

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 2, 2024 - 6:30 pm

Mayor Kline called the meeting to order at 6:30 p.m.

Members Present: Brian Hitt, Anthony Lazar (arrived at 6:37 p.m.), Scott Lewis, Kathy Moran, April Skurka, Staci Vincent, Mayor Kline

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

#1 3755 ORANGE PLACE – AKRON CHILDRENS HOSPITAL – BUILDING SIGNAGE

Present: Sam Costiuc – Signarama Cleveland

PZ/ABR Discussion:

Mr. McLaughlin stated the original plan for the new sign had the incorrect size. The allowed area width of the entire sign is 1 sq. ft. per linear foot of building frontage. The revised plan shows the correct size of the lettering and meets code.

Mr. Lewis asked if this is the only sign on the building. Mr. McLaughlin stated no, this is just for their store front space. There are other occupants in this building.

Mr. Costiuc stated this is a standard sign that is face lit and mounted on rails. He continued to explain that each letter is wired through the rail with one or two penetrations into the wall and all the power supplies will be in the building.

Mayor Kline questioned the number of penetrations they will be making, and the location of the transformers. Mr. Costiuc stated the rails will serve as the raceway for the wiring and the transformers will be behind the wall.

A joint motion was made by Mr. Hitt to approve the signage for 3755 Orange Place, Akron Children’s Hospital.

Seconded by Ms. Moran.

Ayes: Ms. Moran, Ms. Skurka, Ms. Vincent, Mr. Lewis, Mr. Hitt and Mayor Kline

Absent: Mr. Lazar

No: None

The motion was approved 6-0.

#2 **508 CRYSTAL LAKE – THREE SEASON ROOM – FIRST RETURN**
With a 1.5 FT reduction to 25 Ft rear setback

Present: **Jim Henderson – CFC Builders**

Mr. McLaughlin introduced the project and stated the applicant is returning with the original design of post and beam foundation. He noted the proposed 3 season room will be encroaching 1.5 feet into the 25 foot rear yard setback, but the 50 foot perimeter setback of the development is untouched. Mayor Kline stated this is considered an internal setback so a variance will not be needed.

Mr. Henderson gave an overview of the project. The exterior will match the current finishes with the same color scheme. There will be Hardie board on both the exterior and interior since it will be exposed to the weather.

Mr. Lewis questioned the height of the lattice which Mr. Henderson stated will be 2 ft. Mayor Kline recommended putting screening 18” deep behind the lattice to ensure animals would not get underneath the structure. Mr. Henderson agreed with this plan. Ms. Moran suggested using vegetation as screening.

A joint motion was made by Mr. Hitt to approve the 3 Season Room at 508 Crystal Lake with the 1.5 ft. reduction to 25 ft. rear setback.

Seconded by Mr. Lewis.

Ayes: Ms. Moran, Ms. Skurka, Ms. Vincent, Mr. Lazar, Mr. Lewis, Mr. Hitt and Mayor Kline

No: None

The motion was approved 7-0.

#3 **240 LAKE BALATON LO.48- NEW SINGLE FAMILY DWELLING**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

This project was approved by both the Village Architect and Village Engineer. Mr. Filipkowski stated this is the Bourges floor plan. It is 3,414 sq. ft. with 3 bedrooms, the master bedroom on the main floor, 2 ½ bathrooms, unfinished walk out basement with rough plumbing, and a rear covered porch.

Mayor Kline questioned if the loft space is an extra bedroom and if the ceiling gradually becomes lower. Mr. Filipowski stated it is an open space that is used for multi functions, and it will have a full 8 ft. ceiling throughout the room.

Ms. Moran pointed out a small window on the plans. After reviewing the plans Mr. Filipkowski stated the site elevations are incorrect and not situated the way the other homes are in this development. They will need to raise the side elevations. He suggested to bring back the revised plans for the

Commission to review and approve. He also added they would feature full gables to showcase the windows which would result in an additional window.

Mr. McLaughlin added to also show the actual grade on the side elevations but he would not have a problem issuing the foundation permit to keep the project moving.

The discussion moved to the exterior selections.

Horizontal Siding – Arctic White

Shaker Siding – Arctic White

Trim – White

Cultured Stone – Bella LedgeStone

Roof Shingles – Moire Black

Garage Door – Tricorn Black

Entry Door – Extra White

Ms. Vincent drew attention to the dilapidated garage located behind this lot in Warrensville Heights. She inquired about the landscaping plans to conceal the view of this garage. Mr. Filipkowski stated they are aware of this apartment building close to the backyard but have not addressed this area. Due to the hillside you have limitations on fence height but they are considering installing trees to screen this area.

