

**MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, August 19, 2025 - 6:30 pm

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

Others Present: Steve Byron, Law Director  
Robert McLaughlin, Chief Building Official  
Brandon Hughes, Building Inspector, Acting Secretary  
Larry Genova, Fire Chief

**#1                                    27460 CHAGRIN BLVD. – ALTERATION TO EXISTING MONUMENT SIGN**

**Present:** Brad Petro – Cicogna Electric & Sign Co.

**PZ/ABR Discussion:**

Mr. Petro stated he submitted a landscape plan that details ground coverage and plants at the base of the sign. Ms. Moran liked that the applicant was capturing the sign in a larger bed area but was concerned about a lack of evergreen plant material. She suggested changing the group of three hydrangea to something evergreen for the winter months.

Mayor Kline suggested changing the layout of the sign to move “Orange Plaza” from the base of the monument sign to be displayed vertically on the side of the sign so that it is not obstructed by the plantings. Plaza owner Mr. Risman was not in favor of that suggestion and committed to making sure the “Orange Plaza” panel would be visible at all times. Ms. Ullner also disagreed with changing the design of the sign.

The discussion shifted back to the landscape plan and the need for more evergreen material. Mayor Kline stated the group of three plantings in the “Mickey Mouse” shaped cluster should be evergreen material.

Mayor Kline made a joint motion to approve the alterations to the existing monument sign and landscape plan subject to changing the grouping of three plants at the south end of the sign to evergreen material that is low growing, and all other plantings around the sign be kept low so “Orange Plaza” is visible under all conditions.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

**#2                                    3937 WEST ASH LANE – SOLAR PANELS, SOME VISIBLE FROM THE STREET**

**Present:** Rey McPherson, contractor and Stuart Rubin, homeowner

**PZ/ABR Discussion:**

Mr. McLaughlin introduced the project and stated the unusual circumstance here is that some parts of the solar panels will be visible from the street, which the code discourages, but authorizes the Planning Commission to allow it under certain conditions. Approval was received from the homeowner's association.

Mr. Rubin stated the solar panels on the front of the house will be obscured by trees and passed out photos taken from across the street. Ms. Moran asked how it will look in the winter when the trees lose their leaves. Mayor Kline stated it is a low sloped roof. Mr. McPherson described the solar panels stating the panels are black with black frames. Mr. Hitt was concerned about the visibility of the solar panels if the front yard trees were ever removed.

Ms. Skurka asked the homeowner why they need to be on the front of the dwelling. Mr. Rubin stated most of the panels are located on the rear of the house but 1/3 need to be on the front to generate enough power necessary. It is a quantity issue, not a location issue. Mr. Rubin stated if the panels were all located on the rear they would produce less electricity.

Mr. Hitt stated the Commission should not be concerned with how much electricity is being generated. Mr. Byron stated it is a standard in the code to consider the production under the location, that Mr. Hitt is incorrect and we do need to consider the economic impact under the code. Ms. Ullner asked if installing panels on the front of the house is required to make the system economically justifiable. Mr. Rubin answered it was.

Ms. Ullner went through the code requirements for the Commission to consider approval for solar panels being placed in locations that are not in compliance with the zoning code. Ms. Ullner stated the applicant has met three of the four requirements where meeting only one is required.

Ms. Ullner made a joint motion to approve the solar panel installation as presented.

Seconded by Mr. Light.

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

No: None

The motion was approved 7-0

**#3 4359 S. HILLTOP ROAD – REAR 1-STORY ADDITION**

**Present:** Leo Lee – Leland Homes, Inc.

**PZ/ABR Discussion:**

Mr. McLaughlin introduced this project and stated it meets the zoning code requirements and has been approved as noted by the Village Engineer.

Mr. Lee stated there was an addition and garage converted to living space in the 1970's and he is removing that work and converting the house back to what it was, while changing the floor plan as the homeowners wanted a bigger garage and new kitchen. The plans evolved to this addition. Mr. Lee stated all exterior colors will match the existing dwelling.

Mr. Hitt made a joint motion to approve the proposed rear addition at 4359 S. Hilltop Rd.

Seconded by Ms. Moran.

