

## **MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, July 18, 2023 – 6:30 pm

Brian Hitt, Pro-Tem called the meeting to order at 6:30pm

Members Present: Anthony Lazar, Kathy Moran, April Skurka, Scott Lewis, Brian Hitt, Jud Kline,  
Amanda Kurland – Council President - Acting Mayor

Members Absent: Mayor Kathy Mulcahy

Others Present: Steve Byron, Law Director (arrived @ 6:34pm)  
Robert McLaughlin, Chief Building Official  
Brian Mader, Village Engineer  
Staci Vincent, Councilwoman  
Brandon Hughes, Building Inspector  
Karen Morocco, PZ/ABR Secretary

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**#1                      3939 EAST ASH LANE – ENCLOSED DECK**

**Present:** Vlad Sharkevych, VS Xpress Renovations

**PZ/ABR Discussion:**

While the design proposed design was not approved by the Village Architect, he did approve the design relative to the Village's Zoning Code. It will be a 12' x 17' deck that will be enclosed with framed walls and glass. Mr. Jud Kline stated the site plan doesn't properly note where it's being built. He also said it has two different roof levels. The elevations show headers for the windows and doors but they don't line up. Mr. Brian Hitt stated the plans are lacking details which are necessary for the Architectural Board of Review to make a decision. A drawing will need to be submitted to show exactly where the new construction will be located and how it will be constructed. Ms. Kathy Moran stated the documents are very confusing and recommended more photographs be brought. Mr. Kline said the following will be needed: 1. Existing floor plan of the house to scale. 2. Left, right and rear elevations with dimensions. 3. A section to show how the addition will be tied into existing house. 4. Site plan, floor plan, roof plan and cross section. 5. No pictures that don't relate to the project.

A Joint Motion to table the enclosed deck at 3939 East Ash Lane was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 7 to 0.

Tabled

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#2

**4240 CAMBRIDGE COURT – ATTACHED GARAGE – VARIANCE REQUEST**

**Present:** Adam Jacobs, Homeowner  
John E. Wilson, Architect

**PZ/ABR Discussion:**

The applicant seeks two (2) variances. 1. a 20-foot variance from the required 50 foot rear-yard setback. 2. A 298 square foot variance from the maximum area permitted for attached garages. The proposed project would add 480 square feet to the existing 994 square foot garage. The applicant, Mr. Adam Jacobs, originally stated his hardship is his growing family and the need for storage of toys, tools and car parking. He currently has seven (7) cars. Some of the additional storage would be in the attic space of the garage addition. Mr. Jacobs stated that he had also talked to all of his neighbors, and they had no issues. There were no responses received from the variance letters mailed. Mr. Jud Kline stated a 20'x30' outbuilding could be built that wouldn't require a variance and would meet code. Mr. Jacobs said he would not be able to park all his cars or have storage above. He then stated his lot is an odd shape and the attached garage could not be built anywhere else on the lot. The applicant wants the garage attached to the house because it would allow them more attic space than a detached accessory building. It was noted that, while the garage would be within 30 feet of the neighbor to the east, because of the orientation of that neighbor's residence on Orange Meadow Drive and the fact that the garage addition would be facing north and was about the same depth from Orange Meadow as the residence, it would look like the new garage was in the other residence's side yard. This did not invade the privacy of the residence on Orange Meadow Drive. Most of the Board determined, based on evidence presented, there was practical difficulty in the use of the lot. There were no comments from the audience. Mr. Scott Lewis has a pending project with the contractor and recused himself from the vote. The variance request will be heard at the August 2, 2023 Council meeting. If passed, the project will need to come back before the PZ/ABR Board at a future meeting.

A Motion to recommend the attached garage variance request at 4240 Cambridge Court to Council based on facts presented and placed in evidence was made by Mr. Jud Kline; Seconded by Mrs. Amanda Kurland.

Ayes: Lazar, Kline, Kurland  
No: Hitt  
Abstain: Lewis

The Motion was approved 3 to 1.

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#3

**415 NOB HILL OVAL – IN-GROUND POOL**

**Present:**

Andy Stegmeier & Chad Bonner, Hudson Pool & Spas

**PZ/ABR Discussion:**

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The project meets all zoning requirements. The in-ground pool is 20'x36' and ranges from 3.5 feet to 5.6 feet deep. There will be no diving board. There is an existing 4 foot black aluminum fence with two (2) locking gates. The pool equipment will be tucked in behind the house. The landscaping provides adequate screening. Ms. Kathy Moran pointed out one of the shrubs grows to be very tall. Mr. Andy Stegmeier stated the homeowner is aware because they currently have that species in their yard now.

