

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, May 3, 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
Karen Morocco, PZ/ABR Secretary

#1 523 SILVER LAKE DRIVE – S/L 90 – 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 Bourges model and will have 3,607 square feet with 3 bedrooms and 2.5 bathrooms. It will have a fireplace and a second floor loft. It will also have a fireplace and a sunroom. The home will have a daylight basement. Ms. Kathy Moran stated the walkway needs to be wider than the door; at least one (1) foot on each side. Mr. Gabe Kirksey said Pulte will make it wider to the width of the door and sidelights. Ms. Moran also said to line up both eyebrows to the windows on the right elevation. Mr. Jud Kline agreed. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Backdrop
Trim		Backdrop
Garage Door		Requisite Gray
Roof	Certainteed	Moire Black
Entry Door		Domino
Brick		Driftwood

A Joint Motion was made to approve the new house at 523 Silver Lake Drive- S/L 90 subject to the following conditions :

1. Subject to the Village Engineer's comments.
2. Increase the width of the front walk to the door and sidelights.
3. Adjust eyebrows on the right elevation to 5/12 slope and center by the second floor window.

was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 7 to 0.

PZ/ABR Meeting

May 3, 2022

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 Lyon model and will have 2,602 square feet with 2 bedrooms and 2.5 bathrooms. There will be a garden basement. It will also have a sunroom and fireplace. There will be a guest bedroom and bathroom. There is not enough room for a deck. There should be stairs and a landing. Mr. Jud Kline suggested stairs can be added on the side of the house however, the homeowner would need to come back before PZ/ABR Board with plans for review and approval. Landscaping would also be required to shield the stairs if on the side of the house coming off of the sunroom. The Mayor wants to make sure the homeowner is aware of the limitations that there is insufficient space for a deck off the rear door and only room for stairs going down to grade. Mr. Gabe Kirksey stated the homeowner would be made aware of the situation. The door will have fall protection by using a barricade of wood. Ms. Kathy Moran did point out the front step needs to be increased to 5 feet and the sidewalk to match. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Network Gray
Trim		Network Gray
Garage Door		Passive Gray
Roof	Certainteed	Weathered Wood
Entry Door		Backdrop
Brick	Brick Craft	Country Road

A Joint Motion was made to approve the new house at 535 Silver Lake Drive – S/L 88 with the following conditions:

- Subject to the Village Engineer's comments.
- Increase the front step to 5 feet, sidewalk to match.
- The rear door to have fall protection. The stairs will be limited due to the rear setback. The stairs can come out the side but the homeowner would need to return to PZ/ABR for review and the homeowner should be made aware of the situation.

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

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

No: None

The Joint Motion was approved 7 to 0.

#3

547 SILVER LAKE DRIVE – S/L 84 – 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 Bourges model and will have 3,426 square feet with 4 bedrooms and 3.5 bathrooms. There will be a fireplace and a rear covered porch. The home will have vaulted ceilings in the main area. There is enough room in the rear of the home for a deck. The recessed covered porch will have enough room for stairs. Mr. Jud Kline pointed out that the sidewalk should be increased to match the steps. Mr. Anthony Lazar stated the plans showed pot vents and it should show ridge vents. Mr. Gabe Kirksey stated he will revise the plans. The exterior selections are as follows:

Product:

Manufacturer:

Color:

Siding – Horizontal
Trim
Garage Door
Roof
Entry Door
Brick
Stone

Certainteed

Brick Craft

Backdrop
Backdrop
Requisite Gray
Moire Black
Domino
Driftwood
Carbone LedgeStone

A Joint Motion was made to approve the new house at 547 Silver Lake Drive – S/L 84 with the following conditions:

1. Subject to the Village Engineer's comments
2. Increase the front step to 5 feet, sidewalk to match.
3. Ridge vents to be used not pot vents.

was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis. Mr. Brian Hitt amended his motion to include item #3 and was Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

#4

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the May 17, 2022 PZ/ABR agenda:
 - 655 Beacon Hill – In-ground pool
 - 31000 Emery Rd - Addition.

#5

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor stated lots of things are happening in the Village.
- The Mayor will not be attending the May 17th PZ/ABR meeting.
- .Mr. Brian Hitt said the Fairfield Inn that is in Beachwood is being torn down. It will be a Penske Porsche dealership.

#6

MINUTES FROM APRIL 5th, 2022 TO BE APPROVED

Mr. Jud Kline made a joint motion to approve the April 5, 2022 minutes, which motion was seconded by Mr. Anthony Lazar.

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

Mr. Hitt then called the question on the motion to approve the minutes as amended.

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

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



Karen Morocco



Date