

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 1, 2022 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 6:32pm

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

Members Absent:

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

#1 4810 W. FAIRVIEW DRIVE – FRONT GABLE & REAR DORMER

Present: Heather Davies, Architect

PZ/ABR Discussion:

The project has been approved by the Village Architect. There are no zoning issues. The front gable and rear dormer on the second floor is 997 square feet and will be an office and master suite. There will be a new HVAC unit for the second floor. All materials to match existing.

A Joint Motion was made to approve the front gable and rear dormer at 4810 W. Fairview Drive was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 7 to 0.

Present: Kyle Hulewat, Bowen – Director of Design
Brice Hamill, Fairmount Properties
Jordan Berns, Berns, Ockner & Greenberger

PZ/ABR Discussion:

Updated civil plans have been received and are currently under review by the Village Engineer. Pad #13 was previously approved and will be located in the western parking lot of Pinecrest. Pinecrest will be modifying the pad to create room for the 9,308 square foot building. Mr. Brice Hamill stated they will not have to take over the existing parking. The utilities are already stubbed out. The RTU (roof top units) will be screened. He also stated that they learned a lot from building #14. The building will be a single story and the tenant will be Fidelity Investments. Fidelity will be moving to Pinecrest from Woodmere and Woodmere is aware of the upcoming move. The building will have conference rooms, kitchen space and a back office. Mr. Scott Lewis inquired if Fidelity will be primarily a back office operation or retail. Mr. Hamill stated it is identified as service retail and is a hybrid. He also said building #9 has significant signage and needs to stay visible. The landscaping will need to come back before the PZ/ABR Board. Pinecrest will work with Ms. Kathy Moran independently administratively. Mr. Brian Hitt inquired if there will be EV chargers installed. Mr. Hamill stated there would not be at this time. Mayor Mulcahy said to see if the EV chargers get used at Whole Foods. Mr. Kyle Hulewat stated the building will use a lot of masonry in neutral colors and said you don't see a lot of retail centers with this consistent detail all around. The front door faces I-271. The west façade will have elongated gray brick with a darker gray brick accent. There will be a herringbone pattern between the piers and will have metal panels. Wood screening runs horizontally in a layered effect. Mr. Jud Kline likes the way the brick is used. Mr. Kline mentioned the corner entry element and wouldn't they want one clear identity. Mr. Hulewat said that Fidelity will have nice signage above the canopies at the entrance. Its possible wall mounted lighting will be used. The signage will be handled administratively. Mr. Hamill stated that Fidelity is a tenant that everyone wants. The building will create lots of interest. It has movement, texture and cleanliness. Bowen did a great job. Mr. Lewis asked if the windows would be tinted and Mr. Hamill said they would be relatively clear. Mr. Lewis also inquired if there would be directional signage. Mr. Hamill said probably not. Ms. April Skurka wanted to know what the ceiling height will be. It will be 11 feet.

A Joint Motion was made to make an administrative amendment to the Pinecrest PPD preliminary plan for Fidelity building #13 as proposed subject to:

1. Landscaping to return to PZ/ABR
2. Architectural intensions are consistent with the character of Pinecrest
3. A study for the front entrance be done
4. Condition on Village Engineer's approval

was made by Mr. Jud Kline; Seconded by Mayor Mulcahy

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

The Joint Motion was approved 7 to 0.

#2

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the November 15, 2022 PZ/ABR agenda:
 - 4539 Lander Road – New House
 - 28021 Miles Road – Gas Station

#3

ANY OTHER TOPIC FOR DISCUSSION

- Mayor Mulcahy attended a Hanukkah stamp dedication ceremony at Temple Emanu El on October 20, 2022. The Mayor stated how nice it is to be recognized by the Ohio Postal Service. The Village received a commemorative framed stamp but instead of saying Orange Village it said Chagrin Falls. The representative said they will take it back to Washington to see if they can get Orange Village as the correct city with the postal service. The Mayor has been working on this for a very long time.
- Mayor Mulcahy and others met with Mr. Randy Kertesz and he stated Pinecrest residential is still going forward. A discussion ensued about Pinecrest residential with the Board members.

#4

MINUTES FROM OCTOBER 18, 2022 TO BE APPROVED

A Motion was made to approve the minutes of October 18, 2022 meeting was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

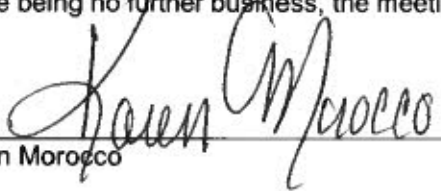
Ayes: Moran, Skurka, Lewis, Hitt, Kline, Mayor Mulcahy

Abstain: Lazar

No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:30 pm



Karen Morocco



Date