

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, January 21, 2025 - 6:30 pm

Members Present: April Skurka, Kathy Moran, Kimberlee Ullner, Anthony Lazar, 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 6:32 p.m.

Mr. Hitt reminded Mayor Kline that since this is the first meeting of 2025, a Chairperson and Chairperson Pro-Tem will need to be elected.

Election of PZ/ABR Chairperson, Mr. Hitt nominated Mayor Kline. There were no other nominations.

Mr. Hitt moved to close the nominations and to cast a unanimous ballot for Mayor Kline to serve as Chairperson in 2025.

Seconded by Mr. Lazar

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

No: None

The Motion was approved 6-0

Election of PZ/ABR Chairperson Pro-Tem. Mayor Kline nominated Mr. Hitt. There were no other nominations.

Mayor Kline moved to close the nominations and to cast a unanimous ballot for Mr. Hitt to serve as Chairperson Pro-Tem 2025.

Seconded by Ms. Moran.

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

No: None

The Motion was approved 6-0

#1 180-186 LAKE BALATON (S/L #19 & #20) – NEW DUPLEX

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Prior to reviewing the new duplexes, Mr. Daugherty wanted to review with the Commission an overall community map of Lakes of Orange Phase 7 reflecting the sub-lots being presented today and the comparable lots next to them. In his presentation he will review the exterior style of the homes and the color schemes.

Mr. McLaughlin stated lot #19 and #20 were approved by the Village Architect and approved as noted by the Village Engineer. Mr. McLaughlin reviewed the notes concerning the silt fence and grading.

Mr. Hitt questioned if a deck or patio could be added in the future. Mr. Daugherty replied yes, there is room.

Mr. Daugherty stated that both lot #19 and #20 are the Addley model homes.

Lot #19 is 2,974 square feet, 3 bedrooms, 2 ½ bathrooms, sunroom, a loft, and first floor office/multi-purpose room.

Lot #20 is 2,801 square feet, 3 bedrooms, 2 ½ bathrooms, sunroom, a loft, and first floor office/multi-purpose room.

The exterior selections are as follows:

Horizontal Siding – Cobblestone

Shake Siding – Monterey Taupe

Trim – White

Cultured Stone – Matera Ledgestone

Roof Shingle – Weathered Wood

Garage Door – Zeus

Entry Door – Sealskin

Mr. Hitt asked the height of the dwelling since it is not noted on the drawing. Mr. Daugherty stated just under 35 feet. Mr. Daugherty assured the Commission that going forward the height of the structures will be red lined on the drawings.

Mr. Hitt noticed these homes are on a slab. Mr. Daugherty stated yes, the townhomes are on slabs and do not have basements. He did state that the single family homes will have basements.

Mr. Hitt made a joint motion to approve 180-186 Lake Balaton with the recommendations of the Village Engineer.

Seconded by Mr. Lazar

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

No: None

Mr. McLaughlin stated nothing has been submitted for the February 4th meeting, but Dustin with Pulte Homes did call today to ask if he would be able to submit drawings for three single-family homes by Friday, January 24th, to be put on the agenda.

Mr. McLaughlin does not know if there will be enough time to review the plans prior to the agenda packet going out. Mr. McLaughlin and Mayor Kline agreed that a decision will be made by the end of the day Thursday, January 30th if a meeting will be held on February 4th.

Mayor Kline mentioned that Lakes of Orange Phase 8 final development plan will be on the agenda for the February 18th meeting. Mr. McLaughlin added the setback variance requests for Lakes of Orange Phase 8 will be included on this agenda.

#4 Any other topic for discussion

Mayor Kline communicated with the Commission that tomorrow night Council will be interviewing four candidates to fill the vacant spot left by Mr. Lewis. Council will make a decision and the new candidate will be attending the PZ/ABR meeting in February.

Mayor Kline invited the Commission members to attend tomorrow's meeting. He asked for them to arrive at 6:30 p.m. as the first interview will begin at 6:45 p.m.

Ms. Ullner added that if they could attend the interviews, it would be helpful. But if they are unable to, please submit any questions they have to her.

#5 Minutes from December 17, 2024 to be approved

Ms. Moran noted an error in the minutes. Ms. Gembarski stated she will make the correction.

A joint motion was made by Mr. Hitt to approve the minutes from the December 17th meeting.

Seconded by Mr. Lazar


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

Abstained: Ms. Ullner

No: None

The motion was approved 5-0.

There was no further business and the meeting was adjourned at 7:04 PM.

Danette Gembarski  Date: 2-5-2025