

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, July 7, 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: Councilwoman Vincent
Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 31299 WOODCREST DRIVE – VARIANCE REQUEST – DRIVEWAY PARKING PAD

Present Via Zoom: Jerome Lovelace, Homeowner

PZ Discussion:

The variance being sought is to permit a parking pad to be constructed in front of the existing front facing garage. The parking pad will be 34' wide and extend to within 5' of the West Fairview right of way. Zoning Code permits a driveway to be a maximum of 22' wide, except a wider turn around area is permitted in proximity to a garage which faces the side or rear yard. Because the lot is a corner lot, the parking area being requested is in a "front" yard, which faces Fairview Drive. The hardships are the street is so narrow it is hard to back out. The parking pad would allow a vehicle to turn around and have better accessibility. No parking is allowed on the street. The parcel also has drainage issues and a parking pad would help to alleviate the issue. Mr. Jud Kline made the recommendation to make sure to have fill material to stabilize the area so the cement pad doesn't sink in the future.

A Motion was made to recommend the parking pad variance at 31299 Woodcrest Drive to council with the condition to add landscaping to the West of the new parking pad for screening subject to approval by the Chief Building Official was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 5 to 0.

#2

28149 MILES ROAD – VILLAGE DINER- OUTDOOR DINING & ENTERTAINMENT

Present via Zoom: Marci Izeman

PZ Discussion:

The lot of 28149 Miles Road is blocked off on Friday nights and guests are in their cars and need to be in place by 6:00pm. No other traffic is allowed through. Approximately 12-14 cars would be allowed at a time and are spaced out by 6 feet or more. A dinner box is provided if wanted. Guests will dine in their cars or tables that are set up on the sidewalk. The band is set up on the southwest corner of the sidewalk to play music. Everyone wears a mask. The Mayor had approved this administratively for last Friday night. Mr. Scott Lewis attended and stated it worked out very well. The commission approved of the plan.

A Motion was made to approve the outdoor dining and entertainment at 28149 Miles Road – Village Diner was made by Mayor Mulcahy; Seconded by Mr. Brian Hitt.

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

No: None

The Joint Motion was approved 5 to 0.

#3

257 LAKE MEADE DRIVE – LANDSCAPING – 2ND REVIEW

Present via Zoom: Jim Favozzo, Masterscape LLC

PZ/ABR Discussion:

The landscaping has been approved by the Homeowner's Association. Ms. Kathy Moran has reviewed the landscape plan. She stated the plant materials are solid and the placement is good. There is a tropical garden which consists of annuals and will be replaced every year.

A Joint Motion was made to approve the landscaping at 257 Lake Meade Drive subject to the following conditions; the permeable pavers that are within the drainage easement and are over the existing storm sewer will be the responsibility of the homeowner to be replaced if either the sewer or basin needs to be accessed and the tropical garden be cleaned up annually and replanted was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

No:

The Joint Motion was approved 7 to 0.

#4

258 LAKE MEADE DRIVE – LANDSCAPING

Present via Zoom: Jim Favozzo, Masterscape LLC

PZ/ABR Discussion:

The landscaping has been approved by the Homeowner's Association. Ms. Kathy Moran has reviewed the landscape plan. She stated she would like to see three (3) lower growing hydrangea's or perennials be planted in front of the large hydrangea.

A Joint Motion was made to approve the landscaping at 258 Lake Meade Drive subject to the addition of hydrangea's or perennials planted in front of the large hydrangea was made by Ms. Kathy Moran; Seconded by Mr. Jud Kline.

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

No: None

The Joint Motion was approved 7 to 0.

Present via Zoom: Keith Mischel, Homeowner

PZ/ABR Discussion:

The landscaping has been approved by the Homeowner's Association. Ms. Kathy Moran has reviewed the landscape plan and has spoken to Mr. Mischel. Kathy's questions have been resolved. There is a 4 foot wide area of gravel on each side of the house that Mr. Kline would like to be grass instead of gravel. Ms. Moran stated the gravel beds are not consistent with the neighborhood.

A Joint Motion was made to approve the landscaping at 406 Crystal Lake Drive subject to updating the plan with the following conditions that grass be planted around the perimeter of the house with the exception areas of hose reels on sides of house can be a 4' x 4' area of gravel on either side of the house and air conditioning pad that can be 4' x 8' area and the gravel behind the planting bed that's in front of the house may return to no more than 6'- 8' from front corner of the house and each side and the rest will be grass 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.

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The plan has been approved by the Village Architect and approved as noted by the Village Engineer. This is a 2 story 3,428 square foot home with 3 bedrooms and 2.5 bathrooms. It will have a full unfinished basement, loft and a covered porch/deck. Mr. Keith Filipkowski stated there are a few corrections to be made on the plan. The front step is to be the width of the front door assembly, no step should be on the rear covered porch and the height of the building should be shown on the plan. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding-Horizontal		Network Gray
Trim		Network Gray
Garage Door		Passive
Roof	Certainteed	Weathered Wood
Entry Door		Backdrop
Shutters	Dinesol	Tuxedo Gray
Brick	Brick Craft	Driftwood

A Joint Motion was made to approve the new house at 405 Crystal Lake Drive subject to the Village Engineer's comments was made by Mayor 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.

