

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 21, 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
Amanda Kurland, Council President
Robert McLaughlin, Chief Building Official
Brandon Hughes, Building Inspector

#1 4600 BRAINARD ROAD – EXTERIOR SELECTIONS

Present: William Braden, Schumacher Homes
Tejas Surati, Homeowner

ABR Discussion:

The exterior selections were presented by Mr. Braden of Schumacher Homes. Horizontal and vertical siding and metal roof will be dark bronze. Asphalt shingles will be black. Windows and window trim will be black. The gable ends will be white. Soffits, fascia, gutters and downspouts will be white. The garage doors and front door will be black.

A motion to approve the exterior selections was made by Mr. Lewis; seconded by Mr. Kline.

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

No: None

The Motion was approved 6 to 0.

#2 27460 CHAGRIN BOULEVARD – SPECTRUM SIGN

Present: Iliana Kazandziev, Agile Sign & Lighting Maintenance
Robert Risman, Burton Carol Management, LLC

ABR Discussion:

This case was tabled at the 8/1/2023 PZ/ABR meeting. The applicant has returned proposing the same size and font of the existing Spectrum sign and changing the color to blue. Mayor Mulcahy stated she agrees with the letter Mr. Risman provided with this meeting's application.

Mr. Kline recused himself from the discussion due to a contractual relationship with the landlord's company.

Mr. Lewis asked Mr. Risman if other tenants in the plaza would like to have their corporate colors in their signage. Mr. Risman responded yes, FedEx does.

Mr. McLaughlin stated that the existing ground sign would remain red.

Mr. Byron stated the board cannot regulate the content of a sign and color counts as content.

A motion to approve the new sign was made by Mayor Mulcahy, seconded by Ms. Moran.

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

Abstain: Kline

No: None

The Motion was approved 5 to 0.

#3

237 LAKE BALATON – NEW SINGLE-FAMILY DWELLING

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect. The site plan has not been approved by the Village Engineer as minor storm water issues need to be resolved and the site plan revised.

Ms. Moran stated her Columbus office started working for Pulte and she does work for the Columbus office. Ms. Moran will abstain and not perform landscaping reviews on Pulte homes.

This dwelling is located on lot 46 and will be a 3,414 sq. ft. single-family home with 4 bedrooms and 3.5 bathrooms.

Mr. Lazar questioned the garage window on the left elevation and stated it should be centered. Mr. Filipkowski stated they will center the window. Mr. Filipkowski also noted there was a clerical error in the front elevation with the front steps and stated the steps will be at least as wide as the front door.

The discussion shifted to the rear grade, proposed rear deck, stepped foundation and building projections. Ms. Skurka asked what finish will be applied to the stepped foundation. Mr. Filipkowski responded the foundation will have gray colored brick applied.

The exterior selections are as follows:

Roof – Certainteed Weathered Wood

Horizontal and Shake Siding – Boothbay Blue

Entry Door – Urbane Bronze

Garage Door – Grays Harbor

Trim – White

Brick Veneer – Cedar Creek

shutters and cultured stone were submitted in the exterior selections but will not be used on this project

A joint motion to approve the new dwelling at 237 Lake Balaton subject to the Village Engineer's comments and approval and centering the garage window on the left elevation was made by Mr. Kline; seconded by Mr. Lewis.

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

Abstain: Moran

No: None

The motion was approved 5-0.

#4 REPORT & RECOMMENDATION – ORDINANCE #2023-16

RECONSIDERATION OF ORDINANCE #2023-16

Present: Gary Biales, Vitalia Representative

PZ Discussion:

Council referred the ordinance back to the Planning Commission due to revisions that were made after the Commission's recommendation to Council. The Planning Commission has reviewed the most current version of the ordinance with the included revisions.

A motion was made to recommend Ordinance #2023-16 to Council for approval by Mr. Lewis; seconded by Mr. Lazar.

Ayes: Kline, Lewis, Lazar, Mayor Mulcahy

No: None

The motion was approved 4 to 0.

#5 CHIEF BUILDING OFFICIAL'S REPORT

Items on the December 5th, 2023 agenda:

- Hampton Inn exterior alterations
- RH signage
- 3 new Pulte single-family homes on Lake Balaton

#6

ANY OTHER TOPIC FOR DISCUSSION

Mr. McLaughlin stated Mr. Kertesz is in the process of obtaining demolition costs for the Beachwood Inn.

#7

MINUTES FROM OCTOBER 17th, 2023 TO BE APPROVED

A Motion to approve the minutes of October 17, 2023 meeting was made by Mr. Kline; Seconded by Ms. Skurka.

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

No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:15 PM.



Brandon Hughes

12/5/2023

Date