

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, January 20, 2026 - 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

Prior to the start of the meeting, Mayor Kline administered the oath of office to Mr. Anthony Lazar for his new term on PZ/ABR Commission.

#1 10, 20, 30, 40 LAKE COMO (LOTS 1-4) MULTI-FAMILY DWELLING UNITS
(PHASE 8 – LAKES OF ORANGE)

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

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

Mr. Davic presented the first units in Lakes of Orange Phase 8 to the Commission. The style of the four units will consist of two Branton and two Addley models.

Ms. Ullner wanted to know if Pulte had a plan on limiting the noise from the freeway since this development is located so close to it. Mr. Davic explained that Pulte offers a sound-deadening insulation that potential buyers can purchase. Ms. Ullner asked if this insulation is standard. Mr. Davic stated it is not standard but an option that is offered to the buyer.

Mayor Kline told the Commission that he is currently working with the Ohio Department of Transportation (ODOT) regarding the possibility of installing sound barriers in this area to help with the noise level. He has been working with Mr. Kertesz in preparing the required documentation.

Mr. Davic continued his presentation by showing the exterior materials.

Roof Shingle – Weathered Wood

Siding - Artic White

Cultured Stone – Bella Ledgestone

Trim – White

Garage door – Extra White

Exterior Window – Black

Entry Door – Tricorn Black

Ms. Ullner suggested incorporating more of the color black on these homes. Mr. Davic stated this color scheme of all white is the standard they use for the farmhouse models. Ms. Moran agrees with Mr. Davic that you do not want to insert additional black on these homes.

Mayor Kline asked the location of the air conditioner condensers. Mr. Davic could not answer this question. Mayor Kline expressed that he did not agree with the current location of the condensers at the Canyons development. The condensers are located outside the master bedroom window. Mayor Kline does not like that you are able to view and hear the condenser when you are in the master bedroom. Mayor Kline is requiring the condensers in Lake Como be placed in another area and not outside the bedroom windows.

Ms. Ullner brought up the topic of making the sound-deadening insulation a standard in all homes in Lake Como, considering the location of the freeway. The discussion turned to 2-hour rated exterior walls versus 1-hour to help block out sound, eliminating windows if recommending using a 2-hour wall, and STC ratings.

Mr. Davic responded that the sales team at Pulte does recommend the sound-deadening insulation to all the potential buyers.

Mayor Kline responded that the proper approach for this circumstance is for the Commission to make a recommendation of an STC rating for the wall of 52. Mayor Kline stated this is a typical enclosure for a bedroom, which muffles speech. Mayor Kline added that the Commission cannot require this rating because the building code cannot be altered, but the Commission can make this a recommendation.

Mr. Hitt wanted to clarify if the STC rating is 52 on the exterior walls then the windows would need to be eliminated. Mayor Kline responded no. The STC rating would be associated with the solid exterior wall.

Mayor Kline made a joint motion to approve 10, 20, 30, 40 Lake Como, lots 1-4, multi-family dwelling units subject to the Village Engineer's comments, requiring the location and placement of the air conditioner condensers be positioned in a way that is as remote as possible from master bedroom window, and recommending an STC rating of 52 on the solid exterior rear bedroom wall.

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

Mr. Kolb, the HOA President of Lakes of Orange, was in attendance. Mr. Kolb questioned if Orange Village will be installing sidewalks to connect the Lakes of Orange Phase 8 to Miles Road. Mayor Kline stated that installing sidewalks are part of the Village's trail program. The proposal is to install sidewalks to connect Lakes of Orange Phase 8 to Miles Road and continue throughout Orange Village.

Mr. Kolb wanted to discuss the responsibility of Pulte Homes to maintain the retention pond during and after Lakes of Orange Phase 8 project is completed. He questioned if there is a signed agreement with Pulte to ensure that the HOA does not have any financial obligations to maintain the retention pond during the building of this development.