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

No: None

The motion was approved 7-0

**#4                    THE CANYONS BLDG. #1 – 4138, 4142, 4146, 4150 AVERI LANE – NEW 4 UNIT DWELLING**

**Present:**            Devin Daugherty – Pulte Homes

**PZ/ABR Discussion:**

Mr. McLaughlin stated the site plans did not include benchmarks but revised site plans have been submitted however the Village Engineer is on vacation so any approval tonight needs to be subject to Village Engineer's approval.

Mr. Daugherty stated this building is comprised of 4 units, 2 Addley and 2 Branton, each unit is approximately 2,700 sq. ft. with 3 bedrooms and a loft.

Mayor Kline stated to the applicant they need to make sure each building is unique in its color palette and architectural style so there is variety across the development and not a monolithic style of buildings. Mr. Daugherty stated the exterior of each building is predetermined. Mayor Kline stated that a map was created for Lakes of Orange Phase 7 that identified styles and colors so the board was comfortable with the sequence and diversity of the development. Mr. McLaughlin stated this has already been done.

Mr. Daugherty stated building #1 are lots 1-4, and it is farmhouse style with vertical board and batten siding. Mr. Daugherty went over the exterior colors and materials. Ms. Moran asked about the front walkway and inquired if it could be 4' wide. Mr. Daugherty stated he will have to check where utilities and irrigation are planned. Ms. Moran stated you will want two people to be able to walk side by side up to the house. Mayor Kline and Ms. Moran liked that each dwelling unit had its own separate entrance.

The discussion shifted back to the exterior colors presented and Mayor Kline asked if the board and batten and horizontal siding were the same colors? Mr. Daugherty stated the eclipse (board and batten) is darker. Ms. Ullner stated the whole dwelling is very dark. Most of the board members agreed this color palette is too dark. Mayor Kline stated no one has any objection to the building and most of the color palette but this case needs to come back with another color sample that will offer contrast between the vertical siding and something a bit lighter for the horizontal siding. When you look at the side of this building, it's going to look monolithic and very heavy.

Mayor Kline made a joint motion to approve The Canyons Building #1, 4138 – 4150 Averi Ln. subject to the submission of an alternate, lighter color for the horizontal siding and subject to compliance with the Village Engineer's comments.

Seconded by Mr. Light.

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

No: Ms. Ullner

The motion was approved 6-1

#5

**THE CANYONS BLDG. #2 –4154, 4158, 4162, 4166 AVERI LANE – NEW 4 UNIT DWELLING**

**Present:** Devin Daugherty – Pulte Homes

**PZ/ABR Discussion:**

Mr. Daugherty presented this project, stated this building style is modern 1B and is made up of two Addley and two Branton floor plans and went over the exterior colors and materials. The discussion moved to the exterior truss feature wrapping the corner of the dwelling, engaging the windows and flashing challenges. Mr. Daugherty stated the windows the truss feature engages are non-functioning. Mayor Kline stated it was a messy detail and Mr. Lazar said it shouldn't engage the windows.

Mr. Daugherty brought up the fact that there is no vertical board and batten siding proposed on this building except for the gables on the sides of the dwellings. Mayor Kline instructed the applicant to make the side gable siding horizontal and the same color as the 2<sup>nd</sup> floor selection. Mayor Kline further explained it would make sense to pick up the accent the projected elements have and put them on the side gables.

The discussion turned towards the front elevation which shows angled rooflines and flat roofs alternating. Mayor Kline suggested altering the design to have the two angled roofs on the ends of the building and the two flat roofed units in the middle. After much back-and-forth between Commissioners, Mayor Kline took a vote of the Commission members. Ms. Moran and Ms. Skurka voted in favor of the alternating rooflines, all other Commissioners voted for the two angled roofs to be on the ends of the building with the flat roofed units situated as the middle two units.

Mayor Kline made a joint motion to approve The Canyons Building 2, 4154 – 4166 Averi Ln. subject to compliance with all Village Engineer comments, the gables on the sides of the dwelling will change from vertical siding to horizontal, in "Ironstone" color, and switch the two outside elements to be mirrors of each other; angled roofs on the outsides, flat roofs in the middle.

Seconded by Ms. Skurka.

