

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, February 17, 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
Brandon Hughes, Building Inspector
Danette Gembarski, PZ/ABR Secretary

#1 3940 BEECHMONT TRAIL – SIDE YARD SETBACK FOR CORNER LOTS VARIANCE REQUEST

Present: Scott Lewis - Homeowner

PZ/ABR Discussion:

Mr. Hughes explained that prior to the Village Engineer's review, the Commission approved the design of this addition at the last meeting. The Village Engineer noted a variance request is required due to the placement of the house on this property. Mr. Hughes explained that the northeast corner extends approximately 1 foot into the side yard setback. When viewing the aerial of this property on Cuyahoga County's website, the variance was not originally detected.

Mr. Hughes stated correspondence was sent to the residents that would be affected by this proposed variance. No one contacted the building department, nor did anyone attend the meeting to oppose this request.

The discussion turned to a hardship case versus practical difficulty, the variance request being less than a foot, the county's aerial view of the property, and notification to residents affected by this request and no one objecting.

Mr. Light questioned if additional vegetation will be added around the addition. Mr. Hughes explained that the landscape was included as a condition of the approved motion at the January 6th PZ/ABR meeting.

Ms. Ullner made a motion to recommend that Council approve the 1' side yard setback variance request for 3940 Beechmont Trail along with the conclusion of facts to be presented to Council.

Seconded by Mr. Lazar.

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

No: None

The motion was approved 5-0

#2 4799 LANDER ROAD – 2 FRONT YARD SETBACK VARIANCE REQUESTS

Present: Ted Otero – Otero Signature Homes

PZ/ABR Discussion:

Mr. Hughes explained that Otero Homes is proposing a development of six (6) lots located in the current New Song Church property. The lot sizes are code compliant, but the developer is requesting a variance from the required 100' front yard setback to permit a 50' front yard setback for Lot 2 and Lot 6.

Mr. Hitt is pleased by this proposal and the layout of this subdivision. This development reflects the character of the surrounding area. Ms. Ullner agrees with Mr. Hitt, and she appreciates the larger lots in comparison with the previous developer's proposal requesting smaller lot sizes.

Ms. Ullner asked if a sewer system is possible in this development. Mr. Otero stated it would not be cost-effective to tie into the sewer system located on Miles Road. All of these lots will have a septic system. Mayor Kline added that the reason behind the U-1 zoning and requiring an acre and a half for properties is to accommodate septic systems.

Prior to the motion, Mr. Hughes told the Commission correspondence was sent to the residents that would be affected by the proposed development. He added that a few residents did review the site plan at the building department, but did not submit any communications.

Mayor Kline inquired if any residents were in attendance and would like to comment. No one in the audience responded.

Mr. Hitt made a motion to recommend that Council approve the variance from the required 100' front yard setback to permit a 50' front yard setback for Lot 2 and Lot 6.

Seconded by Mr. Light.

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

No: None

The motion was approved 5-0

#3 4545 BRAINARD ROAD – LOT WIDTH AND AREA VARIANCE REQUESTS

Present: Vadim Shulman – Dommus Construction Corp.

PZ/ABR Discussion:

Mayor Kline stated this was reviewed by the Village Engineer, and correspondence was sent to the residents that would be affected by this proposed variance. Mr. Hughes replied that the building department did not receive any official communication.

Due to Ms. Ullner being a past member of the Temple Emanu El, she has recused herself from any discussion and will be abstaining from voting on this agenda item to avoid even the appearance of an impropriety.

Mayor Kline explained that this property is currently owned by Temple Emanu El. The proposed variance request is to create a new parcel for Dommus Construction to purchase and build a single-family dwelling. Mayor Kline pointed out that the section for the lot split is at the northwest corner of the parcel fronting Brainard Road. This section was originally designed to offer the members of the temple access to the parking lot from Brainard Road, but the temple determined it was not needed.

The discussion turned to the new proposed parcel being 149.49' wide with a total area of 1.17 acres, the minimum required lot width of 150', a variance of .51', the minimum required area of 1.5 acres, the ability to build on this property, moving the rear property line 72' to eliminate the need for a variance, the

variance only affecting the property owner that is selling the lot, the property being unique, and tree canopy requirements.
Mayor Kline inquired if any residents were in attendance and would like to comment. No one in the audience responded.

Mayor Kline made a motion for the recommendation to Council to approve the .5' variance for the property's width at 4545 Brainard Road.

Seconded by Mr. Lazar

Ayes: Mr. Lazar, Mr. Light, Mr. Hitt and Mayor Kline

Abstained: Ms. Ullner

No: None

The motion was approved 4-0

Mayor Kline made a second motion for the recommendation to Council to approve the variance request to reduce the overall area of this property from 1.5 acre to 1.27 acres. A variance of .238'.

Seconded by Mr. Light

Ayes: Mr. Lazar, Mr. Light, and Mayor Kline

Abstained: Ms. Ullner

No: Mr. Hitt

The motion was approved 3-1

#4 **645 LAKE PLACID (S/L 146) – NEW DWELLING**

Present: George Pelesky – Drees Homes

PZ/ABR Discussion:

Mr. Hughes presented the project. He stated this was approved by the Village Architect and approved as noted by the Village Engineer.

