

MINUTES

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

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

Members Absent: Scott Lewis

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

Mayor Kline called the meeting to order at 6:32 p.m.

He addressed the residents that were attending the meeting. He explained that comments from the public are not usually included during the Planning Commission meetings but it will be allowed tonight due to the agenda items. The residents will be able to voice their comments following the Commission's discussions and they will be limited to 3 minutes.

#1 209 LAKE BALATON LO.39- REVISED ELEVATIONS

Present: Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mayor Kline stated the applicant is returning due to the elevations that needed to be adjusted.

Mr. Filipkowski stated the side and rear elevations have been updated and is consistent with other houses in the development.

Mr. Lazar questioned if windows could be added to the left side elevation. Mr. Filipkowski agreed to this suggestion. He will add two 2' by 2' windows one on either side of the gable feature, and the same application for the garage.

Mr. Filipkowski informed the Commission that the site plan has been updated to reflect a gravel path instead of concrete as previously shown.

Mr. Hitt made a joint motion to approve 209 Lake Balaton subject to the addition of the windows as described.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0.

#2 **240 LAKE BALATON LO.48- REVISED ELEVATIONS**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

Mr. Filipkowski stated this is a resubmittal to address the side and rear elevations that have been corrected. He also stated he will add the 2 windows in each of the gables to the left elevation as suggested for 209 Lake Balaton.

Mayor Kline requested on the right elevation to slide the gable toward the front of the house and center it on the window.

Mr. Hitt made a joint motion to approve 240 Lake Balaton subject to the addition of the windows in the garage and café and sliding the gable as described.

Seconded by Mr. Lazar

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

No: None

The motion was approved 6-0.

#3 **221 LAKE BALATON LO.42- NEW SINGLE-FAMILY DWELLING**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

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

Mr. Filipkowski stated this is a Bourges model, 3,600 square feet, 4 bedrooms, 3 ½ bathrooms, walk out unfinished basement with rough plumbing, and a 2 car garage. Features include first floor master bedroom, laundry room, and sunroom.

The exterior selections are as follows:

Horizontal Siding – Pearl Gray

Shake Siding – Aged Pewter

Trim – White

Roof Shingle – Moire Black

Garage Door – Gray

Entry Door – Urbane Bronze

Brick – Coral Blend

Mayor Kline pointed out an empty gable on the left elevation. Mr. Filipkowski proposed in the rear adding a 2' wide 2' tall window, and in the front a 3' wide 6' tall window to match. He would extend the rake line

up to intersect the main roof line. He would also add the windows in the café and garage as noted in the previous houses.

Mayor Kline made a joint motion to approve 221 Lake Balaton with the following conditions: on the right elevation the addition of 2' x 2' windows in the garage and café, increasing the gable on the left side to allow 2' x 2' window in the master bedroom and a 3' x 6" window in the bonus room both centered in the proposed gables.

Seconded by Mr. Lazar

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

No: None

The motion was approved 6-0.

#4 204 – 210 LAKE BALATON LO. 23 & 24 NEW ATTACHED SINGLE-FAMILY DWELLING

Present: Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mayor Kline stated the project is approved by the Village Architect and approved as noted by the Village Engineer.

Mr. McLaughlin listed the Village Engineer's notes and stated since there are no technical issues the applicant is not required to come back. Mr. Filipkowski accepted these notes and will comply.

Mr. Hitt questioned the wetlands but it was noted they are outside of the property line.

Mr. Filipkowski stated lot 24 is the Addley floor plan. It is 2,813 square feet, slab construction, 3 bedrooms, 3 ½ bathrooms, first floor master bedroom, laundry room, a loft, and sunroom.

Lot 23 is the Branton floor plan. It is 2,836 square feet, slab construction, 3 bedrooms, 2 ½ bathrooms, first floor master bedroom, laundry room, a loft, and sunroom.

The exterior selections are as follows:

Horizontal Siding – Pearl Gray

Vertical Siding – Pearl Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Gray

Entry Door – Urbane Bronze

Cultured Stone – Turin Volterra

Mr. Hitt made a joint motion to approve 204-210 Lake Balaton New Attached Single-Family Dwelling subject to the Village Engineer's comments.

Seconded by Ms. Vincent

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

No: None

The motion was approved 6-0.

#5 **140-144 LAKE BALATON LO. 7&8 NEW ATTACHED SINGLE-FAMILY DWELLING**

Present: **Keith Filipkowski – Pulte Homes**

PZ/ABR Discussion:

This project has been approved as noted by both the Village Architect and Village Engineer.

Mr. McLaughlin pointed out that the Village Architect noted on his approval that there is a .12' encroachment into the 50 foot setback from the side and .92' encroachment from the rear. He noted it is very minimal and he has no objections.

The Commission discussed what is considered minimal, when does this become a problem, and the setback.

Mr. Filipkowski stated this is the same as the previous duplex.

Lot 8 is the Addley floor plan. It is 2,813 square feet, slab construction, 3 bedrooms, 3 ½ bathrooms, first floor master bedroom, laundry room, a loft, and sunroom.

Lot 7 is the Branton floor plan. It is 2,836 square feet, slab construction, 3 bedrooms, 2 ½ bathrooms, first floor master bedroom, laundry room, a loft, and sunroom.

The exterior selections are as follows:

Horizontal Siding – Pearl Gray

Vertical Siding – Pearl Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Gray

Entry Door – Urbane Bronze

Cultured Stone – Turin Volterra

Ms. Skurka asked the distance from this duplex to 204-210 Lake Balaton. Mr. Filipkowski stated they are located on the same side of the street but opposite ends of the development with other homes in between.

