

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 5, 2022 – 6:30 pm

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

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

Members Absent:

Others Present via Zoom: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Staci Vincent, Councilwoman
Captain Larry Genova
Karen Morocco, PZ/ABR Secretary

#1 519 SILVER LAKE DRIVE – S/L 91 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project was approved by both the Village Architect and Village Engineer. This is the Pulte Homes Bourges model and will have 3,424 square feet with 4 bedrooms and 3.5 bathrooms. It will have a fireplace with a vaulted ceiling in the living room, covered porch and a free standing tub in the owner's bathroom. The porch will be elevated due to the daylight basement. Mr. Brian Hitt, Ms. April Skurka and Mr. Jud Kline all agreed a revised site plan should be submitted showing the grading plan. The exterior selections are as follows:

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

A Joint Motion was made to approve the new house at 519 Silver Lake Drive- S/L 91 with the following condition: Submit updated elevation as it is related to the grading plan was made by Mr. Jud Kline; Seconded by Ms. April Skruka. Mr. Jud Kline amended the joint motion to include the recommendation of elimination of the shutters.

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

The Joint Motion was approved 7 to 0.

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 Bourges model and will have 5,645 square feet with 4 bedrooms and 4.5 bathrooms. There will be a finished basement that will include a bedroom and bathroom. It will also have a sunroom, vaulted living room ceiling and a free standing sub in the owner's bathroom. The commission stated there is a rear door going to nowhere. There is not enough room for a deck or a patio. There should be stairs and a landing off of the door, otherwise, what is the purpose of the door. Mr. Gabe Kirksey stated they could do that or remove the door and add a window; whatever the homeowner decides. Mr. Jud Kline stated the one pair of shutters are unnecessary. Ms. Kathy Moran pointed out the eyebrow on the right elevation is not centered. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Web Gray
Trim		Web Gray
Garage Door		Web Gray
Roof	Certainteed	Weathered Wood
Entry Door		Virtual Taupe
Brick	Brick Craft	Cedar Creek

A Joint Motion was made to approve the new house at 535 Silver Lake Drive – S/L 87 with the following conditions:

- Subject to the Village Engineer's comments
- Submit elevation showing updated elevation as it is related to the grading plan
- Recommendation to remove the shutters
- Adjust the window and eyebrow on the right elevation to be centered
- By the door in the rear of the house, add stairs and landing down to grade or replace the door with a window

was made by Mr. Jud Kline; Seconded by Mr. Scott Lewis

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

The Joint Motion was approved 7 to 0.

5/3/22: After discussion, Mr. Kline made a joint motion to amend #2 in the minutes, to indicate that on the rear of the house the owner will need to add stairs (and a landing) down to grade, or replace the door with a window. This requirement recognizes that a deck is not permitted, given the setback requirements. The motion was seconded by Mr. Lazar

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

The Joint Motion was approved 7 to 0.

#3

50 WALL STREET – WHOLE FOODS – VARIANCE REQUEST – FOUR (4) CHARGING STATIONS

Present via Zoom:

Gregory Brenner, WB Engineers

PZ/ABR Discussion:

The applicant is seeking a variance from the required setback of 60 feet from Orange Place right of way to construct four (4) charging stations not less than 4 feet from the right of way to Orange Place. The variance is roughly 56 feet. The Village Engineer gave contingent approval as noted. Mr. Gregory Brenner stated they worked with the concern of the fire department and the Board provided great insight on placement. Captain Larry Genova said he is happy with the placement of the charging stations. EV-Go, Whole Foods and WB Engineers reached an agreement of the placement and will provide all the Village Engineer's requirements. EV-Go charging stations can be paid for by an app on phones or by credit card. It will take approximately 20-40 minutes to charge depending on the size of the battery and the car. Ms. Kathy Moran said the charging area could benefit from landscaping. Mr. Jud Kline stated he likes the location of the charging stations and is concerned with putting landscaping around the area due to safety concerns. Lithium car battery fires are very difficult to put out and having landscaping around the area would be an encumbrance. Having the area clear is the best way for safety services to get to the area. He also said Whole Foods and EV-Go are making a statement with the charging stations and feels the visibility is good. Mayor Mulcahy stated the landscaping can be discussed administratively between Mr. Gregory Brenner, Ms. Kathy Moran and Mr. Bob McLaughlin.

A Joint Motion was made to recommend the variance of 56 feet for 50 Wall Street – Whole Foods- Four (4) charging stations to Council and to approve the construction of the four (4) charging stations with a follow up discussion on the landscaping administratively between Mr. Gregory Brenner, Ms. Kathy Moran and Mr. Bob McLaughlin 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.

#5

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the April 19, 2022 PZ/ABR agenda:
 - There are no items on the April 19, 2022 agenda. The meeting may be cancelled.
 - There is a prospective buyer for the gas station on the corner of Miles Rd and Brainard Rd. The buyer intends on razing the building and building a new gas station. Zoning variances will be needed.

#6

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor stated RH Mansion is coming along. There is one more detail out of our control and one more detail in our control
- Springtime is here and things are getting busy
- Mayor Mulcahy visited injured OVPD Sergeant Debeljak. He was on a call and was in a knife fight. He is healing very well and is in everyone's prayers.
- Mr. Brian Hitt brought up a discussion about in person meetings.

#7

MINUTES FROM MARCH 15th, 2022 TO BE APPROVED

A Motion to approve the minutes of the March 15, 2022 meeting was made by Mr. Anthony Lazar; Seconded by Ms. Kathy Moran.

Ayes: Lazar, Moran, Skurka, 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

Karen Morocco

Date