

## **MINUTES**

### **MEETING VIA ZOOM**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, August 17, 2021 – 6:30 pm

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

Members Present via Zoom: Anthony Lazar, Kathy Moran, April Skurka, Scott Lewis (arrived @ 6:32pm),  
Jud Kline, Mayor Kathy Mulcahy

Members Absent: Brian Hitt

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

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#### **#1                      28300 JACKSON ROAD – LANDSCAPING FOR GARAGE**

**Present via Zoom:**     Nick Cianciola, Homeowner

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

The project has been approved by the Village Landscape Architect, Ms. Kathy Moran. She stated that the homeowner did a really good job of keeping the look of the overall neighborhood. The Mayor stated she drove by and that the garage looks very nice.

A Joint Motion was made to approve the revised plan for the landscaping for the garage at 28300 Jackson Road was made by Mr. Kathy Moran; Seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Skurka, Lewis, Kline, Mayor Mulcahy  
No:     None

The Joint Motion was approved 6 to 0.

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**Present Via Zoom:** Dale Flynn, Farrow Group  
Paul Miller, DP Construction

**ABR Discussion:**

The home was destroyed by a fire. Only a small portion of the home remains. The home will be built on the same foundation. The same homeowners are moving back in and want to replicate the house the way it was. The plan calls out for 6 inch siding but double 4 inch will be used. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Roof	Certainteed	Pewter
Brick	Glen Gery	Farmington Blend
Windows	Simonton Assure	White
Siding – 4" Doubled Straight	Alside	White

A Motion was made to approve the fire reconstruction at 29275 Hidden Valley Drive subject to the siding changed from 6 inch to double 4 inch was made by Ms. April Skurka; Seconded by Ms. Kathy Moran.

Ayes: Lazar, Moran, Skurka, Lewis, Kline, Mayor Mulcahy  
No: None

The Motion was approved 6 to 0.

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#3

**29350 JACKSON ROAD – REAR ADDITION**

**Present Via Zoom:** Igor Abramovsky, Genesis Construction Group

**PZ/ABR Discussion:**

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The rear addition will be a master bathroom, master bedroom and kitchen. The addition is approximately 1,020 square feet. There is plenty of room in the rear of the house and there are no set back issues. There is a deck on the plan which will be reviewed by Mr. Bob McLaughlin. Ms. Kathy Moran made a recommendation to have an access panel using wing nuts closing off the bottom of the deck to prevent animals from getting trapped. A discussion ensued about the roof height and being a step up due to increasing the ceiling height. It is where the existing roof and the new roof intersects. An adjustment should be made to the roof peak.

A Joint Motion was made to approve the rear addition at 29350 Jackson Road subject to adjusting the roof peak of the overbuild that extends from the roof to the intersection of the rear roof peak and to match the shingles and framing, and to add an access panel to the bottom of the deck was made by Mr. Jud Kline; Seconded by Ms. April Skurka.

Ayes: Lazar, Moran, Skurka, Lewis, Kline, Mayor Mulcahy

No: None

The Motion was approved 6 to 0.

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#4

(Added to agenda)

**335 TAHOE TRAIL – OUTDOOR KITCHEN - REAR SETBACK PLAN ADJUSTMENT**

**Present Via Zoom:** Christine Meske, Boulevard Studios

**PZ/ABR Discussion:**

This project had been on the August 3, 2021 PZ/ABR agenda. The applicant was told to come back to a meeting with the neighbor's approval and to provide justification of the location of the outdoor kitchen. The outdoor kitchen extends into the rear setback line but the commission has the authority to make adjustments to the rear setback line because of the code. Boulevard Studios laid out two (2) other locations of the outdoor kitchen but neither looked as good as the original presentation. There is existing landscaping that will provide screening around the structure. The Mayor went to the site and stated it makes so much sense that the location presented looks best. The applicant received the approval of the neighbors. The Mayor said we should have the neighbor's approval in writing. Mr. Jud Kline stated there is an existing door that is three (3) feet up and there will now be a set of steps coming down from the existing door to the patio.

A Joint Motion was made to approve the rear setback plan adjustment for the outdoor kitchen was made by Mayor Mulcahy; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Skurka, Lewis, Kline, Mayor Mulcahy

No: None

The Joint Motion was approved 6 to 0.

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#5  
(Added to agenda)

**28299 HIDDEN VALLEY DRIVE – MOVING HOUSE 10 FEET BACK**

**PZ Discussion:**

The project has been previously approved by the PZ/ABR. The applicant wanted to move the house back 10 feet to allow more room for the septic systems secondary drainage field. The change has been approved by the Village Engineer and there are no zoning issues. Mr. Bob McLaughlin had given the applicant the approval to move the house back 10 feet. The homeowner will supply an 'as built' drawing upon completion.

Mayor Mulcahy moved to ratify the Building Commissioner's approval of the modified location of the new residence at 28299 Hidden Valley Drive, which is ten feet (10') north of the location that had been previously approved by the Commission. Mr. Scott Lewis seconded the motion.

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

The Motion was passed 4 to 0.

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#6  
(Added to agenda)

**27330 CHAGRIN BOULEVARD – TAKE 5 EXPRESS CAR WASH – SIGNS**

**PZ/ABR Discussion:**

Mr. Jud Kline spoke with the marketing and operations directors from Take 5 Car Wash about the signs. Three (3) options were discussed. The directors from take 5 Car Wash preferred option three (3) which includes a video screen. Per the requirements of Section 1161.09 (d), (e) animation is not permitted and also prohibits videos. They can have still shots for 8 seconds before changing the content. All proposed options meet the sign code requirements. Per Mr. Steve Byron, the Commission has the authority to require landscaping. After discussion about the signs, the Commission indicated a preference for option #3. Mr. Kline will pass along the information to the applicant. The applicant will then formally present plans for an upcoming PZ/ABR meeting.

No Action Taken

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**#4**

**CHIEF BUILDING OFFICIAL'S REPORT**

- The following will be on the September 7th agenda:
  - 4 New Houses
  - Possibly a Gazebo at Pinecrest
  - Possibly 28849 Jackson Road – Accessory Building

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**#5**

**ANY OTHER TOPIC FOR DISCUSSION**

- Mr. Scott Lewis and Mr. Jud Kline will not be at the September 7<sup>th</sup> PZ/ABR meeting.
- Mr. Lewis stated there is a house in Orangewood that is painted two (2) different colors and is an eyesore. Mr. Bob McLaughlin asked him to get the address and will then drive over and talk with the owner on status of the house.
- The Mayor stated in a month a two there should be things to discuss.

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#6

**MINUTES FROM AUGUST 3<sup>RD</sup> , 2021 TO BE APPROVED**

A Motion to approve the minutes of the August 3, 2021 meeting was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:40 pm

  
\_\_\_\_\_  
Karen Morocco

9-21-21  
\_\_\_\_\_  
Date