

**MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, April 7, 2026- 6:30 pm

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Anthony Lazar, Jeffrey Light, and Mayor Kline

Absent: Brian Hitt

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

**#1 4075 ORANGE PLACE SOUTH – TOR ORTHODONTIC BUILDING -REVISIONS TO PREVIOUSLY APPROVED PLANS**

**Present:** Leon Sampat – LS Architects Inc.

**PZ/ABR Discussion:**

Mr. Sampat explained that the plans for this building were previously approved, but due to budget issues, the design was modified slightly. The patio was previously located in the front of the building. The revised plan now shows the patio on the side elevation, and a pergola was added. Mr. Sampat continued to explain that due to cost, hardy siding is now replacing the stone on both the rear and side elevations. The base of the building will remain stone.

Mayor Kline questioned if siding will be on the front elevation. Mr. Sampat stated the only siding on the front elevation is located by the two small windows, all the rest is stone. The main area that has the siding will be the rear elevation. Mayor Kline asked if this is lap siding and Mr. Sampat stated yes.

Ms. Moran noted that the landscape plan presented today differs from the approved version. Mr. Sampat stated they reduced the amount of landscape in the rear due to Pulte Homes adding a mound in the rear of the building.

Ms. Moran cannot locate the landscape plan for the newly relocated patio. Mayor Kline pointed out that the rendering shows the landscaping. Mr. Sampat stated if more landscape is required near the patio, he can reduce the width of the sidewalk to accommodate this request.

The discussion turned to resubmitting a landscape plan with the relocated patio, the mound situated in the rear of the building that includes trees and a fence, the length of the mound, adding more trees in the rear elevation, and the potential view from the roadway and the second story of the residential building 5.

Ms. Ullner made a joint motion to approve the revised plans at 4075 Orange Place South subject to resubmitting a landscape plan for the patio, including the mound in the rear of the building, to be reviewed administratively.

Seconded by Mr. Light.

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

No: None

The motion was approved 6-0

**#2      29600 CHAGRIN BLVD. - BEECHMONT COUNTRY CLUB – NEW SECURITY BOOTH AND GATES**

**Present:** Martin Badinelli – Beechmont Country Club  
Ryan Lepene – Beechmont Country Club

**PZ/ABR Discussion:**

Mr. Hughes stated the Village Engineer is requesting the applicant to submit a detailed site plan.

Mr. Lepene acknowledged that with the current situation in the world, Beechmont Country Club needs to protect their members and staff. That is why they are proposing to install a security booth and gates at the entrance.

Ms. Moran asked if the security booth will match the building. Mr. Badinelli stated yes.

Mayor Kline noticed one elevation is showing siding and the other 3 elevations show shingles. He asked which material will be used. Mr. Badinelli stated siding, and it will match the main building.

Mr. Light asked if bollards would be installed. Mr. Badinelli stated the plans display 6-inch yellow bollards. Mr. Badinelli added there will be a raised curb to help protect the security booth.

Mayor Kline made a joint motion to approve the new security booth and gates at 29600 Chagrin Boulevard, subject to the submittal of the site plan and the approval from the Village Engineer.

Seconded by Ms. Ullner

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

No: None

The motion was approved 6-0

**#3      4319 LANDER ROAD –REPLACEMENT OF REAR DECK – WIDER THAN DWELLING**

**Present:** Howard Feuer – HLF Homes Inc.

**PZ/ABR Discussion:**

Mr. Hughes stated the applicant is replacing an existing deck with the same footprint. Since the proposed deck is wider than the home, this needs PZ/ABR approval.

Mr. Feuer presented the plans to the Commission to review. He stated the proposed plans are replacing a 40-year-old deck. The design and materials are the same as the existing deck.

Ms. Ullner made a joint motion to approve the replacement of the rear deck at 4319 Lander Road.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0

#4                    **300 PARK AVENUE, SUITE 166 - GORJANA JEWELRY - EXTERIOR ALTERATIONS**

**Present:** Allisaon Agosti – ACS Architecture

**Remote:** Nikiki Gomez – Gorjana  
Ashley Fella – Gorjana  
Angela Mielke – ACS Architecture  
Jennifer Tatro – ACS Architecture

**PZ/ABR Discussion:**

Mayor Kline introduced the project and noted that the applicant listed the city on the application as Beachwood. This will need to be corrected to Orange Village.