A Joint Motion to approve the in-ground pool at 415 Nob Hill Oval was made by Mr. Jud Kline; Seconded by Mr. Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

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#4

**28021 MILES ROAD – SHELL GAS STATION – SIGNS & LANDSCAPE**

**Present:** Mohammad Raham, MA Gas, Owner

**PZ//ABR Discussion:**

The project signage area has been approved by the Building Commissioner, Mr. Bob McLaughlin. There will be one (1) ground sign that is 32 square feet and 8 feet tall and two (2) canopy signs that are 16 square feet. One (1) is facing Brainard Road and one (1) is facing Miles Road. The signs colors will be yellow and red. There will be a lighted red bar on three (3) sides of the canopy. Level one (1) is the lighted red bar. The signs meet all zoning requirements. There is no signage on the building now. If any signs are to be added to the building, the applicant will need to come back before the PZ/ABR Board. Mr. Jud Kline stated the masonry base for the sign should match the building. Ms. Kathy Moran stated a good job was done with selecting the plant material as far as salt is concerned. However, she would like to see some changes such as simplifying the beds around the building and would like to see the entry ways match. She also would like the plan to show bed lines on the plants. The Shell gas station already has a license to sell beer and in November, it will be on the ballot for a wine license.

A Joint Motion to approve the signs and landscaping at 28021 Miles Road, subject to:

1. Resubmit the landscaping plans to the Building Department to be approved administratively by Ms. Kathy Moran.
2. Match masonry base for the sign to the building.

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

Ayes: Lazar, Moran, Skurka, Lewis, Hitt, Kline, Kurland

No: None

The Joint Motion was approved 7 to 0.

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#5

**REPORT & RECOMMENDATION – 2023-11**

AUTHORIZING THE MAYOR TO ENTER INTO AN ACCESS AND ASSET TRANSFER AGREEMENT WITH THE CITY OF SOLON FOR THE CONSTRUCTION OF A WATERMAIN IN ORANGE VILLAGE IN THE MILES ROAD RIGHT OF WAY.

**Present:** Brian Mader, Village Engineer

**PZ Discussion:**

Mr. Brian Mader stated that an agreement with Solon to replace the water main down Miles Road will be reconstructed in Orange Village and then Solon will transfer the asset to the Village and the Village would transfer to Cleveland Water. The city of Solon is looking for an agreement before they design it. The 12 inch water main would go from Naiman Parkway to Harper Road. The Board voiced many concerns such as they don't know where the water main is going and a design solution needs to be made. Also, who would pay for repairs if the road is damaged. The Board feels this should come back before Planning & Zoning and should be tabled until their concerns are addressed and more information is available.

A Motion was made to table the Report & Recommendation- Ordinance 2023-11 was made by Mrs. Amanda Kurland; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Lewis, Hitt, Kline, Kurland

No: None

The Motion was approved 5 to 0.

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**#6**

**CHIEF BUILDING OFFICIAL'S REPORT**

- Items on the August 1, 2023 agenda:
  - 118-122 Lake Balaton Drive - New House
  - 126-130 Lake Balaton Drive – New House
  - 141-145 Lake Balaton Drive – New House
  - 4240 Cambridge Court – Attached Garage
  - Possibly 3939 East Ash Lane – Enclosed Deck
- There may not be a meeting on August 15, 2023 due to Mr. Bob McLaughlin being on vacation. He will confirm if the meeting is cancelled with the Mayor.

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**#7**

**ANY OTHER TOPIC FOR DISCUSSION**

- Mr. Jud Kline stated he is at a finishing point with the naturalized landscaping.
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#8

**MINUTES FROM JUNE 20, 2023 TO BE APPROVED**

A Motion was made to approve the minutes of June 20, 2023 meeting was made by Mr. Jud Kline; Seconded by Mrs. Amanda Kurland.

Ayes: Lazar, Moran, Skurka, Hitt, Kline, Kurland

Abstain: Lewis

No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 8:13 pm

  
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Karen Morocco

  
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Date