

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, March 15, 2022 – 6:30 pm

Brain Hitt, Pro-tem called the meeting to order at 6:30pm

Members Present via Zoom: Anthony Lazar (logged in @ 6:32pm), Kathy Moran, Scott Lewis, April Skurka, Brian Hitt, Jud Kline

Members Absent: Mayor Kathy Mulcahy

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

#1 3940 BEECHMONT TRAIL – SCREENED PORCH

Present via Zoom: David Nicora, Yesterday Again
Scott Lewis, Homeowner

PZ/ABR Discussion:

Mr. Scott Lewis recused himself because he is the homeowner. The project was approved by both the Village Architect and Village Engineer. The screened porch will be built over the existing deck but will only utilize half of the deck space. The screened porch is approximately 180 square feet. Materials being used are composite, cedar, pine and will be stained to match the existing house. The porch will be pre-insulated for the future. Ice guard will be installed on the roof. Mr. Jud Kline recommended backing up the lattice underneath the deck with screening to keep the small animals out. Mr. Scott Lewis said he would like to do that.

A Joint Motion was made to approve the screened porch at 3940 Beechmont Trail with the following conditions:

- Recommendation with the installation of a trim board at the deck line as an option to the owner to be decided between the contractor and the owner.
- Stair that is indicated going to the West be relocated to the North off the deck
- Updated drawing should be provided to the Building Department
- Recommendation to install screening behind the lattice underneath the deck with an access panel for service
- Materials and finishes to match the existing house

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

Ayes: Lazar, Moran, Skurka, Hitt, Kline
Abstain: Lewis
No: None

The Motion was approved 5 to 0.

#2

522 SILVER LAKE DRIVE – S/L 100 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project was approved by the Village Architect and approved as noted by the Village Engineer. This is the Pulte Homes Strasbourg model and will have 3,059 square feet with 4 bedrooms and 3.5 bathrooms. There will be a fireplace and a first floor guest suite with a full bathroom. A discussion ensued about the Village Engineer's comments that Pulte Homes may wish to add an additional step in the garage and lower the garage floor elevation. The proposed grade of 8.0% is steep for an entire driveway grade. Mr. Gabe Kirksey stated there usually is a 6" fall for positive drainage and if they lower the garage floor it would be close to level and it's not good for drainage. The Commission agreed with him. Mr. Kirksey said there was a drafting error and they need to add a service door. Mr. Jud Kline and Ms. April Skurka made the recommendation to relocate the window in the garage and café and add eyebrows. The exterior selections are as follows:

Product:

Siding – Horizontal
Vertical Board & Batten
Trim
Garage Door
Roof
Entry Door
Stone

Manufacturer:

Certainteed

Color:

Mega Greige
Backdrop
Bega Greige
Backdrop
Weathered Wood
Backdrop
Cremona LedgeStone

A Joint Motion was made to approve the new house at 522 Silver Lake Drive – S/L 100 with the following condition:

- Relocating the window in the garage and café to a location where an eyebrow can be installed both front and rear with the appropriate trim, 4 foot +/- off the in-wall on either side

was made by Mr. Jud Kline; Seconded by Ms. April Skurka.

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

No: None

The Joint Motion was approved 6 to 0.

Present via Zoom:

Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project has been approved by both the Village Architect and Village Engineer. This is the Pulte Homes Bourges model and will be 3,410 square feet with 4 bedrooms and 3.5 bathrooms. It will have a fireplace, covered porch and a free standing tub in the owner's suite. There will be a vaulted ceiling in the living room. Mr. Jud Kline stated he is bothered by the one set of shutters; it's inconsistent. Mr. Gabe Kirksey said he will propose removing the shutters to the customer. Ms. Kathy Moran stated on the left elevation the middle eyebrow is not lined up with the window. The exterior selections are as follows:

Product:**Manufacturer:****Color:**

Siding – Horizontal
Trim
Garage Door
Roof
Entry Door
Brick

Certainteed

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

A Joint Motion was made to approve the new house at 543 Silver Lake Drive – S/L 85 with the condition of the removal of the shutters and lower the pitch on the two (2) eyebrows below the second floor with window and eyebrow centered on the second floor mullion was made by Ms. April Skurka; Seconded by Ms. Kathy Moran.

