MINUTES
ORANGE VILLAGE COUNCIL
SPECIAL COUNCIL MEETING
AUGUST 5, 2026
7:00 PM

PUBLIC HEARING
7:00 P.M.
A public hearing to hear comments on six variance requests by Luxone LLC applicable to the property at 3655 Orange Place, Orange Village, Ohio, (formerly the Red Lobster restaurant site) to permit the construction of a new five (5) story motel.

The Orange Village Council will consider the following variances from the indicated code sections:

1. Section 1156.04(a) Lot Area — Motel use requires a minimum lot area of 3 acres. The size of the lot is 2.26 acres, requiring a variance of 0.74 acres.
2. Section 1156.04(b) Motel Lodging Unit Size — Each motel lodging unit shall be comprised of at least 325 square feet and shall not contain more than two sleeping rooms. The proposal includes 35 rooms at 250 square feet (requiring a 75 square foot variance), 51 rooms at 276 square feet (requiring a 49 square foot variance), and 37 rooms at 324 square feet (requiring a 1 square foot variance).
3. Section 1156.05(a) Yards — Side Yard Setback — Side yard setbacks for buildings abutting non-residential lots are required to be a minimum of 35 feet. The proposed side yard setback is 30 feet 4 inches, requiring a variance of 4 feet 8 inches.
4. Section 1156.05(a) Yards — Front Yard Setback — Front yard setback for building from street right of way is required to be a minimum of 100 feet. The proposed front setback is 82 feet, requiring a variance of 18 feet.
5. Section 1156.06 Height of Buildings — The maximum height of buildings permitted in a U-4A District shall be fifty (50) feet, exclusive of elevator or mechanical penthouses which shall be limited to an additional fifteen (15) feet in height. The height of the proposed building is 56 feet 2 inches, requiring a variance of 6 feet 2 inches.
6. Section 1162.03 Schedule of Required Parking Spaces — Motel use requires one parking space per lodging unit. The proposal includes 132 rooms with 106 parking spaces provided, requiring a variance of 26 spaces.

Council President Perry called the public hearing to hear comments concerning six variance requests by Luxone LLC to order at 7:00 p.m.

- Audience comments related to the public hearing
  Staci Manila, 4969 West Woodcrest Drive
  - Due to many variances feels the proposed project does not conform to the intent or standards of the Village
  - Approving numerous variances establishes a new precedent – developers should do so with the zoning requirement
    - Asking council to uphold the integrity of our zoning ordinances

  Gary Soltis, RDL Architects
  - Works for the architect that submitted the variances
  - Zoning codes are designed to evolve over time
  - Hotel market has changed
    - Specific clientele – modern achiever –for business
  - None of their hotels are the designed the same
  - Very high-quality design

Council President Perry closed the public hearing to hear comments concerning six variance requests by Luxone LLC at 7:09 pm

1. Council President Perry called the Special Council Meeting of August 5, 2026 to order at 7:09 p.m.

2. Pledge of Allegiance

3. Roll call

Members Present:	Boyle, Foster, Vincent, Kurland, Ullner, Perry
Members Absent:	Bilsky
Others Present:	Steve Byron, Law Director
	Larry Genova, Fire Chief
	Michael Roberts, Police Chief
	Bob Zugan, Service Director
	Anna Girardi, Council Clerk

4. A Motion to approve the Special Council Meeting Minutes of July 1, 2026 was made by Mrs. Vincent seconded by Mr. Boyle.

Ayes:	Boyle, Foster, Vincent, Kurland, Ullner, Perry
Nays:	None

5. A Motion to approve the Council Meeting Minutes of July 8, 2026 was made by Mrs. Perry seconded by Mrs. Vincent

Ayes:	Boyle, Foster, Vincent, Kurland, Ullner, Perry
Nays:	None

6. Audience comments relating to agenda items only

- None

7. Old Business of Pending Legislation and Motions

- None

8. New Business and Consideration of:

- Discussion of annual renewal of Class C and D retail liquor permits
  - Mr. Byron stated that Council has the authority to raise objections for annual renewals
    - Chief Roberts stated he has no issues with any of the permit holders

9. Audience comments relating to matters which advance the good of the Village
Andrew Spitz, 145 Jackson Drive
  - Adjacent to the Pulte development
  - Not against development
    - Opposed to unreasonable, unnecessarily invasive and insensitive developments
  - Met with Mayor, Law Director and Planning and Zoning Commission to uphold their obligations
    - Feels it contradicts what was approved
      - Long term benefit of the Canyons – Phase 2 started in May
    - Issue with dust from the development
      - Not placing water on the area until residents complained
    - Rain water system failed this week
      - Trees that he planted were uprooted

