

## **MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, June 18, 2024 - 6:30 pm

Mayor Kline called the meeting to order at 6:30 p.m. He moved item number 5 (Weintraub-Omni lot split) up to item number 4. Making 4799 Lander Road recommendation the last item of the night.

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

Members Absent: None

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

### **#1 156-160 LAKE BALATON (LOT 11 & LOT 12) – NEW DWELLING DUPLEX**

**Present:** **Keith Filipkowski – Pulte Homes**

#### **PZ/ABR Discussion:**

This project was approved by the Village Architect and approved as noted by the Village Engineer.

Mr. Filipkowski stated Lot 11 is a Branton floor plan. It is 2,836 sq. ft. slab construction with 3 bedrooms, 3 ½ bathrooms, includes a sunroom, loft and first floor laundry room.

Lot 12 is the Addley floor plan. It is 2,813 sq. ft. slab construction with 3 bedrooms, 2 ½ bathrooms, includes a sunroom, loft, and first floor laundry room.

The exterior selections are as follows:

Horizontal Siding – Boothbay Blue

Shake Siding – Pearl Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Essential Gray

Entry Door – Iron Ore

Cultured Stone – Turin Volterra

Mayor Kline thanked Mr. Filipkowski for providing a map of Lake Balaton that lists the homes that have been sold, available and not yet released. Mr. Filipkowski explained that the color scheme is





#4

**WEINTRAUB-OMNI LOT SPLIT/CONSOLIDATION**

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

**PZ/ABR Discussion:**

Mayor Kline stated this was approved as noted by the Village Engineer. Mr. Biales stated he has already replied to the Village Engineer.

Mr. Biales told the Commission they want to take five parcels and consolidate them into four parcels. Commercial, 55 year and older development, active living, and a park. He also pointed out that there are two homes not included in this consolidation: one home is under contract and the other will not be included in this development and will remain as a single parcel.

Mr. Lewis made a motion to approve the lot split/consolidation of the Weintraub-Omni Lot, subject to the approval of the Village Engineer.

Seconded by Mayor Kline

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

No: None

The motion was approved 5-0

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#5 **4799 LANDER ROAD (NEW SONG) – REVIEW & 2<sup>ND</sup> RECOMMENDATION-  
ORDINANCE 2024-10**

**Present:** Ken Weinberg – KJI Group, LLC

**PZ/ABR Discussion:**

Mayor Kline summarized this recommendation is for rezoning certain parcels of land from the U-1 Zoning District to the S-1 Zoning District, amending the Village Zoning Map, submitting the proposed zoning changes to the voters of Orange Village, and declaring an emergency.

Mr. Byron explained that the Planning and Zoning Commission recommended this to Council along with a request for a variance. The variance was voted down 3-2-2. A lawsuit was filed, and a settlement was made that grants the variance and allows the residents of Orange Village to vote on whether this property should be zoned as an S-1 District. Tonight, the Commission will need to decide if this will or will not go on the ballot in November.

Ms. Vincent wanted to add that at the Council meeting three members were in favor of this but they needed four to pass. She strongly believes that this issue should be decided by a vote of the residents of Orange Village.

Mayor Kline added that their decision today will go back to Council to be reviewed, and a public hearing will be scheduled to take place at the end of July where residents will be allowed to express their opinions. Council will then vote to decide if this should be put on the ballot.

The Commission discussed the ability to eliminate more lots, whether S-1 District belongs in this area of the Village, setting of precedent, the resident’s knowledge of an S-1 District, and spot zoning.

Mayor Kline allowed for comments from the residents that attended. Many feel this type of development does not belong in the Village and gave reasons why they moved here. There was discussion concerning the Master Plan, the lawsuit, the developer, Council passing this to allow for a vote in November, and the character of Orange Village changing.

Mr. Byron reminded the Commission that their job is to make a recommendation to Council regarding the rezoning to an S-1 District. Court actions should not be considered in making their decision tonight.

Mayor Kline thanked everyone for their comments.

Mayor Kline made a motion to recommend to Council the approval of Ordinance Number 2024-10, rezoning certain parcels of land from the U-1 Zoning District to the S-1 Zoning District, amending the Village zoning map, submitting the proposed zoning changes to the voters of Orange Village, and declaring an emergency.

Seconded by Ms. Vincent

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

No: Mr. Hitt, Mr. Lewis

The motion was approved 3-2

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

- 600 Lake Placid (Lot 141) – 50 FT Development Boundary Setback Variance
- 217 Lake Balaton (Lot 41) – New Dwelling
- 157-161 Lake Balaton (Lot 34 & 33) - New Dwelling – Duplex
- 330-340 Lake Balaton (Lot 15 & 16) – New Dwelling - Duplex
- 3750 Orange Place – New Signage
- 4290 Lander Road – New Front Porch

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

Mayor Kline told the Commission he would not be attending the meeting on July 2<sup>nd</sup>, so Mr. Hitt will be the acting chairman. He also mentioned that he hopes to have the tree preservation legislation ready in July.

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#8

MINUTES FROM JUNE 4, 2024 TO BE APPROVED

Mr. Hitt made a joint motion to approve the minutes from the June 4, 2024 meeting.

Seconded by Mr. Lewis

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

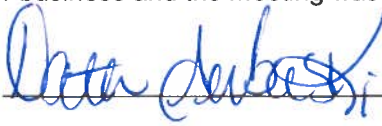
Abstained: Mr. Lazar

No: None

The motion was approved 6-0

There was no further business and the meeting was adjourned at 8:35 PM.

Danette Gembarski



Date:

