

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 19, 2024 - 6:30 pm

Members Present: Kathy Moran, Staci Vincent, Anthony Lazar, Scott Lewis, Brian Hitt, and Mayor Kline

Absent: April Skurka

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 6:30 p.m.

#1 252 LAKE MEADE DRIVE S/L #120A – NEW SINGLE FAMILY DWELLING

Present: George Pelesky – Drees Homes

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Engineer and he received approval from the Village Architect today. He also mentioned that some of the documents in the package had the wrong address listed. The correct address is 252 Lake Meade Drive and all the paperwork and plans have been updated.

Mayor Kline complimented Mr. Pelesky on their ability to design a house to fit on this unique shaped lot.

Mr. Pelesky presented a revised plan that reflects the addition of windows on the side elevation. The Board liked this addition and agreed it added more detail to the house.

The exterior selections are as follows:

Siding – Artic White

Soffit - Artic White

Trim – Colonial White

Roof Shingle – Moire Black

Garage Door – Urbane Bronze

Entry Door – Dark Bronze

Brick - Bloomfield

Mayor Kline asked Mr. Hughes if there were any other discrepancies. Mr. Hughes stated the trim around the windows and no color was specified for the horizontal band board. The Board does not see a problem with either of those issues and they can remain the current colors.

A joint motion was made by Mayor Kline that the elevation for 4600 Brainard Road be approved with the condition of the "X" and horizontal design element on the lower portion of the garage doors be painted grey to match the doors and all other trim will remain the current color.

Seconded by Ms. Vincent

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

No: None

The joint motion was approved 6-0

#3 TREE PRESERVATION CODE REVISION 1375

PZ/ABR Discussion:

Mr. McLaughlin informed the Commission that two new developments were given the draft of the new tree preservation code to apply to their development plan. He used Lakes of Orange Phase 8 as an example for the Commission to view how they can reach the 20% tree canopy.

The Commission discussed:

- The current tree preservation code versus the revised version.
- The need to determine a minimum tree canopy percentage and uphold it.
- Trees in the common areas of the development, street trees, wetlands, preserved parks, landscape plan, and traffic islands.
- Reviewed different developments and their current canopy percentage which included tree conservation areas and homeowners landscaping.
- The difference between tree preservation plan and landscaping plan, and the approvals for each.
- Increasing the tree canopy percentage for both residential and commercial property by 5%.
- The argument that if the tree canopy is increased to 25% or more would it prevent further development in Orange Village.
- Once the 20% tree canopy has been met during the preliminary development plan the ability of the Commission to determine if additional trees should be planted.
- The legality of adding a statement to the ordinance reserving the right of the Village to require more than the 20% tree canopy during the developing phase.
- The administrative responsibility for the building department, hiring an arborist, the arborist's role and duties, and the additional cost of this position.
- Once you increase the percentage for single family building with a lot less than 1.5 acres this would increase each additional minimum canopy requirement for additional lot sizes by that percentage.

The majority of the Commission would prefer to increase the minimum canopy requirement to 25%. Mayor Kline wants the revised code to be completed and on the agenda for the next meeting. He wants to finalize the tree preservation code revision at this meeting in order to present it to Council at their next meeting.

#4 CHIEF BUILDING OFFICIAL'S REPORT

- Lakes of Orange Phase 8 - Preliminary Development Plan
- Walnut Hill Residential Development – Density Consideration
- 4009 Brainard Road – New Detached Garage
- 240 Lake Meade Drive – 3 Season Room
- Tree Preservation Code Revision 1375

#5 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline stated the playground design will be discussed another time.

Mayor Kline wanted to discuss the handling of utility easements encroachments.

Mr. McLaughlin stated that installing fences in easements are a common problem in Lakes of Orange. A guideline needs to be established.

Mr. Byron stated if a fence is approved to be installed a provision must be placed to file an affidavit of fact with the county that the homeowner acknowledges if the Village needs to conduct a repair in the easement the cost to reinstall the fence would be at the homeowners expense and not Orange Village. Mr. Byron explained this benefits the next property owner as they probably would be unaware that the fence was located within an easement.

#6 MINUTES FROM NOVEMBER 5, 2024 TO BE APPROVED

A joint motion was made by Ms. Vincent to approve the minutes from the November 5th meeting.


Seconded by Mr. Hitts

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

No: None

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 9:00 PM.

Danette Gembarski  Date: 12/4/2024