

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, July 15, 2025 - 6:30 pm

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Brian Hitt, Anthony Lazar, Jeffrey Light, and Brent Silver

Absent: Mayor Kline

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

Mr. Hitt will be Chairperson Pro Tem at tonight's meeting in the absence of Mayor Kline. Mr. Hitt called the meeting to order at 6:30 p.m.

#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 that the footprint has been revised to add approximately 663 sq. ft. to the building.

Mr. Abramovich explained that at the southern end of the building there is a concrete patio that was shown on their previous approved plan. Tonight they are presenting a revised plan that removes the concrete patio and adds 663 sq. ft. to the building. This proposed plan is to accommodate the new tenant's request that requires they have a minimum of 7,000 sq. ft. He added that the revised plan also includes the additional landscaping that was requested by the Commission in the prior motion.

Mr. Margulies stated that in addition to the revised plan showing additional landscaping more glass and masonry work has been added to the building.

Ms. Moran inquired about signage. Mr. Margulies stated they will come back to the Commission with signage and if they have to adjust the landscaping they will at that time.

Ms. Moran liked the landscaping at the entry door and the plants that were selected. She did notice that there was a small amount of evergreens in a large entry area. She suggested adding some type of evergreen to give more coverage in the winter season. Mr. Margulies suggested addressing this when they come back to the Commission with the signage.

Mr. Light made a joint motion to approve the amended plans subject to the comments and final landscaping approval and excluding any signage and landscaping around the sign.

Seconded by Ms. Ullner.

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

None: None

The motion was approved 7-0

#2

4110 ORANGWOOD DRIVE – PERGOLA ON DECK

Present: Luis Luciano – HLJ Commercial Solutions

PZ/ABR Discussion:

Mr. McLaughlin stated the deck with a pergola will be located behind the home, there are no zoning issues, and this was approved as noted by the Village Engineer. He added that normally a deck would only need the building department to review, but since this has a pergola, the Commission will need to review and approve it.

Mr. Luciano stated he will be using cedar for the deck material, and the pergola will be painted white to match the house.

Ms. Moran made a joint motion to approve the pergola at 4110 Orangewood Drive subject to the Village Engineer's comments.

Seconded by Ms. Ullner.

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

None: None

The motion was approved 7-0

#3

560 BEACON HILL DRIVE – ALTERATION OF FRONT EXTERIOR ENTRYWAY

Present: Cody Arnold – Ray Arnold Masonry

PZ/ABR Discussion:

Mr. Arnold explained he is renovating the front entryway of this home and installing a new front landing and steps. He will install new cultured stone veneer along the front walls and archway of the entry. The exterior stone veneer will be Prestige Mist Weatherledge and the mortar will be grey.

The front steps will be 7" with 11" treads, and the porch will be 28" from the front door. The concrete steps and landing will consist of stamped brick risers to match the brick veneer of the house.

The discussion turned to the landing being very narrow at only 28 inches, the front door swinging inward, not outward, and the code requirements for the front landing.

A motion was made by Mr. Lazar to approve the front exterior alteration at 560 Beacon Hill Drive with the condition that the front landing meets the residential building code requirements.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 7-0

Present: Denver Brooker – Vocon

PZ/ABR Discussion:

Mr. McLaughlin stated this is approved as noted by the Village Engineer.

Mr. Brooker stated there are three components to this exterior renovation. The first is demolishing and rebuilding the pro shop, the second is adding a Champion’s Grove plaza between the new pro shop and the existing outdoor terrace, and the final is replacing both the white aluminum and wood siding on the second level of the existing building.

Mr. Brooker stated the existing pro shop had issues with the roof, foundation, drainage issues in the basement, and maintenance problems with the material awnings. Beechmont Country Club decided to rebuild a new pro shop with a basement in the same location.

Mr. Brooker stated that Beechmont Country Club has not made a decision on the materials for the siding. It will be either fiber cement or vinyl shake shingles. Both will be white, and given the distance from Chagrin Boulevard, you would not be able to tell the difference in material.

The new pro shop will have a front porch with white columns, which will replace the current awnings. Located on the right side of the pro shop’s entrance doors will be the restrooms, and on the left side will be the location for the caddies.

The exterior materials of the pro shop:

Brick - red and will match the existing building

Trim – white

Roof – black with a red tone

Mr. Brooker went on to explain they will be adding the Champion’s Grove Plaza. This plaza will function as a gathering area for events and will consist of concrete pavers.

Ms. Moran asked about the landscaping for this project. Mr. Brooker stated there is some landscaping reflected in the plans for the Champion’s Grove Plaza.

Ms. Moran reviewed the plaza’s design and does not like the proposal of alternating high and low plants. She prefers the concept of grouping different types and sizes of plants together.

Ms. Skurka wanted to know how the Commission is going to address the club not having a final decision on which siding material they will be using. Ms. Ullner feels the building is far enough away from Chagrin Boulevard that it does not make a difference and can be decided by Beechmont Country Club at the time of the renovation.

Ms. Moran would like an updated landscaping plan for the Champion’s Grove Plaza to be submitted and reviewed administratively.

Ms. Moran made a joint motion to approve the improvements at 29600 Chagrin Boulevard, including the pro shop, on the condition of the submission of an updated landscaping plan to be reviewed administratively, the Village Engineer’s comments, and the siding material being either fiber cement siding or vinyl shake siding.

Mr. Filipkowski reviewed the advantage of using vinyl siding instead of Hardie siding. Some of the benefits mentioned were easier maintenance, including repairing and replacing siding, more color choices, a lifetime warranty, and the material is premium quality and mimics Hardie siding.