Mr. McLaughlin explained that once the project is completed, the Village Engineer will perform his final inspections, which includes verifying the detention pond was properly maintained and restored. Mr. McLaughlin added that the developer's deposit is held until the Building Department receives final approval from the Village Engineer that all of the proposed requirements have been completed.

Mayor Kline said that the Village Engineer will confirm that the project did conform to the approved plans and the requirements of Orange Village. Any changes or improvements from the Village Engineer that are required will be addressed by either the builder or the developer prior to issuing a refund.

Mr. Kolb stated this did not occur for Lakes of Orange phases 1 through 6. It cost the HOA \$20,000 to have the retention ponds cleaned. Mr. Kolb added that the HOA requested copies of the bills related to cleaning and maintaining the ponds from the developer. They were told that these documents are confidential and unavailable. Mr. Kolb is presenting this information to the Commission to avoid this situation happening again with Lakes of Orange Phase 8.

Ms. Ullner wanted to know the deposit amount the Village received from Pulte. Mr. McLaughlin stated, \$30,000.

Ms. Ullner wanted to clarify that all the homes in Lakes of Orange Phase 8 will be built by Pulte Homes. Mr. McLaughlin stated, yes, Pulte is building the multi-family units, but the developer for this project is Mr. Kertesz.

Ms. Ullner is requesting to obtain the agreement between Mr. Kertesz and Pulte Homes concerning Lakes of Orange Phase 8. The Commission can review this document to assure that the HOA will not have any financial obligations to restore the retention pond.

Mayor Kline stated the Commission understands the valid concerns and issues addressed tonight by Mr. Kolb. Orange Village, along with the Village Engineer, will maintain that Pulte follows the requirements that have been requested by the Village Engineer.

Mr. Kolb had one final question concerning the landscape in Lakes of Orange Phase 8. Mayor Kline replied that the landscape plan was already approved by the Commission and the Village landscape architect. The plans meet all the requirements. Mayor Kline added that the plans are available for Mr. Kolb to review. He would need to contact the Building Department to schedule an appointment.

#2 200 PARK AVENUE PINECREST-RENOVATE GREEN SPACE INTO
ADDITIONAL PARKING SPACES

(Tabled from January 6th meeting – plan revised)

Present: Heidi Yanok – Tanger
 Maxine Miller – Tanger
 Jordan Berns – Berns, Ockner & Greenberger

PZ/ABR Discussion:

Mayor Kline reminded the Commission that this project was presented at their last meeting. Since then, the applicant has submitted revised plans that have incorporated some of the comments from the Commission at the last meeting.

Mr. Berns explained that this proposal is a re-evaluation of the best use for the current area located at the north end of Pinecrest. He discussed that a lot has changed since the original development plan was

approved eight years ago. These changes include the current marketplace, the addition of valet parking, carryout issues from restaurants, and changes to the Pinecrest design. The proposed plan will help with the need for additional parking for the tenants to be more successful and to have easier access for the customers visiting Pinecrest.

Ms. Ullner expressed her concern that if the current open green space is renovated into parking spaces, this will only leave the current playground area in Pinecrest with green space. Ms. Ullner is worried that in a couple of years Pinecrest will decide to eliminate this area by adding more parking spaces thus eliminating all green space.

The discussion turned to the need for a clear pathway from the parking garage to the retail stores, eliminating the current playground area in the future, adding parking spaces to help with access to the retail stores, and analyzing Codified Ordinance 1175.01C, particularly the language on how to keep the character of the development and the intent and purpose of the District.

Mr. Berns commented that in the future, if the developer were to propose to build on the current playground area, the plans would need to be approved by PZ/ABR. At that time the Commission could deny the request.

Ms. Yanok wanted to comment on the Commission's concerns. The playground area is used by children more than the large green space area, and Tanger does not have any plans for eliminating this space. In fact, Tanger installed a fence in this area to ensure the safety of the children.

