

## **MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, February 20, 2024- 6:30 pm

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

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

Others Present: Steve Byron, Law Director  
Robert McLaughlin, Chief Building Official  
Brandon Hughes, Building Inspector  
Danette Gembarski, PZ/ABR Secretary

Mayor Kline administered the Oath of Office to Staci Vincent, swearing her in for a three-year term.

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### **#1 29600 CHAGRIN BLVD – FENCE SCREENING- 29600 CHAGRIN BLVD.**

**Present:** Will Holdway – Facilities Manager

#### **PZ/ABR Discussion:**

Mr. McLaughlin introduced Mr. Holdway who is proposing to install a privacy screening on the Clubs existing fence.

Mr. Holdway explained that the natural vegetation they planted behind the fence has failed due to snow plows and salt runoff. He is proposing to temporarily install vinyl screening to be applied on the existing fence. It will be installed in 33' segments between the masonry piers. The Committee was shown the material they are proposing. It has a 5 year colorfast warranty and this is currently what they use on their tennis courts. Mayor Kline stated you will need to have back up material ready to replace any sections that gets damaged. Next they discussed the colors available. Either black or dark green. Dark Green was decided on by a vote of 5 to 2.

Next the Committee needed to define temporary. Discussion went back and forth and was finally agreed upon a period of 2 years after which the Club must reapply.

Ms. Moran suggested planting bigger groups of salt tolerant plant material, not shrubs, in between to break up the look and take away from the fabric. She would like their landscape architect to send her a proposal or to come back to the Committee.







A joint motion was made by Mr. Hitt to approve the screened porch at 255 Blossom Lane.

Seconded by Ms. Moran

Ayes: Skurka, Lewis, Moran, Lazar, Hitt, Vincent, Mayor Kline

No: None

The motion was approved 7-0.

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**#5** **CHIEF BUILDING OFFICIAL'S REPORT**

**Items on March 5, 2024 PZ/ABR Agenda**

4605 Brainard Road – Screened Porch  
508 Crystal Lake – Three Season Room  
189-193 Lake Balaton –New Duplex – Pulte Homes

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**#6** **ANY OTHER TOPIC FOR DISCUSSION**

The Mayor presented Mr. Weinberg to talk about his new project with New Song Church redevelopment. This project will be going to Council for consideration because it will require rezoning and then be referred to the Planning Commission in March for review.

Mr. McLaughlin showed the aerial of the 3 lots that will be consolidated. Mr. Weinberg stated they are currently under contract with New Song Church contingent on rezoning. This is a 13.5 acre site that they plan on making a cul-de-sac street with 17 lots ranging from .4 acre to 1.25 acres. Their intent is to have some lots slightly larger than some existing developments and keeping a lot of the trees and wooded areas to give it a secluded feel. They still need to do studies for the storm water detention, and they will be adding a force main sewer pump that will stretch down Lander Road and connect to Miles Road sewer.

The discussion turned to how much of the wooded area will remain. Mr. Weinberg explained that they will remove the minimum needed to clear for the street and utilities. The intent is to keep as much as the wooded areas as possible. The Engineer for this project pointed out there is a stream that runs behind some of the sub lots and based on set-back they will preserve as many trees as possible.

Ms. Skurka asked who would be building these single family homes. Mr. Weinberg stated the individual buyers he is just developing the property. She indicated that each homeowner would decide how many trees they will keep. Mayor Kline stated yes, but when they come for approval to build it is his intent to have them keep as much green space as possible and our code would state they need to replace the trees that were removed during the construction.

Mr. Hitt questioned the size of the homes. Mr. Weinberg stated it is currently zoned as U-1 and they are submitting for an S-1 zoning to comply with area requirements allowing for the smaller lots. Mayor Kline pointed out that that the project will require a zoning variance for a reduction to allow for the land

area required under the zoning code section to be reduced from the required 25 acre minimum to the 13.5 acres proposed.

Mayor Kline thanked Mr. Weinberg for coming tonight to present this project. He stated this will need to be on the ballot for November and would need approval by Council in July. He assured the Committee that they will have several months to work out the major details.

Mr. Byron informed the applicant of the process of operations for rezoning.

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#7

**MINUTES FROM FEBRUARY 6, 2024 TO BE APPROVED**

A Motion to approve the minutes of the February 6, 2024 PZ/ABR meeting was made by Mr. Hitt.

Seconded by Mr. Lewis.

Ayes: Skurka, Lewis, Moran, Lazar, Hitt, Vincent, Mayor Kline

No: None

The motion was approved 7-0.

There being no further business, the meeting was adjourned at 8:05 PM.

Danette Gembariski



Date:

