

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 16, 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

Mayor Kline changed the order of the agenda. Agenda item number 8 was moved to position number 3.

#1 3625 ORANGE PLACE – NEW SIGNAGE – CANDLEWOOD SUITES

Present: - Iliana Kazandjieff – Agile Sign & Lighting Maintenance

PZ/ABR Discussion:

Ms. Kazandjieff presented to the Commission the new signage for 3625 Orange Place. She explained that the hotel was previously named Extended Stay and now is Candlewood Suites. The plans she presented did not reflect the new color scheme of the exterior, which is now white and dark gray. Ms. Kazandjieff explained that the background color on the front elevation will be aesthetic white, which will match the exterior of the building, and the side elevation wall color will be iron ore. Both will have 20" channel letters that will illuminate at night.

Ms. Kazandjieff added that this project will include the updated façade on the monument signs.

Ms. Ullner made a joint motion to approve the new wall and monument signs at 3625 Orange Place as presented.

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

#2 3880 BEECHMONT TRAIL – DECK

Present: Jeremy Lake – Lake House Design

PZ/ABR Discussion:

Mayor Kline reminded the Commission that this project was on the September 2nd agenda and the Commission recommended to Council to approve the proposed variance. Council did approve the variance, and Mr. Lake is here tonight for the approval of the design of the deck.

Mr. McLaughlin added this deck includes a roof structure.

Mr. Lake stated the homeowner is proposing to replace this deck with the same dimensions and color scheme. The deck boards and railing will match in color, and the roof is metal and will match the existing roof.

Mr. Hitt mentioned the existing chain link fence on the property, stating it is not allowed. Mr. McLaughlin replied the building code does not restrict the style of the fence.

Ms. Ullner made a joint motion to approve the deck at 3880 Beechmont Trail as presented.

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

#3 4689 BRAINARD ROAD/ AKA 28200 PIKE DRIVE – REVISED NEW DWELLING EXTERIOR

Present: Alex Lyamkin – Dommus Construction

PZ/ABR Discussion:

Mayor Kline stated this plan was previously approved, but the homeowner is proposing to replace the stone material on the façade with stucco. Due to this change, he thought it was appropriate for this to be brought back to the Commission to approve rather than approving administratively.

Mr. Lyamkin explained that the homeowner is requesting to change the material from stone to stucco on the façade, but stone will remain at grade and be included in the new walk-out basement. Mr. Lyamkin presented the Commission with a sketch that highlighted the areas that will be changed to stucco.

Ms. Skurka asked about the colors of the stucco. Mr. Lyamkin stated the color is white, which is the same color as the stone that was previously approved. The color scheme will remain black and white.

Mr. Hitt made a motion to approve the revised exterior change at 4689 Brainard Road/AKA 28200 Pike Drive.

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 THE CANYONS – GROUND SIGN

Present: Devin Daugherty – Pulte Homes

PZ/ABR Discussion:

Mr. Daugherty presented the entry sign for The Canyons that will be installed at the entrance of Orange Place. OMNI has opted out of including their development on the sign.

Mayor Kline asked why the sign is angled. Mr. Daugherty stated Pulte wants to have the sign visible for traffic traveling on Averi Lane, and they need to avoid the transformer box that is located in this area.

Mayor Kline asked the location of the sign in comparison to the transformer box. Mr. Daugherty stated the sign will be placed in front of the transformer box.

The discussion turned to the location of the transformer box, utility lines, the foundation of the sign, the electrical code requirements concerning structures near a transformer box, and the plan presented should include the location of the transformer box.

Ms. Moran asked if the sign was doubled-faced. Mr. Daugherty stated it is a single-faced sign and the landscape will include tall grass behind the sign to create a background. Ms. Moran agrees with this plant selection.

Ms. Moran made a joint motion to approve the ground sign for The Canyons as presented.

Seconded by Mr. Lazar.

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 THE CANYONS BUILDING 1 – EXERIOR COLOR SCHEME

Present: Gabe Kirksey – Pulte Homes

PZ/ABR Discussion:

Mayor Kline reminded the Commission that Pulte returned tonight to propose a revised color scheme per the request of the Commission at the September 2nd meeting. The Commission requested to see more color on building 1.

Mr. Kirksey stated Pulte revised color scheme number 8, which is associated with the Farmhouse package. He stated they changed the board and batten color on the side and rear elevations to sterling, which is light gray.

Mayor Kline stated he does not see more color as requested. Pulte just changed the color from a dark gray to a lighter gray.

Mr. Kirksey reviewed the color scheme for the entire development with the Commission. He explained that changing the color on building 1 will alter the architectural characteristic of this community.

The Commission discussed color scheme #8 containing too many dark colors, adding color in the gable elements, pulling the color blue from the Mountain Modern 2 package color schemes #3 & #4, changing the color of the metal roof, and the colors in the development being monochromatic and not having any contrast.

Mr. Kirksey replied that Pulte has put a lot of time and effort into researching the current market and found that homeowners prefer neutral colors. By adding color as the Commission suggested it would alter the farmhouse style, and transform the entire design and street view of the development.

