

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, February 18, 2025 - 6:30 pm

Members Present: April Skurka, Jeffrey Light, Brian Hitt, and Mayor Kline

Absent: Kathy Moran, Kimberlee Ullner, and Anthony Lazar

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 6:30 p.m.

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

Present: George Pelesky – Drees Homes

PZ/ABR Discussion:

Mr. Pelesky explained the homeowner is requesting to widen the driveway to 28' and this has been approved by the HOA.

Mayor Kline pointed out that other homes on this street have a 3 car garage and have a standard width driveway.

Mr. Hitt questioned if this is a variance request. Mr. McLaughlin stated no, this is to approve the revised site plan reflecting a wider driveway.

The discussion turned to public roads, the ability to maneuver from the driveway into the garage, the visual consistency of the driveways on the street, and other residents with a 3 car garage that have a standard width driveway.

Mr. Pelesky requested to table this item and come back with a revised plan.

A joint motion was made by Mr. Hitt to table this agenda item.

Seconded by Ms. Skurka.

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

No: None

The motion to table was approved 4-0

#2 625 LAKE PLACID COURT (S/L 144) - NEW SINGLE FAMILY DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect, approved as noted by the Village Engineer and requires two trees to be planted in the right of way.

Mr. Daugherty stated this is a Deer Valley floor plan. It is 3,684 sq. ft., 4 bedrooms, 3 ½ bathrooms, a sunroom, formal dining room, and 3 car garage.

The exterior selections are as follows:

Horizontal Siding – Night Gray

Shake Siding – Pearl Gray

Trim – White

Cultured Stone –Carbone Ledgestone

Brick Veneer - Driftwood

Roof Shingle – Moire Black

Shutter - Black

Garage Door – Web Gray

Entry Door – Tricorn Black

Mayor Kline suggested to adjust the location of the apron and driveway to fully interact with either the cul-de-sac or the straight portion of Lake Placid Court to allow for easier maneuverability into driveway.

The discussion turned to the details on the front elevation, lack of details on both side elevations, shutters, dormers, the placement and size of windows, and the alignment of the stoop.

A joint motion was made by Mayor Kline to approve 625 Lake Placid Court on the following conditions:

- The Village Engineer's comments are incorporated into the plans.
- Removal of all shutters.
- On the south elevation vertically align the first and second floor windows, move the middle window up and align horizontally, and add an architectural treatment to break the wall up.
- Revise the site plan to adjust the location of the apron and driveway to fully interact with the straight portion of Lake Placid Court.

At the time the revised plans are submitted Mr. McLaughlin and Mayor Kline will determine if the revision will need to be brought back to ABR/PZ or if this can be approved administratively.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 4-0

#3 LAKES OF ORANGE PHASE 8 – SETBACK VARIANCES FOR SUBLOTS 5 & 6

Present: Randy Kertesz – Kertes Enterprises

Mr. Kertesz explained the variance request to the Commission and why he feels this should be approved.

The Commission discussed setbacks, U-4 zoning, easements, a retaining wall, the noise from the pump station, the distance from the pump station to the first home in the development, landscaping, and screening.

The residents attending were concerned with the noise of the pump station, landscaping and screening in this area, and if this variance request is public record.

Mr. Hitt made a motion to recommend to Council the approval of the variances for sub-lots 5 & 6 in Lakes of Orange Phase 8.

Seconded by Mayor Kline.

Ayes: Mr. Light, Mr. Hitt and Mayor Kline

No: None

The motion was approved 3-0

#4 LAKES OF ORANGE PHASE 8 – FINAL DEVELOPMENT PLAN AND SITE PLAN

Present: Randy Kertesz – Kertes Enterprises
 Jordan Berns – Represents Kertes Enterprises

Mr. Kertesz reviewed the site plan, landscaping, entrance sign to the development, retaining wall, and the removal and replacement of trees.

Mayor Kline commented on the tree plan that was presented and feels more trees can be added.

Mr. Kertesz explained that when he submits the final landscaping plan it will show a considerable amount of trees and green space in this development.

Mr. Light questioned the parking situation. Mr. Kertesz pointed out the guest parking lot along with street parking.

Mr. Kolb, HOA President of Lakes of Orange, inquired about the detention pond. He requested that the party responsible for maintaining and cleaning the detention pond be documented. He wants to ensure that after the project is completed the HOA will not be charged. He stated this was the case with Lakes of Orange Phase 7.

Mr. Kertesz and Mr. Berns, agreed to provide the HOA with a copy of the language stating the applicant has accepted the responsibility of the cost for the cleanup of the detention pond once the project is complete.

Mayor Kline made a joint motion to approve the final development plan for Lakes of Orange Phase 8 with the condition of complying with the pending comments from the Village Engineer, and submitting the landscaping plan for final approval.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 4-0

#5 CHIEF BUILDING OFFICIAL'S REPORT

- 3870 Waterford Court – adding a pool, patio and outdoor kitchen
- 4260 N. Hilltop – exterior alteration- new front porch and vestibule
- 3900 Orange Place – determination of similar use
- Omni Commercial – preliminary development plan
- 27440-27550 Chagrin Blvd - renovation of existing plaza façade
- 27400 Harvard Road – determination of similar use

A discussion of UH Urgent Care moving into a commercial space on Chagrin Boulevard, how this would affect the parking lot and traffic flow.

#6 ANY OTHER TOPIC FOR DISCUSSION

None.

#7 MINUTES FROM FEBRUARY 4, 2025 TO BE APPROVED

Mayor Kline noted an error in the minutes, which Ms. Gembarski will correct.

A joint motion was made by Mr. Hitt to approve the minutes from the February 4, 2025 meeting.

Seconded by Ms. Skurk.

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

No: None

The motion was approved 4-0.

There was no further business and the meeting was adjourned at 8:30 PM.

Danette Gembarski  _____

Date: 3-5-2025