

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 16, 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, Brian Hitt
Jud Kline, Mayor Kathy Mulcahy

Members Absent:

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

#1 PINECREST – BUILDING #2 – SOZO STORE FRONT (400 PARK AVE #170)

Present Via Zoom: Gary Ogrocki & Katie Hopper, Dimit Architects

ABR Discussion:

Sozo is a retail store in Pinecrest. Only the store front is being modified. There will be an 'L' shaped aluminum panel, brick and louvers and a concrete design element. The concrete will be stained/painted a gray color to match the aluminum panel. Ms. Kathy Moran stated it looks great; slick and modern.

A Motion was made to approve the store front Pinecrest – Building #2 – Sozo , 400 Park Avenue Suite #175, was made by Ms. Kathy Moran; Seconded by Ms. April Skurka.

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

The Motion was approved 7 to 0.

#2

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

Present via Zoom: Ira Mahajan, Homeowner

PZ/ABR Discussion:

The applicants met with Mr. Jud Kline at the site. After Mr. Kline's review of the site and the adjacent neighbor's houses, he believes the request for a 12' deck is appropriate. There will be a 2' encroachment into the 25' rear setback. It will be 23'. The homeowners have decided to stay with the original 'L' shaped steps going to the patio. Mr. Kline also recommends screen plants. Two (2) or three (3) evergreen plantings should be sufficient. The HOA will need to approve of the new screening. Mr. Brian Hitt doesn't think the applicants have shown a practical difficulty. Mr. Steve Byron reminded him that this does not require a variance. The Board has the authority to approve a change to the interior rear lot line.

A Joint Motion was made to approve the deck and adjustment of the interior rear setback line at 473 Crystal Lake was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis. An amended joint motion was made to approve the deck and adjustment of the interior rear setback line subject to the Village Engineer's comments was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

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

No: Hitt

The Joint Motion was approved 6 to 1.

#3

173 ORANGE LAKE DRIVE – S/L 109 – METAL ROOF SELECTION

Present Via Zoom: Randy Kertesz, Kertes Enterprises

ABR Discussion:

The house has already been on the October 19, 2021 PZ/ABR meeting. The applicant just needed to return for the selection of the metal roof. The color of the metal roof will be dark gray. There will be a metal roof on the front and rear porch, overhang over the garage and over the two (2) windows on the side.

A Motion was made to approve the metal roof selection at 173 Orange Lake Drive- S/L 109 was made by Mr. Brian Hitt; Seconded by Ms. April Skurka.

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

No: None

The Motion was approved 7 to 0.

#4

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 returned showing the faux gable on the plans. Mr. Jud Kline would like to see the gable a little larger; approximately 2 feet on each side and center it above the middle window. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Folkstone
Siding- Shake		Pavestone
Trim		Folkstone
Garage Door		Pavestone
Roof	Certainteed	Moire Black
Brick	Brick Craft	Country Road
Entry Door		Tricorn Black
Shutters		Black

A Joint Motion was made to approve the new house at 510 Silver Lake- S/L 97 subject to the faux gable on the right elevation be made 2 feet larger on each side and centered above the middle window, maintaining the 6/12 roof pitch was made by Mr. Jud Kline; Seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

#5

485 CRYSTAL LAKE DRIVE – S/L 63 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by the Village Architect and approved by the Village Engineer. The is Pulte Homes Lyon model. It is 2,022 square feet with 2 bedrooms and 2.5 bathrooms. It will have an office/den instead of a third bedroom. Mr. Jud Kline stated he would like to see the faux gable made larger; two (2) feet on each side and also maintaining the 6/12 roof pitch. Mr. Kline also stated it appears there is room for a deck in the rear of the home. The exterior selections that Mr. Gabe Kirksey had were different from what was submitted. The applicant will need to return to a future ABR meeting with the exterior selections.

A Joint Motion to approve the new house at 485 Crystal Lake Drive – S/L 63 was made by Mayor Mulcahy; Seconded by Mr. Brian Hitt.

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

The Joint Motion was approved 7 to 0.