Mr. Filipkowski presented a side-by-side display of the vinyl siding they are proposing and Hardie siding. He added that there is not a code requirement in Orange Village that Hardie siding be the only exterior material permitted on new dwellings.

The discussion turned to all the Pulte homes built in Orange Village using Hardie siding, the issue of vinyl siding fading, the look of vinyl versus Hardie siding including the 5" vinyl lap and 7" Hardie lap, the side elevation of these homes exposing a large area of siding, the different color schemes available when using vinyl, and if vinyl siding would represent the high-end homes associated with the properties in Orange Village.

Mr. Filipkowski explained to the Commission that the homes built by Pulte in Orange Village used Hardie siding because this was an HOA requirement. He added that Pulte has used vinyl siding successfully in other municipalities, such as Avon Lake.

Mr. Filipkowski ended his discussion, stating if the Commission approves the installation of vinyl siding, Pulte will guarantee to install a .042 millage vinyl siding that is well above code requirement. This siding will have a 5" lap, which is the largest lap you can purchase in vinyl siding. Pulte is also willing to install black window frames on all four elevations throughout this development if vinyl is used. If the Commission requires Hardie siding to be installed then the black window frames would not be an option due to the added cost of installing Hardie siding.

Some of the Commission members agree that the combination of the vinyl siding and black window frames would give a high-end quality look. Other Commission members do not like the look of the vinyl siding and feel that Pulte misled them since the use of vinyl was never discussed in prior meetings. The Commission also stated that the motion from the June 17th meeting stated this was approved with the condition of changing the siding material from vinyl to Hardie Plank and Board.

Mr. Filipkowski stated he was not aware of this motion. He hopes the Commission is open to changing this requirement. He feels the architecture and the standard features offered in the interior of the homes reflect a high-quality product. He trusts that the Commission can look at the entire structure and not just one exterior element.

After further discussion, the Commission and Mr. Filipkowski decided to table this agenda item to allow Pulte to update their rendering with the correct color schemes of the vinyl siding they will be offering for this project. This will give the Commission a better visualization of the model unit.

Mr. Light made a joint motion to table Canyons model unit 13-16 until Pulte can update their renderings.

Seconded by Ms. Moran.

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

No: None

The motion was approved 7-0

Present: Keith Filipkowski – Pulte Homes
Gary Biales – OMNI Senior Living

PZ/ABR Discussion:

Mr. Hitt wanted to clarify that this is the 15 unit townhomes. Mr. McLaughlin stated yes, and we are waiting for the Village Engineer's comments.

Mr. Filipkowski stated this approval is for the additional 15 unit townhomes located on the north end of the Canyons Proper project. There will be three 4-unit buildings and one 3-unit building. The typical lot size will be 24' wide, and the depth of the lots will be between 86'-97'.

Mr. Filipkowski continued to explain that this final development plan includes the preliminary plat, which cannot be approved because it is subject to the seller's lot split plat, which has not been finalized. He also stated that the lot split plat is subject to a letter of credit from Pulte. The credit amount stated in this letter is for \$181,660.00, and it is for the water line. The letter is to ensure that Pulte will connect the water line by the next calendar year unless delays arise, in which case Pulte has the opportunity to revise this agreement. This letter of credit gives Orange Village a resource to connect the water line if Pulte were to withdraw from this project.

The tree preservation plan was discussed next. Mr. Filipkowski said this development has a total site acreage of 1.23, the code requirement is 25% tree canopy, and they have arrived at 13.31%. Mr. Filipkowski explained they have tried to place as many trees as they can within this development while still giving the homeowners a backyard to enjoy. He noted that 59% of the tree plantings will be evergreens. They are using this specific tree in order to get canopy coverage per the required code and to help screen the view of the commercial development.

Mr. Filipkowski gave a quick overview of signage, individual lot landscaping, floor plans offered, color scheme, amenities being offered with OMNI senior living, and the schedule for the grand opening of Canyons Proper and this development.

Mr. Hitt commented that there are many issues that need to be addressed prior to approving this final development plan for Canyons North.

The discussion turned to the lot split not being finalized, the tree preservation plan, adding more trees for the canopy coverage, using other trees in place of evergreens, the signage, feeling this project is being rushed through approvals, OMNI getting final approval on their development plan, and the option to table this agenda item.

Mr. Biales told the Commission that he has submitted the lot split to the county and plans on having the plat at the next meeting scheduled for August 5th, along with addressing the Village Engineer's comments concerning the final development plan.

Mr. Filipkowski would like to have the final development plan approved tonight subject to the lot split plat being approved. This will help to move this project along. The Commission does not agree with Mr. Filipkowski's request. They do not want to approve this plan with conditions attached to the motion. They would rather wait until the lot split plat has been approved.

Ms. Ullner made a joint motion to table the final development plan for Canyons North.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

#8 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated the following projects are on the agenda for the August 5th meeting, along with any projects from tonight's meeting that were tabled.

Lakes of Orange Phase 8 – landscaping

OMNI commercial projects and their final development plan

Walnut Hills – preliminary development plan

#9 ANY OTHER TOPIC FOR DISCUSSION

The Commission discussed the resident's concerns about trees being removed for the construction of new developments in Orange. The main complaint is that the noise has increased from the freeway.

#10 MINUTES FROM JUNE 17, 2025 TO BE APPROVED

A joint motion was made by Mr. Light to approve the minutes from the June 17, 2025 meeting.

Seconded by Mr. Lazar.

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

Abstained: Mr. Silver

No: None

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 9:00 PM.

Danette Gembariski  _____

Date: 8-6-2025