

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 17, 2023 – 6:30 pm

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

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

Members Absent: Brian Hitt

Others Present: Steve Byron, Law Director
Paul Singerman, Attorney
Robert McLaughlin, Chief Building Official
Mark Majewski, Village Planner
Amanda Kurland, Council President
Staci Vincent, Councilwoman
Ryan Bilsky, Councilman
Larry Genova, OVFD
Brandon Hughes, Building Inspector
Karen Morocco, PZ/ABR Secretary

#1 4600 BRAINARD ROAD – NEW HOUSE

Present: William Braden, Schumacher Homes
Tejas Surati, Homeowner

PZ/ABR Discussion:

The project was approved as noted by the Village Architect and approved by the Village Engineer. There is an existing house on the lot which will be demolished. The new home will be approximately 3500 square feet with 4 bedrooms and 3 bathrooms. The dwelling is 35 feet tall. Ms. Kathy Moran stated there is not enough windows on the sides. Mr. Jud Kline also said the two (2) side elevations are inarticulate and need to be addressed. There needs to be windows on both sides. Mr. Kline also stated there in one window with shutters that should be removed. Ms. Moran agrees. Mr. Kline said there is a trim board partially on the front that should wrap the entire house. Ms. Moran stated the step is too small. It needs to be made one (1) foot larger on each side; make it the width of the steps. Mr. Tejas Surati said he would be willing to add more windows. The applicant did not have the exterior samples at the meeting. The applicant will need to return to a future PZ/ABR meeting with the exterior samples.

A Joint Motion to approve the new house at 4600 Brainard Road subject to the following:

1. Entry stairs to be at least 4 feet wide and the width of the framed door; whichever is greater.
2. Elimination of shutter window.
3. Continuation of trim board to wrap around the entire house on all four (4) sides.
4. Need to see the physical exterior samples in person for final determination and approval.
Applicant to return to future PZ/ABR meeting.

was made by Mr. Jud Kline; Seconded by Ms. April Skurka

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

No: None

The Motion was approved 6 to 0.

AN ORDINANCE ENACTING THE ORANGE PLACE SOUTH PLANNED DEVELOPMENT DISTRICT (OPS-PDD) REGULATIONS AND REZONING CERTAIN PARCELS OF LAND TO THE OPS-PPD, AMENDING THE VILLAGE ZONING MAP AND MAP DESIGNATIONS, SUBMITTING THE PROPOSED ZONING CHANGES TO THE VOTERS OF ORANGE VILLAGE, AND DECLARING AN EMERGENCY.

Present:

Gary Biales, Vitalia Representative
Brian Wright
Pat Finley
Jim Stonehill

PZ Discussion:

Mr. Gary Biales provided a PowerPoint presentation concerning their vision for the property on Harvard Road (aka Weintraub property). There are different zoning districts. Commercial Zone 9.5 acres, Park Land 37.4 acres, Single Family 27.7 acres, Active Adult Living 8.4 acres. The three (3) zoning districts are: SD1 – Commercial Subdistrict, SD2 – Senior Living Subdistrict, SD3 – Senior Single / Attached Residential Subdistrict. Items that were discussed: remove TIF recommendation, ability to alter district boundaries, drive-thrus not permitted, total greenspace percent in all districts (not the park) and parking / parking lot design / landscaping. Mr. Mark Majewski will make the required revisions.

A Motion was made to refer Ordinance 2023-16 to Council for the approval of the zoning code amendments showing graphic depictions and legal descriptions was made by Mr. Jud Kline; Seconded by Mayor Mulcahy.

Ayes: Lazar, Lewis, Kline, Mayor Mulcahy
No: None

The Motion was approved 4 to 0.

#2

CHIEF BUILDING OFFICIAL'S REPORT

- There are not items yet on the November 21, 2023 PZ/ABR agenda. There is time for submittals.

#3

ANY OTHER TOPIC FOR DISCUSSION

- The November 7, 2023 PZ/ABR meeting is cancelled due to voting day.
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#4

MINUTES FROM OCTOBER 3rd, 2023 TO BE APPROVED

A Motion was made to approve the minutes of October 3, 2023 meeting was made by Mr. Anthony Lazar; Seconded by Mr. Scott Lewis.

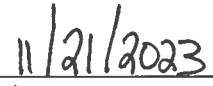
Ayes: Lazar, Moran, Skurka, Lewis, Kline, Mayor Mulcahy
Abstain: None
No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 8:20 pm



Karen Morocco



Date