Ms. Yanok spoke about changes to help customers get from the parking garage to the tenants. The lobby in building number 5 on Park Avenue is now open, and this corridor will guide customers straight to the parking garage. The changes include repainting the garage and new signage to help direct the customers from the parking garage through the corridor to the retail area.

Ms. Miller began to present the revised plans to show how they incorporated the Commission's comments from the last meeting into the new renderings. Their goal is to enhance the development with landscaping. The revised plans show the addition of hedges between the trees along Park Avenue and the sidewalk. The planters were relocated on the sidewalks, and additional trees were added.

Ms. Miller also explained that bollards will be used to close off an entire area so the space can be used for scheduled events. Ms. Skurka asked what type of events. Ms. Yanok stated Fall Festival, yoga events, movie nights, etc. Ms. Yanok added that having these events on the cement surface will be beneficial versus using the current grassy area, which is usually wet or muddy.

The discussion turned to the width of the sidewalk, the type of vegetation in the landscape beds, ornamental trees, shrubs, engaging with the Orange Art Center to help create a mural wall, artwork on the ground, stamped asphalt versus stamped concrete, and the 10-acre green space adjacent to this property that was created as a buffer between Pinecrest and Waterford Court which includes a 35' mound that is fully landscaped.

Mr. Hitt pointed out the proposed parking spaces are not the required size. Ms. Miller stated they are requesting the 18' length versus the required 20' parking space. She added that the current spaces in the parking garage are 18'.

Mr. Berns stated the width of the parking space is 9', which meets the required code. The deviation being requested is the difference in the length of the parking spaces. The code requires 20', and the proposed spaces are 18', which is the same dimension as the current spaces in the parking garage. Mr. Berns quoted section 1162.08(F) "Improvements of Parking Areas", in the Codified Ordinances to support this request.

Ms. Ullner asked if this request for the deviation is in order to have a wider aisle and add more parking spaces. Ms. Miller stated yes, and this request will allow two-way traffic in this area.

Mr. Hitt asked the dimensions of the parking spaces in front of Pinstripes. Ms. Miller stated the spaces are 23.25' long and 9' wide. She added that the parallel parking adjacent to Pinstripes will be eliminated and sidewalks will be added.

The conversation turned to the monument in the renderings, requiring the same planting materials in the three landscape beds on the east and west sides of Park Avenue, having the focal point tie into the three landscape beds, the type of trees that will be planted, the landscape proposal, and the colored graphics on the pavement extending to the back of the curb and visually leading your sight to the roadway.

Mayor Kline made a joint motion to approve the proposed amendment to the development plan, the deviation of the 18' parking space in lieu of the required 20' parking space, the landscape plan to be approved administratively and the plan to include the following: the plant materials for the planters on the east and west sides of Park Avenue to be the same and tied in with the focal point, adding vegetation in the landscape beds to add more height, details that further delineate the space available for the planting of trees and shrubs along the sidewalk, and subject to the Fire Department's final approval and 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

#3 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated there is only one item currently on the agenda. It is 4799 Lander Road. Otero Signature Homes is requesting 2 front yard setback variances. Letters have been sent to the residents this would affect.

#4 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline spoke to the realtor that is representing Dommus Construction. Dommus is in negotiations with the Temple Emanu El concerning an appendage of their property on Brainard Road. Mayor Kline expects the proposed site plan to be submitted soon.

Mayor Kline informed the Commission that he is requesting the Village Planner to review the current building codes and supply any recommendations for changes.

Mr. McLaughlin informed the Commission that Mr. Hughes will be transitioning into his new role as Mr. McLaughlin begins working part-time.

#5 MINUTES FROM JANUARY 6, 2026 TO BE APPROVED

A joint motion was made by Ms. Ullner to approve the minutes from the January 6, 2026 meeting.

Seconded by Mr. Light.

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

Abstained: Ms. Skurka and Mr. Hitt

No: None

The motion was approved 5-0

There was no further business and the meeting was adjourned at 8:21 PM.

Danette Gembariski  _____ Date: 2-18-2026