

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, June 17, 2025 - 6:30 pm

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

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. He announced that he is changing the order of the agenda. Item number eight, 3900 Orange Place, will now be item number one. Mayor Kline recused himself and Ms. Vincent will replace him for this discussion. Mr. Hitt will be Chairperson Pro Tem.

#1

3900 ORANGE PLACE – ORANGE PLACE REDEVELOPMENT

Final Development Plan (Former Bahama Breeze)

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

PZ/ABR Discussion:

Mr. McLaughlin stated this project was presented to the Commission four weeks ago, and the applicants are here to present their final development plan. He added that the Village Engineer's review is still pending.

Mr. Berns stated there were three issues that needed to be addressed. The design elements on the front elevation, particularly adding more windows, the final color selections of the materials, and adding more detail to the landscape plan. Mr. Berns added that the Village Engineer's comments were addressed.

Mr. McLaughlin stated that he has not received the Village Engineer's comments on the revised plans Mr. Berns mentioned.

Mr. Margulies stated the colors for the building are generated by the tenants and will consist of a black aluminum storefront system, the brick and stone will be gray and white, the metal coping will be iron ore, the canopies will be silver metallic, and the fascia will comprise three shades of blue (blue Nile, tenant's blue, and Frank blue).

Ms. Moran asked if the glass on the windows have been addressed since their last meeting. Ms. Skurka does see that the rendering reflects spandrel and vision glazing.

Mr. Margulies wanted the Commission to be aware that until the tenant has been confirmed, the window selection could potentially change, but the showrooms and the entry into the office space will be clear glass. He added the office windows may have a slight tint so you will not be able to see in at nighttime but you will get the reflection of the glass.

Mr. Hitt asked Ms. Moran if she was able to review the revised landscaping plan. She did and said that the applicant did include the details along the building and entranceway that she requested. She made comments on the tree selection, adding more landscaping in the parking islands, the planters in front of the building, and adding more evergreens.

Ms. Ullner made a joint motion to approve the final development plan for 3900 Orange Place subject to the Village Engineer's approval and submitting an updated landscaping plan to be approved administratively.

Seconded by Ms. Vincent.

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

None: None

The motion was approved 7-0

#2 247 LAKE MEADE (LOT 125A) – NEW DWELLING

Present: Alex Lyamkin – Dommus Construction

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect and not approved by the Village Engineer. Mr. McLaughlin stated a complete site plan will need to be submitted to the Village Engineer for review.

Mr. Lyamkin stated this home has a white and black exterior color scheme. It has 5 bedrooms, 3 ½ bathrooms, and a 3-car garage.

Exterior materials are:

Siding – White

Stucco – SW7400 Snow Bound

Trim – White

Roof Shingle –Black

Garage Door – Black

Entry Door – Black

Cultured Stone – Niveo Voltera

Windows: Pella Black

Mayor Kline asked the width of the steps on the front elevation. Mr. Lyamkin stated they are the same width as the front door.

Mr. Hitt made a joint motion to approve 247 Lake Meade (Lot 125A) subject to the Village Engineer's approval, and the front steps matching the width of the front door and side lights.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#3 4689 BRAINARD ROAD – NEW DWELLING

Present: Alex Lyamkin – Dommus Construction

PZ/ABR Discussion:

Mr. McLaughlin stated this has been approved as noted by the Village Architect and not approved by the Village Engineer. A complete site plan will need to be submitted.

Mr. Lyamkin stated this house will be demolished and a new dwelling will be built.

Mayor Kline pointed out that the side elevation of the house will be on Brainard Road and will be set back at least 176 feet, and the front elevation will face Pike Road along with the driveway.

Mr. Lyamkin stated the house is 4,618 sq. ft. It has 4 bedrooms, 4 ½ bathrooms, a finished basement, a 4-car garage, and sits on a 2 acre lot.

Exterior materials are:

Siding – White

Stucco – SW7400 Snow Bound

Trim – White

Roof Shingle –Black

Garage Door – Black

Entry Door – Dark Gray

Cultured Stone – Niveo Voltera

Windows: Pella Black

Ms. Skurka asked about the landscaping plan. Mr. McLaughlin stated their site plan will need to include the tree canopy plan. They will need to identify the percentage of trees they will be removing, keeping and replacing.

