

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, December 3, 2024 - 6:30 pm

Members Present: April Skurka, Staci Vincent, Anthony Lazar, Scott Lewis, Brian Hitt, and Mayor Kline

Absent: Kathy Moran

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

Mayor Kline called the meeting to order at 6:33 p.m.

#1 4009 BRAINARD ROAD – NEW DETACHED GARAGE

Present: Vadim Shulman – Dommus Construction

PZ/ABR Discussion:

Mr. McLaughlin stated this is a new single family dwelling that currently has a two car attached garage and they are requesting an additional detached garage. The plans comply with setbacks and is approved as noted by both the Village Engineer and Village Architect.

Mr. Hitt questioned the height of the garage which Mr. McLaughlin answered, 18 feet.

Mr. Lewis asked if the detached garage will be used for residential purposes or will it be for a storage unit.

Mr. Shulman stated this house is under contract and the homeowners currently have three cars and a son that will be driving in a couple of years. This is why they are requesting the additional garage.

Mr. Shulman added that the exterior material and color of the detached garage will match the home and attached garage. He also mentioned the garage doors on the detached garage will be identical to the existing garage doors.

Mr. Lewis asked if they intend to put landscaping around the new garage. Mr. McLaughlin stated a landscaping plan has not been submitted for the new home and the homeowners have one year to submit it. Mr. Lewis requested a recommendation to add landscaping around the garage be included in the motion.

A joint motion was made by Mr. Hitt approving the new detached garage at 4009 Brainard with the recommendation to include landscaping around the detached garage and complying with the Village Engineer's notes.

Seconded by Mr. Lewis

#4 WALNUT HILLS RESIDENTIAL DEVELOPMENT – ADMINISTRATIVE AMENDMENT

Present: Randy Kertesz – Kertes Enterprises
Jeff Plautz – Neff & Associates
Brian Meng – Bialosky Architect
Jack Bialosky – Bialosky Architect

PZ/ABR Discussion:

Mr. Kertesz reviewed with the Commission:

- The original master plan consisting of around 450 units.
- Original entrance versus new proposed entrance and the traffic impact of this change.
- Grading issues and cost.
- Purchase of abandoned hotel and the demolition of it once the preliminary development plan has been approved.
- Concerns of the residents at Waterford Court regarding the proposed apartment buildings.
- The proposed villas, duplexes and townhomes totaling 77 units at the southern end of the property.
- The proposed apartment units consisting of 318 total units at the northern end of the property.
- Raising the density due to sewer, water, and roadway costs.
- Allowing the height to be 83 feet above grade to allow the construction of the two apartment buildings.

Mr. Hitt asked about the density. Mr. Meng stated for the 395 total units it comes to 19.5 units an acre as opposed to 10 when this was originally presented.

Ms. Vincent asked the number of stories being proposed for the apartment building. Mr. Kertesz replied, seven.

Mr. Lewis asked why this is considered an administrative amendment and why this would not be brought to Council. Mr. Bryon replied the code states that changes to the layout of density and height can be approved by the Planning and Zoning Commission. They have the authority to decide if the request is acceptable and appropriate for the property.

Mr. Lewis is not opposed to the changes being presented to the Commission, but given the scope of these changes, he feels this should be discussed with Council to receive their input.

Ms. Vincent understands that the Commission is able to approve this request, but she agrees with Mr. Lewis. She knows the residents are very concerned about project. She feels this should be presented to Council in order for them to comprehend this project and be able to properly respond to residents' concerns.

Mayor Kline has already discussed with Mr. Kertesz and Mr. Bialosky holding a meeting with Council concerning this development even though a vote is not required from them. The presentation will not occur at a Council meeting but instead they will hold two separate informative meetings as to not violate the Sunshine Laws.

Mr. Byron read Codified Ordinance 1175.03 C- Plan Amendments to the Commission to help them understand that the density and height are in the code section allowing for an administrative amendment.

He also read the last two bullet points in this ordinance. The first refers to the request of the amendment is consistent with the demographic target of uses in the development and other uses proposed for the development. He explained this was written so this development would have a high end residential area supporting a high end retail and commercial section. The second point in the Ordinance concerns other regional or local trends that may have a bearing on the quality or economics of the development.

