

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, May 21, 2024 - 6:30 pm

Members Present: Anthony Lazar, Scott Lewis, Kathy Moran, April Skurka, Mayor Kline

Members Via Telephone: Staci Vincent

Members Absent: Brian Hitt

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Brandon Hughes, Building Inspector
Danette Gembarski, PZ/ABR Secretary
Mark Majewski, Village Planner
Larry Genova, Fire Chief

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

#1 148-152 LAKE BALATON (LOT 9 & LOT 10) – NEW DWELLING DUPLEX

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

This duplex has been approved by both the Village Architect and Village Engineer.

Mr. Filipkowski started with Lot 9. It is an Addley style home, 2,801 square feet, slab construction, 3 bedrooms, 2 ½ bathrooms, includes a sunroom and loft.

Lot 10 is also an Addley style home, It is 2,974 square feet, slab construction, 3 bedrooms, 2 ½ bathrooms, includes a sunroom and loft.

Mayor Kline noticed that the front façade for this dwelling is identical except for the windows. One has two located in the front while the other has three.

Mr. Lazar pointed out that the middle window is not centered with the other two windows. Mayor Kline stated this is a minor adjustment but the windows should be equally spaced across the front façade.

The exterior selections are as follows:

Horizontal Siding – Monterey Taupe

Shake Siding – Cobblestone

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Worldly Gray

Entry Door – Enduring Bronze

Mr. Biales let the Commission know he is in the process of having the land surveyed. There will be a total of four parcels and he wanted to clarify that the two houses shown on the preliminary plat will not be included in their parcel nor will they be included in the final plat.

Mr. McLaughlin told the Commission that tonight's meeting is focusing on the preliminary development plan.

Mr. Majewski summarized his comments including: the new ordinance, the new zoning, the land planning and site development principals and criteria, and the building elevations.

Mr. Genova brought up Mr. Mader's comments concerning emergency access and easements into Warrensville Heights. Mr. Biales stated the emergency access easement has been eliminated from the plan. Mr. Genova does not think this will present a problem.

The discussion turned to the number of post office boxes and the need for multiple locations, street names, the water main approval from Warrensville Heights, and tree preservation recommendations.

Ms. Vincent raised concerns for the number of trees that will be removed and the effect this will have on the residents on the south property line of Jackson Drive. She feels they will be impacted the most. Mayor Kline is concerned too and wants to make sure there is enough buffer space between the houses on Jackson Drive and the new development. He also stated that the tree preservation code is being reviewed to establish a new evaluation.

Mr. McLaughlin reminded the Commission that the landscaping plan will be included in the final development plan review.

The next topic discussed was the preliminary design that was included in the package. Mayor Kline evaluated the different architecture style homes that were shown on the Harvard Road Development Architectural Inspiration sheet. He would like to see a variety of styles in this development due to the amount of homes that will be built. The Commission selected the styles of homes they would like to be incorporated in this development. A copy of this sheet is appended to these minutes.

Ms. Skurka asked the location of the garages. Mr. Biales stated they will be front facing garages.

Mayor Kline made a motion on the recommendation of the approval for the Preliminary Development Plan for SD-3 submitted by Omni Development subject to the Village Engineer's comments that the developer pursue multiple post box locations, the proposed water line connection from the cul-de-sac back to the main road in Phases 2 and 3 be incorporated, the Tree Preservation Plan will comply with code that will be in effect at the time of the submission of the final development plan, the approach to tree removal will carefully account for and protect trees along the southern property line of Jackson Drive and will be counted in the tree count. The building designs for the proposed SD-3 should consider the Commission's architecture style preferences that were indicated on the Harvard Road Development Architectural Inspiration sheet, and street names to be determined with the final development plan.

Seconded by Mr. Lazar

Ayes: Mr. Lazar, Ms. Vincent, Mayor Kline

No:

Abstained: Mr. Lewis

The motion was approved 3-0.

#5

CHIEF BUILDING OFFICIAL'S REPORT

3840 Orange Place – Sign Replacement

4319 Lander Road – Addition of 2nd Floor Dormer

28021 Miles Road – Building Sign

191 Orange Lake Drive – New Dwelling

#6

ANY OTHER TOPIC FOR DISCUSSION

Ms. Vincent thanked the Mayor and Commission for allowing her to phone in and participate in tonight's meeting.

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MINUTES FROM MAY 7, 2024 TO BE APPROVED

Due to the minutes not be including in the PZ/ABR packet this will be added to the June 4th meeting.

There was no further business, the meeting was adjourned at 8:20 p.m.

Danette Gembariski



Date:



Harvard Road Development

Architectural Inspiration



Clean Contemporary Accents | Rustic Expressions | Timeless | Modern Farmhouse | Forward-looking Environment | Rich contrasting colors

