

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, February 2, 2021 – 6:30 pm

Mayor Mulcahy, Chairperson called the meeting to order at 6:35pm

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 Staci Vincent
Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 4330 BRAINARD ROAD – DORMER ADDITION

Present: Kendall Ivy & James Nagy, KKIM Holdings LLC
Jim Kramer, Kramer Engineering

PZ/ABR Discussion:

Mr. Kendall Ivy and Mr. James Nagy are the owners of the house. They are renovating the house then selling it. The dormer addition will be visible from the front of the house. The dormer will be a bedroom, bathroom and hallway and will increase the square footage by approximately 1000 square feet. The dormer will have access by a staircase being added in the living room area. Construction plans still need to be submitted to the Building Department for review of the State Building Code. If there are any exterior changes by adding the stairs, the applicant will need to come before the Board for approval.

A Joint Motion was made to approve the dormer addition at 4330 Brainard Road subject to the following conditions:
1. Existing front facing gable be revised to a hip roof 2.Exterior overhang and edge match existing finishes and colors,
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.

#2

**28300 JACKSON ROAD – VARIANCE REQUEST – DETACHED GARAGE – CORNER SIDE
YARD VARIANCE**

Present via Zoom: Nick Cianciola, Homeowners

PZ/ABR Discussion:

The applicant is seeking a 30' zoning variance from the required 60' corner side yard setback from Jackson Road to construct a 30' x 33' detached garage 30' from the north lot line at Jackson Road. Mr. Nick Cianciola stated the hardship would be if a variance was not granted, the garage would be sitting in the middle of the yard next to his patio and then it would require a driveway extension that would add over 2500 square feet in pavement. He would like to save greenspace. There is also a large shade tree they would like to keep. Mr. Cianciola mentioned he has a commercial painting business but he does not intend to use the garage for his business. Mr. Brian Hitt stated he didn't see any hardship as there is plenty of land to build the garage or an addition can be built on the existing garage. The Board agreed with him. Mr. Steve Byron stated something unique about the property would need to be shown that would cause practical difficulty. The Mayor suggested Mr. Cianciola talk to a professional; an architect, about the project. A letter of opposition was received by a neighbor; Ed & Susan Bonk. Their house is located directly across the street. They would like to protect the residents' property values and neighborhood aesthetics through consistently enforced standards. They feel if a variance is granted, it would negatively impact both. The Mayor suggested Mr. Cianciola talk to his neighbor. The Mayor requested a copy of the letters submitted to Orange Village be distributed to both Mr. Nick Cianciola and Mr. & Mrs. Bonk. The Mayor declared the matter tabled.

Tabled

#3

521 CRYSTAL LAKE DRIVE – S/L 60 – NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved by the Village Engineer. This is the Pulte Homes Bourges plan. This is a 2 story, 3,049 square foot home with 4 bedrooms and 3.5 bathrooms. It has a garden style basement, covered porch and has vaulted ceilings. It will have a 3 car garage. Mr. Jud Kline stated he thinks the small gable area should have shake siding. Mr. Keith Filipkowski thinks this is a good recommendation. Mr. Anthony Lazar said on the left elevation the 2 windows should be encapsulated. The exterior selections are as follows:

Product:

Siding – Horizontal
Siding – Shake
Trim
Garage Door
Roof
Brick
Entry Door

Manufacturer:

Certainteed
Brick Craft

Color:

Dorian Gray
Gauntlet Gray
Dorian Gray
Dorian Gray
Moire Black
Country Road
Chateau Brown

A Joint Motion was made to approve the new house at 521 Crystal Lake Drive subject to the following conditions:

- 1 Left elevation, encapsulate the 2 windows with the dormer feature
2. Remove indicated false gable at tub window
- 3 .Rear elevation – add shake siding in small gable area

was made by Mr. Anthony Lazar; Seconded by Mr. Jud Kline.

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

No: None

The Motion was approved 7 to 0.

