

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 4, 2025 - 6:30 pm

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

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

#1 610 LAKE PLACID (S/L#140) – NEW DWELLING

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

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

Mayor Kline asked if there would be any setback issues if a deck were built. Mr. McLaughlin stated no. Mr. Davic stated Pulte rarely includes decks on their plans for new homes. This option can be added by the homeowner once the home is purchased.

Mr. Davic went over the exterior materials:

Horizontal Siding – Iron Gray

Shake Siding – Pearl Gray

Trim – White

Roof Shingle – Moire Black

Garage Door – White

Entry Door – City Scape

Brick Veneer – Driftwood

Shutters – Tuxedo Gray

Mr. Hitt made a joint motion to approve 610 Lake Placid subject to the Village Engineers comments.

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

#2 605 LAKE PLACID (S/L#142) – NEW DWELLING

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

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

Mayor Kline mentioned that this property has plenty of room to add a deck in the rear of the home.

Mr. Davic went over the exterior materials:

Horizontal Siding – Arctic White

Shake Siding – Arctic White

Trim – White

Roof Shingle – Moire Black

Metal Roof – Charcoal Gray

Garage Door – Extra White

Entry Door – Black Fox

Cultured Stone – Bella Blend

Shutters – Black

The Commission wanted to see a sample of the metal roof to view the color. Mr. Davic did not bring this sample with him but could provide it. Mr. McLaughlin requested Mr. Davic to provide a printout of the exterior colors for this property so he can include it with the plans.

Mayor Kline noticed the front elevation only shows one set of shutters. He suggests either removing this or adding shutters to all the windows. The Commission discussed this further and decided that the removal of the shutters would be the best option.

Mayor Kline asked if the plans show a trim board on the side and rear elevation. Mr. Davic stated no, but he can add a band board on the second story. Mayor Kline stated by adding this it will give the house more detail and will unify the design of the exterior.

Ms. Moran noticed that the front door is off center and is not aligned correctly with the roof peak over the porch.

The discussion turned to the width and position of the front steps, shifting the center column about 7", moving the two columns in front of the entrance door to the left 10", and aligning the porch roof peak with the main roof peak.

Mayor Kline made a joint motion to approve 605 Lake Placid subject to providing the metal and shingle roof material for administrative approval, adjusting the center column on the front porch to align in the middle span between the front entrance and the garage, adjusting the right-hand pair of columns to the east by 10" to center it around the entrance door and adjusting the roof accordingly, adding a perimeter band board at the roof line, and eliminating the shutters.

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

#3 29900 JACKSON ROAD – DETACHED GARAGE

Present: Pete Castle – Homeowner

PZ/ABR Discussion:

Mr. McLaughlin stated the homeowner wants to build an accessory structure in the rear yard. He informed the Commission the rear and side setbacks comply with the zoning code.

Mr. Light asked if any trees will need to be removed when extending the driveway. Mr. Castle answered no.

Mayor Kline commented on the size of the proposed garage doors. Mr. Castle stated he wanted to have large garage doors to accommodate future items.

Mayor Kline inquired if GFCI outlets are required in the garage. Mr. McLaughlin answered yes.

Mr. Castle explained to the Commission that all the exterior materials will match the existing home.

Mr. Hitt made a joint motion to approve the detached garage at 29900 Jackson Road.

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 27400 HARVARD ROAD – OMNI COMMERCIAL –FOR PZ/ABR DISCUSSION ONLY

Amend OMNI Commercial Final Development Plan (previously approved on 8/5/2025)

Approve Final Development Plans for A6 & A7 dated 10/28/2025

Approve Plat Revision for A5, A6, & A7

Present: Gary Biales – OMNI Senior Living
Jordan Berns – Berns, Ockner & Greenberger

PZ/ABR Discussion:

Mr. Berns is requesting that tonight the Commission supply recommendations that can be incorporated into improving the plans so at the next meeting the final development plan can be approved.

Mr. McLaughlin stated he spoke with the Village Engineer, and he is reviewing the plans but feels there are not any major issues.

Mr. Hitt questioned the different parcel numbers on the proposed plans. Mr. McLaughlin explained parcel A1 is now A7 on the plans. Parcel A3 was split into two parcels. These parcels are now identified as parcels A5 and A6. Mr. McLaughlin added that tonight's discussion should only be focused on parcel numbers A6 and A7.

The discussion turned to the exterior colors of the proposed building, the design resembling a warehouse, the same roof line on all of the tenant spaces, the elements of the orthodontic building versus this building, the screening of the rear elevations, correcting the layout of the pickup window in parcel A6, the lack of landscaping by the individual tenant spaces, moving the tree islands from the rear of the parking lot to the front, adding a green wall to provide some dimension, the rear elevation resembling the front elevation, modifying the parking lot layout, and the suggestion of adding a mural.

Mr. Biales showed the Commission some samples of the exterior materials. The lightweight concrete will be light grey, the brick will be black, the frame around the storefront glass windows will be black, and the canopies will be metal.

Mayor Kline stated that the following suggestions should help with the approval process for the final development plan when it returns to PZ/ABR.

Revising the plans per the Village Engineer's comments.

Moving trees and the parking islands from the rear to the front of the parking lot to help break up the mass of the building.

Adding detail to the building so it is not so monolithic in height.

Inserting some form of a green wall and/or greenery to add a vertical element to both the front and rear elevations.

Rear elevation should unify with the front elevation.

The plans should coordinate and clearly match the correct parcel sites.

#4 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. Hughes stated the following projects were submitted for the next meeting.

28550 Emery Road – solar panels
27330 Chagrin Blvd. – new sign package for the car wash
Lake Como (Lakes of Orange Phase 8) – 4 unit homes
Possible return of Omni Commercial Project

#5 ANY OTHER TOPIC FOR DISCUSSION

At tomorrow's Council meeting Ms. Ullner told the Commission she will be suggesting that Council consider revising the current legislation regarding installing solar panels.

#6 MINUTES FROM OCTOBER 21, 2025 TO BE APPROVED

A joint motion was made by Ms. Ullner to approve the minutes from the October 21, 2025 meeting.

Seconded by Mr. Light.

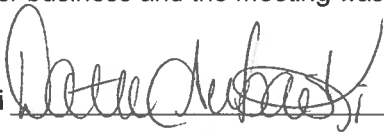
Ayes: Ms. Moran, Ms. Ullner, Mr. Lazar, Mr. Light, Mr. Hitt and Mayor Kline

Abstained: Ms. Skurka

No: None

The motion was approved 6-0

There was no further business and the meeting was adjourned at 8:06 PM.

Danette Gembariski  _____ Date: 11-19-2025