Mr. Lazar does not like the transition of siding to stucco on the elevation facing Brainard Road. He suggested continuing with stucco to match the right elevation for a cleaner look.

A joint motion was made by Mr. Hill to approve 4689 Brainard Road subject to complying with the Village Architect's notes, the Village Engineer's approval, the tree preservation plan determination, and continuing the stucco material on the Brainard Road elevation.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#4 4009 BRAINARD ROAD – ATTACHED GARAGE ADDITION

Present: Alex Lyamkin – Dommus Construction

PZ/ABR Discussion:

Mayor Kline stated this was approved as noted by the Village Architect and pending the Village Engineer's review.

Mr. Lyamkin explained that the homeowner wants to add an additional attached one-car garage. The materials will match the home and the current garage.

Mr. Hitt made a joint motion to approve the additional attached one-car garage per the Village Architect's notes and subject to the Village Engineer's approval.

Seconded by Ms. Skurka

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

No: None

The motion was approved 7-0

#5 29749 ORANGEWOOD DRIVE – REAR ADDITION

Present: Dan Herzog – DBH Builders

PZ/ABR Discussion:

Mr. McLaughlin stated the Village Engineer's review is pending.

Mr. Herzog explained that this is a two-story addition on the back of the house. He will be adding a sunroom off the first-floor family room, and the second floor will be a shell with the intention of becoming a master bedroom.

Mr. Herzog stated the roof will match the existing home, but they will install new siding on the entire house. He added that the front elevation will stay wood and will be painted Acacia Haze.

Exterior materials are:

Roof Shingle – Timberline Hickory HDZ

Siding – Cactus

Trim – White

Mr. Hitt made a joint motion to approve the rear addition at 29749 Orangewood Drive subject to the Village Engineer's approval.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#6 3960 LANDER ROAD – DORMER ADDITION OVER THE GARAGE

Present: Chris Ostenson – Next Building Remodeling

PZ/ABR Discussion:

Mr. Ostenson explained that he will be building an addition over the attached garage. The addition will consist of 2 bedrooms with a Jack and Jill bathroom. They will be replacing the entire roof with black metal.

Mayor Kline is concerned that since it is a metal roof the crickets will need to be installed correctly to prevent any leaking. Mr. Ostenson assured Mayor Kline that the valley will be deep enough to prevent leaks.

Exterior materials are:

Roof – Black

Siding – Cedar rustic (will match existing material).

Mr. Hitt made a joint motion to approve the dormer at 3960 Lander Road

Seconded by Ms. Moran.

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

No: None

The motion was approved 7-0

#7 3880 BRAINARD ROAD – DEMOLITION AND RECONSTRUCT NEW DWELLING

Present: Mikhail Sudnitsyn – LMS Design

PZ/ABR Discussion:

Mr. McLaughlin stated that the Village Engineer needs to review and approve the detailed site plan.

Mr. Sudnitsyn stated the house is 4,000 sq. ft. It has 4 bedrooms, 3 ½ bathrooms, an unfinished basement and a 3-car garage.

Mr. Sudnitsyn stated the color of the siding has not been determined yet. It will be grey but not sure if the shade will be light grey or dark grey.

Exterior materials are:

Stone – Prestige Siesta

Roof – Moire Black

Garage Door – Charcoal

Brick – Will match stone

The conversation turned to adjusting the columns on the front porch to eliminate the concrete edges, the width of the front steps, and roof flashing.

Mayor Kline made a joint motion to approve 3880 Brainard Road subject to the Village Engineer’s approval of the detailed site plan, the relocation of the 3 columns on the front porch to eliminate all concrete edges, and submitting the final color scheme.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

#8

CANYONS MODEL UNIT 13-16- NEW DWELLING

Present: Gabe Kirksey – Pulte Homes

PZ/ABR Discussion

Mr. McLaughlin explained to the Commission this will be the first unit in the Canyons. Also, this is approved by the Village Architect and pending the Village Engineer’s review.

Mr. Kirksey stated he is presenting the model buildings. It will be 4-unit townhome, slab on grade. Each unit will be 2,800 sq. ft. with 3 bedrooms, 3 1/3 bathrooms, a loft, and a flex room. The color scheme will be modern tones.

