

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, March 3, 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

Mayor Kline called the PZ/ABR meeting to order at 6:30 p.m. and at 6:32 p.m. Ms. Ullner arrived.

#1 4170, 4174, 4178, 4182 AVERI LANE (S/L 9,10,11,12) (CANYONS BUILDING #3)– NEW 4 UNIT DWELLING

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes began the discussion by stating the plans were approved by both the Village Architect and Village Engineer.

Mr. Davic presented the plans for the 4-unit townhomes. The models for these units are the Addley and Branton.

The exterior materials:

Main Siding – Granite

Accent Siding – Harvard Slate

Main Trim – Charcoal Smoke

Accent Trim – Storm

Roof Shingle – Weathered Wood

Garage Door – Black

Entry Door – Black

Windows: Black

Metal Roofing – Dark Bronze

Stone – Matera Kwik Stack

Ms. Skurka asked the location of this building. Mr. Hughes stated it is the third building on the west side by the pond.

Ms. Skurka inquired if Pulte has a worksheet showing the location of each model style located in this development. She added that Pulte supplied this document to the Commission when developing Lake Balaton. Mr. Hughes replied the document would have been included in the final development plan, which he will confirm.

Ms. Ullner commented that the color scheme is too dark. Mayor Kline agreed. He feels the color scheme is monochromatic. Mayor Kline would like to lighten the façade of this unit by changing the metal roofing over the garage to either a lighter bronze or a champagne bronze.

Mayor Kline made a joint motion to approve 4170, 4174, 4178, & 4182 Averil Lane, S/L 9,10,11 & 12, with the condition of revising the metal roofing over the garages to a light or champagne-colored bronze to be submitted to the Building Department and approved administratively.

Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

#2 10,20,30,40 LAKE COMO (Lots 1-4) – EXTERIOR RENOVATIONS TO PREVIOUSLY APPROVED PLAN

(PHASE 8 – LAKES OF ORANGE)

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes stated this is the first building in Lakes of Orange Phase 8 and was previously approved. Pulte is submitting a revision to the rear elevation. The proposal is to replace the gable roof with a flat roof and add additional windows in the sunroom.

Ms. Moran asked about the front elevation, and Mr. Davic stated it will remain the same.

Both Mr. Light and Mayor Kline remarked they liked the proposed changes.

Mr. Hitt made a joint motion to approve the revised exterior renovations for 10, 20, 30, & 40 Lake Como, S/L 1,2,3, & 4.

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

#3 200 PARK AVE, SUITE 130 – ABERCROMBIE & FITCH EXTERIOR RENOVATIONS

Present: Amanda Cron – Abbot Studios
Jason Hunt – Abbot Studios

PZ/ABR Discussion:

Mayor Kline informed the Commission that Abercrombie & Fitch is moving into the former Red steakhouse location.

Ms. Cron conveyed that the landlord made a slight change to the proposed plans/renderings that were submitted to the Commission. They changed the exterior storefront base to 18", which will help provide protection against damage from the snow.

Ms. Cron presented the rendering to the Commission, stating they are keeping the existing storefront but recladding the hard surfaces, including replacing the bottom portion of the glazing in order to display the merchandise, replacing sliding glass doors, and eliminating the patio, gates, and front stairs. The rear stairs will remain since they are not part of this unit space.

The discussion turned to the rear staircase remaining, the landlord applying for a permit to demo in order to make a passageway between buildings, and the submission of signage.

Ms. Ullner made a joint motion to approve the exterior renovations for Abercrombie & Fitch located at 200 Park Ave, Suite 130.

Seconded by Mr. Hitt.

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

#4 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. Hughes listed the following items on the agenda for March 17th:

1. 620 Lake Placid – revised site plan and building elevations
2. Canyons Building #7 – new 4-unit dwelling
3. Canyons North Building #2 – new 4-unit dwelling

#5 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline told the Commission that Council will be referring an amendment to Ordinance number 2026-7. The amendment will change the language in section 1174.04 concerning the definition of senior single-family detached/attached dwellings.

Mr. Byron stated this amendment will make the language consistent with the Village Code's definition of Senior Independent Living.

#6 MINUTES FROM FEBRUARY 17, 2026 TO BE APPROVED

A joint motion was made by Ms. Ullner to approve the minutes from the February 17, 2026 meeting.

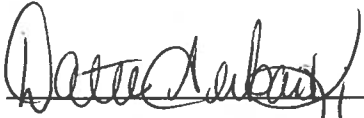
Seconded by Mr. Hitt.

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

No: None

The motion was approved 7-0

There was no further business and the meeting was adjourned at 7:00 PM.

Danette Gembarski  Date: 3/18/2026