

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, February 4, 2025 - 6:30 pm

Members Present: April Skurka, Kathy Moran, Kimberlee Ullner, Brian Hitt, and Mayor Kline

Absent: Anthony Lazar, Brandon Hughes

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Danette Gembarski, PZ/ABR Secretary

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

#1 600 LAKE PLACID COURT (S/L 141) - NEW SINGLE FAMILY DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Mr. Daugherty stated this is Pulte's first single family dwelling being brought to the Commission for Lake Placid Court. It is the Skyview model, 4,328 sq. ft. with 4 bedrooms, 3 bathrooms, covered deck, front porch, and a 3 car garage.

The exterior selections are as follows:

Horizontal Siding – Aged Pewter

Shake Siding – Iron Gray

Trim – White

Cultured Stone – Cremona Ledgestone

Brick Veneer: Signature Blend

Roof Shingle – Weathered Wood

Garage Door –Dorian Gray

Entry Door – Dorian Gray

Mr. McLaughlin stated this was approved by the Village Architect and approved as noted by the Village Engineer.

Mr. Daugherty informed the Commission that the original plans displayed the location of the sanitary lateral between lots 142 and 143. The resubmitted drawing now shows it between lots 141 and 142. He explained it only shifted over one lot, and Pulte will update the topographic map showing the new location.

Mayor Kline asked the width of the easement. Mr. McLaughlin stated 15 feet, which is 7 ½ feet on each lot, and the Village Engineer is aware of this and does not feel there will be an issue.

The discussion turned to the new regulation for installing fences, not permitting a fence in the easement, and HOA rules.

A joint motion was made by Mr. Hitt to approve 600 Lake Placid Court along with the modification to relocate the sanitary sewer as proposed by the developer, and subject to the Village Engineer's comments.

Seconded by Ms. Ullner

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

No: None

The Motion was approved 5-0

#2 640 LAKE PLACID COURT (S/L 137) - NEW SINGLE FAMILY DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Mr. Daugherty stated this is a Bourges floor plan. It is 3,414 sq. ft., 4 bedrooms, 2 ½ bathrooms, open concept, rear covered porch, and farmhouse front exteriors.

The exterior selections are as follows:

Horizontal Siding – Artic White

Shake Siding – Artic White

Trim – White

Cultured Stone –Bella Ledgestone

Roof Shingle – Moire Black

Garage Door – Extra White

Entry Door – Tricorn Black

Mayor Kline noticed the width of the front steps should match the sidelights. He also questioned why the front and side elevations have board and batten siding while the other side elevation shows shake siding. Mr. Daugherty stated to keep in line with the townhomes in Lakes of Orange, Phase 7. Mayor Kline feels in this instance the siding should be either one or the other and not two different styles. Ms. Skurka suggested the board and batten since this is on the front elevation. Mayor Kline agrees and feels this will make it more consistent. He recommends all accents be board and batten to match the front elevation.

Mr. McLaughlin stated this was approved by the Village Architect and approved as noted by the Village Engineer. The Village Engineer recommended moving the silt protection fence from the bottom of the hill to the top. Ms. Moran said the site plan shows the fence too high. It should be placed below the last grade. Mr. Daugherty agrees.

A joint motion was made by Mr. Hitt to approve 640 Lake Placid Court with the recommendation that the siding consist of board and batten on all elevations, widen the front steps to align with the front door sidelights, to revise the rear elevation to show the covered porch, and to incorporate the Village Engineer's comments.

Seconded by Ms. Ullner

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

No: None

The Motion was approved 5-0

#3 Chief Building Official's Report

Mr. McLaughlin listed the items on the next agenda.

191 Orange Lake Drive – widening the driveway
625 Lake Placid – new single family dwelling
Lakes of Orange Phase 8 – final development plans

Mr. Hitt asked about The Canyons. Mr. McLaughlin stated tree removal and offsite utilities have started for Phase 1. Also, they will be submitting for a modification to add additional homes near the commercial area.

Mayor Kline added that Walnut Hills project is getting closer to coming to PZ/ABR meeting.

Other future projects were discussed.

#4 Any other topic for discussion

Mayor Kline introduced Jeffrey Light who attended tonight's meeting. Mr. Light is scheduled to be confirmed for his appointment to the Planning and Zoning Commission at tomorrow's Council meeting.

#5

Minutes from December 21, 2024 to be approved

A joint motion was made by Mr. Hitt to approve the minutes from the December 21st meeting.


Seconded by Ms. Ullner

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

No: None

The motion was approved 5-0.

There was no further business and the meeting was adjourned at 7:00 PM.

Danette Gembariski  Date: 2-19-2025