

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 20, 2022 – 6:30 pm

Brian Hitt, Pro-tem called the meeting to order at 6:25pm

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

Members Absent: Scott Lewis, Mayor Kathy Mulcahy, Steve Byron

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

#1 30100 HARVARD ROAD – MASTER BEDROOM ADDITION

Present: Eili Mahler, Architect
 Janice Tudor, Homeowner

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The master bedroom addition is 29' x 22' and is located in the rear of the house. It will be replacing a 10' x 22' existing sunroom. No zoning variances are required. Ms. April Skurka questioned where the fire place vented to. Mr. Jud Kline pointed out the fire place vent is located between the two (2) windows. Ms. Kathy Moran said there is a 12 inch step and that the stairs will need to be equal. The materials will match the existing.

A Joint Motion was made to approve the master bedroom addition at 30100 Harvard Road subject to the exterior stair having two (2) equal risers was made by Mr. Jud Kline; Seconded by Ms. April Skurka.

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

The Joint Motion was approved 5 to 0.

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

PZ/ABR Discussion:

A discussion ensued concerning Pulte Homes building in Lakes of Orange – Phase 7 – preliminary architectural review. Pulte Homes has built many single family homes in Lakes of Orange over the last several years. Pulte Homes will be building on the fifty-one (51) available lots in phase 7. There will be thirty eight (38) townhomes and thirteen (13) single family homes. The minimum square feet for a single family home is 2,397 square feet and 2,625 square feet for the townhomes. The same models of single family homes will be offered but Pulte Homes eliminated the 'Strasberg' model and introduced the 'Farmhouse'. The townhomes have been predetermined. The customer can make minor changes such as adding a sunroom. Patios and decks are optional. There will be two (2) floor plans with slight variations of the townhomes. There is a standardization. Mr. Jud Kline feels it's a great way to do things. It's much improved and balance has been obtained. There is variation on the trim which it a great addition. Mr. Kline likes the off- set of the roof lines on the townhomes. Mr. Kline would like some mechanism for long term maintenance. Mr. Randy Kertesz stated the HOA (Homeowner's Association) would identify what should be in place and the law director reviews all of the HOA documents. A sub association may be added but it hasn't been determined yet. Mr. Kertesz will preapprove all of the houses, materials, colors, etc. Each home would also need to come before the PZ/ABR Board for review and approval, just as it is currently being done. Mr. Keith Filipkowski stated he has taken all he has learned from the PZ/ABR Board and has shown that in the portfolio of homes presented.

A Joint Motion was made to approve the architectural concept designs for the project as submitted and the individual homes will be reviewed as alterations occur was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Motion was approved 5 to 0.

#3
(Added to agenda)

LAKES OF ORANGE – EMERY – PHASE 7 – PUBLIC AREA SPACE- LANDSCAPING

Present: Randy Kertesz, Kertes Enterprises

PZ/ABR Discussion:

Ms. Kathy Moran has reviewed the landscape plans. Ms. Moran stated she likes the plant selections; they are very good. She also said she likes the tree plantings and the layout. She stated that at the front entrance, she does not see a lot of evergreens and would like Mr. Randy Kertesz to consider more of them. There is currently grasses shown at the front entrance which is used as screening. Mr. Kertesz stated it would be similar to the Lakes of Orange and the Villas. He said he puts a lot of money into the landscaping. Ms. Moran said she would like to see something like Boxwoods and Mr. Kertesz said he didn't like Boxwoods. He also said there are seasonal flowers by the entrance with lots of color. A sign is depicted in the drawings. Mr. Kertesz said it shows daylilies around the sign but that would probably change.

A Joint Motion was made to approve the Lakes of Orange – Emery – Phase 7- public area landscaping with the exception of the sign. Final sign drawings to be submitted separately and the landscaping for the sign with it. A recommendation to add additional evergreen plantings and determined by the developers landscape architect at the entrance half circles and then reviewed by Ms. Kathy Moran was made by Mr. Jud Kline; Seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 5 to 0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the October 18, 2022 PZ/ABR agenda:
 - There are no items on the October 18th agenda yet. Submittal deadline is October 4, 2022.

#3

ANY OTHER TOPIC FOR DISCUSSION

- There is no PZ/ABR meeting on October 4, 2022 due to Yom Kippur
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#4

MINUTES FROM SEPTEMBER 6, 2022 TO BE APPROVED

A Motion was made to approve the minutes of September 6, 2022 meeting was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Motion was approved 5 to 0.

There being no further business, the meeting was adjourned at 7:42 pm


Karen Morocco


Date

10-18-22