

MINUTES

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

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Jeffrey Light, Brian Hitt, Scott Lewis, and Mayor Kline

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Brandon Hughes, Building Inspector
Danette Gembarski, PZ/ABR Secretary
Brent Silver, Council President

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

#1 SWEARING IN SCOTT LEWIS AS A MEMBER OF THE PLANNING & ZONING COMMISSION

Prior to the start of the meeting Mayor Kline swore in Scott Lewis for a temporary term on the Planning & Zoning Commission.

#2 4509 BRAINARD ROAD – HOME REBUILD DUE TO FIRE DAMAGE

Present: Mikhail Sudnitsyn – LMS Design LLC

PZ/ABR Discussion:

Mr. McLaughlin stated the homeowner is rebuilding their home due to a fire. The Village Architect approved the plans and since they are using the existing foundation no review was needed by the Village Engineer.

The Commission discussed the existing foundation, the garage, roof, safety concerns of the sauna, and the contemporary design of the house.

Ms. Skurka asked if Mr. Sudnitsyn brought samples of the materials he will be using. He did not bring physical samples but he reviewed the following:

Roof – Gray TPO
Siding – dark and light grey aluminum composite panels
Entrance door –dark shade of brown
Garage door – dark shade of brown

Mayor Kline asked if a landscaping plan has been submitted. Mr. McLaughlin stated no. He added that the homeowner has up to a year to submit their plans.

Mayor Kline also asked about the pool. Mr. Sudnitsyn stated it is in good condition but, a new liner will be installed. The patio around the pool will be refreshed using the same materials and this will be included in the landscaping plan.

Mr. Hitt made a joint motion to approve the proposed plans for 4509 Brainard Road with the condition that all the materials be submitted for review along with the landscaping plan.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#3 29800 HARVARD ROAD – NEW DWELLING

Present: Jim Yezbak – Old World Custom Homes

PZ/ABR Discussion:

Mr. McLaughlin stated this has been approved by the Village Architect and the comments from the Village Engineer have been sent to the contractor.

Mr. Yezbak confirmed he received the comments and they will be addressed.

Mr. Hitt questioned the height of the building. Mr. Yezbak stated it is 28 feet and 6 inches. Mr. Hitt expressed that this needs to be noted on the plans.

Mr. Hitt asked to see the samples of the materials being used. Mr. Yezbak stated he did not bring physical samples but the materials and colors are listed in the packet he submitted. Mr. Hitt stated that part of the submission process is to bring physical samples. Mr. Yezbak did not realize this requirement but did review the exterior selections.

The exterior selections are as follows:

Roof Shingle – Moire Black

Siding – Antique White

Cultured Stone –Niveo Volterra

Stucco – SW 7631 City Loft

Garage Door – Mahogany

Entry Door – Mahogany

Mr. Yezbak added that since the home will sit 240 feet from the street, the front door is slightly oversized with the mahogany color to make it stand out. He also mentioned that the clients added a window on each garage and this is shown on the front elevation.

The discussion turned to the garage roof and the connection to the home, ice guard, the pitch, and adding crickets for drainage. It was concluded that the simplest solution is to match the two garage roof lines.

Mr. Hitt made a joint motion to approve 29800 Harvard Road subject to the Village Engineer's comments, all the materials be submitted for administrative review, and modify the garage roof lines to match.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#4 165-169 (S/L 32 & 31) LAKE BALATON ROAD – NEW DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

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

Mr. Daugherty stated sub lot number 31 is the Branton floor plan. It is 2,836 sq. ft. with a slab construction, 3 bedrooms, 2 ½ bathrooms, includes a sunroom, loft and first floor laundry room.

Mr. Daugherty stated sub lot number 32 is the Addley floor plan. It is 2,812 sq. ft. with a slab construction, 3 bedrooms, 2 ½ bathrooms, includes a sunroom, loft, and first floor laundry room.

The exterior selections are as follows:

Horizontal Siding – Cobblestone

Shake Siding – Monterey Taupe

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Zeus

Entry Door – Sealskin

Cultured Stone – Matera LedgeStone

Mr. Hitt made a joint motion to approve 165-169 Lake Balaton Road (S/L #32 & #31).

Seconded by Mr. Lewis.

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

No: None

The motion was approved 7-0

#5 173-177 (S/L 30 & 29) LAKE BALATON ROAD - NEW DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

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

Mr. Daugherty stated both sub lots are the Addley floor plan. They are 2,813 sq. ft. with a slab construction, 3 bedrooms, 2 ½ bathrooms, includes a sunroom, loft and first floor laundry room.

The exterior selections are as follows:

Horizontal Siding – Boothbay Blue

Shake Siding – Pearl Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Essential Gray

Entry Door – Iron Ore

Cultured Stone – Turin Volterra

Mr. Hitt made a joint motion to approve 173-177 Lake Balaton Road (S/L #30 & #29).

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#6 29399 EMERY ROAD – REVISED PLANS FOR ADDITION

Present: Jonathan Holland EBA Inc.
Macke Bentley – EBA Inc.

ABR Discussion:

Mr. McLaughlin stated this project was previously approved by the Commission, but the exterior materials have changed from brick to vinyl siding.

Mr. Holland explained on the original plan the material being used for the addition was brick to match the exterior of the home. Due to this material being too costly the homeowner decided to change the exterior material to vinyl siding. Mr. Holland stated the new exterior façade will consist of double 4” vinyl siding that will match the existing brick and CMU base.

Ms. Moran suggested instead of trying to match the siding with the brick you can select a darker color siding to complement the existing brick.

Mayor Kline agreed with a darker color for the siding because you will never be able to perfectly match the existing brick.

