

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, July 2, 2024 - 6:30 pm

In the absence of Mayor Kline, Pro-Tem Brian Hitt called the meeting to order at 6:30 p.m.

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

Members Absent: Mayor Kline

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

#1 217 LAKE BALATON (LOT #41) – NEW DWELLING

Present: Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mr. McLaughlin told the Commission this was approved by both the Village Engineer and the Village Architect.

Mr. Filipkowski stated this is the Lyon floor plan. It is 3,579 square feet, with 3 bedrooms, 2 ½ bathrooms, and a finished basement.

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

Ms. Moran noted with the absence of the sidelights she feels the stoop should be wider. She suggested a foot wider on each side.

Ms. Skurka asked if this is the first time the Commission saw this style home. Mr. Filipkowski stated, yes. She questioned if two homes with the same style could be next to each other. Mr. Filipkowski said no,

Pulte has a diversity code which requires that the sales team not sell the same elevation or color package next to each other or across the street.

Ms. Skurka was concerned with the left elevation. She suggested adding some features such as gables or altering the windows.

Mr. Filipkowski requested this home be approved conditionally in order to begin on the foundation. He will resubmit a revised plan with some gable features on the side elevation. Mr. McLaughlin requested that the grades shown on the elevations be adjusted accordingly.

Ms. Skurka made a joint motion to approve 217 Lake Balaton (Lot # 41) on the condition of adding roof treatments such as gables to both side elevations, adjusting the grade lines on the elevations to better reflect the topography, and to widen the front stoop by 1' on each side.

Seconded by Mr. Lazar

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

No: None

The joint motion was approved 6-0

#2 157-161 LAKE BALATON (LOT #34 & LOT #33) – NEW DWELLING DUPLEX

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

Mr. McLaughlin told the Commission this has been approved by the Village Engineer and approved as noted by the Village Architect.

Mr. Filipkowski started with 157 Lake Balaton. It is the Addley floor plan. It is 2,794 square feet, slab construction with 3 bedrooms, and 2 ½ bathrooms.

161 Lake Balaton is also the Addley floor plan. It is 2,801 square feet, slab construction, with 3 bedrooms and 2 ½ bathrooms.

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

Ms. Moran made a joint motion to approve 157-161 Lake Balaton (Lot #34 & Lot #33) subject to the Village Architect's notes.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 6-0

#3 330-340 LAKE BALATON (LOT #15 & LOT #16) – NEW DWELLING DUPLEX

Present: Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect and approved as noted by the Village Engineer. He discussed the wetlands and the placement of fencing.

Mr. Filipkowski started with 330 Lake Balaton. It is the Branton floorplan. It is 2,836 square feet, slab construction with 3 bedrooms, and 3 ½ bathrooms.

340 Lake Balaton is the Addley floorplan. It is 2,813 square feet, slab construction with 3 bedrooms, and 2 ½ bathrooms.

The exterior selections are as follows:

Horizontal Siding – Aged Pewter

Shaker Siding – Pearl Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Essential Gray

Entry Door – Urbane Bronze

Cultured Stone – Bella Ledgestone

Ms. Vincent made a joint motion to approve 330-340 Lake Balaton (Lot #15 & Lot #16) subject to the Engineer's notes.

Seconded by Mr. Lewis

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

No: None

The joint motion was approved 6-0

#4

13750 ORANGE PLACE – NEW SIGNAGE – PORSCHE DEALERSHIP

Present: **Linda Nichols – LAAD Sign and Lighting**

PZ/ABR Discussion:

Mr. McLaughlin stated the only item in the package for the Commission to review is the front pylon sign at the Porsche dealership. The sign is 10' back from the front property line and 5' from the driveway, which complies with the zoning requirements. The sign is 8' tall, which is the maximum amount allowed for signage.

Mr. McLaughlin also mentioned that the city boundary is under review concerning the Porsche dealership property that is located in Orange Village.

Ms. Moran questioned the landscaping plan. Ms. Nichols is not aware of a landscaping plan concerning the signage.

The Commission discussed if a landscaping plan is required, past projects concerning signage, the new city boundaries with Beachwood, and if the original plans submitted from Porsche had a landscaping plan.

Ms. Nichols is concerned with the addition of landscaping the sign would move into the parking area.

It was determined that free standing signs shall be constructed in a landscape setting with landscape materials approved by the Planning and Zoning Commission.

Mr. McLaughlin found the original plans that were submitted to Orange Village for the review of proposed new driveways. The landscaping was never reviewed.

Ms. Moran reviewed the plans and the plans show having annual flowers with seasonal colors around the sign, which would mean only having landscaping 3-4 months out of the year. She feels this is not enough vegetation for the entry of the Porsche facility.

Ms. Moran made a joint motion for conditionally approval of the new pylon sign subject to a landscaping plan being submitted administratively to be reviewed and approved before the project can begin or a permit issued.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 6-0

#5 **34290 LANDER ROAD – NEW FRONT PORCH**

Present: **Robert Harris – Homeowner**

PZ/ABR Discussion:

Robert Harris was not present. This project was tabled and will be added to the July 16th agenda.

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

27440-27550 CHAGRIN BLVD. - VARIANCES FOR ATM

3909 ORANGE PLACE - ADDITION OF REAR CANOPY

232 LAKE BALATON (LOT #50) – NEW DWELLING

181-185 LAKE BALATON (LOT #27 & LOT #28) – NEW DUPLEX

236 LAKE BALATON (LOT #49) – NEW DWELLING

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

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

214 LAKE MEADE (LOT #113A) – NEW DWELLING

#7 **ANY OTHER TOPIC FOR DISCUSSION**

Ms. Vincent questioned why Beechmont Country Club has not installed the fence screening they proposed at the February 20th meeting. Ms. Moran added that the landscaping plan was never submitted for review. Mr. Hitt replied, there were some personnel changes in the maintenance department and that could be the delay.

Mr. Kertesz was in attendance to let the Commission know about Phase 8 of Lake Balaton. He presented a rough lay out of the development.

#8

MINUTES FROM JUNE 18, 2024 TO BE APPROVED

Ms. Vincent made a joint motion to approve the minutes from the June 18, 2024 meeting.

Seconded by Mr. Lazar

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

No: None

The motion was approved 6-0

There was no further business and the meeting was adjourned at 7:30 PM.

Danette Gembariski



Date:

7-17-2024