

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, June 4, 2024 - 6:30 pm

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

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

Members Absent: Anthony Lazar

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

#1 **3840 ORANGE PLACE – SIGN REPLACEMENT**
Hampton Inn

Present: **Iliana Kazandzier – Agile Sign**

PZ/ABR Discussion:

Ms. Kazandzier explained that the size and lettering of the Hampton Inn & Suites sign will remain the same, the layout is just changing. The lettering of the logo will expand using two lines instead of the current one line, a welcome sign will be added to the porte-cochere and the cabinet of the monument sign will be painted.

A joint motion was made by Mr. Hitt for 3840 Orange Place to approve the sign replacement, add the welcome sign to the porte-cochere and paint the cabinet of the monument sign.

Seconded by Mr. Lewis

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

No: None

The joint motion was approved 6-0

#2

4319 LANDER ROAD – ADDITION OF 2ND FLOOR DORMER

Present:

Joe Ferante – HLF Homes

PZ/ABR Discussion:

Mr. McLaughlin stated the dormer will be over the garage. There are no zoning issues and a review from the Village Engineer is not required.

Ms. Moran questioned why the roof is getting raised. Mr. Ferante explained to make the ceiling higher. It was also stated that the siding, roof, and windows will match the exterior of the house.

Ms. Vincent made a joint motion to approve the addition of a 2nd floor dormer at 4319 Lander Road.

Seconded by Mr. Lewis.

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

No: None

The joint motion was approved 6-0

#3

28021 MILES ROAD – NEW BUILDING SIGNAGE

Shell Gas Station

Present:

Mohammad Rahman – Owner

PZ/ABR Discussion:

Mr. Rahman presented the image of the building sign to the Commission. It consisted of the letters MA GAS.

Ms. Vincent stated that when she reviewed this her first thought was MAGA (Make America Great Again). Mayor Kline was concerned that with the current layout of this sign the residents could interrupt it incorrectly.

The Commission suggested changing the color of the letters MA from red to yellow and outlining these letters in red. Also, enlarge the letters MA and add additional spacing between MA and GAS.

Mayor Kline made a joint motion to approve the new building signage at 28021 Miles Road with the recommendation to change the color of the letters MA to yellow and outline them in red and increase the space between the MA and GAS.

Seconded by Mr. Hitt

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

No: None

The joint motion was approved 6-0

#4

**191 ORANGE LAKE DRIVE – NEW DWELLING WITH 3 SETBACK
MODIFICATIONS REQUESTED**

Present: **George Pelesky – Drees Home**

PZ/ABR Discussion:

Mr. McLaughlin stated the proposed dwelling is outside of both side setbacks and the rear setback. Mr. Pelesky is requesting a modification from the Commission. The notes from both the Village Engineer and Village Architect were discussed.

Mr. Lewis does not remember a time when the Commission was presented with three different setback modifications for the same property.

Mr. Byron stated that in the past when the Commission did grant setback modifications it was for areas that did not have any homes boarding the property. It was usually for rear setbacks that had open space behind the home.

Mr. Hitt expressed that a house is able to be built on this lot without requesting these modifications.

The Commission discussed the shapes of the lots in this development and this particular lot, the setbacks and how close this house will be to the neighbor, the style of the house compared to the other homes in the neighborhood, the absence of windows on the rear elevation, and revising the design to fit the lot and to bring it into compliance.

Mr. Pelesky disagreed regarding the style of this house compared to other homes in the neighborhood. He also stated that the HOA approved the plans with the setback modifications, and there is a landscaping plan that would use vegetation as screening in the backyard to enhance the view for the neighbors.

The Commission questioned the basis for requesting these modifications. The hardship or practical difficulty to allow for these three setback modifications. Mr. Pelesky could not answer this question and requested to have a conference call with Mr. Kertesz since he is unable to physically attend the meeting. The Commission would prefer Mr. Kertesz in person.

The conversation turned to suggestions of adding features to the house, making alterations in order to position the house on the current lot size, and concerns about the HOA's approval of these plans.

Attending the meeting were two residents who wanted to comment on this agenda item.

The first was Mr. Kolbe at 220 Lake Meade Drive. He expressed that the lots in this development are small, yet all the homes built were able to comply with the lot restrictions. Also, he wanted to express that the HOA in this development is not driven by the residents but by the developer.

Next was Mr. Rosner at 258 Lake Meade Drive. His home is located to the east of this lot and he is concerned with the location of the home in proximity to his patio.

Mr. Lewis would like to table this item until Mr. Kertesz is able to attend the meeting in person and answer the concerns that were discussed today. Mayor Kline agrees, the owner or investor of the property should be attending this meeting.

Mayor Kline made a joint motion to table this project until the next meeting when Mr. Kertesz would either be able to attend in person or have written comments addressing the issues that were discussed tonight.

Seconded by Mr. Lewis

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

No: None

The motion was approved 6-0

#5

A MOTION TO RECOMMEND ORDINANCE NO. 2024-8

An Ordinance amending certain subsections of Section 1127.03, Streets, of Chapter 1127, design standards of the Codified Ordinances of Orange Village under emergency.

PZ/ABR Discussion:

Mr. McLaughlin outlined the amendment to the Commission.

Items that were discussed were fire hydrants installed on every street, the cul-de-sac providing sufficient room for safety vehicles to turn around, and the minimum width of the road.

Mr. Hitt stated his opinion on the dangers of allowing cul-de-sacs and the need for having two entrances into a development.

Mayor Kline reviewed the conditions of this ordinance and agrees with the amendment for the future of Orange Village.

Mayor Kline made a motion to recommend Ordinance No. 2024-8. An Ordinance amending certain subsections of Section 1127.03, Streets, of Chapter 1127, design standards of the Codified Ordinances of Orange Village under emergency.

Seconded by Ms. Vincent

Ayes: Ms. Vincent, Mr. Lewis, and Mayor Kline

No: Mr. Hitt

The motion was approved 3-1

#6

CHIEF BUILDING OFFICIAL'S REPORT

156-160 Lake Balaton (Lot 11 & Lot 12) – New Dwelling
25855 Chagrin Blvd. – Porsche Dealership Ground Sign
191 Orange Place – New Dwelling (Applicant Returning)
Tree Preservation Plan – Review Comments
4799 Lander Road – Review and 2nd Recommendation

#7

ANY OTHER TOPIC FOR DISCUSSION

Ms. Vincent wanted to thank the Commission again for allowing her to phone in for the last meeting.

#8

MINUTES FROM MAY 7, 2024 & MAY 21, 2024 TO BE APPROVED

Mr. Lewis made a joint motion to approve the minutes from the May 7, 2024 meeting.

Seconded by Mr. Hitt

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

No: None

The motion was approved 6-0

Ms. Skurka made a joint motion to approve the minutes from the May 21, 2024 meeting.

Seconded by Ms. Vincent

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

Abstained: Mr. Hitt

No: None

The motion was approved 5-1

There was no further business and the meeting was adjourned at 8:04 PM.

Danette Gembarski



Date:

