

## **MINUTES**

### **MEETING VIA ZOOM**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, March 16, 2021 – 6:30 pm

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

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

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#### **#1 150 ORANGE TREE DRIVE – 3 SEASON ROOM – PERGOLA - DECK**

**Present via Zoom:** Matt Ross, Matt Ross Architects, Inc.

#### **PZ/ABR Discussion:**

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The existing deck will be demolished. The three (3) season room is approximately 390 square feet and the deck is approximately 500 square feet. The deck will be made with Timber Tech decking material. The three (3) season room will have removable screens and glass. Mr. Bob McLaughlin made an error and advised Mr. Matt Ross that 150 Orange Tree Drive was in the U1 district but it's actually in the U1A area. It is in full compliance with the setbacks. Mr. Jud Kline would like to show in the plan a dotted line showing that both sides equally overhang the roof. There will be a pergola, fire pit and patio. Landscaping will be utilized and a plan submitted to the Building Department. The three (3) season room's roof material will match the existing. Mr. Scott Lewis recused himself due to the owner, Mr. Dan Steiger, having a relationship with Mr. Lewis' law firm.

A Joint Motion was made to approve the three (3) season room, pergola and deck subject to the following conditions:

1. Roof plan to indicate aligning of the roof to the wall below
2. Sill wall – base noted as Azek siding
3. Deck is level with the floor of the three (3) season room

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

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

The Joint Motion was approved 6 to 0.

**Present via Zoom:** Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

The project was approved by the Village Architect and approved as noted by the Village Engineer. This is Pulte Homes Boureges plan and is 3,578 square feet with 3 bedrooms and 3.5 bathrooms. It will have a full, unfinished basement with rough-in plumbing. The home will also have a sunroom, 2 story foyer and a fireplace. Mayor Mulcahy stated there is a generous allowance of windows. Crystal Lake is a private street. The Board stated they wanted the Pulte sales people to inform buyers that some of the streets are private and some are public. They don't want the homeowner's to be surprised that their Homeowner's Association does the snowplowing and road repairs for private streets; not the Village. The Mayor said a letter explaining this is in the new residents packet. A conversation ensued about what happens with parked cars on a private street during an emergency and the emergency staff needs to get through? Mr. Steve Byron stated they would do what is necessary to respond to an emergency. Mr. Jud Kline will discuss the subject with the Council members. Mr. Brian Hitt wanted clarification on where the driveway is located in relation to the street. Mr. Bob McLaughlin stated it is located before the curve of the street starts. The materials are as follows:

**Product:**

**Manufacturer:**

**Color:**

Siding – Horizontal  
Trim  
Garage Door  
Roof  
Brick  
Entry Door

Certainteed  
Brick Craft

Dorian Gray  
Dorian Gray  
Dorian Gray  
Weathered Wood  
Cutawba  
Porpoise

A Joint Motion was made to approve the new house at 495 Crystal Lake Drive-S/L 61 subject to the Village Engineer's comments was made by Mayor Mulcahy; Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

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#3

**551 SALT LAKE CIRCLE – S/L 48 – NEW HOUSE**

**Present via Zoom:** Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

The project was approved by the Village Architect and approved as noted by the Village Engineer. . This is Pulte Homes Boureges plan and is 3,385 square feet with 4 bedrooms and 3.5 bathrooms. 1 bedroom and 1 bathroom will be located in the full, finished basement. The home will have a 2 story foyer, fireplace and a covered porch. A revised topo was submitted on March 16, 2021 and is being reviewed by the Village Engineer. Mr. Jud Kline stated the window wells are not shown on the rear and side elevations and they should be. They should be dashed in indicating they are below grade and they should have drains in them. The exterior selections are as follows:

**Product:**

Siding – Horizontal  
Shake Siding  
Trim  
Garage Door  
Roof  
Brick (grade material)  
Entry Door

**Manufacturer:**

Certainteed  
Brick Craft

**Color:**

Backdrop  
Requisite Gray  
Backdrop  
Requisite Gray  
Moire Black  
Driftwood  
Domino

A Joint Motion was made to approve the new house at 551 Salt Lake Circle – S/L 48 subject to the Village Engineer's approval and resubmitted plans showing the window well's was made by Mayor Mulcahy; Seconded by Ms. Kathy Moran.

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

The Motion was approved 7 to 0.

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**#4**

**CHIEF BUILDING OFFICIAL'S REPORT**

- There is nothing yet on the agenda for April 6, 2021. The deadline is next Tuesday, March 23<sup>rd</sup>.
- Mr. Bob McLaughlin drove by the car wash. It is operating and still has the same signs.

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**#5**

**ANY OTHER TOPIC FOR DISCUSSION**

- Mr. Scott Lewis inquired about the status of the trails in Orangewood. The Mayor stated it's in the bidding process.
- Mayor Mulcahy stated we will miss Mr. Eric Newland very much. Mr. Newland will be staying with the PZ/ABR board until the end of April.
- The Mayor, Mr. Jud Kline and Mr. Bob McLaughlin have interviewed three (3) candidates to replace Mr. Newland. All were great. Ms. April Skurka was selected and was also recommended by Mr. Eric Newland. Ms. Skurka resides in Solon. She will be confirmed by Council in April.
- Mr. Jud Kline's house is under construction in the Lakes of Orange.
- Mr. Brian Hitt inquired about the status of Beachwood Inn. Mr. Bob McLaughlin stated it is in the process of being secured. Access to the rear portion of the parking lot will be blocked off by concrete barriers.
- Mr. Eric Newland inquired about the status of the Bahama Breeze restaurant. The Mayor stated it's been up for sale. The owner is considering removing the building and putting up a Longhorn Steakhouse. Mr. Jud Kline recommends the restaurant Season's 52 which is an upscale restaurant offering in season, healthy foods. The Board thought that was a great idea.

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#6

**MINUTES FROM MARCH 2nd, 2021 TO BE APPROVED**

A Motion to approve the minutes of the March 2nd, 2021 meeting was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

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

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:35 pm

  
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Karen Morocco

  
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Date