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

No: None

The Joint Motion was approved 6 to 0.

Present via Zoom:

Dan Pierce, NORR
Nadia Kulczcky, RH
Jordan Berns, Berns Ockner & Greenberger

PZ/ABR Discussion:

The applicant is looking for approval on the landscaping, patio walls and retaining walls. The final site plan has been sent to the Village Engineer for review and approval. According to Mr. Dan Pierce, the RH landscape team took into account the snow, salt spray, snow removal and the longevity in regards to the landscaping. The bed at the curb will be either aggregate or mulch base followed by a hedge lane then grass area. The islands will be a similar approach. The hedges will be manicured and consistent. There are garden walls on the East and West sides of the building. There will be retaining walls on the North and South sides. The walls will be smooth with a hard troweled finish. Mr. Jud Kline stated there needs to be a fence or planting on the North side of the wall because there is an approximately 8 foot fall. Mr. Kline said on the South wall, RH may want to have something substantial by the parking lot to protect the people. Mr. Dan Pierce said he is fine with the suggestions. Ms. Kathy Moran said she would like RH to consider another type of hedge that doesn't get quite as big and also suggested adding another tree by the trash enclosure. Mr. Dan Pierce said he will take a look and bring more vegetation in if needed. Ms. Moran stated the tree selection is great and the placement is wonderful. Ms. Moran said she likes the overall concept and their track record speaks for itself. Mr. Kline stated the Village Engineer will address the technical for the walls and any change would need to be seen, otherwise it can be handled by the Village Engineer and administratively. Mr. Bob McLaughlin added that no signage is being submitted for approval. Mr. Jordan Berns stated if there's changes that effect the elements that are before you now, then they would have to return to PZ/ABR. Mr. Berns hope is that any comments made can be addressed administratively.

A Joint Motion was made to approve the preliminary landscape plan dated March 11, 2022 at 4009 Orange Place, RH Cleveland subject to the following conditions:

- Review and approval by the Village Engineer
- Submission of planting materials for the Second and Third level areas
- Consideration for planting around the trash enclosure and providing a protection device whether it's planting or otherwise at the two (2) retaining walls
- Any changes that are recommended by the Village Engineer that effect the approved plan requiring an alteration shall come back to PZ/ABR for approval otherwise the plans will be reviewed by Administration for compliance

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

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

The Joint Motion was approved 6 to 0.

#5

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the April 5, 2022 PZ/ABR agenda:
 - Report & Recommendation- Ordinance 2022-5
 - Zoning Variance – Whole Foods – 4 EV Charging Stations
 - Whole Foods moved the charging stations to the Western edge of the parking lot per the Commission's suggestion during a previous meeting
 - Lakes of Orange – Two (2) new houses
 - Mr. Bob McLaughlin stated there are four (4) more lots on Crystal Lake and 5-6 lots left in Lakes of Orange.
 - Mr. McLaughlin said trees were being cleared in Phase 7 before bat season
 - Lakes of Orange Phase 7 is working on the final development plan and it will come back to PZ/ABR for approval

#6

ANY OTHER TOPIC FOR DISCUSSION

- No topics discussed
-

#7

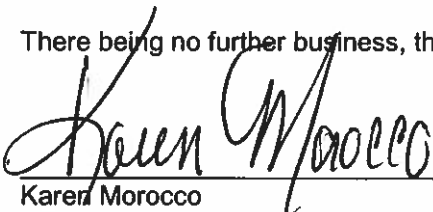
MINUTES FROM MARCH 1st, 2022 TO BE APPROVED


A Motion to approve the minutes of the March 1, 2022 meeting was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Skurka, Lewis, Hitt, Kline
Abstain: None
No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 8:03 pm


Karen Morocco


Date