

## MINUTES

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

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Jeffrey Light, 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  
Mark Majewski, Village Planner  
Brent Silver, Council President

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

### **#1 191 ORANGE LAKE DRIVE – REVISED SITE PLAN – WIDENING DRIVEWAY**

**Present:** George Pelesky – Drees Homes

#### **PZ/ABR Discussion:**

Mr. Pelesky is returning to present the Commission with a revised plan to widen the driveway.

Mayor Kline said the revised plan looks good.

Mayor Kline made a joint motion to approve widening the driveway at 191 Orange Lake Drive.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 6-0

### **#2 3870 WATERFORD COURT- INSTALLING AN INGROUND POOL, FENCE, PATIO & OUTDOOR KITCHEN**

**Present:** Patrick Cloonan – Cloonan Design Services

#### **PZ/ABR Discussion:**

Mr. McLaughlin stated the comments from the Village Engineer have been addressed and revised plans have been submitted.

Mr. Cloonan reviewed the submitted plans with the Commission.

Mayor Kline asked if the fence was around the entire backyard and if there was access to the backyard. Mr. Cloonan pointed out locations of gates within the fence and stated the fence will be a standard black wrought iron fence.

Mayor Kline then asked about the hot tub pictured. Mr. Cloonan stated this is existing as is the terrace. Everything else is new.

Mayor Kline asked about the garden wall in the back of the yard and Mr. Cloonan stated that is new. Mayor Kline questioned the other side of the back yard. Mr. Cloonan stated this is a retaining wall and it will remain.

Mr. Hitt questioned the location of the fence. Mr. Cloonan stated it is on the property line. Mayor Kline stated when the fence is installed the contractor must ensure the fence is not installed in a drainage easement or on a neighboring property.

Mr. Hitt asked the distance from the grill to the house. Mr. Cloonan stated it is at least 10 feet away. Mr. McLaughlin stated it should be at least 10 feet from the closest point of the burners to the house. He added this is not a building code but a fire code.

Mr. Light asked if any vegetation will be removed in order to install the fence. Mr. Cloonan answered no.

Ms. Moran questioned the height of the landscaping beds behind the lounge chairs. Mr. Cloonan stated it is at the same elevation as the patio. He added that in the grading plan there is a drain pipe that will go between the patio and the bed area that will capture the water and tie into the natural grade.

Mayor Kline asked about the deck materials. Mr. Cloonan stated the homeowners have not confirmed their choices, but it will be a neutral stone. Mayor Kline asked if it will be made of pavers or stamped concrete. Mr. Cloonan stated pavers will be installed.

The discussion turned to the code requirements for a fence around a pool, the installation of the fence, the responsibility of the contractor installing the fence, and the required inspections once installed.

Mr. Hitt made a joint motion to approve the in ground pool, fence, patio and outdoor kitchen at 3870 Waterford Court with the condition that the Village Engineer's comments are incorporated in the plan.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0

### **#3 4260 N. HILLTOP ROAD – EXTERIOR ADDITION – NEW FRONT PORCH & VESTIBULE**

**Present:** Jeremy Lake – Lake House Design

Mr. McLaughlin went over the Village Engineer's notes.

Mr. Lake stated the homeowner wants to add curb appeal by adding a covered porch and a 30 SQ.FT. vestibule. All the materials will match the current exterior of the home.

Mr. Hitt wanted to clarify that this addition will not extend into the front yard. Mr. Lake stated no.

Ms. Skurka wanted to know where the roof meets on the original home to the new porch. Mr. Lake explained the new roof will land on the current roof and a cricket will be added to drain the water. Mayor Kline requested that the cricket be shown on the plans. He also wants to see the section of the gutter on the porch and how it ties into the existing gutters.

Looking at the front elevation Mayor Kline asked where the stone terminates on the two sides. Mr. Lake stated it will wrap to the bottom of the quoins on the corner of the house. Mayor Kline requested this to be annotated on the plans.

Mr. Hitt made a joint motion to approve the exterior addition at 4260 N. Hilltop Road subject to the Village Engineer's comments and with the conditions of indicating the return of the stone base to the edge of the corner pilasters, the elevation showing the addition of the gutters and the cricket on the roof drainage.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 6-0

#### **#4 27440-27550 CHAGRIN BOULEVARD –RENOVATION OF EXISTING PLAZA FACADE**

**Present:** Ben Gingrich – HSB Architects  
Rob Risman – Burton Carol Management

Mr. Hitt reminded Mayor Kline that there was a discussion at the last meeting concerning the urgent care moving into this plaza and the concerns about the traffic flow and parking. Mayor Kline said we are able to discuss the concerns of having this tenant move into this plaza but they are here tonight to get the approval of changing the façade of the building.

Mayor Kline asked their thoughts on the new tenant and how this will affect the parking and flow of traffic.

Mr. Gingrich stated they do not have a representative from University Hospital (UH) here tonight but his understanding is that most of the urgent cares are not heavily used. Most of the patients are for primary care or minor issues. According to UH the most cars in a parking lot using the urgent care facility is five.

Mr. Hitt stated in his experience with the urgent care at the Minoff Clinic it averages 300 ambulance runs a year and this does not include private ambulance services. Since this urgent care will be leaving the Minoff Clinic and moving to the plaza he feels the parking and traffic will increase.

Mr. Gingrich did not think there would be that many ambulances at the urgent care. Mr. Hitt explained that instead of the patient going directly to the emergency room they go into the urgent care and then have to get transported to the hospital. A 911 call is placed and Orange Village sends over an ambulance.

The discussion turned to patient volume, emergency vehicles transporting patients, and making a left hand turn out of the plaza.