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

No: Ullner

The motion was approved 6-1

#6

**THE CANYONS BLDG. #5 –4127, 4131, 4135, 4139 AVERI LANE – NEW 4 UNIT DWELLING**

**Present:** Devin Daugherty – Pulte Homes

**PZ/ABR Discussion:**

Mr. Daugherty introduced this project and stated the design of the building is modern 2B, features bolt and cable style porch roofs and went over the exterior selections. Mayor Kline stated this is where it would be appropriate to interject some color, that the design is too plain, and the color of the 2<sup>nd</sup> floor bump-out should be changed. Mr. Daugherty stated the design includes black metal roofing extending

across the top of the 1<sup>st</sup> floor. Mayor Kline likes the idea of the canopies with the diagonal bracing above the windows. Ms. Ullner stated the stone selected does not appear to be modern in design.

Mayor Kline asked what colors the anchors and "eyebrows" are. Mr. Daugherty stated they are black. Ms. Skurka suggested maroon for the metal roofing and Ms. Ullner stated additional color is necessary. Mayor Kline said the board is not comfortable with the color palette as presented and it needs more color. The design includes elements that offer an opportunity to introduce color. The "eyebrows" and metal roofing would be great to tie it all together and create an accent.

Mayor Kline made a joint motion to approve The Canyons Building #5, 4127 – 4139 Averi Ln. subject to the resubmission of colors, including the use of accents for metal roofing and eyebrows, and an alternate to the stone and doors, and compliance with the Village Engineer's comments.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

**#7                    THE CANYONS BLDG. #6 –4143, 4147, 4151, 4155 AVERI LANE – NEW 4 UNIT DWELLING**

**Present:**    Devin Daugherty – Pulte Homes

**PZ/ABR Discussion:**

Mr. Daugherty introduced the project, stated the design of the building is Euro Country and went over the exterior materials and colors. Ms. Ullner noticed one of the overhead garage doors depicted on the elevation was different than the other three. Mr. Daugherty stated this was a mistake and all garage doors will be the same. Ms. Skurka asked about the siding material for the 2<sup>nd</sup> floor bump-out. Mr. Daugherty stated it is an Azek panel which will be painted to match the main siding color.

Ms. Ullner made a joint motion to approve The Canyons Building #6, 4143 – 4155 Averi Ln. conditional upon approval by the Village Engineer, and correcting the drawings to reflect the proper garage door style for the end unit.

Seconded by Mr. Hitt.

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

No: None.

The motion was approved 7-0

**#8                    HARVARD ROAD – OMNI COMMERCIAL FINAL DEVELOPMENT PLAN**

**Present:**           Gary Biales – OMNI Senior Living

**PZ/ABR Discussion:**

Mayor Kline stated this final development plan has not been approved by the Village Engineer. Mayor Kline spoke with the Village Engineer and Zoning Commissioner and there are some technical items that may have already been resolved, as revisions have been submitted to the Village Engineer. This project can move forward with some conditions that are relatively simple that enable this to move forward so that other projects that are related to it can also move forward. At the last meeting, we approved the plat, which divides the property. Related issues were ownership and engineering. The engineering issues will be satisfied through administrative activity. The approval of the plat and sales of the properties, ownership and control of the property can move forward. Mr. Biales stated the plat is at Erie Title for closing. Mayor Kline said our approval allows everything to move forward; to transfer the properties and enable other users to advance their projects.

Ms. Moran stated she would like to see a common tree used along the commercial access road.

General questions arose regarding the plan, water line extension, traffic along Orange Place, future fire station location, future Vitalia high rise building and Averi Ln. which were all addressed by Mr. Biales.

Mayor Kline made a joint motion to approve the Omni Commercial final development plan with the following conditions: include consistent street tree program along the commercial access road, final approval from the Village Engineer and required approvals and permits from outside review agencies such as the EPA, Department of Public Works, Cleveland Water Department, Cuyahoga County Sewer District, etc., commercial site development permits are not to be issued until utility construction is underway and certificates of occupancy are not issued until the Orange Fire Department approves access routes around buildings.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

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

This case was not heard as there was no one present to represent the project.

