

**MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, October 21, 2025 - 6:30 pm

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

Absent: April Skurka

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

**#1 4475 LANDER ROAD – ADDITION**

**Present:** Andrew McManus – Bialosky

**PZ/ABR Discussion:**

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

Mr. McManus stated the homeowner is proposing a single-story primary bedroom addition located on the side elevation of their home. It will be a contemporary style with several windows to incorporate natural light. All the exterior materials will match the existing home.

Ms. Moran asked if the deck was existing. Mr. McManus answered yes. Both the deck and bench are existing, but he will be extending the deck, adding a rock garden, and installing a new sliding door off the dining room.

Mr. McManus stated that the two bedrooms located on the second floor in the existing home will be combined to make one larger bedroom, so the number of bedrooms will remain four.

Mr. Hitt made a joint motion to approve the addition at 4475 Lander Road conditional on the Village Engineer's recommendations.

Seconded by Ms. Moran.

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

No: None

The motion was approved 6-0

**Present:** Zicheng Chi – Homeowner

**PZ/ABR Discussion:**

Mr. Chi is proposing to install solar panels on his roof. He explained that the roof on the south side of his home would be the most energy-efficient location for the solar panels since it receives the most sunlight. He understands the building code requirements, and although the location for the proposed solar panels faces the public road, his setback is 168 feet from the street, and there is a pond located between his home and the street. Both of these factors he feels minimizes the visual impact.

Mr. Chi added all the materials will be black including, solar panels, hardware, and the conduit hangers.

Mr. Light asked the number of panels being installed. Mr. Chi stated 27 panels.

Ms. Moran felt that the vegetation located in the front of the house helps to conceal the view of the panels.

Ms. Ullner liked that all the exterior materials were the color black. She feels it is consistent with the existing shingles.

Mayor Kline reviewed the building code requirement for installing solar panels and expressed the homeowner has given substantial evidence that meets one or more of the considerations. Mayor Kline listed the considerations.

The alternative location is necessary to make the system economically justifiable: or there are no alternative locations in compliance with subsection (1) and all alternative locations have been adequately evaluated; or the proposed panel (s) and their location(s) are designed to minimize any adverse impacts to the neighborhood; and/or the size and location of any structure is the minimum necessary to serve the needs of the building (s) on the property.

Mr. Hitt mentioned his concern about the panels being installed on the front of the home. He stated that this is the second project not complying with the current building code requirements for the location of the solar panels.

Ms. Ullner suggested that Council consider rewriting this legislation. She is willing to raise this request to the Council members.

Mayor Kline made a joint motion to approve the installation of solar panels on the south side of the roof at 29425 Hidden Valley Drive with the condition that a placard be placed on the house to alert the Fire Department of the active PV system and the recommendation that the vegetation in the front of the house be maintained.

Seconded by Ms. Ullner.

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

No: Mr. Hitt

The motion was approved 5-1

**#3                    27400 HARVARD ROAD – HARVARD RETAIL PLAT REVISIONS FOR A-1, A-3 & A-5 AND PRELIMINARY DEVELOPMENT PLANS FOR A-1 & A-3**

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

**PZ/ABR Discussion:**

Mr. McLaughlin recapped that previously the Commission approved splitting the commercial property into three separate parcels. Mr. Biales is here tonight to explain the proposed change in these parcels. OMNI is retaining one parcel and splitting the other into three separate parcels.

Mr. Biales stated OMNI Senior Living purchased this property after the potential buyers backed out. He is requesting the Commission to approve the proposed reconfiguration of the current parcels. The proposal is to split Parcel A1 and A3 and create a third parcel, Parcel A5. This change will reduce the size of Parcel A1, increase the area in Parcel A3 and establish a new parcel, Parcel A5.

Mr. Biales informed the Commission that the potential tenants are a window blind and shade company, a veterinarian clinic/hospital, and a restaurant that would offer a pickup window. Mr. Biales confirmed that this will not be a drive-thru window but a pickup window, which is allowed in this district.

The conversation turned to parking lot spaces, setbacks, locations of ground signs, entrance to the commercial property, drive-thru window versus pick up window, and zoning codes.

Mr. McLaughlin stated that the preliminary development plan meets all the zoning code requirements, and the Village Engineer does not have any concerns.

Mayor Kline summarized that the role of the Commission is to determine that the plan presented confirms the use, setbacks, parking, and site access comply with the zoning code as a preliminary development plan and preliminary development plat.

Mayor Kline made a joint motion to approve the preliminary development plan for sites A1 and A3 and the preliminary plat for A-1, A-3 and A-5 at 27400 Harvard Road subject to compliance with the Village Engineer's comments and to include the Fire Department's conditions from the 8/19/2025 PZ/ABR meeting approving the final development plan.

Seconded by Ms. Ullner.

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

No: None

**#4                    THE CHIEF BUILDING OFFICIAL'S REPORT**

Mr. Hughes stated the following projects were submitted for the next meeting. He added that Omni Commercial final development plan could potentially be on the next agenda.

- 605 Lake Placid – new dwelling
- 610 Lake Placid – new dwelling
- 29900 Jackson Road – detached garage

**#5                    ANY OTHER TOPIC FOR DISCUSSION**

None.

**#6                    MINUTES FROM OCTOBER 7, 2025 TO BE APPROVED**

A joint motion was made by Mr. Light to approve the minutes from the October 7, 2025 meeting.

Seconded by Ms. Moran.


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

Abstained: Mr. Hitt

No: None

The motion was approved 5-0

There was no further business and the meeting was adjourned at 7:23 PM.

Danette Gembariski  \_\_\_\_\_ Date: 11/5/2025