

**MINUTES**

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

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

Members Present: Anthony Lazar (arrived @ 6:37pm), Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy

Members Absent:

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

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**#1                    310 TAHOE TRAIL – NEW HOUSE**

**Present:**            Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

This is a single family two story home that is 3,460 square feet. It will have 4 bedrooms and 3.5 bathrooms with an unfinished basement. Per Keith Filipkowski, there are two items on the plan that need to be corrected and resubmitted to the Building Department. The foundation stem wall by the covered porch needs to be redrawn and the first floor shows the edge of the slab. These are clerical errors. Both will be redrawn and resubmitted. Mr. Jud Kline pointed out the shed roof over the side door out of the garage offers protection from the elements.

<b><u>Product</u></b>	<b><u>Manufacturer</u></b>	<b><u>Color</u></b>
Roof	Certainteed	Moire Black
Brick	Brick Craft	Country Road
Siding-Horizontal		Web Gray
Siding-Shake		Network Gray
Shutters		Black
Trim		Extra White
Entry Door		Cyberspace
Garage Door		Web Gray

A Joint Motion to approve the new house at 310 Tahoe Trail subject to the Village Engineer's comments was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 7 to 0

#2

350 TAHOE TRAIL – S/L NEW HOUSE

**Present:** Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

This is a 2 story single family home that is 3,654 square feet. It has 3 bedrooms and 3.5 bathrooms with an unfinished garden basement. There will be a retaining wall in the rear of the home. The conservation area is located behind the lot of the home. A rear door from the kitchen will require a railed opening due to the height of the door to the ground for safety. A deck may be built in the future. The address and sub lot number to be verified with the Village Engineer.

<u>Product</u>	<u>Manufacturer</u>	<u>Color</u>
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Cedar Creek
Siding-Horizontal		Accessible Beige
Siding-Shake		Mega Greige
Shutters	Dinesol	Musket Brown
Trim		Accessible Beige
Entry Door		Sealskin

A Joint Motion to approve the new house at 350 Tahoe Trail subject to the Village Engineer's comments 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

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#3

**REPORT & RECOMMENDATION – 2018-35**

AN ORDINANCE GRANTING A REAR YARD SETBACK VARIANCE TO MARK AND CAROLINE KANGAS FOR THEIR PROPERTY LOCATED AT 29850 SMITHFIELD ROAD, ORANGE VILLAGE, OHIO

**Present:** Mark Maltry, JEMM Construction  
Mark & Caroline Kangas, Homeowners

**PZ Discussion:**

The variance is requested for a side / rear yard setback to allow for an addition to create additional living space. The addition will be added to the east side of the house. The house is turned sideways and the side yard is considered the rear yard. The house is on North Hilltop but the address is on Smithfield Road.

A Motion to recommend Ordinance 2018-35 to council was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

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

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#4

**232 LAKE MEADE DRIVE - LANDSCAPING**

**Present:** Jim Favozzo, Masterscape LLC

**PZ/ABR Discussion:**

Kathy Moran, landscape architect, stated the variety of plant material is exceptional and the plan was done to scale. She also said there is some plant material that is close to the house and will get bigger with time. Kathy recommended the shrubs / plant material that is taller than 30" should be a minimum of 36" off the house. The owners of the property need to get the approval of the Homeowner's Association.

A Joint Motion to recommend the landscaping at 232 Lake Meade Drive, subject to the Village Engineer's comments, approval by the Homeowner's Association and Ms. Moran's recommendation was made by Mayor Kathy Mulcahy; Seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

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#5

**PINECREST – BUILDING #8 – NEXT DOOR AMERICAN EATERY – REVISED FDP – FINAL DEVELOPMENT PLAN – OUTDOOR PATIO**

**Present:** Jason Dolan, Red Architecture

This proposal is to create an outdoor dining patio on the southeast corner of Building #8 adjacent to the center traffic circle.

This review is based on the revised set of drawings “**Next Door American Eatery**” received October 23, 2018 (4 pages) by Red Architecture-Planning. These comments are compared to the previous submission dated October 2nd.

**Comments:**

All of the previous comments raised, based on October 2, 2018 submission, have been incorporated in the revised submission:

1. Beveling the corner of the patio to both widen the sidewalk at the corner and more closely match the symmetry of the traffic circle lines;
2. Shifting the trellis posts approximately 4 feet closer to the building to increase the width of the pedestrian clearance and eliminate an “isolated” protrusion in the middle of a pedestrian way.
3. Adding 6 feet long planters along the outdoor dining fence.

Mr. David Hartt has not commented on the building architecture deferring, as usual, this review and consideration to the P&ZC and ARB.