Anna Gecht, 185 Jackson Drive

- Sent email to Council, P & Z members and Building Commissioner
  - History of the project
  - Why there is so much frustration and lack of trust with administration and council
  - Requested that Council read the email
- Operations of Planning and Zoning Commission
  - Not following the Ordinances
- Notice to neighbors if they have encroachment on their property
  - Voted no by P & Z
- Requested Council to please read the email sent and hope to come to a quick resolution

Joseph Lewis, 165 Jackson Drive

- Felt they are surrendering privacy, protection, trees, property and values
  - Pulte did not modify engineering
  - Approved removal of tree preservation without returning to P & Z
  - When did P & Z approve the change
- Councils core duty to communicate projects
  - Especially those that affect residents directly
- Landscape design has not been approved
  - Would like to see a meaningful buffer
  - Address safety and storm water remains on the development property

Ava Spitz, 145 Jackson Drive

- Biggest problem is the dust that is getting into homes and air conditioners
- Unhappy with cleaning all the trees for phase 3 when phase 2 was not complete
  - Taking away trees
  - Bear found wondering – took away their home

Mamie Higgins, 155 Jackson Drive

- Great deal of dust
  - Kids are unable to play
  - Issue for people with asthma
- 15 minutes of rain, flooded the entire area
  - 5 foot muddy water pit
- Appreciates Mayor Kline's immediate response and Pulte agreeing to pay for it

Staci Manila, 4969 West Woodcrest

- Left P & Z meeting very angry
  - Commenting light heartedly about the gas issues
    - Very fortunate we did not have an explosion
- Safety of our residents should be the highest priority
  - Construction activity must be monitored by an engineer

10. Comments by the Mayor
    - Thanked everyone that came to the meeting and spoke
      - We take this very seriously
    - Flags and household hazardous waste collection will be on Friday, August 8 from 7am to 3pm at the Service Department
    - Computer collection will be the month of August – Monday through Friday from 7am to 3pm at the Service Department
    - Paper Shredding will be Friday, August 14 at Pepper Pike City Hall from 9am until noon – there is a 5 bag limit (grocery bag)
    - Thank you to everyone that helped make the Orange Village Fire Fighters Association's 5K run and the Party in the Park a success! Thanked Fire Chief, Assistant Chief, Anna, Service Department staff and Police Department staff
    - Join us August 15 for a summer concert at Orange Village Park. Replay a 7 piece band playing music from the 1960s through the 1980s will perform at 6pm.

- Gas line ruptures on Miles Road
  - Set up a meeting with Enbridge and they will attend a Mayor and Managers Association meeting.
    - This is larger than just Orange Village.
    - Ms. Ullner would like to see monetary restitution for the residents
  - I want to thank the entire Orange Village and Solon teams for their work in helping to resolve this situation and protect the community. I apologize on the part of the Village for the disruption and inconvenience caused by these events. Our objective is to complete the waterline replacement and restore Miles Road and get it done in a timely manner. Please note that the contract for the work is between Cleveland Water Department, the City of Solon, and Terrace Construction. However, the installation is taking place in Orange Village. As such, we have management oversight and inspections. We look forward to seeing this project completed in the fall and appreciate the patience of residents and businesses.
  - Had a meeting with approximately 30 people to develop a strategy
    - All work on Miles Road east of Brainard has been stopped
      - Waiting on Enbridge to identify all lines including capped lines
    - Invited OUPS and representatives from PUCO to attend the meeting
- Concrete Road program is underway – Lander Road southbound from Harvard to Smithfield (this closure is expected to last 2 weeks)
  - They will begin working in Orangewood on August 15 – restricted contractor to work from 9AM – 6PM on Saturday
  - Visit the website for more information
- Drone delivering prescription for Cleveland Clinic – this is a new program in our area. Don't be alarmed if you see these drones in the sky
- Please note Council passed an Ordinance changing the construction hours to 7AM – 6PM Monday through Friday and 9AM – 6PM on Saturdays. No work on Sundays or holidays.
- Canyons Development Update
  - As work on the Canyons has been underway along the boundry with Jackson Drive, I want to update the community on issues and actions being undertaken to address the concerns of the residents
    - Earthwork is underway to install sewers. This work included grading and tree removal, directed by the removal plan and directed by the Village Engineer
    - Landscaping and buffer design included in the preliminary development plan will be approved as a part of Phase 3 submission
    - As there was a significant rain event last weekend, the stormwater management system was overwhelmed and overflowed into neighboring properties. Pulte's team has taken measures to upgrade the SWMP facilities to prevent a reoccurrence and has offered to provide restoration for yard damage with homeowners providing documentation.
    - I have agreed to provide reports to the residents and post to our website; progress, schedules, and anticipated work Pulte will be doing. The Village and neighbors will be better informed and have real information
- Met with Anna Gecht, Andrew Spitz, Keith Filipowsky (Pulte Development), Steve Byron, and Brandon Hughes. We determined to hold a design work session to review landscape and mounding proposal to get community input prior to the plan being submitted to the Commission. We believe this will result in a collaborative outcome in the interest of all concerned.
- Working on ebike legislation and will present to council next week

