

## MINUTES

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

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

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

#1 191 ORANGE LAKE DRIVE – REVISED SUBMITTAL-SET BACK MODIFICATION REQUESTED FOR 1.78 FT FROM 50 FT FRONT YARD

Drees Homes

Present: George Pelesky- Drees Homes

PZ/ABR Discussion:

Mr. McLaughlin stated there are no zoning issues and per the Village Architect's notes, requires a 1.78 modification of the minimum 50 ft. front setback line.

Mayor Kline stated he appreciates all the effort that went into revising the plan in order to have the house fit into the lot. He noted the setback that is being requested is minimal and should not be an issue.

Ms. Vincent wanted to confirm that this modification is only for their front yard and would not affect any neighbors. Mayor Kline answered, yes.

Mr. Pelesky went over the front and side elevations with the Commission.

Ms. Moran noted the lack of detail on the right elevation. She recommended adding windows. Mayor Kline agreed and also suggested adding a horizontal band board to break up the mass.

The Commission discussed the different placement and size of the windows to be added.

Mr. Pelesky reviewed the exterior materials that will be used.

Siding – Light Beige

Trim – Rich Espresso

Roof – Drift Wood

Gutters/Downspouts – Bronze

Front Door – Black

Stone – Neutral tones

The Commission liked the neutral color scheme.

Ms. Moran asked about the landscaping plans. Mr. Pelesky requested to resubmit this at a later date. He would like to discuss the landscaping with the homeowners and give them different options since the plans for the house have been revised.

Mr. Hitt made a joint motion to approve 191 Orange Lake Drive and the front yard encroachment on the conditions of adding 2 windows, horizontal band boards to match the trim on the right side elevation, and to submit a landscaping plan at a later date for review and approval.

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

**#2                    4001 WHITE OAK TRIAL – NEW ADDITION**

**Present:                    Mikhail Sudnitsyn – Architect**

**PZ/ABR Discussion:**

Mr. McLaughlin stated this was approved by the Village Engineer and approved as noted by the Village Architect. It meets both the rear and side yard setbacks and there are no zoning issues.

Ms. Moran asked if there is a landscaping plan. Mr. McLaughlin stated no, landscaping plans are not required for additions.

Mr. Sudnitsyn stated all exterior materials will match the existing home except the ramp will be made of aluminum and not wood. The homeowner does not want this to be a permanent structure and therefore wants the material to be aluminum rather than wood, making it easier to remove.

Ms. Moran suggested adding shrubs in the front area to help eliminate the view of the ramp.

Mr. Lazar did not see the color of the railing listed on the plans. The Commission recommended black and stated the plans would need to be resubmitted with the color of the railing and ramp listed. This can be done administratively.

Mayor Kline made a joint motion to approve the addition at 4001 White Oak Trail on the condition of the ramp and railing materials and color be indicated on the modified drawings and be resubmitted for review and approval administratively, if an aluminum ramp is used the Commission recommends the color to be black, and to include landscaping along the front perimeter.

Seconded by Ms. Vincent

Mr. Lewis told the Commission that his firm has been contacted by the homeowner to possibly represent her in a legal issue not associated with this project. Due to this, he will abstain from voting.

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

Abstain: Mr. Lewis

The joint motion was approved 6-0

**#3                    27650 HARVARD ROAD – TOR ORTHODONTICS PRELIMINARY PLAN REVIEW**

**Present:**                    **Lindsey Foster - Architect**

**PZ/ABR Discussion:**

Ms. Foster stated that she will be representing this project tonight as Mr. Sampat was unable to attend.

Mayor Kline explained that this is a single parcel consisting of a single building that will be part of the commercial component of this development.

Ms. Foster reviewed the proposed 5,516 sq. ft. single story structure including the parking spaces, easement, exterior materials and the interior design of the offices.

The discussion turned to road access, the features on the side elevations, landscaping plan, easements, the future development of the commercial section of this project, the master plan and what the Commission is able to approve tonight.

Mayor Kline stated that tonight the Commission can give direction on the floor plan of the building but without the final development plan from the developer they are unable to approve anything else.

Mayor Kline made a joint motion for preliminary approval to accept the building design with the suggestions of additional details to be added on the east elevation that is consistent with the building design, the building plan, building elevations, that the owner engages with the developer to provide the necessary site development information to enable a full vetting of the building of the project, and signage will not be approved at this time.

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

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

Mr. McLaughlin stated no projects were submitted and the deadline was Tuesday, August 6<sup>th</sup>.

Mayor Kline cancelled the meeting scheduled for August 20, 2024.

**#5                    ANY OTHER TOPIC FOR DISCUSSION**

None.

#6

MINUTES FROM JULY 16, 2024 TO BE APPROVED

Mr. Hitt made a joint motion to approve the minutes from the July 16, 2024 meeting.  
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

There was no further business and the meeting was adjourned at 8:07 PM.

Danette Gembariski



Date:

9-4-2024