#4

555 SALT LAKE CIRCLE – S/L 47 – NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and is approved as noted by the Village Engineer. This is the Pulte Homes Bourges plan. This is a 2 story, 2,961 square foot home with 4 bedrooms and 3.5 bathrooms. It has an unfinished basement, covered porch, fireplace and vaulted ceilings. Mr. Jud Kline stated he would like the 2 faux gables to increase in size about 1' in each direction and add shake siding in the small gable area. Mr. Bob McLaughlin requested that Mr. Keith Filipkowski verify the address as his paperwork shows 555 not 551 Crystal Lake. The exterior selections are:

Product:

Siding – Horizontal
Siding – Shake
Trim
Garage Door
Roof
Brick
Entry Door

Manufacturer:

Certainteed
Brick Craft

Color:

Mega Greige
Mega Greige
Accessible Beige
Accessible Beige
Weathered Wood
Cedar Creek
Sealskin

A Joint Motion was made to approve the new house at 555 Salt Lake Circle subject to the Village Engineer's comments and the following conditions:

1. Left elevation, increase 2 faux gables by 1' in each direction and matching other gables
2. Rear elevation – add shake siding in small gable area

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.

#5

185 ORANGE LAKE DRIVE – NEW HOUSE – EXTERIOR ELEVATION CHANGES

Present via Zoom: Randy Kertesz, Kertes Enterprises

ABR Discussion:

Mr. Randy Kertesz is changing the roof lines. He stated the homeowner has agreed to the changes. Mr. Jud Kline had suggested the roof line changes. The large gable runs front to back.

A Motion was made to approve the exterior elevation changes at 185 Orange Lake Drive was made by Mr. Brian Hitt;
Seconded by Mr. Scott Lewis.

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

No:

The Joint Motion was approved 7 to 0.

Present via Zoom: Robert Zupan, Service Director

PZ/ABR Discussion:

The electric service and sanitary vault are already complete. The installation of the building and tie in of utilities are the only things remaining. The restroom is a precast concrete fabricated building by CXT and will be located on the north side of White Drive. The Mayor and Robert Zupan went to Metropark locations in Cuyahoga, Geauga and Lake Counties to view their restroom units. The restroom unit that was selected is an upgraded model of the unit at Penitentiary Glen. The unit will have anti-graffiti coatings on the interior and exterior. The unit is ADA compliant. It will have hands free fixtures, LED lighting, electric hand dryers, automatic locks and baby changing areas on both sides. The Mayor stated sanitizer can be added to the outside of the building. Mr. Jud Kline thinks the position of the building should be rotated north approximately 20 degrees. This will enable a better view from Village Hall police department into the doors of the restroom. The Mayor said she will see what the police chief says about it. Councilwoman Staci Vincent stated she loved the design. She would like the doors to face the playground and to add a sanitizing unit on the outside. Mr. Eric Newland stated he loved the unit. The exterior selections are as follows:

Siding
Roof
Stone

Horizontal Lap
Cedar Shake
Napa Valley

Natural Honey
Cocoa Milk
Romana

A Joint Motion was made to approve the restroom at 4600 Lander Road – Orange Village Park was made by Mr. Scott Lewis; Seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

#7

CHIEF BUILDING OFFICIAL'S REPORT

- No items are on the February 16, 2021 PZ/ABR agenda.

#7

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor stated there are a lot of projects going on and it will get busy.
- There will be an auction of the Beachwood Inn
- Mr. Eric Newland accepted a position in Columbus. He will continue to do the meetings digitally until he is replaced. The Mayor and Mr. Jud Kline having been screening candidates to replace Mr. Newland. One candidate, Mr. Jonathan Holland, was logged onto tonight's meeting.
- We will miss Eric very much!! And wish him well on his next chapter!!!

#8

MINUTES FROM JANUARY 5TH, 2021 TO BE APPROVED

A Motion to approve the minutes of the January 5th, 2021 meeting was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 8:40 pm



Karen Morocco



Date