

MINUTES

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

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

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

Members Absent: Scott Lewis

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

#1 514 SILVER LAKE DRIVE – SCREENED PORCH

Present: Tom Cultrona, Bob Cultrona Landscaping

PZ/ABR Discussion:

The project has been approved by both the Village Architect and Village Engineer. The Homeowner's Association has also approved the project. The screened porch is 12' x 18.5' and is located at the rear of the house. No variances are required. The color will match the house.

A Joint Motion was made to approve the screened porch at 514 Silver Lake Drive was made by Mr. Brian Hitt; Seconded by Ms. April Skurka.

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

The Joint Motion was approved 6 to 0.

#2

518 SILVER LAKE DRIVE – SCREENED PORCH

Present: - Tom Cultronia, Bob Cultrona Landscaping

PZ/ABR Discussion:

The project has been approved by both the Village Architect and Village Engineer. The Homeowner's Association has also approved the project. The screened porch is 12' x 17.5' and is located at the rear of the house. No variances are required. The color will match the house.

A Joint Motion was made to approve the screened porch AT 518 Silver Lake Drive was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Motion was approved 6 to 0.

#3

28430 HIDDEN VALLEY DRIVE – 2ND FLOOR ADDITION

Present: Nathan Partington, Homeowner

PZ Discussion:

The project was approved by the Village Architect and did not need to be reviewed by the Village Engineer. The original house has four (4) bedrooms and two (2) bathrooms and the renovated house will have four (4) bedrooms and four (4) bathrooms. They will also be adding a front covered porch that is approximately 33 square feet. The second floor addition is approximately 1560 square feet and the height is 26.6". Mr. Nathan Partington did not have the exterior samples to show the Board. The applicant will need to return prior to installation for approval, with the siding, trim and roof samples. Mr. Partington stated the entire house will be sided with white vinyl siding. He also stated the trellis shown on the plan is being eliminated. Mr. Jud Kline encouraged the decorations and stated it adds detail and more appeal to the home, however Mr. Partington did not know if they were going to use any decorations due to cost of the project. If none will be used and the plan changes, the applicant will need to return to a future PZ/ABR meeting showing those changes.

A Joint Motion was made to approve the second floor addition as depicted subject to the applicants return to a future PZ/ABR meeting with the materials and finishes of the exterior selections and update the plan, if necessary if decorative changes are made was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran.

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

No: None

The Motion was approved 6 to 0.

#4

28600 EMERY ROAD – GENERATOR – SIDE YARD VARIANCE REQUEST

Present: Jay & Kristina Capes, Homeowners

PZ Discussion:

The applicant, Jay & Kristina Capes, is seeking a 2 foot variance from the required 15 feet side-yard setback from the west property line for placement of a backup generator. The Building Department received an e-mail from the adjacent neighbors, Laura & Thomas McCormick , stating they welcome the placement of the generator in-between the houses. There was no one from the public in the audience and no one objected. The hardship for the Capes is they can't place the generator in the rear of the home due to all the sliding doors and windows. It would not meet the generator installation code and windows and doors can't be opened as the generator produces combustion gases per Mr. Bob McLaughlin. The side of the home also is where the air conditioning unit is located. Mr. Steve Byron stated legally this should be enough to grant the variance request. The matter will go on the next Council agenda on September 14, 2022 @ 7:30pm via Zoom.

A Motion was made to recommend to Council the side yard variance for the generator at 28600 Emery Road was made by Mayor Mulcahy; Seconded by Mr. Jud Kline.

Ayes: Lazar, Hitt, Kline, Mayor Mulcahy

No: None

The Motion was passed 4 to 0.



Orange Village

4680 Lander Road • Orange Village, OH 44022 • 440-498-4405 • Fax 440-287-5150
www.orangevillage.com

DATE: **SEPTEMBER 6, 2022**
TO: ALL MEMBERS OF COUNCIL
FROM: PLANNING & ZONING COMMISSION
RE: CONCLUSION OF FACT -THE PLANNING & ZONING COMMISSION FOR THE
VARIANCE REQUESTED AT 28600 EMERY ROAD

The Orange Village Planning and Zoning Commission ("Commission") acted upon a request for administrative relief pursuant to Article III, Section 9(C) of the Orange Village on **SEPTEMBER 6, 2022.**

For the reasons stated at the Commission's meeting, the Commission recommended that the administrative relief be **GRANTED** ~~DENIED~~.