Mayor Kline mentioned that a landscaping plan would need to be submitted for approval by the future homeowner.

Mr. Filipkowski reminded them this development has an HOA that has landscaping requirements. Ms. Skurka questioned if each homeowner will need to get landscaping plans approved. Mr. McLaughlin explained that the HOA has their own landscaping architect that reviews all the plans and would not need to be reviewed by the PZ/ABR Board.

Mayor Kline suggested that the 3 lots located around the cul-de-sac should submit their landscaping plans to the Commission to review.

Mr. McLaughlin explained that when the Building Department issues a certificate of occupancy for new homes the landscaping plans have to be approved by both the HOA and the Building Department. Mr. McLaughlin can forward these plans to Ms. Moran to review for those specific lots.

Mayor Kline agreed and stated when lots 46, 47 and 48 submit their landscaping plans they will be brought to the Commission for review due to the unique conditions associated with these lots.

Mayor Kline made a joint motion to approve 240 Lake Balaton, LO 48, new single family dwelling with the condition that the applicant will come back with updated elevations to reflect the previously approved details for the building and the side elevations where grading will occur aligned with the natural grading plan and corrected accordingly. He also noted that the future owner will need to submit their landscaping plans to the Commission for review.

Seconded by Mr. Hitt.

Ayes: Ms. Moran, Ms. Skurka, Ms. Vincent, Mr. Lazar, Mr. Lewis, Mr. Hitt and Mayor Kline

No: None

The motion was approved 7-0.

#4 209 LAKE BALATON LO.39- NEW SINGLE FAMILY DWELLING

Present: Keith Filipkowski – Pulte Homes

Mayor Kline introduced the project and informed the Board that this has been approved by both the Village Architect and Village Engineer.

Mr. Filipkowski began by stating this plan also has the incorrect elevation and will need to be corrected. He then went on to state the floor plan is Bourges. It is 3414 sq. feet, 4 bedroom, with the master bedroom on the main floor, 3 ½ bathrooms, unfinished full basement with rough plumbing, and rear a covered porch. This home is located at the opposite end of the single family section of the development. Explaining that Pulte does not want the development to have two identical houses next to each other.

The discussion turned to the gravel walkway and the bridge that will connect the existing Lakes of Orange subdivision with this phase. Mr. Hitt acknowledged that the plans show a concrete path. Mr. Filipkowski has a revised Topo that reflects a gravel walkway. Mr. McLaughlin is not familiar with the revised plans and requested this to be submitted for review.

Ms. Moran asked if this would be a public walkway. Mr. McLaughlin stated no since this is not a dedicated road but private.

Ms. Vincent made a joint motion to approve 209 Lake Balaton, LO 39, new single family dwelling with the condition that the applicant will come back with updated elevations to reflect the previously approved details for the building and the side elevations where grading will occur aligned with the natural grading plan and corrected accordingly.

Seconded by Mr. Hitt.

Ayes: Ms. Moran, Ms. Skurka, Ms. Vincent, Mr. Lazar, Mr. Lewis, Mr. Hitt and Mayor Kline

No: None

The motion was approved 7-0.

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

Items on the April 16, 2024 Agenda

- 240 Lake Balaton – revised elevations
- 209 Lake Balaton – revised elevations
- 221 Lake Balaton – New single family dwelling
- 204-210 Lake Balaton – New attached single family home
- 140-144 Lake Balaton – New attached single family home
- 29849 Orangewood – Bedroom addition
- 4799 Lander Road – New Song Church Development

Mayor Kline stated the next meeting will include discussion on the New Song Church Development which will include the Village Planner's report. He is anticipating the public will be attending so the meeting will be held at Village Hall.

Mr. Lewis advised the Board that he will be returning from out of town and is not sure if he will be able to attend the meeting given the timing of his flight.

#6 **ANY OTHER TOPICS FOR DISCUSSION**

Mr. Byron distributed a print out of section 1142.06 (c) – Standard of Review for variances to the Commission for review. He went over the requirements for that sub-section and instructed the Commissioners to adhere by these requirements when considering a variance request.

Mr. Byron stated that once the Commission makes a decision he will put together a Final Order and Conclusion of Fact for Council to review.

#7 **MINUTES FROM MARCH 19, 2024 TO BE APPROVED**

A motion to approve the minutes of March 19, 2024 meeting was made by Mr. Hitt.

Seconded by Ms. Vincent

Ayes: Ms. Moran, Ms. Skurka, Ms. Vincent, Mr. Lazar, Mr. Lewis, Mr. Hitt and Mayor Kline

No: None

The motion was approved 7-0.

There being no further business, the meeting was adjourned at 7:41 PM.

Danette Gembariski



Date:

