

**MINUTES  
ORANGE VILLAGE COUNCIL  
COUNCIL MEETING  
MARCH 12, 2025  
7:00 PM**

**Council amended the agenda by unanimous consent to move the presentation of the proclamation be conducted prior to the public hearings.**

1. Mayor Kline presentation of proclamation to Kayleigh Ugran  
Mrs. Vincent introduced Kayleigh Ugran – one of six Kiwanis student of the month and congratulated her.

Mayor Kline read the proclamation and presented it to Kayleigh Ugran.

**PUBLIC HEARING  
7:00 P.M.**

To hear public comment before Council considers the requests of Lakes of Orange LLC for setback variances for Sublot 5 and Sublot 6. The Applicant proposes constructing a residence on Sublot 5 not closer than forty-nine feet and 8.7 inches (49'8.7") from an adjacent lot in the U-4 District, requiring a variance of three feet and three inches (3'3"). The Applicant also proposes constructing a residence on Sublot 6 not closer than eighteen feet (18') from the adjacent lot in the U-4 District, which would require a variance of thirty-two feet (32')

Mr. Byron stated the zoning district requires 50' setbacks. The property line is property is owned by Orange Village. Planning and Zoning recommended approval.

- Council President Silver called the public hearing to consider the request of Lakes of Orange LLC at 7:04 pm
- Audience comments related to the public hearing
  - o No Comments
- Council President Silver closed the public hearing to consider the request of Lakes of Orange LLC at 7:06p.m.

**PUBLIC HEARING  
7:01 P.M.**

To hear public comments before Council considers the request of Real Estate Acquisition, LLC for a determination of similar use for the property located at 3900 Orange Place. The determination of similar use by the Village Council would allow the use of a portion of the property for showrooms that would be accessory to interior design services, which use is a permitted use in other zoning districts but not in the PM-UD District.

- Council President Silver called the public hearing to consider the request of Real Estate Acquisition, LLC at 7:07 p.m.

Mr. Byron stated that the use is not permitted in this zoning district. It is almost identical to RH. This has been recommended by the Planning and Zoning commission

- Audience comments related to the public hearing
  - o No comments

- Council President Silver closed the public hearing to consider the request of Real Estate Acquisition, LLC at 7:08 p.m.

## **PUBLIC HEARING**

### **7:02 P.M.**

To hear public comments before Council considers the request of Vitalia, Omni Lifestyle for a determination of similar use for the property located south of Harvard Road and east of Orange. The determination of similar use by the Village Council would allow the use of the property for townhomes that are not restricted to being “Senior Single-Family Detached/Attached Dwelling”, as defined by Section 1174.04 of the Orange Village Codified Ordinances.

- Council President Silver called the public hearing to consider the request of Vitalia, Omni Lifestyle at 7:08 p.m.

Mr. Byron stated this has brought to us by the Omni group, they were approached by the residential developer to allow the removal of the age restriction for a few townhomes. Mayor Kline stated they are removing some of the commercial are to allow a buffer and it will be beneficial to all concerned.

- Audience comments related to the public hearing
  - o David Shaper, 29699 N Hilltop
    - Stated it should state it is South of Orange Place
  - o John Loftus, 4231 Lander
    - Consider this change
      - Watch the Sept 28 2023 meeting stating this will be a senior living development
      - Bait and switch was voted on as a senior living development
      - Feels the developer claimed it would not work without this change
        - o Not our responsibility to ensure the developer makes money
      - Reminds him of the NewSong Church property
      - Urged council to vote no on the variance to keep it a senior development
      - Reconsider the entire rezoning process – what went to the voters
- Council President Silver closed the public hearing to consider the request of Vitalia, Omni Lifestyle at 7:14 p.m.

2. Council President Silver called the Council Meeting of March 12, 2025 to order at 7:14 p.m.
3. Pledge of Allegiance
4. Roll call

Members Present: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Members Absent:  
Others Present: Jud Kline, Mayor  
Steve Byron, Law Director  
Mike Roberts, Police Chief  
Larry Genova, Fire Chief

Bob Zugan, Service Director  
Dana Kavander, Treasurer  
Brian Mader, Village Engineer  
Bob McLaughlin, Chief Building Official  
Anna Girardi, Council Clerk

5. A Motion to adopt the Final Order and Decision of Council and the Conclusions of Fact for the variance requests for Lake of Orange LLC for Sublot 5 and Sublot 6 of Phase 8 of the Lakes of Orange Development was made by Ms. Ullner seconded by Mrs. Vincent.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

6. A Motion to adopt the Final Order and Decision of Council and the Conclusions of Fact in determination of similar use request of Real Estate Development Acquisition, LLC for property located at 3900 Orange Place was made by Ms. Ullner seconded by Mrs. Perry.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

7. A Motion to adopt the Final Order and Decision of Council and the Conclusions of Fact in determination of similar use request of Omni-Vitalia for property located south of Harvard Road and East of Orange Place was made by Mrs. Perry seconded by Mr. Silver.

