

**MINUTES**

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, May 5, 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 Gembariski, PZ/ABR Secretary

#1 **3990 BRAINARD ROAD – NEW DETACHED GARAGE**

**Present:** Eric Warren – Homeowner  
Richmond Warren

**PZ/ABR Discussion:**

Mr. Hughes stated the homeowner is proposing a detached garage that is zoning compliant.

Ms. Moran noticed the proposed plans do not show a driveway extending to the detached garage. Mr. Eric Warren stated the driveway will be added in the second phase of the project. The first phase is building the garage.

Mr. Hughes stated that a hard surface driveway is a requirement for a detached garage. The definition of a hard surface is either concrete or asphalt. Ms. Ullner asked if there is a time frame the driveway needs to be installed. Mr. Hughes replied the permit is good for one year, and the driveway must be installed prior to the final inspection. Mr. Eric Warren stated the driveway will be installed by the end of the project.

Mr. Hitt questioned the size requirements for garages. Mr. Byron explained the area limitations for detached versus attached garages and stated this proposal is zoning code compliant.

Mr. Richmond Warren presented the exterior materials and stated the colors will match the house.

Shingles – Timberline HDZ – Shakewood  
Vinyl siding – Iron Ore  
Garage Door – Wayne Dalton – SW Leather 3068

Mr. Hitt made a joint motion to approve the detached garage at 3990 Brainard Road subject to installing within a year a hard surface driveway connecting the detached garage.

Seconded by Ms. Skurka.

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

No: None

The motion was approved 7-0

**#2 27465, 27475, 27485 & 27495 AVERI LANE CANYONS EXTENSION (S/L8-11) BLDG #3 - NEW 4 UNIT BUILDING**

**Present:** Mitchell Davic – Pulte Homes  
Gabe Kirksey – Pulte Homes

**PZ/ABR Discussion:**

Mr. Hughes stated this was approved by both the Village Architect and Village Engineer. He added this building is the third unit in the Canyons Extension. Buildings 1 and 2 were already approved.

Mr. Davic presented the exterior materials for this unit, which consists of color scheme number 3.

Main Siding – Brownstone

Accent Siding 1 – Linen

Accent Panel – Pure White

Main Trim – Desert Clay

Accent Trim 1 – Antique Parchment

Accent Trim 2 – Glacier White

Roof Shingle – Weathered Wood

Metal Roofing – Dark Bronze

Garage Door – Foothills

Entry Door – Foothills

Windows: Black

Brick – Greystone

Mayor Kline made a joint motion to approve 27465, 27475, 27485 & 27495 Averil Lane, building number 3.

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

**#3 27515, 27525, 27535, & 27545 AVERI LANE CANYONS EXTENSION (S/L12-15) BLDG #4 - NEW 4 UNIT BUILDING**

**Present:** Mitchell Davic – Pulte Homes  
Gabe Kirksey – Pulte Homes

**PZ/ABR Discussion:**

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

Mr. Davic presented the exterior materials, which consists of color scheme number 4.

Main Siding – Granite

Accent Siding 1 – Eclipse

Accent Panel & B&B – Pure White

Main Trim – Charcoal Smoke

Accent Trim 1 – Black

Accent Trim 2 – Glacier White

Roof Shingle – Weathered Wood

Metal Roofing – Dark Bronze

Garage Door – Stone Lion

Entry Door – Thunder Gray

Windows: Black

Brick – Greystone

Mr. Lazar made a joint motion to approve 27515, 27525, 27535 & 27545 Averi Lane, building number 4.

Seconded by Ms. Moran.

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

No: None

The motion was approved 7-0

**#4 4138, 4142, 4146 & 4150 AVERI LANE THE CANYONS (S/L 1-4) BLDG #1 – MODIFICATION OF EXTERIOR COLORS**

**Present:** Gabe Kirksey – Pulte Homes

**PZ/ABR Discussion:**

Mayor Kline explained that this building was already reviewed and approved at the September 16, 2025, meeting with the condition of adding more color to the exterior. Pulte did not perform this requirement.

Mr. Hughes went over the conditions of the approval. He included that at the September meeting the Commission discussed at length that this building was too monochromatic, and the colors were too dark. The Commission suggested adding different colors, such as red, blue, or green. The final recommendation was to use a light brown color for the gables and gable features and changing the metal roofing from dark bronze to light bronze.

Mr. Kirksey replied that the condition from the September meeting was to add accents on the board and batten on the peaks and rear elevation. Mr. Kirksey apologized that these requirements were not met. Pulte Homes has always complied with the conditions set by the Commission.

Mr. Kirksey wanted the Commission to know that this dark color scheme is trending and has been well received by potential buyers. He added that this was the first building to sell all the units, and he is hoping to reach a solution tonight.

Ms. Ullner responded that at the September 16<sup>th</sup> meeting the Commission made it very clear that the color scheme for this building was too dark. The approval was upon using a light brown color to add to the accents and light bronze for the metal roof, neither of which were executed. Ms. Ullner expressed that Pulte Homes should have internal controls within the organization so this type of mistake does not happen.