#6

502 SILVER LAKE DRIVE – S/L 95 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and not approved by the Village Engineer. The following must be correct on the plan per the Village Engineer. Per the approved development plans a rear storm connection is permitted only for the foundation drains and the rear downspouts. Side and front downspouts must go to a front storm lateral connection. The home is the Bourges model and is 3,385 square feet. It has 4 bedrooms and 3.5 bathrooms. It also has a 3 car garage. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Shake		Dorian Gray
Siding – Horizontal		Dorian Gray
Trim		Dorian Gray
Garage Door		Dorian Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Cedar Creek
Entry Door		Tricorn Black

A Joint Motion was made to approve the new house at 502 Silver Lake Drive – S/L 95 subject to the Village Engineer's approval was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#7

505 SILVER LAKE DRIVE – S/L 94 – NEW HOUSE

Present Via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

This is the Lyon model with a second floor. It has 4,406 square feet with 4 bedrooms and 4.5 bathrooms. It will have a finished basement and a sunroom. The project has been approved by the Village Architect and approved as noted by the Village Engineer. Within the Village Engineer's notes is the following: The drainage course for the area around the home is in the middle of the side yard and rear yard as originally designed in the approved subdivision plans, It will be very difficult to place landscaping and or build a patio near the home in these areas without requiring large amounts of earth to be moved and creating steep slopes. Mr. Jud Kline stated the homeowner should be made aware of this. Mr. Gabe Kirksey said he meets with the customer about the Village Engineer notes. Mr. Kline also said that a large deck would not fit and would encroach into the 25' rear setback. Mr. Kirksey said he thinks there would be plenty of room for a good size deck without encroaching into the setback. Mr. Brian Hitt stated the 25' rear setback should be maintained. The selections submitted showed the horizontal siding and the shutters crossed out. Mr. Kirksey stated this was an error. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Shake		Gauntlet Gray
Siding – Horizontal		Dorian Gray
Trim		Dorian Gray
Garage Door		Dorian Gray
Roof	Certainteed	Moire Black
Entry Door		Chateau Brown
Stone		Breakwater LedgeStone
Shutters		Musket Brown

A Joint Motion was made to approve the new house at 505 Silver Lake Drive – S/L 94 subject to the Village Engineer's comments and the exterior selections being submitted indicating the shutters and horizontal siding was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 6 to 1.

#8

27330 CHAGRIN BOULEVARD – TAKE 5 CARE WASH – SIGNS

Present Via Zoom: Cione Belknap, Agile Sign & Lighting

PZ/ABR Discussion:

Ms. Cione Belknap stated they took out the directional signs and changed the main wall sign to be more aesthetically pleasing. She said they feel these elements bring class, sophistication and aesthetic appeal. There will also be an EMC – electronic message center. The Mayor stated this will be subject to compliance of the ordinance in code section 1169.09, which regulates use of electronic signs.

A Joint Motion was made to approve the signs at 27330 Chagrin Boulevard – Take 5 Car Wash – Signs subject to compliance of the ordinance in code section 1169.09, which regulates use of electric signs was made by Mayor Mulcahy; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Moran, Skurka, Lewis, Hitt, Mayor Mulcahy (Kline got disconnected)
No: None

The Joint Motion was approved 6 to 0.

#9

CHIEF BUILDING OFFICIAL'S REPORT

- There may not be a meeting on December 7th. The deadline is November 23rd
- Possible items on the December 7th agenda:
 - Mr. Randy Kertesz may submit plans for the final development plan for Lakes of Orange – Phase 7
 - Lot Consolidation

#10

ANY OTHER TOPIC FOR DISCUSSION

- No items discussed
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#11

MINUTES FROM OCTOBER 19TH, 2021 TO BE APPROVED

A Motion to approve the minutes of the October 19, 2021 meeting was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

Ayes: Lazar, Skurka, Lewis, Hitt, Mayor Mulcahy (Kline got disconnected)
Abstain: Moran
No: None

The Motion was approved 5 to 0.

There being no further business, the meeting was adjourned at 7:30 pm



Karen Morocco



Date

PZ/ABR Meeting

November 16, 2021