

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 5, 2024 - 6:30 pm

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

Absent: Anthony Lazar

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 6:30p.m.

#1 4909 WEST WOODCREST DRIVE – CONVERTING GARAGE AND BUILDING NEW GARAGE

Present: Jessica Palmieri – 11th Hour Design LLC
Kevin Cieszykowski – SBA Studios

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Engineer as noted. He moved to the Village Architect's report. He explained that the first set of plans were approved, but a modification was made to add a hallway to connect the proposed studio space with the rest of the habitable space within the dwelling. This forced the front of the house to move forward in order to align with the porch, causing it not to meet the 100 foot front setback. Mr. Cieszykowski revised the plan to meet the front setback and sent it to the civil engineer. The official plan that will be submitted will comply with the front setback.

Mr. Cieszykowski gave a copy of the revised plans to the Commission to review.

Mr. Hitt wanted to clarify that by constructing this hallway this will eliminate these units being considered separate living units. Ms. Palmieri stated that is correct.

Mayor Kline reviewed the plans concerning the kitchen in the main area, the addition of a kitchenette in the new master suite, and a counter and sink in the new studio area. He wanted to confirm there are not three kitchens. Ms. Palmieri stated only the main living area will consist of a kitchen. She explained they are converting the current garage into a master suite, building a new garage, and adding studio space.

Ms. Palmieri reviewed the exterior materials. The entire roof will be replaced with a pewter color roof and the siding will match the existing material.

Mr. Hitt made a joint motion to approve the addition at 4909 West Woodcrest Drive on the condition of complying with the Village Engineer's notes and the revised site plan.

Seconded by Ms. Skurka

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

No: None

The joint motion was approved 6-0

#2 3930 BEECHMONT TRAIL – ROOF OVER EXISTING DECK

Present: Mikel McLaughlin – Landscape Architect

PZ/ABR Discussion:

Mr. Robert McLaughlin reminded the Commission that this project was on the last agenda but the applicant did not attend the meeting.

Mr. Robert McLaughlin stated the deck has already been constructed but with the addition of the roof the code requires approval from the Board.

Mayor Kline considers this to be a simple approval process and he appreciates Mr. Mikel McLaughlin attending the meeting in case there are any questions or comments.

Mr. Mikel McLaughlin stated he prepared the drawing and could answer any questions.

The Commission did not have any questions but Ms. Moran did state that Mr. Mikel McLaughlin was her first boss at Yardmaster.

Mr. Lewis mentioned a pavilion being located on this property and wanted to know if a permit was issued. It was confirmed a permit was issued.

Mr. Hitt made a joint motion to approve the roof over the existing deck at 3930 Beechmont Trail.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 6-0

#3 TREE PRESERVATION CODE REVISION 1375

PZ/ABR Discussion:

Mayor Kline began the discussion by stating a vote will not be taken tonight. Instead, an overview of the plan will be presented by Mr. McLaughlin and a vote will be taken at the next meeting. He also wanted to thank Mr. McLaughlin Ms. Moran, and Mr. Majewski for all their hard work. He stated the draft of the plan was shared with some developers and he is hoping to get some feedback.

Mr. McLaughlin gave a brief summary of the plan and asked the Commission to review it and email him any questions or concerns prior to the next meeting.

Ms. Vincent did not see any costs listed on the revised plan.

Mr. McLaughlin said the tree table will not be part of this ordinance instead, it will be in a separate guideline. This allows them the ability to make changes over time, and this would also eliminate going through a formal process before Council. It would be just a recommendation.

Mr. McLaughlin went over amending the permit fees to include the charges for the tree plan. It was discussed that a 100 sq. ft. tree would cost \$400 per tree as defined in the code. This would be charged if the property owner is unable to plant their own trees. The Planning Commission has the authority to either agree that they did all they could regarding planting trees on their property or deny their request to use the tree preservation fund.

Mayor Kline mentioned that Mr. Zupan was part of the discussion on the appropriate amount to charge and he agreed \$400 per tree is acceptable.

Ms. Moran mentioned the canopy allowance. Mr. McLaughlin explained that if someone is planting trees in order to get to their percentage of tree canopy we should take the lowest number in that type of tree to get the maximum number of trees and growth.

Mr. McLaughlin explained that the \$400 charge per tree would be added to the permit fee schedule and will need to go before Council. Mayor Kline added that the permit fee will come after the final development plan has been completed and the tree replacement and volume have been determined.

Mr. McLaughlin added it will be the applicant's job to build their tree canopy. If they are unable to satisfy this requirement, the Commission has the ability to allow the applicant to pay into the fund for the balance of the required canopy.

Ms. Vincent wants to make sure that the price to pay into the tree fund is substantial enough that developers will not opt for this option every time. Ms. Moran stated it is not their choice. Mr. McLaughlin agreed. He explained the applicant will propose their plan and the Commission will either approve or deny it. According to the tree preservation plan, the requirement is to provide 20% canopy for residential development. To calculate this they would measure the area of trees that will remain, take the area of the overall development and decide if they meet the 20% requirement or do they need to add more trees.

Mr. Lewis asked if the Village will be reviewing the species of trees that will be planted since there are a lot of options, and the trees would grow at different rates. Ms. Moran stated the list that is provided gives the applicant an idea of what trees are available, but they are able to present any kind of tree to the Commission. At that time, the Commission can agree or suggest another type of tree.

Mr. McLaughlin added that the tree canopy table that Ms. Moran created lists trees that are available in our region and will flourish in our climate.

Ms. Vincent asked the current percentage in place for tree removal. Mr. McLaughlin stated that for every two trees you remove, you will need to replant one. He added that currently, if you do not have any trees on your property the code does not state you need to plant any, but in the new code it is required.

The discussion turned to current developments and their tree canopy percentage, basic calculations and creating a template for the tree canopy, trees in commons areas and individual lots, the responsibility of homeowners, cutting down six trees within the calendar year, preliminary plan development plans, diameter of the tree, street trees, hiring an arborist, and other communities updating their tree canopy plan.

#4 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated the next meeting will include a new dwelling on Lake Meade being built by Drees Homes and the tree preservation code revision.

#5 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline discussed a letter from the Lakes of Orange HOA. They were able to reach an agreement with Mr. Kertesz that allows Lakes of Orange Phase 8 to join the current HOA. Council will move forward with the plat.

The discussion turned to a house on Brainard that currently does not have electric, running water or heat and therefore cannot be occupied. Mr. McLaughlin stated that the house was originally for sale but due to all the issues it was taken off the market. The Police Department will be monitoring to ensure no one is residing on the property.

#6 MINUTES FROM OCTOBER 15, 2024 TO BE APPROVED

Ms. Vincent noted a correction that needed to be made to the minutes under item number 5. Ms. Gembariski already made this correction and updated the minutes.

A joint motion was made by Ms. Vincent to approve the minutes from the October 15th meeting.

Seconded by Ms. Skurka

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

Abstained: Mr. Lewis

No: None

The motion was approved 5-0.

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

Danette Gembariski  Date: 11-20-2024