**Motion:**

It is Moved by Mayor Mulcahy; Seconded by Mr. Eric Newland to approve the Final Development Plan (FDP) for Next Door American Eatery as reflected in the set of drawings titled “**Next Door American Eatery**” received on October 23, 2018 (4 pages) by Red Architecture-Planning.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

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

No: None

The motion was approved 7 to 0.

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#6

**PINECREST – BUILDING #7 – CONDADO – REVISED FDP – FINAL DEVELOPMENT-  
OUTDOOR PATIO**

**Present:** Tom Linzell, M&A Architects  
Eric Louttit, Fairmount Properties

This proposal is to add an outdoor dining patio in front of the tenant's space in Building #7. Space for the patio is being partially provided by removing a previously approved planter.

This review is based on the revised set of drawings "**Condado Pinecrest Building #7**" dated October 19, 2018 (10 pages) by M+A Architects. These comments are compared to the previous Condado submission dated September 12, 2018.

**Comments:**

The revised plan, compared to the plans reviewed at the October 16th P&ZC meeting, includes the following revisions:

1. Adding three planters along the patio fence.
2. Adding an indentation in the patio's perimeter to increase the sidewalk width around an existing light pole.

Signs illustrated in the drawings are not before the P&ZC.

**Motion:**

It is Moved by Mr. Jud Kline; Seconded by Mr. Scott Lewis to approve the outdoor patio as depicted on the drawings dated October 19, 2018 titled "**Condado Pinecrest Building #7**" (10 pages) by M+A Architects.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes.

Ayes: Lazar, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: Moran

The Joint Motion was approved 6 to 1.

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#7

LAKES OF ORANGE – PHASE 3, 4, 5 – BRAINARD ROAD – MOUND

Present: Randy Kertesz, Kertes Enterprises

PZ Discussion:

The mounding will be along Brainard Road for the Lakes of Orange Subdivision. The Developer will coordinate the clearing of trees with the Village Trail Project. Mr. Kertesz is planning on taking down some of the trees for the Village that have already been slated to be removed for the trails. It was mentioned that the mound will be good sound control. A landscape plan will be required to be submitted and approved by the Village at a later date.

A Motion was made to approve the Lakes of Orange, Phase 3, 4 and 5, Brainard Road mounding subject to the conditions of the Village Engineer was made by Mayor Mulcahy; Seconded by Mr. Jud Kline.

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

The Motion was approved 5 to 0.

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**#8**            **LAKES OF ORANGE – PHASE 3, 4, 5 – CRYSTAL LAKE ROAD**  
(added to agenda)

**Present:**    Randy Kertesz, Kertesz Enterprises

**PZ Discussion:**

It has been recommended by the Village Engineer that Crystal Lake South be renamed. This road has distinct ends that intersect with Crystal Lake North and is no longer a continuous loop road. The recommendation is being made in particular for emergency response. The Village Engineer has spoken with both the Police Chief and Fire Chief in regards to this matter and they are in agreement with the recommendation. Changing the name, if done, should be done prior to the filing of the plat. Mr. Randy Kertes is in agreement with changing the name. He will look into different names and advise the Village Engineer what name has been chosen for the road. The name change will also need to be approved by the Police Chief and Fire Chief.

**No Action Taken**

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**#9**            **CHIEF BUILDING OFFICIAL'S REPORT**

- Approximately 20 new houses are in the process of construction..
- One new house is on the PZ/ABR agenda for November 20<sup>th</sup>.

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**#10**            **ANY OTHER TOPIC FOR DISCUSSION**

- The Mayor went to the restaurant Chuy's for lunch recently. She commented it was very good.
- The Mayor stated the facility spaces plans are almost final.
- Jud Kline recently had a meeting with Brice Hamill of Fairmount Properties about the signage approval process. Jud said that Fairmount properties gives their approval first then Jud Kline and Bob McLaughlin reviews the signs and approves them. If Fairmount properties has any questions about a sign, then Orange Village can weigh in on it.



A Motion to approve the Minutes of the October 16, 2018 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

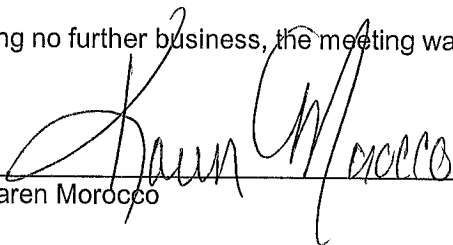
Abstain: Kline

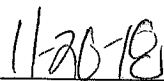
No: None

The Motion was approved 6 to 0.

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There being no further business, the meeting was adjourned at 8:02 pm

  
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Karen Morocco

  
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Date