The discussion shifted back to some Commission members wanting to see colors such as red, blue, and burnt orange added to the exterior of building 1. Other members suggested the addition of using contrasting colors of the current color scheme on the elevations and changing the metal roof from cast iron to light bronze. One member feels the current color scheme works with the theme in this development and suggested approving it as presented.

Mayor Kline stated it is the Commission's job is to make sure the buildings being proposed are either similar to or not too different from the surrounding area. Mr. Byron added the building's design should be appropriate and judged by the contexts around it.

Mayor Kline made a joint motion to approve the proposed exterior color scheme #8, American Farm House, for building 1 with the following modifications:

- The color of the two panels on the sides of the gable should be a contrasting color from the front exterior; the recommendation is a lighter brown.
- The gable accent piece to match the panel color with the wall adjacent.
- Change the color of the metal roof panel to light bronze.
- The side and rear elevations will continue with the accent color that is determined on the front elevation.

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

#6 THE CANYONS BUILDING 5 – EXERIOR COLOR SCHEME

Present: Gabe Kirksey – Pulte Homes

PZ/ABR Discussion:

Mr. Kirksey stated building 5 has color scheme #1, which is neutral and very popular. Mr. Kirksey reviewed the suggestions the Commission requested from the last meeting. It entailed using different metals on the canopies and roofs. The Pulte design team does not feel these changes would fit the design of the community they are creating.

Mayor Kline asked the color of the proposed roof. Mr. Kirksey stated both the roof and gutters are black.

The Commission believes that the color scheme being presented works well with the modern design of the building, and they do not feel any changes are needed.

Mr. Hitt made a joint motion to approve the exterior color scheme for The Canyons building 5 as submitted.

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

#7 655 LAKE PLACID (LOT #136) – NEW DWELLING

Present: Gabe Kirksey – Pulte Homes

PZ/ABR Discussion:

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

Mr. Kirksey said this is the Skyview model which is 4,015 sq.ft. It has 4 bedrooms, 3 ½ bathrooms, a finished basement, 3 car garage, and a laundry room on the main and second floor.

Exterior materials are:

Horizontal Siding – Cobblestone

Shake Siding – Cobblestone

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Urbane Bronze

Cultured Stone – Cremona Ledgestone

Shutters – Tuxedo Gray

The Commission discussed the double and single garage door, the elimination of the shutters on the front elevation, adding horizontal band board to the side elevation, the dimensions of the dormers and the windows not matching, the width of the front step, and adding board and batten siding on the lower level of the house.

Mayor Kline made a joint motion to approve 655 Lake Placid complying with the Village Engineer's comments, eliminate one of the three dormers on the front elevation and align with the windows on the 2nd floor, widen the windows to match the dimensions of the dormer, eliminate shutters on all elevations and add a trim storyboard around the perimeter, eliminate the shutters on the front porch and add board and batten to match the exterior on the lower level, and widen the front step to the width of the two front columns.

Seconding 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

650 LAKE PLACID (LOT #147) – NEW DWELLING

Present: Gabe Kirksey – Pulte Homes

PZ/ABR Discussion:

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

Mr. Kirksey said this is the Bourges model which is 3,414 sq.ft. It has 4 bedrooms, 4 ½ bathrooms, a finished basement, 2 car garage, and a covered deck.

Exterior materials are:

Horizontal Siding – Iron Gray

Shake Siding – Iron Gray

Trim – White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Dorian Gray

Cultured Stone – Turin Volterra

Shutters – Black

Mr. Hitt made a joint motion to approved 650 Lake Placid complying with the Village Engineer’s notes.

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

#9

CHIEF BUILDING OFFICIAL’S REPORT

Mr. Hughes reviewed the following projects on the October 7th agenda.

29700 Emery Road – new dwelling and tree preservation plan

Pinecrest – PAD site #12 parking lot

3869 Wild Cherry Oval – might be coming back to the Commission for zoning variance

3900 Waterford Court – pool, patio and rear addition

Mayor Kline questioned why 3869 Wild Cherry was on the agenda. At the last meeting the Commission identified a solution to allow the shed to be built without requesting a variance. Mayor Kline asked Mr. Byron, since this was resolved, can the Commission deny their request to seek a variance? Mr. Byron stated yes, the Commission can deny their request. It was determined that the homeowners are able to use their property to build a shed without seeking a variance.

Mr. McLaughlin stated he explained to the homeowner that the Commission already recommended a solution without having to request a variance. If they do decide to submit the variance request, they will need to present a practical difficulty to the Commission.

#10 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline mentioned the language of our current building code needs to be updated regarding grade changes. The code currently does not require documentation and/or plans to be submitted stating the material being used to change the grade on their property. Mr. McLaughlin added that we might need to change the definition of grade change in the building code.

Mr. Hitt stated that Pinstripes has filed Chapter 11. Mayor Kline said Pinstripes are closing ten locations, and eight will remain open, including the location at Pinecrest.

#11 MINUTES FROM SEPTEMBER 2, 2025 TO BE APPROVED

A joint motion was made by Ms. Ullner to approve the minutes from the September 2, 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 8:30 PM.

Danette Gembariski  _____ Date: 10-8-2025