Mr. Byron told the Commission that this is an aesthetic issue. The Commission has the authority to determine if this look is acceptable. If it is decided it is unacceptable, then the request would be denied, and Pulte would need to correct it or face enforcement issues. Since the building is constructed, it may help the Commission decide the aesthetic question now that you can see it, which is what Mr. Kirksey is proposing.

Ms. Skurka asked for the rendering that was approved. Mr. Kirksey stated the rendering was never updated to reflect the required color changes from the Commission.

Mr. Kirksey expressed that this color scheme was created by their design team, which takes into account the current trend. Mr. Kirksey understands that the Commission disliked the dark colors, but the buyers like this color scheme.

Ms. Moran wanted clarification that the light brown colors would be installed on the front elevation. Mr. Kirksey stated the light brown board and batten would be placed on the rear elevation. He explained that the rear and side elevations face the entrance of the development. Mr. Kirksey stated they have the material available to correct this error, but they would prefer to keep the dark colors that are currently on the building.

The discussion turned to the original motion requesting more color, the building being too dark and not appropriate for this community, the color of the metal roof, and Pulte not following the Commission's requirements.

Ms. Ullner made a joint motion to deny the modification of exterior colors for 4138, 4142, 4146 & 4150 Averil Lane, building number 1.

Seconded by Mr. Light.

Before roll call the Commission further discussed the placement of the color on the building. Ms. Moran indicated that even with the addition of the light brown color, this building will remain with a dark look. She added that this color scheme is repeated throughout the development.

Mr. Kirksey replied that this color scheme is repeated, and based on tonight's motion would affect buildings moving forward. Ms. Ullner replied that each new building is required to be presented to the Commission for review and approval.

Mayor Kline indicated there was a motion and a second to deny this request. Ms. Skurka suggests having Pulte submit a rendering to document the approved color scheme and to display the placement of the light brown colored board and batten for the Commission to review. Mr. Kirksey replied that Pulte does not create renderings for side and rear elevations.

Mr. Kirksey requested the Commission take into consideration that these units were purchased and are occupied. The Commission was not aware that these units were sold.

Ms. Ullner stated she will vote against any projects that Pulte submits if they do not bring the exact names of the colors being used, along with the material samples for the building being presented at that meeting. Mr. Kirksey responded these items are brought to the meetings. Ms. Ullner rebutted that when this project was approved, an exact color was not named, and that is part of the problem.

Mr. Byron stated the current homeowners of these units might have an opinion on the required color change. He suggested that Pulte communicate with the buyers that the Commission is discussing changing the exterior colors and a decision will be made at the PZ/ABR meeting. They are welcome to attend and offer their thoughts.

Mr. Byron stated if Pulte does not receive approval for the change, they could be cited for a violation. Mr. Hughes replied that the conditional certificates of occupancy for the units have been completed, but it states they must comply with PZ/ABR requirements. Mr. Byron said Pulte has to comply by building what the Commission approved and cannot make any changes without the Commission's approval. Mr. Byron acknowledged that Pulte is here tonight to work with the Commission to come up with some type of agreement to rectify this situation.

Mayor Kline is tabling the vote and requiring Pulte to submit renderings that depict precisely the location of the exterior materials in the approved colors for the next meeting. He is also requiring Pulte to bring the physical samples for the Commission to review.

**#5 AN ORDINANCE AMENDING SECTION 1162.08, IMPROVEMENT OF PARKING AREAS, OF CHAPTER 1162, OFF-STREET PARKING AND LOADING, OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE**

Mayor Kline introduced this agenda item. He stated that by creating a land bank for parking, it limits the amount of ground being paved, which leaves more green space. Mayor Kline stated that the green space cannot be used for any other use, such as a building. It must remain green space or additional parking or loading.

Mr. Light questioned who has the authority to recommend more parking spaces. Mr. Light's concern is that there is not a timeframe on land banking and in a couple of years a new tenant might begin to use the parking spots for semi-trailers, which would take away from customer parking. Mayor Kline replied that the Building Department would identify the necessity and require additional paving for either parking or loading.

Mr. Hitt made a motion to recommend approval to amend section 1162.08, improvement of parking areas, of chapter 1162, off-street parking and loading, of the codified ordinances 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

**#6                    THE CHIEF BUILDING OFFICIAL'S REPORT**

Mr. Hughes listed the following projects on the agenda for the May 19<sup>th</sup> meeting.

1. Aritzia – new tenant at Pinecrest
2. 4359 Hilltop – revisions to a previously approved project (addition and deck)
3. 4379 Orangedale – addition

**#7                    ANY OTHER TOPIC FOR DISCUSSION**

None

**#8                    MINUTES FROM APRIL 7, 2026 TO BE APPROVED**

A joint motion was made by Mr. Light to approve the minutes from the April 7, 2026 meeting.

Seconded by Ms. Ullner.

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

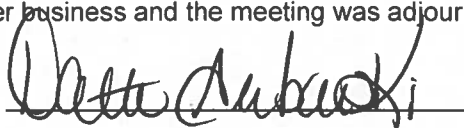
Abstained: Mr. Hitt

No: None

The motion was approved 6-0

There was no further business and the meeting was adjourned at 7:34 PM.

Danette Gembarski



Date:

5-20-2026