**#10                    WALNUT HILLS RESIDENTIAL– PRELIMINARY DEVELOPMENT PLAN TABLED FROM AUGUST 5<sup>TH</sup> MEETING**

**Present:**            Ronnie Kertesz – Developer's Representative

                              Brian Meng – Bialosky Architects

**PZ/ABR Discussion:**

Mayor Kline explained this case was tabled at the August 5<sup>th</sup> meeting. This is a preliminary development plan which is a document that allows development to proceed to the next stage of production of documents to produce a final development plan which will show all details, utilities, etc. This is an understanding of the project showing building placement, roads, stormwater retention, etc. Some issues from the last meeting included density of the lower units (townhouses and duplexes), the northern entrance at Walnut Hills dead-ending into the property making turning around difficult, and a physical connection to Pinecrest, which was a condition of the original Pinecrest development. At this time, it is

appropriate for Tanger, the owner of Pinecrest and this developer to get together to determine how Tanger will provide access as some serious engineering may be necessary. Mayor Kline further stated if Orange Village needs to be a part of that conversation, we are happy to be a part of it and that detail will not hold up approvals for this development but there must be a connection.

Mr. Kertesz stated the issues from the last meeting have been addressed. Mr. Meng stated we have responded to the Village Engineer's comments regarding the turnaround/gate condition at the north end of the property. The discussion included a proposed 3-point turn versus a semi-cul-de-sac and Fire Department approvals for the required turning radius. Mr. Meng stated he is also working on building standpipe and hydrant locations.

The discussion shifted to finding ways to reduce the density of the lower units without reducing the total number of units such as making the proposed apartment building taller, or designing vertical duplexes in order to add some greenspace or community common area. Mr. Meng reminded the board of the topography challenges within this site and stated the building spacing is in compliance with the zoning code. Ms. Ullner stated this development could work as designed with significant variety in the styling of the building facades. Ms. Moran also suggested mixing the type of buildings on the same street instead of a cluster of townhomes in one location and a cluster of duplexes in another. Mr. Byron stated this design gives the impression of a city in the suburbs and suggested unique neighborhoods within the development. Ms. Moran suggested implementing "pocket parks" within the community as well.

Chief Genova weighed in on the density, street width and grading stating he has no issues with any of those however he was concerned with the distance between buildings if the need arises to place a 30' ladder there and urged the board to be cautious about how much trees and vegetation they want to place in these areas. Chief Genova also spoke about concerns regarding rear access to buildings and EV charging stations inside parking garages.

Ms. Ullner suggested a "vertical green" concept as a way to create greenspace among the density challenges on this site and stated she appreciates modern architecture and doesn't mind an urban feel, furthermore, the density has already been approved. Mayor Kline stated this is an urban feel in a suburban community and we are trying to make it all it can be. Mayor Kline likes the vertical green concept and stated we are trying to gain a little more spacing. We need to find a way to relieve some of the tightness, address the access point and the north entry, and look for an alternative to create greenspace in this type of environment.

Mayor Kline made a joint motion to approve the Walnut Hills Residential Preliminary Development Plan with the following conditions: Implement a "city in the suburbs" design idea, study the Walnut Hills Ave. northern entrance and provide a solution that makes sense, look at the overall density and building placement for variety in building types and façade designs, consider vertical greenspace and rooftop gardens as a concept, look into pocket parks and a connection to Pinecrest.

Seconded by Ms. Moran.

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

No: None.

The motion was approved 7-0

## **#11                    CHIEF BUILDING OFFICIAL'S REPORT**

Mr. McLaughlin stated the following projects are on the agenda for the September 2<sup>nd</sup> meeting.

Variance request for a shed placed in the side yard at 3869 Wild Cherry Ov.

Side yard setback variance request for a deck rebuild at 3880 Beechmont Trl.

A demolition/new dwelling at 29549 N. Hilltop Rd.

Tor Orthodontics Final Development Plan – Harvard Rd. Omni Commercial Development Site D

**#12                    ANY OTHER TOPIC FOR DISCUSSION**

Ms. Ullner stated the table arrangement is not working for her as the applicants seem to only be presenting to one side of the table and suggested having the applicants present from either end of the table rather than from the middle of the table, so all commissioners can see the plans, materials and color samples being presented.

Ms. Skurka asked if interviews were conducted of architectural firms for the Village Hall/Fire Station alterations. Mayor Kline answered they were, last night at the Village Council meeting four architects were interviewed.

**#13                    MINUTES FROM AUGUST 5, 2025 TO BE APPROVED**

A joint motion was made by Mr. Hitt to approve the minutes from the August 5, 2025 meeting.

Seconded by Mr. Light.

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 9:55 PM.

Brandon Hughes                     Date: 9/3/2025