

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, May 20, 2025 - 6:30 pm

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Anthony Lazar, Jeffrey Light and Mayor Kline

Absent: Brian Hitt

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.

Mayor Kline announced that our Village Planner, Mark Majewski, has retired. He introduced to the Board Fred Guerra who will be the new Village Planner. Mr. Guerra attended tonight's meeting in order to understand how the meetings are conducted.

#1 30710 HARVARD ROAD – PARTIAL SIDING CHANGE

Present: Matthew Lesko - Homeowner

PZ/ABR Discussion:

Mr. McLaughlin reviewed the proposal submitted to modify some of the siding on their home and stated there are no zoning issues.

Mr. Lesko explained to the Commission that he will be replacing some of the siding on his home with board and batten, changing the color of his garage, and staining the timber beams in the front entrance to match the garage.

Mr. Lazar asked if color samples are available to review. Mr. Lesko stated no, but he can submit these to Mr. McLaughlin. Mr. Lazar then inquired if there is one color or multiple colors being selected, and if the trim is included. Mr. Lesko said only one color will be selected and the trim will remain the same color.

Ms. Skurka wondered if the stone currently on the house will be changed. Mr. Lesko stated only the siding will be modified.

Ms. Ullner made a joint motion to approve the partial siding change at 30710 Harvard Road on the condition that the applicant provides a color sample of the siding that will be installed.

Seconded by Ms. Moran.

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

No: None.

The motion was approved 6-0

#2 3625 ORANGE PLACE (EXTENDED STAY NORTH)–CHANGING EXTERIOR COLOR OF THE BUILDING

Present: Sandip Thakkar – HSM Hospitality

PZ/ABR Discussion:

Mr. McLaughlin explained that the Extended Stay North is requesting to change the exterior color of the building.

Mr. Thakkar stated he purchased this building in November, and he will be making substantial upgrades, one of which is changing the exterior color of the building. The paint he will be using is from Sherwin Williams, and the colors are Cyberspace, Aesthetic White, Iron Ore, and Dorian Gray.

Mr. Thakkar also mentioned that the hotel will be changing from an Extended Stay to Candlewood Suites.

Ms. Ullner made a joint motion to approve the change of exterior color at 3625 Orange Place.

Seconded by Mr. Light.

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

No: None.

The motion was approved 6-0

#3 OMNI/PULTE RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - TOWNHOMES

Present: Ben Siembida – Bohler
Gary Biales – OMNI Senior Living

PZ/ABR Discussion:

Mr. McLaughlin stated the Village Engineer's review is still pending. He also explained that different versions of this plan will be presented to the Commission at separate meetings. Tonight the preliminary development plan is being presented. Pulte will be on the next agenda to review the height of the proposed townhomes, and the final meeting will be the approval of the final development plan, which will include the tree canopy plan.

Mr. Biales explained that the rear of the townhomes will be adjacent to the commercial property. Pulte plans on screening this with mounds, trees, and a 6' solid vinyl fencing. This will help to create a barrier between the residential and commercial properties. Pulte will be maintaining this landscaping.

The conversation turned to the elevation of the mounds with fencing, easements, catch basins, and the tree canopy.

Mr. McLaughlin reminded the Commission that Pulte will need to come back for the approval of their final development plan. At that time they will provide a clearer, more detailed plan. Also, the Village Engineer's comments will need to be reviewed and taken into consideration. Today the Commission is only approving the preliminary development plan.

A joint motion was made by Ms. Ullner to approve the preliminary development plan for OMNI/Pulte townhomes subject to the Village Engineer's comments.

Seconded by Mr. Light.

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

No: None.

The motion was approved 6-0

#4 3900 ORANGE PLACE – ORANGE PLACE REDEVELOPMENT

Final Development Plan (Former Bahama Breeze)

Present: Fred Margulies – Onyx Creative
 Jordan Berns – Berns, Ockner & Greenberger LLC

PZ/ABR Discussion:

Mayor Kline had to recuse himself from this discussion and appointed Mr. Lazar as the Chairperson Pro Tem.

Mr. McLaughlin reminded the Commission that tonight they are only requesting approval of their preliminary plan and this is not their final development plan. He also stated that the Village Engineer's review is pending.

Mr. Margulies explained that they are asking for the approval of the architecture of the building. The materials for the building are set, but the colors have not been determined, as it will depend on the tenants.

Ms. Ullner brought up her concern about the placement of the dumpster. Mr. Margulies pointed to the proposed plan showing that the dumpster will be located in the rear of the building on Orange Place. He feels this is the best location on the property for it, and it will be screened with landscaping. Mr. Berns added the location of the dumpster was shown in the preliminary plans that were approved.

Ms. Moran stated the landscaping on the proposed plan is not to scale. It seems like it is more of a concept than a detailed landscaping plan. She needs to see the specific species of plants and trees being used and the placement of them.

Mr. Margulies will have their landscaping architect submit a more detailed plan. Mr. Berns added that this is a conceptual landscaping plan and a more enhanced version will be submitted.

Mr. Byron stated the Commission can approve the preliminary plan for the building that includes the concept of their landscaping plan on the condition that they will come back with a detailed landscaping plan.

Mr. McLaughlin stated the final development plan requires a landscaping plan and the materials and colors of the building.

Mr. Margulies reviewed that this is a two-story building. The showrooms unit entrances and parking will be facing Interstate Highway 271. The office entry will be located off of Orange Place. The offices will be located on the second floor and can be reached by taking either an elevator or an open stairway.

Ms. Skurka has some concern that the design of the building that is facing Orange Place (rear elevation) is not consistent with the front elevation of the building facing the highway. The rear elevation shows solid walls and glass windows only on the second floor, while the front elevation reflects glass windows on both floors. She feels the styles are different.

Mr. Margulies stated the rear elevation functions as the receiving area for the showrooms. There will be delivery trucks entering and that is why the design is different.

The conversation turned to clear glazing windows, spandrel glass, tinted windows, the number of deliveries per day at the showroom units, and the future signs identifying the tenants.

The Commission commented that since there was some insufficient information presented today they would like to table this project. This will give the developer time to update their landscaping plan, modify the elevation facing Orange Place, identify the colors and type of glass they will be using, and address the Village Engineer's remarks.

Mr. Lazar made a joint motion to table this agenda item in order for the developer to submit a landscaping plan, clarifying the colors of the materials and the type of glass being used, and addressing the Village Engineer's comments.

Seconded by Mr. Light.

Ayes: Ms. Moran, Ms. Skurka, Ms. Ullner, Mr. Lazar, and Mr. Light

Abstained: Mayor Kline.

The motion was approved 5-0

#5 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin listed the current projects on the agenda for the June 3rd meeting. It will consist of two new homes on Lake Placid, the Harvard Road development plan, the Canyons monument sign, and the height of the townhomes in the Canyons.

#6 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline told the Commission that he has a meeting scheduled tomorrow with the owners of the properties located on the corner of Miles and Bainbridge Road. He wants to discuss the redevelopment of this area.

#7 MINUTES FROM MAY 6, 2025 TO BE APPROVED

A joint motion was made by Mr. Light to approve the minutes from the May 6, 2025 meeting.

Seconded by Ms. Skurka.

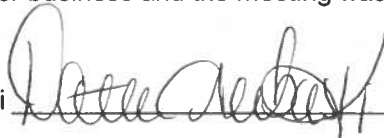
Ayes: Ms. Moran, Ms. Skurka, Ms. Ullner, Mr. Lazar, Mr. Light, and Mayor Kline

No: None

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 8:00 PM.

Danette Gembarski



Date:

6-5-2025