The vote was as follows:

Ayes: Mayor, Hett, Klein, Mulcahy

No: _____

Absent/Abstain: Lewis

Kathy U. Mulcahy
Mayor Kathy U. Mulcahy, Chair

Sept 6, 2022
Date

Present: Randy Kertesz, Kertes Enterprises
Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

Mr. Keith Filipkowski was present as an interested party. Lakes of Orange – Phase 7 will have 51 units. The trees have already been cleared before bat season. There will be single family homes and townhomes that will range in cost from \$400k – 500k. Mr. Randy Kertesz stated he received the PTI (permit to install) for the water and sewers from the Ohio EPA. The Mayor said that everything has been addressed, resolved and agreed to from the prior meeting. Updated plans were submitted showing a sidewalk fronting Emery Road and a sidewalk on one side of Lake Balaton. The developer is willing to pay the Village the cost of the recreational trail along Emery Road that is on the development property as determined by the developer's concrete contractor so that the Village can construct that portion of the trail on the Village's schedule as part of the Village's project. Mr. Kertesz stated he is paying the tap in fee for the two (2) homes on Emery Road. Mr. Brian Hitt is not happy with the fact the private streets are 18 feet and is concerned a car and garbage truck cannot pass on the road at the same time. Mr. Kertesz said that it would fit. It was pointed out that the previous City Planner, Mr. David Hartt stated that all requirements were met and the preliminary development plan was approved. The Board is not ready to approve the landscaping and the landscaping will need to come back before the Board. Mr. Randy Kertesz stated he would e-mail the landscape plan to Ms. Kathy Moran for her to review.

A Joint Motion was made to approve the Lakes of Orange – Emery – Phase 7- Final Development Plan was made by Mayor Mulcahy; Seconded by Ms. Kathy Moran.

The Mayor amended her motion to approve the Lakes of Orange – Emery – Phase 7 -Final Development Plan Not including the landscaping plan was made by Mayor Mulcahy; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 5 to 1.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the September 20, 2022 PZ/ABR agenda:
 - 30100 Harvard Road – Master Bedroom Addition
 - Lakes of Orange- Emery – Phase 7- Pulte Homes – Preliminary Architectural Discussion
- Mr. Bob McLaughlin asked how the landscaping gets done with duplexes – who's responsible. Mr. Steve Byron thought it may be the responsibility of the Association. This is something that will need to be looked into.

#3

ANY OTHER TOPIC FOR DISCUSSION

- Mayor Mulcahy stated she would like Bob Brown, Village Planner, and Mr. Steve Byron to look into the ordinances for maintenance of landscaping beds on private property.
- Ms. Kathy Moran did drive by 4280 Lander Road and said it look abandoned. She recommended looking at Dublin, Ohio's legislation. Mr. Byron will check out their ordinances.
- Mr. Brian Hitt inquired about the 30 days stay in a hotel. The Mayor asked him to have Mr. Robert Wilson bring it up at the next staff meeting.
- Mr. Scott Lewis and Mayor Mulcahy will not be at the September 20th PZ/ABR meeting.
- There is no PZ/ABR meeting on October 4, 2022 due to Yom Kippur

#4

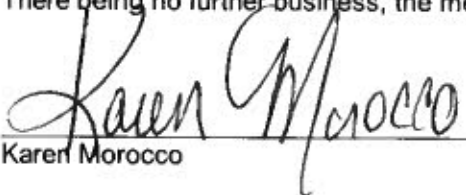
MINUTES FROM AUGUST 16, 2022 TO BE APPROVED


A Motion was made to approve the minutes of August 16, 2022 meeting was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:28 pm


Karen Morocco


Date