Mrs. Perry asked if there was an age restriction in Landerwood Glen? Others were not sure if that was the case. Ms. Ullner stated it is 15 townhomes that will be a buffer between the commercial area and the other homes.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

8. A Motion to authorize the Village Engineer to prepare plans and advertise for bid the 2025 Concrete Program was made by Mrs. Perry seconded by Mrs. Vincent.

Village Engineer Brian Mader explained we are just increasing the project by adding Orangewood and possibly adding the Emery Road trails from phase 7 Lakes of Orange. We are currently doubling the cost to \$356,000. Mrs. Vincent inquired about the contingency, Mr. Mader stated it is always built into the program.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

9. A Motion to declare a 2013 Chevrolet Tahoe, VIN# 1GNSK2E0XER187538 as surplus, to be disposed of at the Mayor's discretion was made by Ms. Ullner seconded by Mr. Foster.

Mr. Zugan explained this is a follow-up to the replacement pickup truck.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

10. A Motion to approve the Treasurer's Report for January, 2025 was made by Mrs. Perry seconded by Mr. Foster.

Mrs. Kavander explained the Treasurer's report

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

11. A Motion to approve the Tax Administrator's Report for January, 2025 was made by Mrs. Vincent seconded by Mrs. Perry.

Mrs. Kavander explained the Tax Administrator's report

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

12. A Discussion of the Bills to be paid in the month of March in the amount of \$176,762.94 and additional February expenses in the amount of \$78,318.35.

Mr. Madden inquired about the \$12000 for points & accessories. Chief Roberts stated it was for the police cars. It is used to

13. Audience comments relating to agenda items only

John Kolb, 220 Lake Meade Dr

- Thanked the Service Director and council for passing the motion for the concrete program to allow the addition of the trail down Emery Road.

14. Old Business of Pending Legislation and Motions

**A. ORDINANCE 2025-6**

AN ORDINANCE ENACTING NEW CHAPTER 743, MARIJUANA, OF TITLE ONE, BUSINESS REGULATION, OF PART SEVEN, BUSINESS REGULATION AND TAXATION CODE, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ORANGE, AND DECLARING AN EMERGENCY. 3rd Reading

Mr. Silver stated he received information from residents on both sides of the issue. Thanked everyone and wanted everyone to know that they can purchase from a dispensary in neighboring communities.

A Motion for passage of Ordinance 2025-6 was made by Ms. Ullner seconded by Mrs. Vincent.

Mrs. Vincent stated the decision is not in conflict of Issue 2. She feels comfortable with having the ban in place. Ms. Ullner stated it is not a family oriented item for Orange. Mr. Bilsky stated he appreciates all that reached out to him. He feels it is not something he wants in Orange. Mr. Madden stated he will be voting no and he feels that the people voted for this. He also stated that they are selling products made with THC, which can get people high, currently in Orange Village.

Ayes: Vincent, Foster, Bilsky, Ullner, Silver  
Nays: Perry, Madden

15. New Business and Consideration of:

**A. ORDINANCE 2025-7**

AN ORDINANCE AMENDING SECTION 1133.07, IMPACT FEES, OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE, AND DECLARING AN EMERGENCY. 1<sup>st</sup> Reading

Mr. Byron stated this is in the zoning code and it is in the development agreement for Vitalia council consider altering the impact fees since they donated the greenspace.

Council President Silver referred Ordinance 2025-7 to the Planning and Zoning Commission.

Mrs. Ullner suggested if anyone had any questions, they should attend the next Planning and Zoning meeting.

