

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, March 5, 2024 - 6:30 pm

Mr. Hitt, Vice Chairperson, called the meeting to order at 6:30 p.m. in Mayor Kline's absence.

Members Present: Kathy Moran, April Skurka, Scott Lewis, Staci Vincent, Brian Hitt,

Members Absent: Mayor Kline, Anthony Lazar

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

#1 4605 BRAINARD ROAD – SCREENED PORCH

Present: **Bob Marcantonio - Homeowner**

PZ/ABR Discussion:

Mr. McLaughlin told the Committee this has been approved by the Village Architect, and there are no zoning issues nor is a HOA involved.

Mr. Marcantonio explained that he wants to screen in their current porch in order to enjoy it throughout the year. The construction will involve removing the current windows and replacing them with a sliding glass door. A gable will tie into the existing roof line on the house which will be at the same level as the existing deck. Currently the deck has railings on both sides. One railing will be removed and replaced with a sliding door which will give him access to the porch from both the deck and inside of the house. The materials used will match his existing house including the same shingles on the roof and the lattice on his deck. He wants to stay consistent with existing exterior materials.

Ms. Moran mentioned that the issue with using lattice is small creatures can make a home underneath it. She suggested using vegetation as screening. The homeowner brought up using wire mesh to prevent this from happening. Ms. Moran likes the metal mesh but stated it would need to go down at least two feet. Mr. Lewis also recommends the wire mesh.

Ms. Moran asked if his existing deck will be used as the floor for the porch. The answer was no, this will be built at the end of his existing deck.

The inside of the porch will have standard bromic heaters and a ventless outdoor fireplace. Mr. McLaughlin will review the specs for the fireplace to ensure this is installed correctly.

A joint motion was made by Ms. Skurka to approve the screened porch.

Seconded by Ms. Moran

Ayes: Ms. Vincent, Mr. Lewis, Ms. Skuka, Ms. Moran and Mr. Hitt

#2 **508 CRYSTAL LAKE – THREE SEASON ROOM**

Present: **Jim Henderson – CFC Builders**

PZ/ABR Discussion:

Mr. McLaughlin stated this is a 3 season room which is encroaching into the 25 foot rear setback. The HOA has approved the request of reducing the 25 foot setback. This can be done because it is an internal lot line and is 75 feet from the development line.

Mr. Henderson explained to the Committee that the 3 season room will be an extension of the house. All the exterior and finishing materials used will be consistent with matching the house. He went on to say that the plans show post footers but the owner has decided to change to a full concrete foundation and floor.

Mr. McLaughlin had to stop Mr. Henderson from going any further. The plans he is presenting is not what he submitted to the HOA for approval. By changing the material to concrete this is now considered an addition and not a 3 season room. Even if you do not choose to heat it and it functions as a 3 season room it is a full addition as opposed to a deck mounted 3 season room.

Mr. Hitt announced since the plans that were presented tonight have been changed the Committee is unable to approve this project. Mr. Lewis stated in the past they were able to make corrections to the plans, initial them and approve during the meeting but it was not to this degree. This has become a larger project than being presented.

It was agreed upon that a new set of drawings will need to be presented to the HOA for approval. Once this has been approved Mr. Henderson can resubmit this project to the Committee.

Mr. Henderson understands that this has become more of a structure rather than the original 3 season room. He will consult with the owner to see how he wants to proceed.

No action needs to be taken now.

#3 **189-193 LAKE BALATON – NEW DUPLEX**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

Mr. McLaughlin told the Committee that this has been approved by both the Village Engineer and Architect and there are no zoning concerns.

Mr. Filipkowski stated lot 25 of the duplex is a slab construction with the Branton floor plan. It is 2836 square feet, 3 bedrooms, 2.5 bathrooms, with master bedroom and laundry room located on the first floor. Lot number 26 is also a slab construction but has the Addley floor plan. It is 2812 square feet, 3 bedrooms, 2.5 bathrooms, with master bedroom and laundry room located on the first floor.

He also mentioned there are no sidelights on the entry so the width of the front step will be the same width as the front door and will be flush with the house. Mr. Moran stated that this is not a stoop but just a step up into the house.

Mr. Hitt brought up the rear elevation which was determined was consistent with the previous approvals for this development. The height of the home was questioned and the Committee was told all the homes are under 35 feet.

Mr. Filipkowski listed the three styles of homes in this development. The Traditional, Farm House and Cottage style. Each style will have specific exterior materials allocated to it. The homeowners are able to pick the floor plan but are unable to pick the style of the home.

The exterior selections are as follows:

Horizontal Siding – Taupe

Shake Siding – Cobble Stone

Trim – White

Roof Shingle – Weather Wood

Garage Door – Gray

Entry Door – Dark Bronze

A joint motion was made by Mr. Lewis approving the duplex dwelling at 189-193 Lake Balaton.

Seconded by Ms. Vincent

Ayes: Ms. Vincent, Mr. Lewis, Ms. Skuka, Ms. Moran and Mr. Hitt

#4 CHIEF BUILDING OFFICIAL'S REPORT

Items on March 19, 2024 PZ/ABR Agenda

Courtyard by Marriott – Exterior Alterations
4320 Lander Road – Inground Pool
3929 Beechmont Trail – Room Addition
4799 Lander Road – New Song Church Rezoning and Variance Application
240 Lake Balaton – New Dwelling
209 Lake Balaton – New Dwelling

#5 ANY OTHER TOPIC FOR DISCUSSION

Mr. McLaughlin stated the rezoning and variance for the New Song Church development has been submitted to Council for the first reading. The KJI Group will be attending the PZ/ABR meeting on the

March 19th to present their project. At this time the Committee will have the opportunity to bring up any questions or concerns they might have about this project.

Mr. Hitt said the rezoning of S-1 is unique as it allows for greater density. Mr. Byron stated that at this meeting the Committee will need to take into consideration the impact this development will have for future developments in the Village.

The discussion turned towards past and future developments, how this will effect future sewer lines, and how properties might get assessed fees in the future.

#6 MINUTES FROM FEBRUARY 20, 2024 TO BE APPROVED

Due to Mr. Lewis leaving prior to the meeting ending there was not a quorum so the Committee was unable to approve the Minutes from the February 20th meeting. This will be added to the March 19th Agenda.

There was no further business and the meeting was adjourned at 7:32 PM.

Danette Gembariski  _____

Date: 3-20-2024