Williams, Homeowner

PZ/ABR Discussion:

This is a dormer addition. Essentially, the roof is being raised. The addition roof will have ice and water guard applied. The colors and materials will match the existing.

A Joint Motion to recommend the addition at 4120 Orangewood Drive subject to the colors and materials to match the existing was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#4 **4179 BRAINARD ROAD - ADDITION**

Removed from agenda – Not approved by Village Engineer – Revise & Resubmit

#5 PINECREST – BUILDING #4 – AC MARRIOTT – SIGNS

Present: Jessica Ruff, Ruff Neon & Lighting

Comments:

This review is based on the three page set of drawings prepared by “persona” and received by the Village April 25, 2018.

In the approved preliminary sign criteria package (August 2017) the hotel signs were noted as “signage by others.” At that time the locations of the Hotel signs were indicated but no design criteria for these signs were submitted or approved. Therefore, it is reasonable to consider the Hotel as an additional owner occupied building, subject to separate FDP sign approval - similar to the other owner occupied building signs (for #2, #3, #5 and #6) - approved by the P&ZC at its April 3, 2018 meeting.

In David Hartt’s opinion the signs are acceptable based on the following:

1. The proposed signs are generally consistent with what was illustrated in the FDP package for the hotel in October 2016, even though signs (as usual at that time) were explicitly excluded from that FDP approval;
2. The wall signs are clearly, in my opinion, proportionally sized to the building;
3. One sign on the west face and one on the south face is reasonable; and
4. The canopy entry sign is quite similar to the office building (#5 and #6) entry signs approved on April 3rd

A Joint Motion to approve the signs at Pinecrest - AC Marriott 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

#6 **121 ORANGE LAKE DRIVE – OUTDOOR KITCHEN**
(#1 on agenda)

Present: Robert Parins, Brick MD LLC

PZ/ABR Discussion:

Mr. Parins arrived late to the meeting so this item was last on the agenda. The outdoor kitchen has already been presented to the PZ/ABR board on May 1, 2018. The drawing needed to be resubmitted showing the location of the kitchen. The kitchen does not extend into the setback area. Bob McLaughlin has confirmed this and has approved of the location.

A Joint Motion was made to approve the outdoor kitchen at 121 Orange Lake Drive was made by Mr. Brian Hitt; Seconded by Mr. Eric Newland.

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

The Joint Motion was approved 7 to 0

PZ/ABR Discussion:

Bob McLaughlin presented an e-mail that was sent to the Mayor from Brice Hamill at Fairmount Properties concerning a graphic at Warby Parker. The graphic has already been approved by Fairmount Properties. Mr. Jud Kline sees it as super graphics, architecture, art. Eric Newland applauds the graphic. He stated he really likes it.

A Motion to approve the graphic at Warby Parker and any other graphics at various locations throughout the Pinecrest Development subject to the Building Official's review and approval was made by Mayor Mulcahy; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 7 to 0

#9 CHIEF BUILDING OFFICIAL'S REPORT

- The Building Department continues to receive plans for the Pinecrest Development.
- Conditional plan approval was given to the Drury Hotel.

#13 ANY OTHER TOPIC FOR DISCUSSION

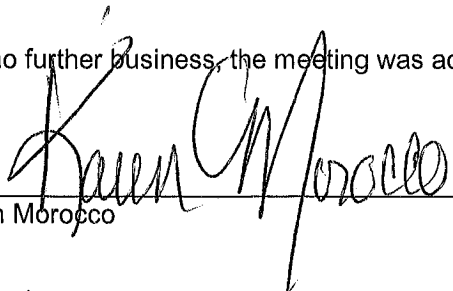
- 80% of the spaces are leased in Pinecrest Building #5.
- 31 out of 87 apartments are occupied in the apartments at the Pinecrest Development
- A notice was sent to the Super 8 hotel to take down the temporary sign reading 'Beachwood Hotel'. The temporary sign was not approved by the PZ/ABR board. It was put up without Orange Village knowing about it.
- Scott Lewis and Eric Newland will not be attending the August 7, 2018 PZ/ABR meeting.

A Motion to approve the Minutes of the June 19, 2018 meeting was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:20 pm



Karen Morocco



Date