

**MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, May 7, 2024 - 6:30 pm

Members Present: Brian Hitt, Anthony Lazar, 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

Mayor Kline called the meeting to order at 6:28 p.m.

**#1 3869 WILD CHERRY OVAL – DECK**

**Present:** **Jim Freireich – Eastside Landscaping**

**PZ/ABR Discussion:**

Mr. McLaughlin explained that decks usually do not need Commission's approval but this particular lot has an unusual shape. Due to this the deck is visible from the front of the house therefore this project was added to the agenda.

Mr. Freireich stated he is removing an existing paver patio and installing a new deck.

Mr. Hitt questioned the rear setback and Mr. McLaughlin stated it is 31' and meets the criteria.

Mr. Lewis made a joint motion to approve the deck at 3869 Wild Cherry Oval per the approved plans submitted.

Seconded by Mr. Hitt

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

Abstained: Ms. Vincent

The motion was approved 6-0.

**#2 3695 ORANGE PLACE – COURTYARD BY MARRIOTT – RE-REVIEW BAY WINDOWS**

**Present:** **Richard Benton – Arkinetics**

**PZ/ABR Discussion:**

Mr. Benton stated he is back to re-review the bay windows. Due to economic reasons the existing bay windows will remain.

Mayor Kline questioned the integration of the canopy with the bay windows. Mr. Benton explained the canopy will be more prominent and thicker, and the window will be placed underneath.

Ms. Moran noticed the landscaping plans do not reflect the bay windows on the ground level. Mr. Benton stated they do plan on updating this since the beds are currently overgrown.

The Commission discussed that landscaping plans were not approved at the previous meeting. It was recommended that Ms. Moran review the landscaping plans administratively and this would eliminate the need to come back to the Commission for approval.

Mr. Hitt made a joint motion to approve the proposed existing bay windows integrated with the new canopy at 3695 Orange Place and subject to a new landscaping plan to be reviewed administratively.

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.

**#3                                    4470 LANDER ROAD – NEW DWELLING**

**Present:                            Vadim Shulman – Dommus Construction**

**PZ/ABR Discussion:**

Mayor Kline stated the project was approved as noted by the Village Architect but was not approved by the Village Engineer.

Mr. Shulman stated the existing house was demolished and the new dwelling will be 3,100 square feet with the master bedroom located on the first floor.

Commission reviewed the site plan and both the Village Architect and Village Engineer's notes.

The discussion turned to the stoop, the number of steps, the steps width matching the double door, and connecting the sidewalk from the driveway to the steps.

The Exterior selections are:

Roof Shingle – Weather Wood

Siding – Champagne

Soffit, Facia and Trim - Sierra

Stone – Turin Volterra

Garage Door – Taupe

Front Door – Dark Cherry

Mr. Hitt made a joint motion to approve 4470 Lander Road subject to the Village Architect's notes, the addition of a front stoop, steps matching the width of the double doors and being connected to the sidewalk, and pending the approval of the Village Engineer.

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 4720 BRAINARD ROAD – NEW DWELLING**

**Present: Vadim Shulman – Dommus Construction**

**PZ/ABR Discussion:**

Mr. Shulman stated this house is 3,100 square feet, master bedroom on first floor, second floor has a bonus room. This home is considered a farmhouse style.

Mr. Lazar questioned the post placement on the left and rear elevation.

Mayor Kline questioned the angle of the roof over the family room and suggested another way of addressing this without having the roof extension.

The Exterior selections are:

Roof Shingle – Weather Wood

Siding – Seaport

Soffit, Facia and Trim - Carbon

Stone – Volterra Niveo

Garage Door – Bronze

Front Door – Bronze

Windows – Brown

Ms. Skurka commented on the light stone with the dark colors chosen. Mayor Kline suggested a darker stone be used. The Commission discussed different color schemes for the exterior.

Mayor Kline made a joint motion for the approval of 4720 Brainard Road subject to the following comments: realigning the roof of the covered porch to eliminate the extension, eliminating the extraneous column on the porch, increasing the size of the corner column, introducing either a darker or mixed color stone, addition of a front stoop, steps matching the width of the double doors and being connected to the sidewalk, and subject to the Engineer's comments.

Seconded by Ms. Moran

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

**OMNI – LOT SPLIT/CONSOLIDATION PRELIMINARY DEVELOPMENT PLANS**

**Present:**                    **Gary Biales – Omni Senior Living**

**PZ/ABR Discussion:**

Mr. McLaughlin stated since the Village Engineer did not approve this and there are comments from the Village Planner he would suggest that the Commission just discuss the plans tonight but not approve anything until the May 21<sup>st</sup> meeting.

Mr. Biales reviewed the plat he submitted and explained the different parcels and their usage. His initial request is a preliminary plat approval for Parcel C and Parcel D.

The Commission discussed the layout of this project and the different parcels. Mayor Kline stated this is just for a consolidation of the land and not the construction plans. Therefore, the debates concerning the entrance into the development, the private road and the easements do not need to be considered at this time.

**#6**                                    **CHIEF BUILDING OFFICIAL’S REPORT**

Items on the May 21, 2024 Agenda

148-152 Lake Balaton – New Duplex  
Omni – Lot Split/Consolidation Preliminary Development Plan  
4720 Brainard Road – New Foundation Stone approval

**#7**                                    **ANY OTHER TOPIC FOR DISCUSSION**

Mr. Hitt and Ms. Vincent stated they are unable to attend the next meeting.

Mr. Lewis wanted to remind everyone that this is the time of year that the grass and weeds grow fast and residents should keep up with their landscaping.

Mr. McLaughlin stated if residents grass is 8" high a notice will be given to them to cut their grass within 2 days. After this time the Service Department will cut it and the resident will be billed.

**#8**                                    **MINUTES FROM APRIL 16, 2024 TO BE APPROVED**

A joint motion to approve the minutes of the April 16, 2024 meeting was made by Mr. Hitt.

Seconded by Ms. Vincent

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

Abstained: Mr. Lewis

No: None

The motion was approved 6-0.

There was no further business, the meeting was adjourned at 7:41 p.m.

Danette Gembariski 

Date: 6-5-2024