

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, August 1, 2023 – 6:30 pm

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

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

Members Absent: Anthony Lazar

Others Present: Steve Byron, Law Director  
Robert McLaughlin, Chief Building Official  
Amanda Kurland, Council President  
Staci Vincent, Councilwoman  
Brandon Hughes, Building Inspector  
Karen Morocco, PZ/ABR Secretary

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**#1** **27460 CHAGRIN BOULEVARD – SPECTRUM - SIGN**  
(#5 on agenda)

**Present:** Iliana Kazandziev, Agile Sign & Lighting Maintenance

**PZ/ABR Discussion:**

The applicant is proposing the same size and font of the sign and are wanting to change the color to blue. The landlord has approved changing the sign color on the shopping center to blue but the free standing sign must remain red. Mayor Kathy Mulcahy stated she recalled when the shopping center made some design changes, the Board recalled all of the signs on the shopping center had to be a specific Plexiglas color red. The minutes from 2006 were located and stated there was a lengthy discussion about the signs being red. The Mayor also said we need continuity that is similar and uniform. She also asked the Board if anyone was in favor of the color blue and no one responded yes. Ms. Iliana Kazandziev stated that blue is Spectrum's corporate color. The Mayor asked Ms. Kazandziev to go back to the applicant to discuss the Board wanting the sign to remain red.

The matter has been tabled.

Tabled

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#2  
(#1 on agenda)

**118-122 LAKE BALATON DRIVE – NEW HOUSE**

**Present:** Keith Filipkowski & Ryshen Keck, Pulte Homes

**PZ/ABR Discussion:**

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is a duplex. Unit #4 is the Branton model and will be 2,836 square feet with 3 bedrooms and 3.5 bathrooms. It is 1.5 stories with a first floor master. It is traditional architecture. It will have a sunroom, loft and a 2 car garage. Unit #3 is the Adley model and will be 2,659 square feet with 3 bedrooms and 3.5 bathrooms. It is 1.5 stories with a first floor master. It is also traditional architecture. It will have a rear patio, fireplace and a 2 car garage. Both units are slabs; no basements. Mayor Mulcahy asked Mr. Keith Filipkowski if there were going to be any sidewalks. He said none are planned but he would consider it and he wondered if Mr. Randy Kertesz, the developer, would consider sidewalks. Mr. Steve Byron stated a private street is not required to have sidewalks. Mr. Bob McLaughlin said a walking path is already approved. The exterior selections are as follows:

**Product:**

Roof  
Horizontal Siding  
Shake Siding  
Entry Door  
Garage Door  
Cultured Stone

**Manufacturer:**

**Color:**

Weathered Wood  
Monterey Taupe  
Cobblestone  
Enduring Bronze  
Worldly Gray  
Cremona Ledgestone

A Joint Motion to recommend the new house at 118-122 Lake Balaton Drive subject to the Village Engineer's comments are materials as presented was made by Mr. Jud Kline; Seconded by Ms. April Skurka.

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

The Motion was approved 6 to 0.

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#3  
(#3 on agenda)

**141-145 LAKE BALATON DRIVE – NEW HOUSE**

Present: Keith Filipkowski & Ryshen Keck, Pulte Homes

PZ//ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is a duplex. Unit #38 is the Branton model and will be 2,836 square feet with 3 bedrooms and 3.5 bathrooms. It is 1.5 stories with a first floor master. It is traditional style architecture. It will have a sunroom, loft, rear patio, gathering room and a 2 car garage. Unit #37 is the Adley model and will be 2,659 square feet with 3 bedrooms and 2.5 bathrooms. It is 1.5 stories with a first floor master. It is also traditional style architecture. It will have a rear patio, loft and a 2 car garage. Both units are slabs; no basements. Mr. Brian Hitt inquired if there were going to be any screening such as trees in the rear. Mr. Keith Filipkowski stated there will be a 6 foot white vinyl privacy fence the developer will install. The exterior selections are as follows:

Product:	Manufacturer:	Color:
Roof		Weathered Wood
Horizontal Siding		Cobblestone
Shake Siding		Monterey Taupe
Entry Door		Seal Skin
Garage Door		Zeus
Cultured Stone		Matera LedgeStone

A Joint Motion to approve the new house at 141-145 Lake Balaton Drive subject to the Village Engineer's comments was made by Mayor Mulcahy; Seconded by Ms. Kathy Moran.

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

The Joint Motion was approved 6 to 0.