Mr. McLaughlin stated the agenda item for tonight's meeting is for the approval of the façade on the plaza. UH will need to submit plans for an interior alteration. Since this will have parking and access issues, it will come before the Commission, at which time UH will be able to answer all of their concerns.

Mayor Kline wanted Mr. Risman to be aware of the concerns so he can relate them to UH and they can be more prepared when they submit their plans.

Mr. Gingrich presented the Commission with the plans for the new façade. They plan on re-cladding the face of the building, installing new signage using the brand colors of the existing tenants, Dryvit will be recoated, and new metal coping will be installed.

The urgent care façade will include new decorative columns, dark thin brick below existing windows with black brake metal trim on the top and sides, dark grey Dryvit panels projecting 4" beyond the existing surface, and replacing the single door with new double doors.

Ms. Ullner asked if the entire plaza will be receiving the new dark brick. Mr. Gingrich stated no. The red brick will remain for the rest of the plaza but it will be power-washed to give it a fresher look.

Mayor Kline commented that since the façade is extending beyond the roof line are they planning on adding structural support to help with the snow load that would occur behind the extended fascia. Mr. Gingrich replied he has thought about this but they have not detailed this on the structural plans yet.

Mr. McLaughlin stated any changes to the sign, even color changes, plans will need to be submitted for review. He explained each sign does not need to be submitted separately; this can be done together as a group.

Mr. Hitt asked if the ground sign will be replaced. Mr. Gingrich stated yes, and this will be included with the sign submission.

Mr. Gingrich requested that before UH completes their full set of plans would they be able to submit a preliminary development design plan to discuss with the Commission. They all agreed this would be a good idea.

Mayor Kline made a joint motion to approve the Chagrin Boulevard renovations of the existing plazas façade as proposed with the condition that the applicant comes back when there is a plan available to look at the implication of the site and the signage is not part of this approval.

Seconded by Mr. Light.

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

No: None

The motion was approved 6-0

## **#5 3900 ORANGE PLACE – BAHAMAN BREEZE REDEVELOPMENT**

**Present:** Robert Abramovich – Real Estate Acquisitions, LLC  
Jordan Berns – Berns, Ocknew & Greenberg, LLC

Mayor Kline stated due to his former architectural firm being involved in this project he is recusing himself from this discussion and Mr. Silver, Council President, will replace him.

Mr. Byron stated with the absence of Mayor Kline the Chair will now be Mr. Hitt.

Mr. Berns began by stating they are proposing to demolish the existing building that was previously occupied by Bahama Breeze and replace it with a new two story office building that will include three store fronts on the bottom level.

Mr. Berns said the issue for the determination of similar use is due to a space in the building being proposed as a designer showroom. He listed current uses that are permitted in the PM-UD district, which included offices, financial institutions, and restaurants. The proposed office building is permitted and can

be built, but the showroom space is the issue. The showroom space would be used for a design service and would not be a retail store. There will not be a warehouse, deliveries, or the ability for customers to leave with merchandise. He stated there was a similar use determination that was granted by PZ and Village Council for a comparable space, and they are requesting the same determination.

Ms. Skurka asked if this would be considered a retail store. Mr. Berns said no, this is not a cash and carry business. It is a showroom that a client would order merchandise and it would be delivered to them from a warehouse that would not be located in this building.

Ms. Ullner stated this proposed space is not different from Restoration Hardware (RH). Mr. Berns stated in his opinion there is not a difference. RH is considered a showroom. This property proposes a showroom in this space, and the remaining spaces will be permitted use (office space, restaurant, etc.). They are asking for the same determination that was granted to RH.

Mr. Byron stated in the same section of the charter that allows Council to grant variances, similar use determinations are also approved by Council. The first step is presenting it to the PZ Commission. If they approve the recommendation it would be brought before Council to approve. The concern is the Village does not want this to become a retail establishment where people will be leaving with merchandise.

Ms. Ullner wanted to clarify that RH's entire building, except for the roof top restaurant, is a showroom. This space being presented tonight will represent half of the store front space and the remaining will consist of a restaurant, offices, etc.

Mr. Berns stated the other spaces will be permitted uses. He went on to say that this will be a mixed use property which is permitted in this zoning district.

Mr. Majewski reviewed his report and his conclusion was the proposed use of "interior design offices" is a permitted use in the district and that the proposed use of "showrooms for the display of furnishings" may be approved as a similar use.

Mr. Silver asked if there will be a warehouse component in the space. Mr. Berns stated no, there might be a storage room for decorations but not a warehouse.

Ms. Skurka does not see a preliminary plan being presented. Mr. McLaughlin replied that it was just submitted, but tonight they are voting only on the similar use determination. The preliminary plan will be presented later if this is approved.

Mr. Byron stated RH did have some limitations when getting approved. The main restriction was the space could not be a retail store. It could not have a warehouse nor have delivery trucks coming and going out of this location. The conditions that RH were subject to should be included for this project.

Mr. Berns stated this space would not have a warehouse. It might have a storage area for accessory items.

Mr. Berns was able to pull up the conditions for RH and most of the ones listed had to do with the bar and restaurant area.

Ms. Ullner feels whatever conditions RH were limited to should also be recommended for this building.

Mr. Hitt stated we are not sure of those conditions. Mr. Byron stated he will be drafting the conclusion of fact for Council tomorrow and this will be included for them to review prior to making their decision.

A motion was made by Mr. Hitt to recommend to Council to approve the determination of similar use subject to the same restrictions imposed upon RH.

Seconded by Ms. Ullner.





Abstain: Ms. Moran, Ms. Ullner

The motion was approved 4-0.

There was no further business and the meeting was adjourned at 8:50 PM.

Danette Gembariski  \_\_\_\_\_ Date: 3-19-2025