

## **MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, January 21, 2020 – 6:30 pm

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

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis (left at 6:35pm), 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                      450 CRYSTAL LAKE DRIVE NORTH – BRICK & STONE SELECTIONS**

**Present:** Jamey Heinzman, Pulte Homes

#### **ABR Discussion:**

The homeowners have decided on the following selections:

**Brick:** Driftwood by Brick Craft

**Stone:** Southern Legestone Gray

The Board has approved the above mentioned stone and brick selections.

A Motion was made to approve the stone and brick selections for 450 Crystal Lake Drive North was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Motion was approved 7 to 0.

**Scott Lewis left @ 6:35pm**

**Present:** David Maison, Maison Design  
Josh Decker, Independence Construction

This review is based on the set of drawings "Saucy Brew Works, Pinecrest Interiors Buildout for Tap Room" received date January 7, 2020 (3 pages) by Maison Architecture and Design. These comments are compared to the drawings "Pinecrest Final Development Plan for Site and Hardscape, Landscape and Lighting" dated August 14, 2017 as amended December 8, 2017.

### **Comments**

The restaurant is at the northwest corner of Building #2 with the proposed outdoor patio extending along the north and west elevations.

The patio on the north elevation will leave, approximately, 6 feet of sidewalk clearance. At one point, however, the clearance is reduced to 3 ft. 8 in. around the lamp post. It should be noted that Condado (Building #7) had a similar clearance and their initial plans were revised to include an indentation in the patio fence to increase the clearance around a light pole. Additionally, based on field observations it appears (with no supporting documentation or data) that the walkway along the north elevation – between Park Ave. and the garage - has a "lighter level" of pedestrian traffic compared to other Pinecrest locations.

On the west side the clearance, at the closest point is, approximately, 8 feet between the patio railing and the nearest planter which is in line with other accepted clearances. In most locations adjacent to the west side patio the sidewalk is considerably wider.

Given the location and the above facts, it's David Hartt's opinion that the clearances are generally acceptable, with the possible consideration of a patio "indentation" being added around the light pole to increase the pedestrian clearance along the north side.

The Board would like to see a reconfiguration around the light pole for additional clearance. They would also like to see 12"-15" minimum diameter vertical planters and would also like to see greater width on the horizontal planters. They want to see reconfiguration of the planters so it doesn't look so sparse. Kathy Moran also suggested lining the planters with plastic to provide insulation from the heat.

The Board would like to see the changes incorporated and have the applicant come back to the February 4<sup>th</sup> PZ/ABR meeting.

### **No Action Taken**

**#6**

**CHIEF BUILDING OFFICIAL'S REPORT**

- There will be two items on the agenda in addition to Saucy Brew Works Patio returning. They are The Last Page – Patio and a new house from Pulte Homes.
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**#7**

**ANY OTHER TOPIC FOR DISCUSSION**

- Eric Newland inquired if Pinecrest isolates drinks to the patios. Steve Byron, Law Director, stated it's the state law that dictates liquor must stay within the enclosure of the patios.
  - The Mayor has had many meetings about the Harvard / Brainard development area.
  - The Walnut Hills residential, formerly called Pinecrest residential, is moving along per the Mayor.
  - Steve Byron was curious about how the OVFD was handling Pinecrest. Mr. Brian Hitt stated 'very well'. They maybe get five calls in a month. There are more calls at the AC Marriott than at the apartments. The apartments has Knox boxes to gain access.
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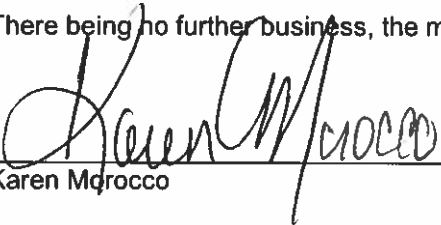
MINUTES FROM JANUARY 7, 2020 TO BE APPROVED


A Motion to approve the minutes of the January 7, 2020 meeting was made by Mr. Eric Newland Seconded by Mr. Anthony Lazar.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:25 pm

  
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Karen Morocco

  
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Date