16. Audience comments relating to matters which advance the good of the Village – no audience comments

17. Comments by the Mayor

- Orange Community Education and Recreation will be having a fundraiser for their renewal levy that is on the May ballot
  - o It is Pasta to Go – order your pasta dinners by March 15 then pickup your dinner curbside at Pepper Pike Learning Center on March 18 between 3:30 – 6:00 pm
  - o Visit our website for the link to place your order
- Wish everyone a Happy St. Patrick’s Day
- Orange School students will be on spring break the week of March 24
  - o Please drive safely and watch out for children
- Thanks to the hard work of our Service Department, the pickleball courts are open and can be reserved by residents only. Visit our website to reserve a court.
- Cuyahoga County Solid Waste District will hold their Reduce Reuse Repair Fair – March 29, 2025 from 10:00 am to 2:00 pm at Independence Civic Center
  - o The event highlights waste reduction activities including businesses that repair goods in order to change the mindset of simply throwing things away.
- The Miles Road engineering packet went to Cleveland Water Department for review
- The lot next to the Community Garden has been sold
- Spring is here – dogs must be on a leash
  - o We want everyone to enjoy the park safely
- Committees – program that may have expenses
  - o Will be moving funds into another account
  - o Appreciate the work everyone has done
  - o Outreach for funds from businesses should be done collectively
- Village Planner, Mark Majewski will be stepping down
  - Grant for parkway finding assistance has been approved

18. Comments by the Council President

- Dogs on leash – walk in park and dogs were not leashed
  - o Reminder to please leash your dog when you are in the park
  - o If you see something- call non-emergency line and someone will check it out
  - o Chief Roberts stated we do patrol the park regularly and they are happy to help
  - o Mr. Zupan stated that he wants to confirm that the dog waste is becoming a problem

- Anna will add to the next e-news and add that they should not put the waste in the sewers

19. Committee Reports and Comments by Council Members

**Vincent**

- Arts & Culture Committee update
  - Will be at May 10 Artisan Market
- Seed packets at library – free seed packets – over 800 packets available – up to 5 packets per family starts March 20
  - 10 Years on April 5 – 10:00 – 1:00
- OCER levy – will be at April meeting – information night - March 20 at 6pm at Pepper Pike Learning Center
- Orange Schools update

**Perry**

- No comments

**Madden**

- Sustainability Committee met yesterday – NOPEC speaker

**Foster**

- Veterans Committee - Memorial Day options
  - Committee members please check your emails

**Bilsky**

- Economic Development Meeting - April 3 meeting at 7pm at Orange Village Hall

**Ullner**

- Orange CARES met last night but will not be meeting in April
  - May 17 – 10am to 1pm – bike checkup free of charge
- Kiwanis – March 19 at the Orange Senior Center
- Orange Community Garden
  - People are saying there are non-residents in the garden
  - Mrs. Perry stated it is currently Orange residents
  - Have a lottery?
  - There are 20 people on the waiting list
    - There are 3 spots open this year
  - Parks and Recreation Committee is looking into expanding the garden but with the lot selling next door there isn't a great deal of room to grow
- Lot of bad things going on in the world - Hostages in Gaza
  - Anti-Semitism throughout the world
- Encourage others to run for council and different viewpoints are welcome
  - Appreciate that we can have civil discussions
  - We are all trying to do our best
- Happy St. Patrick's Day and Happy Spring Break

20. A Motion to adjourn to executive session to discuss the appointment and compensation of Village officials and employees inviting Mayor Kline, Law Director, Chief Roberts, Dana Kavander and Anna Girardi was made by seconded by

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

Council adjourned into executive session at 8:02 p.m.

Reconvened the council meeting at 8:36 pm

21. A Motion to confirm the appointment of Scott Lewis to the Planning and Zoning Commission was made by Mr. Silver seconded by Ms. Ullner.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

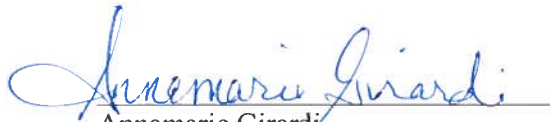
Mayor Kline will administer the Oath of Office to Mr. Lewis at the next Planning and Zoning Commission meeting.


22. Adjournment of the Council Meeting of March 12, 2025

A Motion to adjourn the Council Meeting of March 12, 2025 was made by Mr. Silver seconded by Ms. Ullner.

Ayes: Vincent, Perry, Madden, Foster, Bilsky, Ullner, Silver  
Nays: None

Council Meeting of March 12, 2025 was adjourned at 8:37 pm

  
Annamarie Girardi  
Council Clerk

  
Brent Silver  
Council President