Ms. Agosti presented the Commission with the exterior materials for the storefront:

Door and window frames - Break metal in bone white

Stone base – Bianco Carrara Marble

Faux aged brick panel – Chantilly Lace

Awning fabric – Antique Pink

Ms. Agosti stated the awning fabric is fire retardant and will be power washed every six months to keep it clean.

Mayor Kline questioned what happens to the joinery on faux brick material when it is cut. Ms. Fella answered, the edges will be caulked and painted.

Mr. Light asked the lifetime expectancy of the faux brick. Ms. Fella thinks it is 30 years, but she can confirm.

Ms. Agosti started to present the materials for the sign, but Mayor Kline explained that signage is presented and approved separately.

Ms. Ullner asked the location of their store. Ms. Agosti stated they are occupying J. Bellezza's space. Ms. Fella stated the space is located between Indochio and Woodhouse Spa.

Ms. Ullner made a joint motion to approve the exterior alterations at 300 Park Avenue, Suite 166.

Seconded by Mr. Light.

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

No: None

The motion was approved 6-0

#5

**102 ORANGE LAKE DRIVE - CLUBHOUSE DUMPSTER ENCLOSURE**

**Present:** John Kolb – Board President of the HOA

**PZ/ABR Discussion:**

Mr. Hughes stated this was approved by the Fire Department.

Mr. Kolb explained the former rental fees for the recreation center were \$500, which discouraged residents from renting the facility. The new board members lowered the rate to \$150.00 and have seen an increase in bookings. Due to this increase, containing the trash has become an issue. The facility currently has garbage cans available. Mr. Kolb is proposing a 3' x 6' dumpster to be installed on a 10' x 30' concrete pad. The location of the dumpster is currently screened with trees, and a fence is proposed in the plans.

Ms. Ullner made a joint motion to approve the dumpster located at 102 Orange Lake Drive.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 6-0

#6

**CANYONS NORTH- PARCEL NO. 901-03-060 – RELOCATING MONUMENT SIGN**

**Present:** Ryan Linker – Pulte Homes

**PZ/ABR Discussion:**

Mr. Linker explained that the monument sign for Canyons North was previously approved by the Commission. Since then, the Cleveland Illuminating Company installed a transformer box at the original location of the sign. Pulte Homes is now proposing to install the monument sign on parcel number 901-03-060 located on the north side of Averi Lane. Mr. Linker stated both the design and landscape plan will remain the same. The only exception is relocating 4 trees in order for the sign to be visible from the road.

The discussion turned to moving the location of the sign to the corner of Orange Place, angling the sign, trees blocking the sign, if the proposed sign is single or double-sided, and future plans for the property south of the Drury Hotel.

Mayor Kline recommends installing a double-sided sign to face north/south and be aligned east/west.

Mr. Linker contacted by text Mr. Daugherty from Pulte Homes regarding the Commission's suggestions. Mr. Daugherty replied the sign would not be visible given the location of the trees that are lined on Orange Place. Mr. Daugherty recommends keeping the sign's location as proposed on the plans. The Commission agreed.

Ms. Moran made a joint motion to approve the relocation of the Canyons North monument sign to parcel number 901-03-060.

Seconded by Mr. Lazar.

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

No: None

The motion was approved 6-0

**#7            4175,4179,4183 & 4187 AVERI LANE (S/L 29-32) BUILDING #8 - NEW 4 UNIT BUILDING**

**Present:** Mitchell Davic – Pulte Homes

**PZ/ABR Discussion:**

Mr. Hughes stated these plans were approved by the Village Architect and approved as noted by the Village Engineer.

Before presenting the project Mr. Davic handed the Commission the updated development map showing the location of each building. The map includes the building style and color scheme.

Mr. Davic presented the proposed farmhouse package for 4175, 4179, 4183 & 4187 Averi Lane.

The exterior materials:

Main Siding – White

Main Trim – Glacier White

Roof Shingle – Weathered Wood

Garage Door – Extra White

Entry Door – Urban Bronze

Windows: Black

Metal Roofing – Dark Bronze

Stone – Nivea Old World

Ms. Ullner made a joint motion to approve 4175,4179,4183 & 4187 Averi Lane (S/L 29-32) subject to the Village Engineer's comments.