Mayor Kline made a joint motion to approve 140-144 Lake Balaton as submitted with a small variance on the setback and subject to both the Village Architect's and Village Engineer's comments.

Seconded by Ms. Moran

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

No: Mr. Hitt

The motion was approved 5-1.

#6

29849 ORANGEWOOD DRIVE – BEDROOM ADDITION

Present: **Donald Tarantino - Architect**

PZ/ABR Discussion:

Mayor Kline stated this project has been approved as noted by both the Village Architect and Village Engineer.

Mr. McLaughlin went over the notes by both the Village Architect and Village Engineer concerning drainage issues.

Mr. Tarantino explained they are adding on a one story addition. It will consist of a bedroom, bathroom, walk-in closet, and full basement. All the materials will match the existing house.

Mr. Hitt made a joint motion to approve the addition at 29849 Orangewood Drive subject to both the Village Architect's and Village Engineer's comments.

Seconded by Ms. Vincent

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

No: None

The motion was approved 6-0.

#7

4799 LANDER – NEW SONG CHURCH – U-1 TO S-1 REZONING 3 LOTS AND SEEKING AREA VARIANCE FOR DEVELOPMENT- REPORT AND RECOMMENDATION ORDINANCE #2024-4

Present: **Village Planner report submitted
Ken Weinberg – KJI Group, LLC**

PZ Discussion:

Mr. Weinberg summarized the project. He stated the proposed development would include 17 single family dwelling units similar to homes located on Orange Hill, Orange Tree, and Orangewood. The development will be on a force main sewer and will have a detention pond to help with drainage. They plan on keeping as much green space as possible and will use shrubbery to help buffer the new homes from the existing properties. He discussed the setbacks for U-1 districts and S-1 districts and the distance between the homes.

The Commission debated about setbacks, the density of this development compared to surrounding neighborhoods, the impact on the current residents in this area, if the character of Orange Village would change with this new development, the installation of the force main and the effect if sanitary sewers would become available.

Mayor Kline introduced Mr. Majewski, Orange Village Planner. Mr. Majewski presented his report that has been appended to these minutes, and discussed the report with the Commission.

The Commission reviewed the 2018 Master Plan and went over the development of the backlands, the character and land requirements for the center of the Village, and the amount of green space needed between residences.

Mr. Lazar, Ms. Vincent and the email Mr. Lewis submitted to the Commission all suggested decreasing the number of lots in order to gain more acreage to each lot. Eliminating which lots within the development were discussed, how this would impact the development and if this would be financially viable with these changes.

Mr. Hitt stated this should remain a U-1 District as stated in the Master Plan.

Mr. Byron spoke about the 8 factors listed in the Orange Village Ordinance, Part Eleven – Planning and Zoning Code, 1142.06 Administrative Powers; Rules and Procedure.

Mr. Mader, the Village Engineer, spoke about the development which included the utility easements, sanitary sewer, lift station, detention, and force main. A copy of Mr. Mader’s report is appended to these minutes.

Mayor Kline opened the discussion up to the residents.

Mr. Ugran of 4739 Lander Road expressed his concerns about the density of this development and the loss of green space.

Ms. Perry of 4805 Lander Road stated she feels her property is affected the most by this development. She discussed her concerns for backland development and setting a precedent with future developers.

Mr. Perry of 4805 Lander Road voiced his concerns about the noise and disruption this development will cause for a number of years. He is also worried about the drainage and sewer issues impacting his property.

Prior to calling for a vote Mayor Kline asked each member to state their opinion on the variance for this development.

Mayor Kline made a motion to recommend to council the approval of the variance to allow the rezoning of the subject property into the S-1 District, subject to the conditions identified in Mr. Majewski’s and Mr. Mader’s reports, and conditioned upon a reduction of the number of lots from 17 to 15.

Seconded by Ms. Vincent

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

No: Mr. Hitt

The motion was approved 3-1.

Mayor Kline made a motion to recommend to council for Ordinance 2024-4 be placed on the ballot in November for consideration of the zoning change from U-1 District to S-1 District.

Seconded by Mr. Lazar

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

No: Mr. Hitt

The motion was approved 3-1.

#8

A MOTION TO RECOMMEND ORDINANCE 2024-7

An Ordinance amending subsection 1170.04(A), area regulations, of the Codified Ordinance of Orange Village.

PZ Discussion:

Mayor Kline stated this is amending subsection 1170.04 (A), area regulations, of Ordinance 2024-7.

Mr. Byron stated this is changing the development criteria for an S-1 District. You would not need to seek a variance to develop property that is already zoned an S-1.

Mayor Kline made a motion to recommend to council the approval of Ordinance 2024-7.

Seconded by Ms. Vincent

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

No:

The motion was approved 4-0

#9

CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin currently does not have any projects scheduled for the May 7th meeting.

#10

ANY OTHER TOPIC FOR DISCUSSION

No one had anything to discuss.

#11

MINUTES FROM APRIL 2, 2024 TO BE APPROVED

A joint motion to approve the minutes of April 2, 2024 meeting was made by Mr. Hitt.

Seconded by Mr. Lazar

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

No: None

The motion was approved 6-0.

There was no further business, the meeting was adjourned at 10:04 p.m.

Danette Gembarski



Date:

5-8-2024