Mr. Pelesky stated that the HOA has requested Drees to add two or three additional windows on the west side elevation. Drees will be complying with this request. Mr. Pelesky conveyed that two transom windows will be installed on the garage and a single window in the hallway on the first- floor will be added to break up the mass. Mr. Pelesky added that windows cannot be added to the second floor due to the location of the shower and walk-in closet.

Mr. Pelesky went over the exterior materials:

Siding – Iron Gray Hardie

Trim – Iron Grey/Midnight Black

Soffit – White

Shutters – Black

Roof Shingle – Moire Black

Garage Door – Black

Entry Door – Tricorn Black

Brick Veneer – Bloomfield General Shale

Stone – Casa Di Sassi Blend Polare

Windows – White

Mr. Hitt made a joint motion to approve 645 Lake Placid subject to the Village Engineer's comments and the addition of three windows on the side elevation.

Seconded by Ms. Ullner

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

No: None

The motion was approved 7-0

#5 **620 LAKE PLACID (S/L 139) – NEW DWELLING**

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes told the Commission this was approved by the Village Architect and not approved by the Village Engineer.

After reviewing the plans both Ms. Moran and Ms. Skurka would like to see more windows on the right elevation. Ms. Skurka also commented that she does like the placement of the windows on the left elevation.

Mr. Davic stated they can add windows per the recommendation of the Commission. Ms. Skurka replied that she would like to require for Pulte to return with updated plans reflecting these changes rather than red lining these changes and approving the plans tonight.

Mayor Kline agrees that more details need to be added on the side elevations such as windows and a band board. Also, the Village Engineer's comments need to be addressed.

The Commission agreed to table this project until revised plans are submitted.

#6 **4159, 4163, 4167, 4171 AVERI LANE (S/L 25-28) NEW 4- UNIT BUILDING**

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

Mr. Davic stated an email was sent to Mr. McLaughlin to withdraw this project from the agenda. Pulte Homes will resubmit.

#7 **ORDINANCE NO. 2026-3 -
AN ORDINANCE APPROVING THE MAP OF SURVEY, CONSOLIDATION, VACATION AND DEDICATION FOR
A PORTION OF ORANGE PLACE AND PARCEL "D" AND BLOCKS "A", "B" AND "C".**

PZ/ABR Discussion:

Mayor Kline stated this Ordinance is related to the re-platting of Orange Place when the drainage area was created, but the map of survey was never revised.

The discussion turned the accuracy of this map, the recording with the county, Orange Village right of ways, maintaining the drainage easement, the dedication of the right of way existing in the wrong location, the ownership of Parcel A1 by Orange Village, the location of the gas line, and compensation for these parcels.

Mr. Byron summarized that the Commission is reviewing that the location of the road is in the correct position versus what the current plat is showing. He added that prior to going to Council, the property aspects, including issues with the ownership and lease of the property, need to be resolved.

Mr. Hitt made a motion to recommend to Council to approve Ordinance number 2026.3, an ordinance approving the map of survey, consolidation, vacation and dedication for a portion of Orange Place and parcel "D" and blocks "A", "B", and "C".

Seconded by Mr. Lazar.

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

No: None

The motion was approved 5-0

#8 **ORDINANCE NO. 2026-4 – (AS AMENDED)
AN ORDINANCE AMENDING SECTION 1144.04 OF CHAPTER 1144, AMENDMENTS AND EXCEPTIONS TO
CLARIFY THE PROCEDURE(S) FOR PROPOSED AMENDMENTS TO THE ZONING CODE OF ORANGE
VILLAGE.**

PZ/ABR Discussion:

Mr. Byron explained that this Ordinance amends sections 1144.01 through 1144.03 that were appealed in 1985 but it was never addressed.

Mr. Byron explained that this amendment gives a step by step of the process to amending the Zoning Code. Orange Village had been following this procedure but he has now taken the language of the Charter and placed it in this Ordinance so it aligns.

The Commission discussed the steps in the amended ordinance number 2026-4.

Mr. Hitt made a motion to recommend to Council to approve Ordinance 2026-4 (as amended) An Ordinance amending section 1144.04 of Chapter 1144, amendments and exceptions to clarify the procedure(s) for proposed amendments to the zoning code of Orange Village.

Seconded by Ms. Ullner

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

No: None

The motion was approved 5-0

#9 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. Hughes stated there are two items on the agenda for the March 3rd meeting. Pulte will be presenting another 4 unit building and there is an exterior alteration at Pinecrest.

#10 ANY OTHER TOPIC FOR DISCUSSION

None.

#11 MINUTES FROM JANUARY 20, 2026 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the January 20, 2026 meeting.

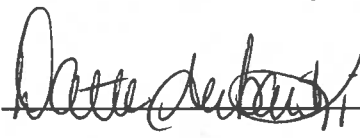
Seconded by Mr. Light.

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 7:45 PM.

Danette Gembariski  _____ Date: 3/4/2026