

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, March 17, 2026- 6:30 pm

Members Present: April Skurka, Anthony Lazar, Jeffrey Light, Brian Hitt, and Mayor Kline

Absent: Kathy Moran and Kimberlee Ullner

Others Present: Steve Byron, Law Director
Brandon Hughes, Building Inspector
Danette Gembarski, PZ/ABR Secretary

#1 620 LAKE PLACID (S/L 139) – REVISED SITE PLAN

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes began the discussion by stating this project was presented at a previous meeting but was tabled due to elevation issues and the addition of windows. Pulte is here tonight to present the revised plans. Mr. Hughes stated the site plan has been approved by the Village Engineer, and the Village Architect's approval was submitted at the previous meeting.

Mayor Kline noticed the rear elevation shows a gated balcony, and wondered if Pulte will be installing a deck. Mr. Davic explained that this is Pulte's standard design and it provides the homeowner an option to add a deck in the future.

The Commission reviewed the revised plans and agreed Pulte rectified the issues.

Mr. Hitt made a joint motion to approved the revised site plan at 620 Lake Placid, S/L 139.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 5-0

#2 4159, 4163, 4167, 4171 AVERI LANE (S/L 25-28) BUILDING #7 NEW 4- UNIT BUILDING

Present: Mitchell Davic – Pulte Homes

PZ/ABR Discussion:

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

Mr. Davic is aware of the Village Engineer's comments and will submit a revised site plan.

Mayor Kline stated that this unit, building #7, is similar to the model home but is wondering if the color scheme is different. Mr. Davic stated that each style has two color schemes as an option. Tonight's presentation of this unit reflects color scheme #6.

Ms. Skurka asked Mr. Davic to indicate the location of this building on the streetscape map for The Canyons that Pulte provided the Commission. Mr. Davic was unable to find this building due to the map not indicating the building numbers. After further review Mr. Davic realized that the map that was given to the Commission is not correct. He will provide the Commission with the updated version.

The exterior materials were presented:

Main Siding – Granite

Accent Siding 1 – Eclipse

Accent Siding 2 - Sand

Main Trim – Charcoal Smoke

Accent Trim 1 – Black

Accent Trim 2 – Monterey Sand

Wood Trim - Hawthorne

Roof Shingle – Weathered Wood

Garage Door – Stone Lion

Entry Door – Thunder Gray

Windows: Black

Metal Roofing – Dark Bronze

Stone – Terracing Blend

Mr. Light noted the color of the metal roof is shown as dark bronze. Mr. Davic stated this color is consistent with the color scheme that was approved at the September PZ/ABR meeting according to his supervisor. Mr. Davic added that the completed model unit has the dark bronze metal roof and Pulte wants to be consistent throughout the development.

Mayor Kline is concerned with the placement of the air conditioner condensers. During the grand opening of the model unit, he noticed the condensers were positioned outside the first-floor bedroom window. Mayor Kline recommends these condensers be placed in a more remote area. He realizes that an alternative location for the interior units may be more difficult than relocating the exterior units. Mr. Davic does not have another option for the placement of these condensers due to the position of the deck off the sunroom, which makes it challenging to reposition. Mayor Kline suggested placing the condensers off the corner of the sunroom rather than the corner of the bedroom.

Mayor Kline made a joint motion to approve 4159, 4163, 4167, & 4171 Averi Lane, S/L 25-28, building #7 subject to the Village Engineer's comments and with the recommendation to relocate the air conditioner condenser away from the main bedroom window to a less intrusive location.

Seconded by Mr. Light.

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

No: None

The motion was approved 5-0

#3 CANYONS NORTH – 27415, 27425, 27435, 27445 AVERI LANE (S/L 4-7), BUILDING #2 – NEW 4-UNIT BUILDING

Present: Mitchell Davic – Pulte Homes
Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes stated building number two is the 3-story town unit located in The Canyons North Extension. He added that this has been approved by both the Village Architect and the Village Engineer.

Mr. Hitt asked the location of this building. Mr. Davic responded that he does not know, but Mr. Filipkowski was able to use his cell phone to pull up the location of the building and show the Commission.

Mayor Kline asked Mr. Filipkowski where the utility easement is located. Mr. Filipkowski stated it is between the model building and building number two.

Ms. Skurka asked if the Commission has reviewed the elevations for this entire development. Mr. Filipkowski stated he provided a front, side, and rear elevation for every building.