Mr. Kirksey added the first 2 units will be temporary office space for sales and construction field workers until the project is closed.

Exterior materials:

Lumber porch columns stained with a dark walnut.

Siding will be vinyl and the colors are black, white and grey.

Stone will be grey tones with darker grey incorporated.

Gutters will not be white but will match the exterior colors of the townhome.

The Commission discussed the use of vinyl siding on this project versus Hardie siding. They also noted this this choice of material was not represented in the initial discussion of this project. The Commission feel the material proposed tonight does not embody the characteristics of Orange Village.

Mayor Kline made a joint motion to approve the Canyons building 4-model unit (13-16) subject to the Village Engineer's comments and approval, and changing the siding material from vinyl to Hardie plank and board where appropriate.

Seconded by Mr. Light.

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

No: Mr. Hitt.

The motion was approved 6-1

#9 **HARVARD ROAD (SITE D) – PRELIMINARY PLAN DEVELOPMENT FOR TOR ORTHODONTICS**

Present: Leon Sampat – LS Architects
Gary Biales – OMNI Senior Living

PZ/ABR Discussion

Mr. Sampat stated that this is the future office for Dr. Tor. It is about 5,500 sq. ft. and will consist of 8 treatment areas, 2 exam areas, office space, and 38 parking areas. He added that they did receive the comments from the Village Engineer and have responded to him.

The exterior materials will be stone, the color is city loft and the windows and trim will be black.

Mr. Hitt stated that the required parking spaces is 20 feet and the plans show 18 feet. Mr. McLaughlin agreed with Mr. Hitt that the standard requirement is 20 feet, but the Commission has the authority to waive these requirements for just cause.

Mayor Kline pointed out that the drive aisle is 24 feet. So they are able to make the parking spaces 20 feet but then you will not have the additional space in the drive aisle. Mayor Kline prefers the larger drive aisle and does not feel the need for the additional length in the parking spaces.

Mayor Kline asked about the signage for this building and the landscaping around the ground sign. He would prefer that the building and monument signage comes back to the board to be approved separately.

Mr. Hitt asked if the Village Engineer has approved the plans for the entire development, not just this site. Mr. McLaughlin stated no. Omni still needs to address the Village Engineer and Fire Chief's concerns. Mr. Byron stated the Commission is unable to approve a permit for the individual site plans until the entire site is approved. But, the Commission can approve the individual site plans subject to any modifications that may be needed once the master site plan has been approved.

Mayor Kline reminded the Commission that this is a preliminary plan approval not the final plan approval.

Ms. Moran discussed the low-growing ornamental grass, the spacing of the planters, adding additional screening around the dumpster, and adding evergreens along with taller and larger plants to support the scale of the building.

Mayor Kline would like an updated landscaping plan to be provided to Ms. Moran to review and approve administratively.

Mr. Biales questioned why this a preliminary plan approval and not a final development plan approval. Mayor Kline explained that until the master site plan is approved the Commission is only able to approve preliminary development plans. Once the master site plan is approved then both site B and site D can have a final development plan approved.

A joint motion was made by Ms. Ullner to approve the preliminary development plan for site D subject to the Village Engineer's comments and approval, submitting an updated landscaping plan to be approved administratively, submitting a separate monument and building sign which will include the landscaping around the ground sign, and accepting the parking space dimensions of 18 feet as shown on the proposed plan.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

#10 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated that there is currently only two items on the July 1st agenda.

29600 Chagrin Blvd. (Beechmont Country Club) - proposing a rebuild of their Pro Shop.

4110 Orangewood – a new deck with a pergola.

The Commission discussed canceling the July 1st meeting since Mr. Light and Mr. Hughes will not be attending. An email will be sent to the Committee confirming the date of the next meeting.

#11 ANY OTHER TOPIC FOR DISCUSSION

There was no further topics to discuss.

#12 MINUTES FROM JUNE 3, 2025 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the June 3, 2025 meeting.

Seconded by Ms. Moran.

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

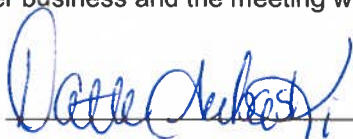
Abstained: Ms. Ullner

No: None

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 9:09 PM.

Danette Gembariski



Date:

7/16/2025