Mr. Kertesz confirmed that by amending the density and height it will enable this development to be of high end quality and something the Village has not seen before.

Mr. Meng and Mr. Kertesz described the apartment buildings. They will include a covered parking garage, two parking spaces per unit, the minimum square footage of the units, streetscape, the lobby and front desk, amenities within the building, a recreation building, and a pool.

Mayor Kline explained the focus for tonight's meeting is to understand both the density and the height of the buildings so Mr. Kertesz can proceed with a preliminary development plan.

Mr. Bialosky wanted the Commission to know the plan being presented tonight is more about the layout, concept, and design of the development not the architecture of it.

Ms. Vincent asked the square footage of the units in the apartment building and the price point to buy. Mr. Kertesz stated these units will range from 850 square feet to 3,000 square feet and will be priced between \$3.00 and \$4.00 plus per square foot. He also stated these units will be for rent not to buy but will be designed to be condominiums to allow for future possibilities.

The discussion turned to this development being 55 and older, the tree preservation code, an HOA, maintenance of the apartment buildings, the addition of children to the school district, the approved rezoning code, and an economic study that was completed.

The Planning Commission supports the proposed density and height associated with this plan with the caveat that a complete preliminary development plan be submitted and must meet the criteria of plan approval.

Chief Genova brought up concerns about traffic, egress, and emergency access. Mr. Kertesz stated everything will be fire suppressed, there will be fire hydrants, and emergency stairways. These and other items will be addressed in the preliminary development plan.

Mayor Kline made a motion to approve the number of units and height at Walnut Hills residential development subject to a full preliminary development plan and to comply with the requirements of the preliminary and final development plans, and to conduct informational meetings with Council presenting the density and height amendments.

Seconded by Mr. Lewis

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

No: None

The motion was approved 5-0

#5

TREE PRESERVATION CODE REVISION 1375 AND RELATED REVISIONS TO 1143

PZ/ABR Discussion:

Mayor Kline requested that this agenda item be tabled until the next meeting and the Commission agreed.

Mr. Hitt made a motion for the tree preservation code revision 1375 and related revisions to 1143 to be put on the December 17th agenda.

Seconded by Ms. Vincent

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

No: None

The motion was approved 5-0

#6

CHIEF BUILDING OFFICIAL'S REPORT

- The Canyons - Preliminary Development Plan – Phase 1
- 29425 Hidden Valley Drive – Addition
- Tree Preservation Code Revision 1375

#7

ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline informed the Board that Mr. Lewis will not be returning to the Planning Commission in 2025. He wanted to thank Mr. Lewis for his 19 years of service. He brought a lot of knowledge and compassion to the Planning and Zoning Commission.

Mr. Lewis stated he has enjoyed his time on the Planning and Zoning Commission. It has been a privilege to serve but he feels it is time to get someone with fresh ideas and a new outlook. He thanked the Village for this opportunity.

Ms. Vincent asked if his term was up and Mayor Kline stated no, he has two more years. Mayor Kline will start to formulate a list of potential candidates to replace Mr. Lewis. The members can forward any names they feel could replace Mr. Lewis to him and then he will then give them to Council.

Mayor Kline also mentioned that Mr. Hitt's term will be up at the end of December and he will be re-appointed at the January 8th Council meeting.

Everyone stated Mr. Lewis will be missed and wished him well.

#8

MINUTES FROM NOVEMBER 19, 2024 TO BE APPROVED

A joint motion was made by Ms. Vincent to approve the minutes from the November 19th meeting.

Seconded by Mr. Hitt

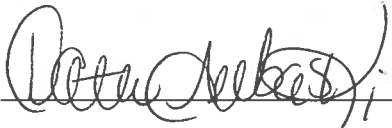
Ayes: Ms. Vincent, Mr. Lazar, Mr. Lewis, Mr. Hitt, and Mayor Kline

Abstained: Ms. Skurka

No: None

The motion was approved 5-0.

There was no further business and the meeting was adjourned at 9:25 PM.

Danette Gembariski  Date: 12-18-2024