

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, June 3, 2025 - 6:30 pm

Members Present: Kathy Moran, April Skurka, Brian Hitt, Anthony Lazar, Jeffrey Light and Mayor Kline

Absent: Kimberlee Ullner

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.

#1 630 LAKE PLACID (S/L #138) – 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 this is the Skyview floor plan. The home is 4,002 sq. ft. with 4 bedrooms, 3 ½ bathrooms, a formal office, a 3-car garage, and a two-story covered porch off the rear basement walkout.

Mr. Daugherty realized that the color scheme that was submitted in the packet was similar to 635 Lake Placid. He brought the updated exterior materials for the Commission to review.

Horizontal Siding – Aged Pewter

Shake Siding – Aged Pewter

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Black Fox

Cultured Stone – Niveo Volterra

Mr. Hitt noticed that the railings on the porch were omitted on the proposed plans. He stated the plans will need to reflect the materials and dimensions of these railings.

Mayor Kline asked how the porch will be supported because he does not see that this shown on the plans. Mr. Daugherty stated columns will support this structure. Mayor Kline stated this will need to be shown on the plans.

Ms. Skurka asked about the shutters on the house. Mr. Daugherty said these will be removed.

Mr. Hitt made a joint motion to approve 630 Lake Placid subject to the removal of the shutters and the plans being revised to reflect the columns and railings for the covered porch. This will be reviewed administratively and either be approved or recommended to come back to PZ/ABR.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0

#2 635 LAKE PLACID (S/L #145) – NEW DWELLING

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

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

Mr. Daugherty stated this is the Deer Valley floor plan. The home is 5,231 sq. ft. with 5 bedrooms, 4 ½ bathrooms, a sunroom, a full finished basement, and a 3-car garage. He added that the shutters will be removed.

Exterior materials are:

Horizontal Siding – Deep Ocean

Shake Siding – Boothbay Blue

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Tricorn Black

Cultured Stone – Coral Blend

The discussion turned to the first and second floor windows on the side elevation and aligning them. Mayor Kline suggested sliding the 1st floor window a foot toward the back and the 2nd floor bedroom window one foot toward the front to align with each other. This will give the homeowner more wall room in the bedroom.

Mr. Hitt made a joint motion to approve 635 Lake Placid complying with the Village Engineer’s comments, aligning the 1st and 2nd floor windows on the side elevation, and removing the shutters.

Seconded by Mr. Light.

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

No: None

The motion was approved 6-0

**#3 HARVARD ROAD PARCEL NO. 901-03-039 (SITE B) – DEVELOPMENT PLAN FOR 3
COMMERICAL STORES**

Present: Ben Siembida – Bohler
Gary Biales – OMNI Senior Living
Dave Robinson – Alliant
Leon Sampat – LS Architects

PZ/ABR Discussion:

Mr. McLaughlin stated the Village Engineer forwarded his comments to Alliant to address. One concern was that the required size of the parking spaces is 9'X20', but the plans show 9'x18'. The other is the requirements for the loading zones to be exclusive of the driving aisles and maneuvering spaces, and these plans overlap those areas. The Commission has the authority to amend these as they deem appropriate for the traffic flow.

Mr. Hitt added that the Fire Chief also has issues that need to be addressed. Mr. McLaughlin is aware of these issues and reminded the Commission that the preliminary commercial development plan has been approved conditionally, but all these issues need to be addressed before the Village Engineer can approve the plan. Once this is approved, then there is a defined set of plans that the applicant will need to abide by for their individual site. So, tonight the applicant is looking for the preliminary site plan approval for Site B.

Mayor Kline stated that tonight the Commission can give the applicant some direction on what they need to include in order to have their final plan approved. Mr. McLaughlin said yes.

Mr. Siembida reviewed that three tenants will be occupying this space and the parking around the building. He did receive the comments from the Village Engineer and will address these issues.

The conversation turned to open green space, the aligning of the parking spaces, how to access the building from Harvard Road, signage listing the tenants, the loading docks, and how many deliveries will be made per day.

The applicant presented the Commission with the renderings of the building. He explained that there will be three units, and each will have their own entrance. The building will consist of brick, concrete, wood, metal, and glass. The parapets will be illuminated.

Mr. Hitt asked about the use of these stores. The applicant responded they are pursuing tenants for a tile store, a shade store, and a light store. The deliveries for these stores will only be to update their showroom. They will have little inventory.

