

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, May 19, 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

Mayor Kline changed the order of the agenda due to Mr. Arnold from Faster Permits having flight issues. Item number 2 is moved to number 1 and Mr. Arnold will present the Aritzia project via Zoom.

#1 400 PARK AVENUE, UNIT 169 – ARITZIA – EXTERIOR ALTERATIONS

Present via Zoom: Nathan Arnold – Faster Permits
Chen Lu – Aritzia

PZ/ABR Discussion:

Mr. Lu stated that Aritzia will be encompassing the former Saucy Brewery and the Nike store. Mr. Lu presented the exterior materials to the Commission, but due to the presentation taking place on Zoom, the appearance of the materials was difficult to view. Mr. Lu did convey that the color scheme of the exterior materials consists of medium brown and black. The Commission is requiring the materials be mailed to the building department to be reviewed administratively.

Ms. Ullner asked about the detail of the underside of the existing hard corner where it meets the proposed new rounded corner. The applicant stated there will be a ladybug feature underneath which will be duplicated on the front location. The ladybug is Aritzia's brand symbol.

Mayor Kline asked if the fence on the side elevation that was part of Saucy Brewery's patio area would be removed. Mr. Lu stated yes, and the landlord would repair the concrete in this area.

Mr. Lu started to present the signage on the front elevation, but Mayor Kline explained that the signage is a separate permit and would need to be reviewed separately.

Ms. Ullner made a joint motion to approve the exterior alterations at 400 Park Avenue, suite 169, subject to the physical exterior materials being submitted to the building department for administrative approval.

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

#2 THE CANYONS PHASE 2 – MODIFICATION TO FINAL DEVELOPMENT PLAN – ADDING AMENITY AREA

Present: Ryan Linker – Pulte Homes
Keith Filipkowski – Pulte Homes

PZ/ABR Discussion:

Mr. Hughes stated this is pending the Village Engineer's review.

Mr. Linker stated Pulte Homes is modifying the final development plan by adding an amenity area for residents only that will consist of a pavilion and fire pit. The pavilion will be 14' x 16' and will have tables and chairs located inside. The fire pit will be 6' in diameter and will have Adirondack chairs and a seat wall around it. The landscape will include mounding, additional plantings, and five trees.

Mr. Hitt asked if the fire pit will be wood burning. Mr. Linker stated it will be gas.

Mr. Linker presented the materials for this project. The pavilion is prefabricated, made of wood with 4' stone base columns. It will be located on a concrete pad. The fire pit will have the same cultured stone.

Mayor Kline noticed the illustration on the set of drawings shows the corner posts being wood, but it appears in the conceptual rendering the posts are placed on top of a stone base. Mr. Filipkowski stated the wooden post's base will be wrapped in cultured stone. Mr. Linker stated the stone wrapping is noted on the conceptual rendering and on the revised landscape plan. Mayor Kline feels it would be appropriate to see this architectural detail on the construction plans.

The Commission discussed the Adirondack chairs being too low for the older residents, if this area is wheelchair accessible, the addition of a tree to provide shade, and if the HOA will maintain this area.

Ms. Ullner asked about the lighting in the pavilion and pathways. Mr. Linker stated no lights will be installed in the pavilion, as they want to deter residents from using this area after dusk. The Commission stated a fire pit is usually used after dusk, and there is not a way to prevent residents from using this area at nighttime. Mayor Kline stated some form of lighting should be installed for safety issues. Ms. Skurka added that some type of emergency light should be installed in the pavilion. Mr. Filipkowski is open to adding lighting, and this will be included in the construction plan.

Mr. Hitt made a joint motion to approve modifying the final development plan for The Canyons, phase 2, by adding an amenity area subject to the Village Engineer's comments, installing lighting in both the pavilion and pathway, which will be detailed in the final site plan, and construction plans detailing the stone base installation and adding a tree on the west side to be planted either in the existing bed or on the tree lawn.

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 4359 HILLTOP ROAD – REVISIONS TO A PRE-APPROVED PROJECT, ADDITION, NEW DECK

Present: Tom Paul – Paul Architects, LLC

PZ/ABR Discussion:

Mr. Hughes stated this is pending the Village Engineer's review.

Mr. Paul presented the proposed plans to the Commission. The plans show the addition on the rear elevation, which includes a deck with handrails. Mr. Paul stated new windows and doors will be installed, and the exterior materials will match the existing home.

Ms. Ullner made a joint motion to approve the addition and new deck at 4359 Hilltop Road pending the Village Engineer's comments.

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 4379 ORANGEDALE ROAD – ADDITION

Present: Jordan Meerdink – Clemens Architecture

PZ/ABR Discussion:

Mr. Hughes stated the proposed plans are approved by the Village Architect and pending review by the Village Engineer.

Mr. Meerdink presented the addition on the rear of the home. It will include a master bedroom, bathroom, increasing the size of the kitchen, adding a mudroom, and adding a covered side porch. Mr. Meerdink stated the roof shingles, veneer brick foundation, vinyl siding, and trim will all match the existing house.

Mayor Kline asked if the front elevation was changing. Mr. Meerdink replied the front elevation will remain the same. There will be a new covered porch on the south elevation.

Mr. Hitt made a joint motion to approve the addition at 4379 Orangedale Road subject to the Village Engineer's comments.

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

#5

28291 EMERY ROAD – MODIFICATION OF SMALL CELL EQUIPMENT ON EXISTING POLE

Crown Castle – Applicant
Brandon Hughes -Building Commissioner

Present: Brandon Hughes – Building Commissioner

PZ/ABR Discussion:

Mr. Hughes stated Crown Castle is requesting a permit to install a small wireless facility on the existing utility pole at 28291 Emery Road. Mr. Hughes stated the utility pole currently has existing equipment, which Crown Castle will replace with a smaller version.

Mr. Hughes added it is pending the Village Engineer's review.

Mr. Byron explained the current building code and conveyed that it is outdated in relation to the current technology.

Mayor Kline made a joint motion to approve the modification of small cell equipment at 28291 Emery Road subject to the Village Engineer's comments and recommends to Council to change the building code to allow the installation of small cell equipment.

Seconded by Ms. Ullner.

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

No: None

The motion was approved 7-0

#6

27800 HARVARD ROAD - LOT SPLIT AND CONSOLIDATION FROM EXISTING PARCEL 901-03-040 TO CREATE PARCELS D1 AND D2 FOR ORANGE VILLAGE FIRE STATION

PZ/ABR Discussion:

Mayor Kline tabled this agenda item.

#7

THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. Hughes listed the current projects on the agenda for June 2nd.

1. 31299 Fairview Road – a new dwelling
2. 28525 Hidden Valley Drive – a new dwelling
3. 30100 Emery Road – a new dwelling
4. The former Red Lobster – variance requests

#8

ANY OTHER TOPIC FOR DISCUSSION

None.

#9

MINUTES FROM MAY 5, 2026 TO BE APPROVED

A joint motion was made by Mr. Light to approve the minutes from the May 5, 2026 meeting.

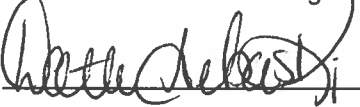
Seconded by Mr. Hitt

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 7:35 PM.

Danette Gembarski  _____ Date: 6-3-2026