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The plan has been approved by the Village Architect and approved as noted by the Village Engineer. This is a 2,422 square foot home with 3 bedrooms and 2.5 bathrooms with an unfinished garden basement. It will also have a fireplace and a covered porch/deck. Mr. Keith Filipkowski stated there are a few corrections to be made on the plan. The front step is to be the width of the front door assembly, no step should be on the rear covered porch and the height of the building should be shown on the plan. Also, there are hat vents shown on the front facing gable that should be a ridge vent and the corbel shown on the far right side on the eve line should be removed. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding-Horizontal		Network Gray
Siding-Vertical & Shake		Passive
Trim		Network Gray
Garage Door		Passive
Roof	Certainteed	Weathered Wood or Moire Black
Entry Door		Backdrop
Brick	Brick Craft	Country Road
Stone		Oak Island Rough Ledge stone

A Joint Motion was made to approve the new house at 418 Crystal Lake Drive subject to the Village Engineer's comments and the corrections being made, stairs to be the width of the front door assembly, no stairs of the covered porch, ridge vent not a hat vent on the front facing gable and corbel being removed from the far right side by the eve line and the roof color being either weathered wood or moire black was made by Mr. Jud Kline; Seconded by Mr. Jud Kline.

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

No: None

The Joint Motion was approved 7 to 0.

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The plan has been approved by the Village Architect and approved as noted by the Village Engineer. This is Pulte Homes 'Borgess' plan and is a 2 story, 3,805 square feet with 3 bedrooms and 2.5 bathrooms. It will have an unfinished garden basement and will also have a sunroom. Mr. Jud Kline commented there is plenty of room for a future deck. Mr. Keith Filipkowski stated there are a few corrections to be made on the plan. The front step is to be the width of the front door assembly and sidelights and the height of the building should be shown on the plan. The homeowner requested to remove the double windows on the garage, right elevation. The Mayor suggested putting a tall tree or bush in place of the windows. The exterior selections are as follows:

Product:

Siding-Horizontal
Siding-Vertical & Shake
Trim
Garage Door
Roof
Entry Door
Foundation Brick
Stone

Manufacturer:

Certainteed

Brick Craft

Color:

Backdrop
Requisite Gray
Backdrop
Requisite Gray
Moire Black
Domino
Driftwood
Gunnison LedgeStone

A Joint Motion was made to approve the new house at 454 Crystal Lake Drive subject to the Village Engineer's comments and adding landscaping where the double windows have been removed on the right elevation; garage to make the area more dense and the front door step to be the width of the front door assembly and side lights was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 7 to 0.

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The plan has been approved by the Village Architect and approved as noted by the Village Engineer. This is Pulte Homes 'Borgess' plan and is a 2 story 3,385 square foot home with 3 bedrooms and 2.5 bathrooms. It will have an unfinished garden basement, covered porch, 2 story foyer and a fireplace. Mr. Keith Filipkowski stated there are a few corrections to be made on the plan. The front step is to be the width of the front door assembly, no step should be on the rear covered porch and the height of the building should be shown on the plan. The exterior selections are as follows:

Product:

Siding-Horizontal
Siding-Vertical & Shake
Trim
Garage Door
Roof
Entry Door
Foundation Brick
Stone

Manufacturer:

Certainteed

Brick Craft

Color:

Dorian Gray
Gauntlet Gray
Dorian Gray
Dorian Gray
Moire Black
Chateau Brown
Country Road
Breakwater Ledge stone

A Joint Motion was made to approve the new house at 554 Salt Lake Circle subject to Engineer's comments was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

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

No: None

The Joint Motion was approved 7 to 0.

#9

185 HONEYBELLE OVAL – IN-GROUND POOL

Present via Zoom: Alexandra Neyman, Homeowner

PZ/ABR Discussion:

This is a fiberglass, 'Goliath' in ground pool and is 16' x 41' x 6.8" and will be located in the rear yard. There will be a minimum of 3' of concrete or stone around the pool. The pool equipment will be installed on three (3) 2' x 2' pre-cast concrete pads.

The color of the pool is royal blue. There will be one (1) self-closing and self-latching gate on each side of the pool. A vinyl fence will be installed around the perimeter of the backyard and is weathered gray in color. The fence and the pool meets all of the zoning requirements per Bob McLaughlin, CBO.

A Joint Motion was made to approve the in-ground pool at 185 Honeybelle Oval 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.

#10

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the July 21st PZ/ABR agenda:
 - o 246 Lake Meade Drive – generator variance
 - o 31499 Miles Road – In-ground pool
 - o 4449 Brainard – above ground pool
 - o 336 Blossom Lane – screened porch

#8

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor stated the landscaping plans should be handled administratively. Mr. Steve Byron said he is in the process of drafting the landscape ordinance to have the Building Commissioner approve the landscape plans administratively and he would be able to engage a landscape architect if necessary. The Mayor said that the Planning and Zoning Commission would act as a board of appeals from the Building Commissioner's decision regarding landscaping.

#9

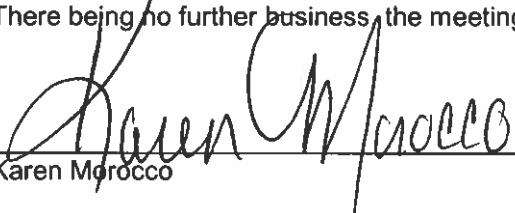
MINUTES FROM JUNE 16th, 2020 TO BE APPROVED

A Motion to approve the minutes of the June 16, 2020 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

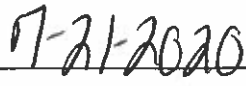
Ayes: Lazar, Moran, Lewis, Hitt, Kline, Mayor Mulcahy
Abstain: Newland
No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 8:34 pm



Karen Morocco



Date