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**#4**  
(#2 on agenda)

**126-130 LAKE BALATON DRIVE – NEW HOUSE**

**Present:** Keith Filipkowski & Ryshen Keck, Pulte Homes

**PZ/ABR Discussion:**

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is a duplex. Unit #6 is the Adley model and will be 2,813 square feet with 3 bedrooms and 3.5 bathrooms. It is 1.5 stories with a first floor master. It is cottage style architecture. It will have a sunroom, loft, gathering room, fireplace and a 2 car garage. Unit #5 is the Branton model and will be 2,726 square feet with 3 bedrooms and 3.5 bathrooms. It is 1.5 stories with a first floor master. It is also cottage style architecture. It will have a rear patio, fireplace, gathering room and a 2 car garage. Both units are slabs; no basements. Public parking for the central mailbox area is shown on the plans. It shows the parking to be very deep. Mr. Bob McLaughlin spoke to the developer, Mr. Randy Kertertz, who is going to take a look at that and may modify the parking. If any changes are made, the developer will need to come before the PZ/ABR Board for approval. The exterior selections are as follows:

**Product:**

**Manufacturer:**

**Color:**

Roof  
Horizontal Siding  
Shake Siding  
Entry Door  
Garage Door  
Cultured Stone

Weathered Wood  
Boothbay Blue  
Pearl Gray  
Iron Ord  
Essential Gray  
Turin Volterra

A Joint Motion to approve the new house at 126-130 Lake Balaton Drive subject to the Village Engineer's comments was made by Mayor Mulcahy; Seconded by Mr. Jud Kline.

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

The Joint Motion was approved 6 to 0.

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#5  
(#4 on agenda)

**3939 EAST ASH LANE – ENCLOSED DECK**

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

**PZ/ABR Discussion:**

The project was not approved by the Village Architect because of building code items. The zoning was approved. This is a 12' x 17' deck enclosed with framed walls and glass. The applicant was before the PZ/ABR Board on July 18, 2023 but had to return with more detailed plans. Mr. Jud Kline helped work with the builder and the homeowner to get a plan that could be presented to the Board. Mr. Brian Hitt had a problem with the plan. He stated in his 40 years he had never seen plans like this. Mr. Bob McLaughlin stated he does not require contractors to provide full construction plans and said as long as the plan has enough detail it can go before the PZ/ABR Board. Mr. McLaughlin also said he would require the set of steps to have a 3 foot landing. Mr. McLaughlin will perform a thorough building code review before any permits are issued. Ms. Kathy Moran said she was having a difficult time with the plans and said the steps will need to be the width of the sliding glass doors. Ms. Moran also inquired if there would be gutters. Mr. Vlad Sharkevych stated there will be a gutter system that will be tied into the downspout. Mr. Sharkevych stated he will not be doing any electric work but there will be lights. The siding will match the existing house siding and the roof shingles will match the existing roof shingles on the house.

A Joint Motion was made to approve the enclosed deck at 3939 East Ash Lane subject to the following:

1. Adding a 3 foot landing – steps exceeding width of door opening
2. Exterior siding to match existing
3. Roof to match existing
4. Windows to match existing
5. Gutter to be tied in

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

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

The Joint Motion was approved 5 to 1.

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#6

**CHIEF BUILDING OFFICIAL'S REPORT**

- There will not be a meeting on August 15, 2023 due to Mr. Bob McLaughlin being on vacation.
- Items on September 5, 2023 agenda:
  - 4240 Cambridge Court- Variance. Council remanded this back to PZ Board. Justification needs to be made on the area variance
- Mr. Bob McLaughlin spoke to Mr. Randy Kertestz and was advised he is doing core drillings on Walnut Hills – Pinecrest Residential

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#7

**ANY OTHER TOPIC FOR DISCUSSION**

- Mayor Mulcahy stated they are working on the zoning code for Vitalia
- When Pinecrest Residential comes back before the Board, the meeting will be held in Council Chambers

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#8

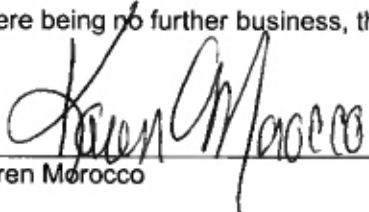
MINUTES FROM JULY 18TH, 2023 TO BE APPROVED

A Motion was made to approve the minutes of July 18, 2023 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

Ayes: Moran, Skurka, Lewis, 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 8:05 pm

  
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Karen Morocco

  
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Date