Seconded by Mr. Light.

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

No: None

The motion was approved 6-0

**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 presented the proposed modern package for 4191, 4195, 4199 & 4203 Averi Lane (S/L 33-36).

The exterior materials:

Main Siding – Sterling

Accent Siding 1 – Riverway

Accent Siding 2 - Hawthorne

Main Trim – Platinum Gray

Accent Trim 1 – Midnight Blue

Accent Trim 2 – Riviera Dusk

Wood Trim - Hawthorne

Roof Shingle – Weathered Wood

Garage Door – On the Rocks

Entry Door – Inkwell

Windows: Black

Stone – Ardesia Quartz Ledgestone

The Commission commented they liked the design and the color scheme of this building.

Mr. Light made a joint motion to approve 4191,4195,4199 & 4203 Averi Lane (S/L 33-36) subject to the Village Engineer's comments.

Seconded by Ms. Moran.

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

No: None

The motion was approved 6-0

#9

**4207,4211,4215 & 4219 AVERI LANE (S/L 37-40) BUILDING #10 - NEW 4 UNIT BUILDING**

**Present:** Mitchell Davic – Pulte Homes

**PZ/ABR Discussion:**

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

Mr. Davic presented the proposed euro-country package for 4207, 4211, 4215 & 4219 Averl Lane (S/L 37-40).

The exterior materials:

Main Siding – Sterling

Accent Siding 1 – Heather

Main Trim – Platinum Gray

Accent Trim 1 – Teakwood

Accent Trim 2 – Rustic Timber

Accent Panel – Black Fox

Roof Shingle – Weathered Wood

Garage Door – Roycroft Pewter

Entry Door – Roycroft Pewter

Windows: Black

Stone – Ardesia Viso Limestone

The Commission commented they liked the design, the variety of textures and the color scheme for this building.

Ms. Ullner made a joint motion to approve 4207,4211,4215 & 4219 Averl Lane (S/L 37-40).

Seconded by Mayor Kline

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

No: None

The motion was approved 6-0

**#10**

**THE CHIEF BUILDING OFFICIAL'S REPORT**

Mr. Hughes stated no plans have been submitted for the April 21<sup>st</sup> meeting and the deadline to submit was today at noon. Mayor Kline requested to hold off on cancelling the April 21<sup>st</sup> meeting to see if any projects are submitted tomorrow. Mr. Hughes agreed and notification will be sent to the Commission concerning the meeting.

#11

**ANY OTHER TOPIC FOR DISCUSSION**

Mayor Kline informed the Commission that the Bahama Breeze building is scheduled to be demolished, and land banking for required parking and loading was discussed with the developer and the Village Planner. Mayor Kline feels more discussion is needed on arriving at a calculation on banking land area for future parking. He would prefer for the green space to remain until it is determined if more parking would be required.

The next topic Mayor Kline discussed was the historical buildings currently in Orange Village. He explained there currently is not a building code on renovating and restoring historical buildings. He would like the Commission to consider creating some type of guide to help homeowners with this process. Mayor Kline also mentioned designing a book to record the historical homes in our community.

Mayor Kline informed the Commission the owner of the former Red Lobster building is proposing a new use for this location. The proposal is to construct a Hilton boutique hotel. Mr. Hughes stated variances would be needed.

Finally, Mayor Kline discussed the climate conference he attended and the interest in Orange Village's tree preservation plan and natural landscape. He stated there are not many communities that have this plan in place, and the Commission should be proud of this accomplishment.

#12 **MINUTES FROM MARCH 17, 2026 TO BE APPROVED**

A joint motion was made by Mr. Light to approve the minutes from the March 17, 2026 meeting.

Seconded by Mr. Lazar.

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

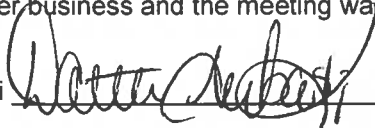
Abstained: Ms. Ullner

No: None

The motion was approved 5-0

There was no further business and the meeting was adjourned at 7:54 PM.

Danette Gembarski



Date:

5-6-2026