

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 2, 2025 - 6:30 pm

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

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

#1 **3869 WILD CHERRY OVAL – SIDE YARD SHED VARIANCE**

Present: Jim Freireich – Eastside Landscaping

PZ/ABR Discussion:

Mr. McLaughlin stated that the homeowner is proposing to build a shed. He explained that due to the shape of the lot, a portion of the shed would be located in the side yard of the property, which requires a variance. Mr. McLaughlin added that this was approved as noted by the Village Architect.

Ms. Ullner asked if the neighbors and HOA were notified. Mr. McLaughlin stated the HOA did approve this location, and we received no response from the neighbors.

The Commission discussed the option of rotating the shed, which would eliminate the need for a variance. Mr. Freireich stated he did not realize he had enough space to realign the shed as the Commission suggested.

Ms. Ullner inquired if the homeowner would want the shed to be rotated. Mr. Byron explained that it is the Commission's responsibility to find other solutions to the problem in order to rectify it, thus eliminating the need for a variance.

Mr. Freireich wondered if the shed is rotated as suggested, would there be a need for him to return to the next ABR/PZ meeting. Mr. McLaughlin stated no because the building department has the authorization to review the plans and approve the permit.

Mr. Freireich withdrew his request for a variance.

#2 **3880 BEECHMONT TRAIL - SIDE YARD SETBACK VARIANCE FOR DECK**

Present: Jeremy Lake – Lake House Design

PZ/ABR Discussion:

Mr. McLaughlin explained that this deck was built over 20 years ago by the previous owner without a permit. The new owner is requesting to rebuild the same-size deck in the same location. This will require a 3 ½-foot variance. The HOA supports this variance request. Mr. McLaughlin added this was approved as noted by the Village Architect.

Present: Michael Khmeinitsky – Homes on Demand

PZ/ABR Discussion:

Mr. McLaughlin stated this was approved by the Village Architect and pending review from the Village Engineer.

Mr. McLaughlin explained to the Commission that the county's website listed this property as having .9 acres, so a tree plan would not be required. It turns out this was incorrect, and the property is 1.2 acres and will need to comply with Orange Village's tree plan requirements. Mr. Khmeinitsky was able to put together a document reflecting the scope of the tree removal for this property, and it does comply with the requirements of the Tree Preservation Code.

Mr. Khmeinitsky stated that he intends to keep as many trees as possible, so the plan may change to reflect fewer trees being removed.

Mr. Khmeinitsky told the Commission that this property currently has a small brick ranch home that will be demolished. The new home will be two stories, and 4,150 sq. ft., and the color scheme is black and white.

The exterior materials are:

Roof Shingle – Pewter

Entry roof – Black metal

Vertical siding – Hardie – Cobble Stone

Horizontal siding – Vinyl – Natural Linen

Veneer brick - White Onyx

Windows – Black frame

Garage door – Black

The Commission discussed the side elevation and the absence of windows on the lower level. Mr. Khmeinitsky explained that there is a fireplace and an office located on the lower level. The reason for the lack of windows is there will be built-in shelving on each side of the fireplace, and the office will also have this element.

Mayor Kline questioned the functionality of the fireplace since the plans do not display a chimney. Mr. Khmeinitsky stated it is a gas fireplace and there will be just a vent.

Ms. Moran suggested adding small ornamental trees or shrubs on the side elevation to help break up the blank wall and add some detail. This can be discussed further when the landscaping plan is submitted.

Mr. Light asked the color of the headers on the front windows and columns. Mr. Khmeinitsky stated they will be using cedar for both and throughout the home.

Mr. Hitt made a joint motion to approve 29450 Harvard Road subject to the Village Engineer's approval and cedar material being used for the headers on the windows.

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

#5 HARVARD ROAD (SITE A2) – FINAL DEVELOPMENT PLAN FOR TOR ORTHODONTICS

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

PZ/ABR Discussion:

Mr. McLaughlin explained that the Village Engineer stated this site plan is approvable but cannot be officially approved until the final master commercial development plan has been approved. Mr. McLaughlin added that this lot has been split, the plat has been recorded, and the property has been transferred.

Mr. Sampat presented the plans to the Commission that show the modified sign and the revised landscaping based on the recommendations from the Commission at the last meeting. The building design remained the same.

Mr. Hitt asked if the Commission is approving this building tonight. Mr. McLaughlin stated the approval is for the final development plan for site A2. The architecture of the building will need to be approved separately along with the landscape plan.

Ms. Moran asked if they are approving just one property tonight. Mr. McLaughlin stated yes. This is one of the buildings located in the commercial development.

Mr. Lazar questioned if the dimensions of the parking spaces have changed. Mr. Sampat stated no revisions have been made.

Ms. Moran inquired if the entire building is for the orthodontics because she is curious about the patio. Mr. Sampat explained that this is an amenity for the staff and a place where they can hold events for new clients.

Mayor Kline made a joint motion to approve the final development site plan for Tor Orthodontics at site A2 on Harvard Road, subject to compliance with the Village Engineer's comments.

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

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

Mr. McLaughlin listed the following projects on the September 16th agenda.

The Canyons buildings 1 & 5 – exterior color scheme

The Canyons – ground sign

3625 Orange Place – new signage

3880 Beechmont Trail – deck

650 Lake Placid – new dwelling

655 Lake Placid – new dwelling

#7 **ANY OTHER TOPIC FOR DISCUSSION**

Ms. Ullner commented that the new setup improved the ability to view the presentation of the projects.

#8 **MINUTES FROM AUGUST 19, 2025 TO BE APPROVED**

A joint motion was made by Mr. Hitt to approve the minutes from the August 19, 2025 meeting.

Seconded by Mr. Light.

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

No: None

The motion was approved 7-0.

There was no further business and the meeting was adjourned at 7:30 PM.

Danette Gembariski  _____ Date: 9-18-2025