

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 19, 2021 – 6:30 pm

Mayor Mulcahy, Chairperson called the meeting to order at 6:31pm

Members Present via Zoom: Anthony Lazar, April Skurka, Scott Lewis, Brian Hitt
Jud Kline, Mayor Kathy Mulcahy

Members Absent: Kathy Moran

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

#1 473 CRYSTAL LAKE DRIVE – DECK – INTERIOR REAR LINE SEBACK ADJUSTMENT

Present via Zoom: Paul & Ira Mahajan, Homeowners

PZ/ABR Discussion:

The Homeowners Association approved the deck 2 feet into the 25 foot rear setback with additional landscape as screening such as 8 foot Evergreens. The Homeowner's wanted 4 feet into the 25 foot rear setback to have a 14 foot deck. There is a daylight basement that has large windows. Gravel would be under the deck. There would also be a patio. There will be a neighbor behind the house. Mr. Jud Kline suggested sliding the patio to the left hand side of the house and turning the grill sideways. Mr. Brian Hitt stated the Board should be very consistent in its ruling and in his opinion, it should not be approved. The Mayor suggested the Board visit the site. Mr. Scott Lewis said he does not subscribe to the rigid view and also thinks a site visit is in order. He thinks there should be a reasonable way to accommodate the applicant. The Mayor stated Mr. Jud Kline and Mr. Bob McLaughlin should meet with the applicants to come up with a solution. Mr. Kline and Mr. McLaughlin agreed to a meeting. Mr. McLaughlin stated the applicants can begin the other landscaping now. The applicants are to return to a future PZ/ABR meeting.

* **Mr. Jud Kline and Mr. Bob McLaughlin to meet with the applicants about the placement of the deck and applicants to return to a future PZ/ABR meeting.**

#2

510 SILVER LAKE DRIVE – S/L 97 – NEW HOUSE

Present via Zoom: Gage Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by the Village Architect and Approved as noted by the Village Engineer. This is Pulte Homes Lyon model and is a single story ranch. It is 2,422 square feet with 3 bedrooms and 3.5 bathrooms. The owner's suite has a tray ceiling. The guest bedroom has a bathroom. There will also be a fireplace in the main area of the home. Mr. Jud Kline recommended to add a gable to break up the volume of the roof and stated this will help a great deal. Mr Gabe Kirksey said he would add a reverse gable and will resubmit. The applicant will need to resubmit and come back to a future PZ/ABR meeting. The exterior selections are as follows:

Product:

Manufacturer:

Color:

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

Certainteed
Brick Craft

Folkstone
Pavestone
Folkstone
Pavestone
Moire Black
Country Road
Tricorn Black

- Applicant will need to resubmit and return to a future PZ/ABR meeting.

#3

476 CRYSTAL LAKE DRIVE – S/L 69 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by the Village Architect and not approved by the Village Engineer. The is Pulte Homes Lyon model and is a two story with an optional loft. It is 5,042 square feet with 3 bedrooms and 3.5 bathrooms. There will be a tray ceiling in the owner's suite. There will be a fireplace in the living room. A den and a walk out basement is present. Mr. Gabe Kirksey stated there is a drafting error; there is a line (hip) going to nowhere. This will be corrected. Mr. Bob McLaughlin stated the plan is showing pot vents and it should be a ridge vent. This will also be revised. Mr. Jud Kline pointed out that where the house is placed now, there is no room for a deck. The house should slide 6 to 7 feet to the right so there is room to place the deck. The exterior selections are as follows:

Product:

Manufacturer:

Color:

Siding – Shake I
Trim
Garage Door
Roof
Brick
Entry Door
Stone

Certainteed
Brick Craft

Network Gray
Web Gray
Web Gray
Web Gray
Coral Blend
Cyberspace
Breakwater LedgeStone

A Joint Motion to approve the new house at 476 Crystal Lake Drive – S/L 69 subject to the following conditions:

- Village Engineer's approval
- Ridge vents not pot vents
- Drawings to be submitted showing the extra line (hip) removed
- Site plan to be approved by the Village Engineer and administratively

was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Motion was approved 6 to 0.

#4

173 ORANGE LAKE DRIVE – S/L 109 – NEW HOUSE

Present via Zoom:

Randy Kertesz, Kertes Enterprises
Stacy Maxson, Homeowner

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The home is 4,005 square feet and the height is 33' 11 1/8". There will be a covered porch on the front of the house and a covered porch on the rear, outside of the kitchen. There is also a patio. Per Mr. Randy Kertesz, the house fits nicely on the lot and there are no setback issues. It will have a 3 car garage. There will be a curved metal roof over the front door. A metal roof can also be found on the side roof over the kitchen and the covered porch. Ms. Stacy Maxson has not yet made the color selection of the metal roof. She will need to come back to a future meeting when the selection is made. The exterior selections are as follows:

Product:

Siding
Trim
Windows
Garage Door
Roof
Brick
Stone
Metal Roof

Manufacturer:

James Hardie
James Hardie
Pella
Wayne Dalton
Timberline
Glen Gary
Boral

Color:

Monterey Taupe
Artic White
White
Ranch Style White
Cool Barkwood
Morning Dove
Aspen Southern LedgeStone
TBD

A Joint Motion was made to approve the new house at 173 Orange Lake Drive – S/L 108 subject to the Village Engineer's approval and the applicant to return with the metal roof selection was made by Mayor Mulcahy; Seconded by Ms. April Skurka.

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

The Joint Motion was approved 6 to 0.

#5

27520 CHAGRIN BOULEVARD – MESSAGE ENVY – SIGN

- Applicants, Matt Verbeck & Jerry Archer, Archer Signs, were a No Show

- No Action Taken

#6

CHIEF BUILDING OFFICIAL'S REPORT

- The following will be on the November 2nd agenda:
 - 27330 Chagrin Blvd – Take 5 Car Wash
 - Possibly 27520 Chagrin Blvd – Massage Envy – Sign
 - Pinecrest – Storefront revision – Sozo
 - According to Mr. Bob McLaughlin, new tenants at Pinecrest do not need to come before the PZ/ABR Board unless they are making exterior changes. He also stated that the Board may see new signs going up. The signs are first approved by Pinecrest with their criteria, then approved administratively by Mr. McLaughlin.
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#7

ANY OTHER TOPIC FOR DISCUSSION

- Mr. Anthony Lazar will send his new phone number to the Mayor and the PZ/ABR secretary.
 - Mayor Mulcahy stated she will have an update about Pinecrest Residential at the next meeting.
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#8

MINUTES FROM OCTOBER 5TH, 2021 TO BE APPROVED

A Motion to approve the minutes of the October 5, 2021 meeting was made by Mayor Mulcahy; Seconded by Mr. Scott Lewis.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:33 pm



Karen Morocco



Date