Mr. Light reviewed the front elevation and questioned why the entry door on unit number one is on the left side while the other three entry doors are located on the right side. Mr. Light is wondering if the entry door on unit one could be relocated to balance the elevation. Mr. Light added that it is the same occurrence on the rear elevation. Mayor Kline stated that the doors in the rear elevation are not as significant or as visible as the front elevation. Mr. Filipkowski stated this change in the rear elevation would create instances of egress doors next to each other, which would result in having less privacy for the homeowner. Mr. Filipkowski added that the grading and cost associated with these proposed changes would need to be reviewed. Mr. Filipowski conveyed to the Commission that it is not Pulte's goal for the units to be symmetrical but for the design to create a private entry for each unit.

Mr. Hitt noticed a deck on the rear elevation. Mr. Filipkowski stated Pulte is building a 10' deep deck on the second floor. Mr. Hitt asked if the decks will be facing the commercial area. Mr. Filipkowski answered yes.

The conversation turned to the landscaping in the rear of the building, which includes a 3' to 5' mound, trees, a fence, the approved tree canopy plan, the common area landscaping, and the landscape not appearing on their site plan.

Mayor Kline asked if Mr. Hughes could provide the approved landscape plan for this development. Mr. Hughes answered he could email this to Mayor Kline.

Mayor Kline asked if the placement of the metal roofing is over the entry doors. Mr. Davic stated yes.

Mr. Hitt asked if there is a two-hour wall between the garage and exterior walls. Mr. Filipkowski answered yes, anywhere there is a common wall this will be installed.

The exterior materials were presented:

Main Siding – Ironstone
Accent Siding 1 – Eclipse
Main Trim – Cast Iron
Accent Trim 1 – Black
Accent Trim 2 – Glacier White
Accent Panel – Pure White
Roof Shingle – Weathered Wood
Garage Door – Dorian Gray
Entry Door – Dorian Gray
Windows: Black
Metal Roofing – Dark Bronze
Brick – Greystone

Ms. Skurka wanted to view the sample for the accent siding 1. Mr. Davic could not find this color sample in the swatches he brought. The Commission determined the color of eclipse was a shade of brown, which was consistent with the color scheme.

Mr. Hitt made a joint motion to approved Canyons North, 27415, 27425, 27435 & 27445 Averi Lane, S/L 4-7, building #2.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 5-0

Mayor Kline suggested in the future when Pulte is presenting proposed plans for buildings located in The Canyons and/or Lakes of Orange, it would be helpful to have both the approved landscape and building design plans available for the Commission to re-review.

Mr. Hitt reminded Mr. Davic to email Mr. Hughes the updated streetscape map.

#4 ORDINANCE NO. 2026-7 AMENDING A PORTION OF SECTION 1174.04 OF THE CODIFIED ORDINANCES TO AMEND THE DEFINITION OF SENIOR SINGLE FAMILY DETACHED/ATTACHED DWELLINGS.

Mayor Kline explained that this was referred from Council to the Planning Commission. He explained that amending the language of this ordinance will now comply with the federal and state laws.

Mr. Byron explained that when this ordinance was composed, OMNI Senior Living did not take into consideration The Canyons 55 years and older development.

Mr. Hitt made a motion to recommend to Council Ordinance No. 2026-7 amending a portion of section 1174.04 of the codified ordinances to amend the definition of senior single family detached/attached dwellings.

Seconded by Mr. Light

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

No: None

The motion was approved 4-0

#5 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. Hughes stated Pulte submitted proposed plans for the monument sign for Canyons North. He added this sign was previously approved by the Commission but Pulte is requesting to change the location, and therefore it needs to come back for approval.

Mayor Kline asked if Tor Orthodontics submitted an amendment to their building. Mr. Hughes responded no, but the deadline for submittal is not until noon on Tuesday, March 24th.

#6 ANY OTHER TOPIC FOR DISCUSSION

Mr. Hitt told the Commission he will not be able to attend the April 7th meeting.

#7 MINUTES FROM MARCH 3, 2026 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the March 3, 2026 meeting.

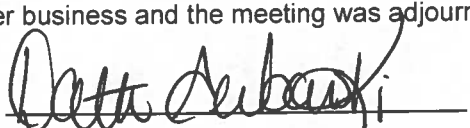
Seconded by Mr. Lazar.

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

No: None

The motion was approved 5-0

There was no further business and the meeting was adjourned at 7:08 PM.

Danette Gembariski  Date: 4/8/2026