The Commission discussed the rear elevation and landscaping options, including the plant and tree selections, landscaping beds and islands, screening, widening the sidewalk, the traffic flow, and the signage.

Mr. Biales discussed having a monument sign listing the tenants. Ms. Moran suggested having some type of landscaping plan to be included in the signage. Mayor Kline stated a sign package will need to be submitted for approval.

Mayor Kline asked Mr. Byron how they should proceed. Mr. Byron stated this can be tabled as the applicant received the Commission's comments in order to modify their plans.

Mr. Siembida wanted to clarify that after tonight's meeting they will have preliminary plan approval for Site B. Mr. Byron stated your preliminary plan will not be approved tonight. He further explained that the preliminary plan for the entire commercial area was conditionally approved subject to addressing the Village Engineer and Fire Department's concerns. The Village Engineer will not approve this or any particular site until everything has been resolved and tied together for the entire OMNI project.

Mr. Biales told the Commission he has submitted the water extension plan along Harvard Road, the mass grading plan, and a sanitary sewer plan. He is planning on coming to the next meeting with his final development plan.

Mr. Hitt made joint motion to table Harvard Road Parcel Number 901-03-039 (Site B) Development Plan.

Seconded by Mr. Lazar.

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

No: None

The motion was approved 6-0

#4 THE CANYONS – TOWNHOMES BUILDING HEIGHT MODIFICATION

Present: Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mr. Filipkowski is requesting a modification of the maximum building height within the Orange Place South Planned Development District (OPS-PDD). He is requesting for the maximum unit building height to be 43 feet. He explained that the overall building footprint is 24 ft. wide by 40 ft. deep. This includes the ground floor, consisting primarily of garage space, the kitchen and living area on the second floor, with the master suites being located on the third floor.

Mr. Filipkowski explained that in order to facilitate a manageable living space and incorporate the proposed floor plan these units need to be three stories. The Commission understands and agrees that a third floor is needed for the proposed floor plan.

Mr. Light asked if they considered a flat roof for the townhomes. Mr. Filipkowski stated yes, but they wanted the architecture to match the residential part of this development. The colonial style with a contemporary look is more consistent with the residential area than the flat roofs, which are seen more on the commercial and retail stores in the surrounding area.

Mayor Kline made a motion to approve the modification to allow the maximum height of 43 feet for the Canyons townhome units.

Seconded by Mr. Light.

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

No: None

The motion was approved 4-0.

#5

THE CANYONS – MONUMNET SIGN

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Mr. McLaughlin stated this is approved by the Village Engineer. He explained that the proposed sign is in compliance with the zoning code and is permitted, but the Commission must decide if the size and location are appropriate.

Mayor Kline asked if this will be the only sign in the development. Mr. Daugherty stated there will be a secondary sign at the drive aisle at Orange Place.

Mr. Filipkowski added that the shared sign giving directions for this development will need to be compliant with the Chagrin Highlands design criteria. They are currently in the preliminary stage of this design and plan on incorporating features of the monument sign into the shared sign.

Ms. Moran asked if the monument sign will be a double-sided sign. Mr. Daugherty said yes. She then asked if they were looking for landscaping approval. Mr. Filipkowski stated the landscaping for the Canyons Proper (does not include the townhomes) was approved in the final development plan. Ms. Moran commented that the ornamental grass proposed will grow to 5' and it will obstruct the bottom portion of the sign. She suggested using Nepeta, which is a lower growing grass as an option. Mr. Filipkowski appreciates her comment and is fine with this suggestion as long as this change can be approved administratively.

Mr. Hitt made a joint motion to approve the monument sign with the consideration of choosing a lower grass growing plant to be around the sign, which can be approved administratively.

Seconded by Ms. Moran.

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

No: None

The motion was approved 6-0

#6

CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin listed the current projects on the agenda for the June 17th meeting.

- Orange Place Redevelopment (Bahama Breeze)
- 29749 Oranewood – rear addition
- 247 Lake Meade – new dwelling
- 4689 Brainard Road – new dwelling
- 4009 Brainard Road – attached garage addition
- 3960 Lander Road – dormer addition

#7

ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline told the Commission that he is expecting the preliminary plans for the Walnut Hills development to be submitted for the first meeting in July.

#8

MINUTES FROM MAY 20, 2025 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the May 20, 2025 meeting.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0.

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

Danette Gembariski



Date:

