

MINUTES

MEETING VIA ZOOM

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

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

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

Members Absent:

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

#1 **4359 SOUTH HILLTOP ROAD – DORMER**
(#2 on agenda)

Present Via Zoom: Leo Lee, Leland Homes, Inc.

ABR Discussion:

Leland Homes will extend the existing dormer on the rear of the house in order to expand and remodel the master bathroom. The existing master bathroom will be demolished and remodeled. All materials will match existing.

A Motion was made to approve the dormer addition at 4359 South Hilltop Road was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

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

No: None

The Motion was approved 7 to 0

#2
(#1 on agenda)

426 CRYSTAL LAKE DRIVE – NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

This is a Borges style spec home and is not sold. This is a 2 story 2,847 square foot house with 4 bedrooms and 3.5 bathrooms. It has a first floor master, 2 car garage and a covered porch. The house also has an unfinished walk out basement. There is approximately 16'-18' flat area located out of the back of the house. Mr. Jud Kline stated he likes the addition of the shake trim board that was added on the side elevations. In the Village Engineer's comments, Mr. Brian Mader stated, 'It is noted on the SWPPP reports for the subdivision that severe erosion has taken place along the rear of this parcel that could impact the property / structure at a later date. I would recommend to contact a Geotechnical Engineer for an opinion on how to properly address the failing area in particular if the resident plans on placing a patio/deck area'. Mr. Brian Hitt did voice his concerns about the erosion. Any approval is conditioned on the Village Engineer's approval. The selections were somewhat difficult to see on the video. The Mayor did state that the commission has seen all of the colors shown at previous meetings. Keith will drop off the selections for the houses that are on the May 5th PZ/ABR meeting for anyone to stop at the Building Department to review. The selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Hammered Silver
Trim		Hammered Silver
Garage Door		Requisite Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Signature Blend
Entry Door		Urbane Bronze

A Joint Motion to approve the new house at 426 Crystal Lake Drive, subject the Village Engineer's comments was made by Mr. Anthony Lazar; Seconded by Mr. Eric Newland.

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

The Joint Motion was approved 7 to 0.

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Present via Zoom: Randy Kertesz, Lakes of Orange LLC
Jordan Berns, Esq., Berns, Ocker & Greenberger LLC

PZ/ABR Discussion:

The pool fence is a 6 foot black vinyl chain link fence. The tennis court fence is a 10 foot black vinyl chain link fence. A discussion was had about using landscaping to screen the fences to reduce the impact of the height and the fact the fence is chain link facing the front yard. Per Jud Kline, there are several things to consider. The swimming pool enclosure is a 6' high black vinyl coated chain link fence and the enclosure for the tennis court which is also a black vinyl coated chain link fence 10' high. The commission agreed on the height of the fences. Between the two fences is a space between the pool and the tennis court. Its a drainage way which includes two catch basins along with a swale that takes the water and gets it out of the way. There is another catch basin that's in the NE corner just outside the fence in the area of the swimming pool by the walk way that goes between the club house and the pool. It was discussed to allow the chain link fence to be there and to introduce some landscaping to reduce the visual impact and scale of the higher fence at the roadway for the pool. Per Jud Kline, in talking with Randy Kertesz, Craig Cawrse and Kathy Moran, they discussed the plan shown with some Junipers and some lower plants and also discussed bringing in some larger / taller plants to reduce the visual height of the fence so that it is no more than 3 foot of exposure above the landscaping. In addition to that landscaping there is a couple of pieces of landscaping that will help screen the view into the pool area. The 10 foot fence will be screening the 6 foot fence. In conversation with Randy Kertesz, he was amenable to following Craig Cawrse's recommendation for the additional landscape in-fill along the North side of the fence and subject to that plan being submitted and approved by Kathy Moran as an agreement to their discussion. Kathy Moran stated the plants should be a minimum of 3' high at planting. Mr. Brian Hitt likes the vertical aluminum fence for the tot lot and would like to see the same type of fencing be used for the pool. Mr. Randy Kertesz stated it would cost at least \$10,000.00 to do so. The reason for the 3' high aluminum tot lot fence is to keep extremely young kids from running into the street. Mr. Steve Bryon thanked Randy Kertesz, Jordan Berns, Craig Cawrse, Kathy Moran and Mayor Mulcahy for everyone's input.

