

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, July 16, 2024 - 6:30 pm

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

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

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

**#1 27440-27540 CHAGRIN BLVD. – VARIANCES FOR ATM –
FRONT YARD SETBACK & REQUIRED PARKING SPACES**

Present: Rob Risman – Burton Carol Management

PZ/ABR Discussion:

Mr. McLaughlin explained that Mr. Risman is seeking zoning variances in order to allow the placement of a drive through ATM machine in the front parking lot. The first request is a 78.5 ft. variance to the required 100 ft. yard setback. The second, is to remove 7 spaces from the existing non-conforming required parking total of 118 spaces.

Mr. Risman told the Commission there has never been a problem with parking in this plaza. He was able to monitor the parking lot for several days using the security cameras in the front section and it never reached capacity. He also sent letters to the current tenants regarding the elimination of parking spaces and has not received any negative responses.

The Commission discussed future tenants being discouraged due to less parking spaces, having two ATM machines in the same vicinity, the traffic flow on Chagrin Boulevard, and the three options of the location of the ATM in the plaza.

The Commission questioned if the drive up ATM machine is a condition of US Bank. Mr. Risman stated yes, if he is unable to obtain the variances US Bank will look for another location.

Mayor Kline stated this is a reasonable use for this property and losing a few parking spaces will not be an issue.

Before Mr. Byron proceeded to ask a question he wanted the Commission to be aware that he has represented Mr. Risman in the past but unrelated to this project.

Mr. Byron wanted Mr. Risman to understand that a practical difficulty needs to be presented in order to receive a variance.

Mr. Risman responded, it would be difficult to lease this space to US Bank without the variance being approved. Also, if the ATM would be positioned in the center of the plaza this would eliminate additional parking spaces and cause more traffic issues.

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

Abstained: Mayor Kline

The joint motion was approved 6-0

#5 **4290 LANDER ROAD – NEW FRONT PORCH**

Present: **Robert Harris - Homeowner**

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect but he noted there are two different style railings depicted on the plans.

Mr. Harris explained he will be adding a porch to the front of his house that will connect two existing front doors. The railing will be the horizontal cable railing pictured at the end of the packet that was presented to the Commission.

Ms. Moran asked about landscaping plan. Mr. Harris planned on landscaping in front of the porch. Ms. Moran suggested foliage and not using lattice.

Mayor Kline recommended adding gravel underneath the porch to prevent weeds from growing.

Ms. Skurka asked the color of the railing which Mr. Harris answered, black.

Mr. Hitt made a joint motion to approve the new front porch using the horizontal cable railing with the recommendation of adding landscaping, gravel, and vapor barrier.

Seconded by Ms. Moran

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

No: None

The joint motion was approved 7-0

#6 **232 LAKE BALATON (LOT #50) – NEW DWELLING**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

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

Mr. Filipkowski stated Lot 50 is a Bourges floor plan. It is 3,414 sq. ft. with 4 bedrooms, 3 ½ bathrooms, first floor laundry, and an unfinished basement with rough plumbing.

The exterior selections are as follows:

Horizontal Siding – Boothbay Blue

Shaker Vertical Siding – Boothbay Blue

Trim – White
Roof Shingle – Weathered Wood
Garage Door – Grays Harbor
Entry Door – Urbane Bronze
Cultured Stone – Niveo Volterra
Brick Veneer – Cedar Creek
Shutter – Musket Brown

A joint motion was made by Mayor Kline to approve the new dwelling at 232 Lake Balaton.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 7-0

#7 **181-185 LAKE BALATON (LOT #27 & LOT #28) – NEW 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 27 is an Addley floor plan. It is 2,794 sq. ft. slab construction with 3 bedrooms, 3 ½ bathrooms, includes a sunroom, loft and first floor laundry room.

Lot 28 is also the Addley floor plan. It is 2,801 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 – Pearl Gray
Vertical Siding – Pearl Gray
Trim – White
Roof Shingle – Weathered Wood
Garage Door – Essential Gray
Entry Door – Urbane Bronze
Cultured Stone – Turin Volterra

A joint motion was made by Ms. Vincent to approve the new duplex at 181-185 Lake Balaton subject to the Village Engineer's comments.

Seconded by Mr. Hitt

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

No: None

The joint motion was approved 7-0

#8 **236 LAKE BALATON (LOT #49) – NEW DWELLING**

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 49 is a Lyon floor plan. It is 2,422 sq. ft. with 2 bedrooms, 2 ½ bathrooms, and an unfinished basement with rough plumbing.

The exterior selections are as follows:

Horizontal Siding – Deep Ocean

Shaker Vertical Siding – Deep Ocean

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Outerspace

Entry Door – Black Fox

Cultured Stone – Niveo Volterra

Brick Veneer – Signature Blend

Shutter – Clay

Ms. Skurka wondered if the Commission has seen this style home before.

Mr. Filipkowski stated this style was presented to them but he did need to resubmit the plans administratively to include the addition of gables on each side elevation. He is open to duplicating these features to this property if the Commission requests it.

The Commission agreed that gables need to be added.

The discussed turned to the addition of gables on both the right and left elevation and the width of the front step of the house.

Mr. Hitt made a joint motion to approve the new dwelling at 236 Lake Balaton subject to the Village Engineer's comments and with the condition of adding two gables on each side elevation and widening the front step by 12 inches on each side.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 7-0

#9 **168-174 LAKE BALATON (LOT #17 & LOT #18) – NEW DUPLEX**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

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

Mr. Filipkowski stated Lot 17 is an Addley floor plan. It is 2,794 sq. ft. slab construction with 3 bedrooms, 2 ½ bathrooms, includes a sunroom, loft and first floor laundry room.

Lot 18 is also the Addley floor plan. It is 2,801 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 – Arctic White

Vertical Siding – Arctic White

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Tricorn Black

Cultured Stone – Bella LedgeStone

A joint motion was made by Ms. Vincent to approve the new duplex at 168-174 Lake Balaton.

Seconded by Ms. Skurka

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

No: None

The joint motion was approved 7-0

#10 **310-320 LAKE BALATON (LOT #13 & LOT #14) – NEW DUPLEX**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

This project was approved by both the Village Architect and the Village Engineer.

Mr. Filipkowski stated Lot 13 is an 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.

Lot 14 is the 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.

The exterior selections are as follows:

Horizontal Siding – Arctic White

Vertical Siding – Arctic White

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Tricorn Black

Cultured Stone – Bella LedgeStone

A joint motion was made by Mr. Hitt to approve the new duplex at 310-320 Lake Balaton.

Seconded by Mr. Lewis

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

No: None

The joint motion was approved 7-0

#11 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated currently there are not any projects scheduled for the next meeting but the deadline to submit plans is Tuesday, July 23rd.

#12 ANY OTHER TOPIC FOR DISCUSSION

Mr. Vincent wanted to remind the Commission about the party in the park event that takes place this Saturday, July 20th.

Mayor Kline added they will be honoring former Mayor Mulcahy during this event.

#13 MINUTES FROM JULY 16, 2024 TO BE APPROVED

Ms. Vincent made a joint motion to approve the minutes from the July 16, 2024 meeting.

Seconded by Mr. Hitt

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

Sustained: Mayor Kline

The joint motion was approved 6-0

There was no further business and the meeting was adjourned at 8:55 PM.

Danette Gembariski *Danette Gembariski* Date: 8-7-2024