

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 17, 2020 – 6:30 pm

Brian Hitt, Pro-Tem, called the meeting to order at 6:34 pm.
Mayor Mulcahy, Chairperson resumed meeting at 6:55pm

Members Present via Zoom: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis,
Brian Hitt, Jud Kline, Mayor Kathy Mulcahy (arrived via zoom @ 6:54pm)

Members Absent:

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

#1 477 CRYSTAL LAKE DRIVE – SL 65 – NEW HOUSE

Present Via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is the Pulte Homes 'Bourges' plan. It is a 3,286 square foot home with a full unfinished basement. It has 4 bedrooms and 3.5 bathrooms. The home has a covered porch, loft, fireplace and a vaulted gathering room and foyer. Mr. Keith Filipkowski responded to one of the Village Engineer's comments. He stated Pulte Homes will be tying in the downspouts to the storm sewer. Mr. Filipkowski also stated there is a clerical error on the first floor plans. There will be no step coming off the covered porch. It should not be shown on the plan. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Accessible Beige
Vertical Board & Batten		Weathered Shingle
Trim		Universal Khaki
Garage Door		Universal Khaki
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Cedar Creek
Entry Door		Grays Harbor
Stone		Ledgestone

A Joint Motion was made to approve the new house at 477 Crystal Lake Drive subject to the Village Engineer's comments, stone and brick return on inside of the front porch and step off covered porch should be eliminated was made by Mr. Jud Kline; Seconded by Mr. Eric Newland.

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

The Motion was approved 6 to 0.

#2

480 CRYSTAL LAKE DRIVE – SL 70 – NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is the Pulte Homes 'Bourges' plan. It is 3,385 square foot home with a garden style basement with one bathroom in the basement. It has 3 bedrooms and 4.5 bathrooms. The home has a covered porch, loft, fireplace and a vaulted gathering room and foyer. The faux gable will have shake siding. The height of the home is 29' 4 ½". Under the covered porch will be an alcove that will have decking material. Mr. Anthony Lazar pointed out this area cannot be used for storage. It would block the view from the basement windows. Mr. Keith Filipkowski stated the homeowner goes through a twelve (12) step build process. Mr. Jud Kline stated he likes how the front porch works in this plan. It's more generous and has more graciousness. Mr. Keith Filipkowski stated Pulte Homes will be tying in the downspouts to the storm sewer. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Gauntlet Gray
Siding – Shake		Dorian Gray
Vertical Board & Batten		Dorian Gray
Trim		Gauntlet Gray
Garage Door		Dorian Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Coral Blend
Entry Door		Black Fox

A Joint Motion was made to approve the new house at 480 Crystal Lake Drive subject to the Village Engineer's comments was made by Mr. Jud Kline; 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 project has been approved by the Village Architect and approved as noted by the Village Engineer. This is the Pulte Homes 'Bourges' plan. It is a 3,578 square foot home with a full finished basement that has 9' ceilings. It has 4 bedrooms and 4.5 bathrooms with a sunroom, loft and fireplace. The home also has a vaulted gathering room and foyer. Mr. Keith Filipkowski stated Pulte Homes will be tying in the downspouts to the storm sewer. Mr. Jud Kline suggested the trim board should be a deeper tone; a different color for more contrast. Mr. Keith Filipkowski stated he would suggest to the homeowner to use the color 'folk stone' for all of the trim on the house. 'Folk Stone' is a darker color. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Pavestone
Trim		Pavestone
Garage Door		Pavestone
Roof	Certainteed	Moire Black
Brick	Brick Craft	Country Road
Entry Door		Tricom Black
Stone		

A Joint Motion was made to approve the new house at 488 Crystal Lake Drive subject to the Village Engineer's comments and the recommendation all of the trim on the house be changed to the color 'folk stone' was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 7 to 0.

#4

185 ORANGE LAKE DRIVE – SL 106 – NEW HOUSE

Present via Zoom: Randy Kertesz, Kertes Homes LLC

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved by the Village Engineer. This is a custom home and is similar to S/L 9 Kertes Homes model. It is approximately 4,000+ square feet. It will have a master suite and office on the first floor. There will be 4 bedrooms on the second floor. There will also be a small covered front porch. Mr. Randy Kertesz stated the homeowner loves the location and the community. He also stated due to covid-19, he does not allow more than one crew at a time to work on the house. An exterior color selection schedule was submitted but the colors were not available for review. The Board stated they will vote for planning and zoning approval but Kertes Homes will have to return to the next meeting for the review of exterior colors. Mr. Randy Kertesz stated he would like a permit to start the foundation and would return to the next meeting.

PZ Only:

A Motion was made to approve only the planning and zoning portion of the new house at 185 Orange Lake Drive subject to the applicant returning to the next ABR meeting for exterior selections was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 5 to 0.

#5

385 NOB HILL OVAL – IN GROUND POOL AND PATIO

Present via Zoom: Patrick Cloonan, Cloonan Design

PZ/ABR Discussion:

The project was approved by the Village Architect and the grading / drainage was not approved by the Village Engineer. Cloonan Design submitted a revised site plan for the Village Engineer's review. The pool will be located in the rear yard and is kidney shaped. The pool is preformed and is approximately 25' x 40' in size. Mr. Robert McLaughlin pointed out there is no access by the hot tub. Mr. Patrick Cloonan said he will install a gate by the hot tub for access. There is a patio surrounding the pool and a fence that also surrounds the pool. The fence is approved administratively by the Building Commissioner.

A Joint Motion to approve the pool only subject to the Village Engineer's approval on the revised review and the chamfering of the Northeast corner of fence to allow for landscape maintenance access 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.

#6

28900 JACKSON ROAD – ADD EIGHT (8) SOLAR PANELS TO EXISTING SOLAR ARRAY

Present via Zoom: Jake Kobilarcsik, Koby Electric
Brent Lenkey, Solar Connection
Dean Rolan, Solar Connection

PZ Discussion:

The Orange Village Fire Department will need to approve the solar panels prior to any installation. The homeowner is happy with the current solar array and would like more power so an additional eight (8) panels will be added. Once the additional eight (8) panels are installed, 90% of the electricity will be produced. The solar panels are not visible from the street. There is no battery back-up for the panels at this time.

A Motion was made to approve adding eight (8) solar panels to the existing solar array at 28900 Jackson Road was made by Mayor Mulcahy; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 5 to 0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- The following are on the December 1, 2020 PZ/ABR agenda:
 - Three (3) new houses from Pulte Homes
 - Garage addition at 4290 Hilltop
 - Exterior selections at 185 Orange Lake Drive

#7

ANY OTHER TOPIC FOR DISCUSSION

- The State legislature ends soon for the public meetings on Zoom. The Village is hoping this will be extended
 - The Mayor stated a lot of things are happening in the future. The Village has heard from various developers
 - Mr. Eric Newland inquired how the sale of Pinecrest went. The Mayor stated it has gone smoothly. The revenue is not as much as it was for Pinecrest but it's starting to pick back up again. The new owner wants to maintain the property.
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#8

MINUTES FROM OCTOBER 20TH, 2020 TO BE APPROVED

A Motion to approve the minutes of the October 20th, 2020 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline. After Mr. Jud Kline pointed out a correction, an amended Motion was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

Correction: Item # 5 – guest bathroom was moved (not guest bedroom) and living room and dining room goes from side to side and was front to back.

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 7:40 pm



Karen Morocco



Date