A Joint Motion was made to approve amending the Final Development Plan (FDP) for Lakes of Orange as it relates to the Club House and public amenities area as depicted on L-1 dated 4/13/20 to include:

1. Fences as proposed; including the 6' high black vinyl coated chain link fence surrounding the the swimming pool and 10' high black vinyl coated chain link fence surrounding the tennis court. Including the landscaping proposed for the tennis court and the landscaping for the front of the fence at the swimming pool subject to the following comments: The proposed landscape plan in front of the fence is to be submitted and reviewed by Kathy Moran as a revision to show additional landscaping to a minimum height of 3 feet in front of the pool fence. The landscaping proposed in front of the building is approved with the recommendation to consider year round planting instead of or in addition to the Weigela.
2. Approval of the Tot Lot, its enclosure, equipment and surface.
3. The fire pit area and its proposed surface is approved subject to the Orange Village Fire Department and Building Official approval.

was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 6 to 1.

Present Via Zoom: Randy Kertesz, Lakes of Orange LLC
Jordan Berns, Esq., Berns, Ockner & Greenberger LLC

The Bethlehem Church has no longer been using the school parcel and sold it to Randy Kertesz. They are keeping the church operational. Mr. Kertesz has a Catholic school interested in renting the building as is and using it as a school. If it is not rented to the Catholic school, it may be used as another use. Possibly a few more lots for Lakes of Orange, phase 7. The Board questioned if there would be enough parking. There is a parking lot on the side and the back but would need to be shared by the church. Section 1148.14(c) provides that the minimum side building set-back for a civic institution or place of worship is fifty feet (50'). As there is less than one hundred feet between the school building and the church building, a variance would need to be obtained in order for a lot split to occur (unless one of the buildings were removed and the lot line was moved to a point fifty feet (50') from the remaining building. The applicant acknowledged the issue and agreed that the matter should be tabled until a variance is obtained or another solution determined.

A Motion was made by Mayor Mulcahy to table the lot split at 27300 Emery Road until a later date; Seconded by Mr. Scott Lewis.

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

No: None

The Motion was approved 5 to 0.

#4

REPORT & RECOMMENDATION

AN ORDINANCE GRANTING THE CLEVELAND ELECTRIC ILLUMINATING COMPANY ("CEI") AN UNDERGROUND ELECTRICAL EASEMENT AT 4600 LANDER ROAD, ORANGE VILLAGE, OHIO AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS ON BEHALF OF ORANGE VILLAGE.

PZ Discussion:

This is an easement to allow the Illuminating Company electrical to the Orange Village Park and future permanent restroom facilities. This is not an expense, it is just an agreement. The main will be brought back and then it can be distributed from there.

A Motion to recommend to council to adopt Ordinance 2020-7 was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

No: None

The Motion was approved 5 to 0.

#5

CHIEF BUILDING OFFICIAL'S REPORT

- There will be three (3) new houses, a built in pool and landscape plan on the May 5th PZ/ABR meeting.
 - The Building Department will try and have the material samples for the three (3) new houses if anyone wants to stop by to review.
 - The Zoom meeting seemed to go fairly well with presenting the plans for everyone to see.
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#5

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor stated that in these uncertain times we are totally aware and we are holding back on any new initiative and holding back on any new hiring. We are taking it slow and easy. Nobody knows where this is leading to yet.
 - The Federal government passed a bill that does not help local government. We are keeping on top of all it.
 - Obviously the big mad rush for all of the development opportunities have slowed.
 - The Mayor said it's nice to know the new houses are still selling in Orange.
 - There is an Orange Village Food Drive. Anyone that would like to participate can go to: www.orangevillage.com for further information.
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#6

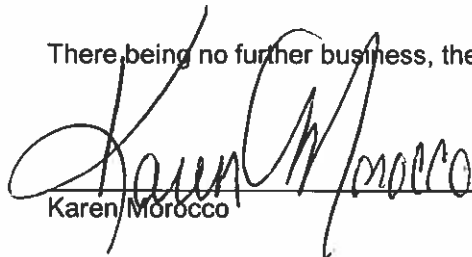
MINUTES FROM APRIL 7th, 2020 TO BE APPROVED

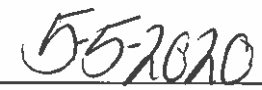
A Motion to approve the minutes of the April 7, 2020 meeting was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:54 pm


Karen Morocco


Date