Ms. Skurka asked if the floor plan and square footage will stay the same. Mr. Holland answered yes.

Mayor Kline made a motion to approve the revised plans subject to submitting the materials being used along with a color sample of the siding to be reviewed administratively.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#7 3900 ORANGE PLACE – PRELIMINARY DEVELOPMENT PLAN

Present: Robert Abramovich – Real Estate Acquisition, LLC

PZ Discussion:

Both Mayor Kline and Mr. Lewis needed to recuse themselves from this discussion due to their professional ties with the architectural firm. Mr. Silver, Council President, will replace Mayor Kline and Mr. Hitt will be Chairperson Pro Tem.

Mr. McLaughlin stated the preliminary development plan is being presented tonight. The Village Engineer approved these plans as noted and these items will be addressed in the final development plan.

Ms. Skurka asked if the final plan will include the elevations. Mr. McLaughlin answered yes and explained that the footprint is being approved tonight which does not require the elevations.

Mr. McLaughlin told the Commission he believes the parking spaces in the preliminary plan will be sufficient for the projected building use. Once tenants are contracted and the determination of use is defined then the number of parking spaces can be finalized.

Mr. Abramovich reviewed the site plan that included the existing parking lot, loading docks, placement of the dumpsters, building entrance off of Orange Place, main entrance facing I-271, and square footage of each storefront.

Ms. Moran questioned the location of the dumpsters and asked if they could be moved closer to the freeway. Mr. Abramovich stated the dumpsters could possibly be moved back from the proposed location on the plans. He added the landscaping plan will show the screening for both the dumpsters and the loading docks.

Mr. Abramovich explained that the building will have two entrances. The entrance to the storefronts will be facing the freeway and the entrance to the offices on the second floor will be located on Orange Place.

He was able to provide the Commission a preliminary rendering of the exterior of the building to let them get an idea of the look and finishes. He stated this is a concept plan not the final design and the building may change.

Mr. Hitt questioned if they approve the preliminary plan tonight are they able to reject the final development plan. He is concerned that changes could be made that the Commission will not support. Mr. Byron stated yes. They are able to approve the preliminary development plan and deny the final development plan.

Mr. McLaughlin stated any development at the southern end of the property will need to be submitted and reviewed.

Mr. Hitt wanted Mr. Abramovich to be aware of a gas line that is located close to this facility. Mr. Abramovich is aware and the utility easements are shown on the plans.

Ms. Ullner made a motion to approve the preliminary plan subject to addressing the Village Engineer's comments.

Seconded by Mr. Light.

Ayes: Ms. Ullner, Mr. Light, Mr. Hitt, and Mr. Silver

Abstained: Mr. Lewis and Mayor Kline

The motion was approved 4-0

**#8 ORDINANCE NO. 2025-7 – AMENDING IMPACT FEES UNDER SECTION 1133.07
REGARDING OPS-PPD**

PZ Discussion:

Mayor Kline stated this has been referred from Council to the Planning and Zoning Commission. Mayor Kline explained that when the development agreement with OMNI was negotiated for this project they requested a reduction in the \$750.00 per unit impact fee that the Village charges. This fee is charged at the time the building permit is issued. OMNI is asking for this discount in lieu of the fact that they offered an opportunity for the Village to acquire 37 acres of green space. They feel the value of this acquisition for the Village is compatible with the reduction of this fee.

Mr. McLaughlin added the reduction of the impact fee from \$750.00 to \$375.00 will include all the dwelling units as well as the units in the senior facility. He estimates this to be 280 units.

Ms. Moran asked how the impact fee is used. This fee is deposited into the Village Recreation Capital Improvement Fund. These funds are used for recreational uses such as park improvements, installing trails, etc.

Mr. Silver asked if this Ordinance extends beyond this development. Mayor Kline answered no. This Ordinance is specific to this development. Mr. McLaughlin added it is just for this new zoning district.

Ms. Ullner would like the language in the Ordinance to state the reduction of the impact fee is for an acknowledgment of the 37 acres of green space being gifted to Orange Village.

Mayor Kline agreed that the language in the Ordinance should communicate that for the Village to have the opportunity to acquire the future park area we are offering a reduction for the impact fee.

Mr. Byron will add this language.

Prior to a motion being made, Mr. Lewis stated he needed to recuse himself from voting as his firm represents OMNI.

Mr. Hitt made a motion to recommend that Council enact Ordinance No. 2025-7 to amend Section 1133.07 of the Zoning Code to amend the impact fees charged to properties in the Orange Place South-Planned Development District (OPS-PDD).

Seconded by Mr. Light.

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

Abstained: Mr. Lewis

The motion was approved 4-0

#9 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated plans for a new home on Brainard were submitted but did not include a site plan. If the site plan is not submitted then the April 1st meeting will be canceled. Mr. McLaughlin will update the Commission.

#10 ANY OTHER TOPIC FOR DISCUSSION

Mr. John Kolb addressed the commission with respect to comments made at the previous meeting. The Commission accepted his candor and coming forward.

Mayor Kline updated the Commission on a meeting he had with the owners of the Chagrin Plaza. The discussion included reviewing the site plan, the maneuvering of emergency vehicles, the parking lot and elimination of parking spaces, data on the number of ambulance runs to the urgent care, and traffic flow.

Mayor Kline stated Pulte Homes is moving quickly on their development and there are a number of agreements that need to be signed by Orange Village. Mayor Kline has requested for Pulte to create a check list of all the items that the Village needs to complete.

#11 MINUTES FROM MARCH 4, 2025 TO BE APPROVED

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


Seconded by Ms. Ullner.

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

Abstain: Mr. Lewis

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 8:20 PM.

Danette Gembariski  _____ Date: 4-2-2025