

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 18, 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 Gembarski, PZ/ABR Secretary

#1 28550 EMERY ROAD – INSTALLATION OF SOLAR PANELS- PARTIALLY VISIBLE FROM ROAD

Present: Laura McCormick – Homeowner
Kevin Nelson – Complete Solar, Inc. – via teleconference

PZ/ABR Discussion:

Mr. McLaughlin stated this project is in compliance with the zoning code. McLaughlin displayed the street view for the Commission to show the portion of the solar panels on the garage that would be visible from the street. The other proposed panels are located on the rear elevations. He added that the packet included the details about the solar panels.

The Commission asked the homeowner the factor that makes it necessary to have the solar panels installed on the garage roof.

Ms. McCormick stated that the proposed location of the panels on the garage makes the system economically justifiable. If these panels were eliminated it would drop the overall offset of production by 49%, which would not justify the cost of installing them.

The discussion turned to the solar panels being installed on other areas on the roof, the trees in the backyard eliminating sunlight, adding more vegetation to shield the view of the panels, the color of the current roof, freestanding solar panels, removing two panels from the garage and relocating them, and adjusting two panels to be installed horizontally.

Mr. Nelson commented that he feels eliminating two panels from the garage roof and relocating them would not make a difference. He added that the proposed arrangement of the solar panels is the best option to produce the most energy. He would recommend keeping the panels on the garage and adding two more panels horizontally on the upper and lower roof of the home as suggested by the Commission.

Ms. Moran spoke about adding landscape to obstruct the view of the solar panels. Ms. McCormick stated she currently has a magnolia tree that is above the roofline and will grow taller. Ms. Moran would like a taller tree in this location. Mr. Byron stated the Commission cannot mandate the addition of landscaping but can recommend some options.

Mayor Kline made a joint motion to approve the location of the solar panels as presented tonight at 28550 Emery Road with the recommendation to relocate at least two of the garage panels to the upper and lower roof and adjusting them horizontally.

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

#2 27330 CHAGRIN BLVD (WHEELY CLEAN) – NEW SIGNS

Present: Mike Bizjak – Cicogna Electric & Sign Company

PZ/ABR Discussion:

Mayor Kline stated that Wheely Clean Car Wash purchased the Take Five Car Wash at 27330 Chagrin Boulevard, and Cicogna Electric and Sign Company will be installing new signage.

Mr. McLaughlin informed the Commission that the new signs meet the zoning codes, which include the maximum brightness of the sign and the limited night hours of the electronic message center.

Mr. Bizjak stated he will be installing two new building signs and a new electronic message board. The message board will be placed on the existing cabinet. He added that the message board will be on the auto set for brightness, the displayed message will be on an 8-second rule, and evergreen ground cover will be planted at the base of the ground sign.

Ms. Moran suggested having gravel and boulders along with some vegetation around the cabinet sign. She requested a sketch of the landscape be submitted for review and approval administratively.

Mr. Hitt made a joint motion to approve the new signs at 27330 Chagrin Boulevard subject to submitting a sketch of the proposed landscape to be reviewed and approved administratively.

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

#3 27400 HARVARD ROAD – OMNI COMMERCIAL FINAL DEVELOPMENT PLAN FOR PARCELS A6 & A7

Present: Gary Biales – OMNI Senior Living
 Jordan Berns – Berns, Ockner & Greenberger
 Matt Matisko – Landscape Architect for applicant
 Lorenzo Tiro – 42 Studio Architects

PZ/ABR Discussion:

Mr. McLaughlin informed the Commission that today the Village Engineer delivered the approved plans for the OMNI Commercial final development plan for parcels A6 and A7. Mr. McLaughlin added that tonight the Commission will review the final development plan for both parcels A6 and A7 and review the proposed architectural plan for parcel A6. Parcel A7 will need to come back to PZ/ABR for the building design approval.

Mr. Tiro presented new renderings to the Commission that reflect a better view of the elevations. He also stated that changes were made based on the comments from the last PZ/ABR meeting.

The exterior materials presented were:

Brick – Midnight Mist

Fortina – Axis Oak

Concrete – Ash

Metal – Dark Bronze Anodized

The discussion turned to the fluctuation of the height of the buildings, the location of the planter boxes that will consist of annual plants, the planting of Taylor Juniper trees, the location of trees near the parking lot, the need for parking spaces in front of the buildings, outdoor seating by the proposed tenant, the signage being submitted separately with a landscaping plan, and Parcel 7 coming back to PZ/ABR for the building design approval.

Mr. Hitt made a joint motion to approve the OMNI Commercial final development plan for Parcels A6 and A7 and the approval of the building plan for Parcel A6 with the condition that the signage be submitted separately and include the landscape plan, the submittal of the fence and screening design be reviewed and approved administratively, the proposed tenant submit plans for a patio, and the recommendation that the size of the planter boxes be able to accommodate evergreens.

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

#4 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated that the homeowners at 4909 W Woodcrest are requesting a six-month extension on an addition that was approved by the Commission at the November 5, 2024, PZ/ABR meeting. Mr. McLaughlin informed the Commission that neither the plans nor the condition of the property have changed since the approval. If the homeowners fails to begin their project in this time frame, they will need to return to PZ/ABR for approval.

Mr. Hitt made a joint motion to grant a six month extension on the plans for the addition at 4909 W. Woodcrest 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

Next Mr. McLaughlin stated the only item on the agenda for the next meeting is The Canyons Phase 2.

#5 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline informed the Commission that Pulte Homes plans on inviting the members to the ribbon cutting ceremony for The Canyons. It is scheduled for December 3rd at 10:30 a.m.

Next, Ms. Ullner told the Commission at last week's council meeting she requested to amend the current requirements for installing solar panels. After discussion it was recommended that the Sustainability and Resilience Committee review the current requirements and give their recommendations to the Council.

Mayor Kline added that once Council receives the recommendations, it will come back to PZ/ABR for review.

#6 MINUTES FROM NOVEMBER 4, 2025 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the November 4, 2025 meeting.

Seconded by Ms. Skurka.

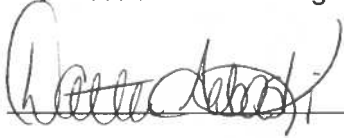
Ayes: Ms. Moran, Ms. Skurka, Ms. Ullner, Mr. Lazar, Mr. Light, Mr. Hitt and Mayor Kline

No: None

The motion was approved 7-0

There was no further business and the meeting was adjourned at 8:00PM.

Danette Gembariski



Date:

