

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 1, 2024 - 6:30 pm

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

Absent: Brian Hitt and 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

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

#1 384 BLOSSOM LANE – NEW DECK AND PAVILION

Present: Marc Brummer – Brummer Group

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect, the HOA, and there are no zoning issues. PZ/ABR is only approving the pavilion, the deck has already been reviewed and approved.

Mr. Brummer explained to the Commission that the existing deck will be taken down and new deck with a pavilion will be built. The posts will be wrapped, deck framing will be pressure treated lumber with white rails, the new gutters will be tied into an existing downspout and all materials will be white to match the house.

Ms. Moran questioned the ceiling height of the pavilion. The Commission recommended the height be a minimum of 7 feet.

The discussion turned to ventilation of the roof, the skirting of the deck, landscaping around the deck, and the foundation plan for the posts versus the sketch that was presented to the Commission.

Ms. Moran made a joint motion to approve the pavilion at 384 Blossom Lane subject to raising the beam to a minimum of 7 feet and having the architectural sketch reflect the same structure going into the ground for the pavilion as the structural plan. The Commission also recommended venting the roof joist.

Seconded by Ms. Skurka

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

No: None

The joint motion was approved 5-0

#2 515 SILVER LAKE DRIVE – PERGOLA ON EXISTING PATIO

Present: **Kunnal Singh – Homeowner**

PZ/ABR Discussion:

Mr. McLaughlin stated the HOA has approved the pergola.

Mr. Singh told the Commission this is a free standing pergola that will sit on top of his current patio. The materials used will be vinyl and aluminum.

Ms. Skurka asked the color which Mr. Singh responded, adobe and proceeded to show the Commission a picture of the pergola on his phone.

Ms. Moran questioned the height of the structure and if it would cover the windows on his home. Mr. Singh stated no, the structure is 8 feet and the windows are 10 feet.

Ms. Vincent made a joint motion to approve the pergola at 515 Silver Lake Drive.

Seconded by Ms. Mr. Lazar

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

No: None

The joint motion was approved 5-0

#3 4720 BRAINARD ROAD – NEW DETACHED GARAGE

Present: **Alex Lyamkin- Dommus Construction**

PZ/ABR Discussion:

Mr. McLaughlin told the Commission the plans that were included in the packet had the proposed garage over the 18 foot height limit. The revised plans were received today reflecting the reduction of height to meet the requirements and it meets all setbacks.

Ms. Vincent questioned the orientation of the garage. Mr. Lyamkin stated the existing attached garage is side loading whereas the proposed detached garage will be front loading.

Mayor Kline asked about the materials, the vertical siding on the front and the horizontal on the side, and the stone. Mr. Lyamkin responded, the stone will make a return around the north and south sides, the siding will have a corner post to catch the horizontal to vertical siding transition and the roof structure will change from a gable to a reverse gable. Mr. Lyamkin assured the Commission the garage will match the existing house.

Mr. Lazar made a joint motion to approve the detached garage at 4720 Brainard Road.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 5-0

#3

TREE PRESERVATION CODE REVISION 1375

PZ/ABR Discussion:

Mayor Kline explained a lot of time has been spent by Mr. Majewski, Ms. Moran, Mr. McLaughlin, Mr. Bissler and himself to revise this code to develop a set of regulations for the developers and homeowners to preserve and protect the trees on their site. The main focus of concern is a tree canopy plan.

Mr. McLaughlin stated he used the county's aerials to establish how much of the land in existing developments had tree canopies. The tree canopies differed in size in the common areas but averaged between 15-20%. In order to revise the code we will need to establish the percentage of trees required in common land areas within the developments and the percentage for individual lots.

Mr. McLaughlin identified some points that he drafted in the code revision. It includes: alternatives if the developer cannot meet the tree canopy requirements, a village tree fund where the Service Director can plant, maintain or take down invasive or dangerous trees, options on replanting and the minimum number of trees for a canopy.

The Commission discussed future and existing developments, the tree canopy requirements for homeowners as opposed to developers, the current code requirements, writing rules and mandates versus setting realistic goals, the function of PZ/ABR Commission in this process, and surrounding community's ordinances for tree planting.

Mayor Kline approves Mr. McLaughlin and his team moving forward to revise tree preservation code 1375.

Mr. Byron stated a motion does not need to be made tonight but there is a 90 day time limit on referring this to Council. New developments can submit their plans based on the existing ordinance while the ordinance is being revised.

#4 CHIEF BUILDING OFFICIAL'S REPORT

- 4909 W. Woodcrest – Room Addition
- 3930 Beechmont – Roof over existing deck
- 229 Lake Balaton – New single dwelling
- 4240 Cambridge – Garage variance
- Lakes Of Orange Phase 8

#5 ANY OTHER TOPIC FOR DISCUSSION

None

#6 MINUTES FROM SEPTEMBER 17, 2024 TO BE APPROVED

Due to Mr. Lewis and Mr. Hitt not attending the meeting and Ms. Skurka needing to abstain from voting, there was not a quorum, so the Commission was unable to approve the minutes from the September 17th meeting. This will be added to the October 15th Agenda.

There was no further business and the meeting was adjourned at 8:00 PM.

Danette Gembariski  Date: 10-16-2024