11. Comments by the Council President
    - Thanked everyone that attended and spoke tonight
    - She and council hear you and we listen to everything you have said

- You can send your comments in writing
  - We have business we conduct and we limit comments to 3-5 minutes

12. Comments by Council Members

Boyle

- Thanked the resident of Jackson for attending
  - Issue seems to be what was happening and how it was happening
  - Jackson Road preservation zone
    - Would be the approval of the Village
    - Feels council should put a pause on the project until we have an understanding of what is happening
    - Will not approve anything for Pulte at this time
- Lost 2 public service people recently
  - North Randall Firefighter
    - Help someone on the road at night
    - Cameron Duvall recognize him for his service
  - David Semerick
    - North Royalton Building Commissioner
  - Recognize what public officials do
  - Their lives matter and it is a great loss

Foster

- Very passionate
  - Find out what we can do about this
  - Heart goes out to you
- Veterans Committee – Orange Goes Red, White and Blue

Vincent

- Gas Mains
  - Very scary situation for all
  - Like to see compensation for the residents and businesses in the area
  - Would like to be part of the meeting when it happens with Enbridge
- Apologized for not attending P & Z – had another meeting
  - Truly wants what is best for all the residents
  - We hear you and see you
- Artisan and Farmers Market – August 8 – 9am – 1pm at Orange Service Department
- August 15 – Replay band
- September 3 – Men of Independence
- School calendars for 2026-2027 school year
  - Available to pick up at Village Hall or at Orange Schools
- Kiwanis raised over $25,000 to help children here and around the world
- Thanked Anna Girardi and others that assisted with the Party in the Park
  - Thanked Mr. DuVall and the High School Band
  - Great event

Kurland

- Thanked everyone that came out and spoke
  - We do read your emails and we do want to help
- Feels communication is one of the issues
  - It is not our job to make money for the developers and residents are important
    - Can't or don't want to stop developing but keep residents in mind
  - Neighbors need to receive notices
  - We need to figure out how to resolve the communication issues
- Doesn't feel Pulte is doing enough to make things right
  - Have to do something to make it right
- Hotel variances
  - Very hard to be excited about a hotel coming in

Ullner

- Will be resigning, no set date yet
- Would like to have someone named to Planning and Zoning from Council prior to her departure
    - Would like to suggest Jim Boyle
- P & Z for 1 ½ years – feels there is a failure in the process
    - Plan approved conditionally to maintain the buffer per the engineer
        - Should come back to planning and zoning if the condition is not met
- Feels the progress should stop and will vote no on every Pulte project
    - Suggested Mayor to send a weekly letter to all residents on Jackson with updates of what is going on
- Thanked the council members for changing the start time for construction
    - Would like to ask council to reconsider an 8am start time
- Thanked everyone that spoke this evening
- Charter Review Commission suggest 2 Council members appointed to Planning and Zoning Commission

A Motion to direct the Law Director to draft legislation to change the construction hours start time from 7am to 8am was made by Ms. Ullner seconded by Mrs. Perry.

Ayes: Boyle, Foster, Vincent, Kurland, Ullner, Perry
Nays: None

Mrs. Perry requested the Law Director to add an emergency clause to the legislation.

Mrs. Perry appointed Jim Boyle to the Planning and Zoning Commission but will remain as an observer until Ms. Ullner steps down.

13. A Motion to determine, by unanimous vote of the quorum by roll call and in accordance with Ohio Revised Code Section 121.22(G)(8), that it is necessary to enter into executive session to consider confidential information directly related to the request for economic development assistance, including the protection of the interests of an applicant for such assistance or the possible investment or expenditure of public funds to be made in connection with an economic development project, and to consider marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of the applicant, or negotiations with other political subdivisions respecting requests for economic development assistance all of which to be provided or administered under Chapter 715., 725., 1724., or 1728. or sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements, or the extension of utility services directly related to an economic development project and to discuss pending or prospective litigation with legal counsel was made by Ms. Ullner seconded by Mrs. Vincent.

Ayes: Boyle, Foster, Vincent, Kurland, Ullner, Perry
Nays: None

Council entered into Executive Session at 8:26 p.m.

Council reconvened the Special Council meeting of August 5, 2026 at 10:01p.m.

14. Adjournment of the Special Council Meeting of August 5, 2026

A Motion to adjourn the Special Council Meeting of August 5, 2026 was made by Ms. Ullner seconded by Mrs. Kurland.

Ayes: Boyle, Foster, Vincent, Kurland, Ullner, Perry
Nays: None

Special Council Meeting of August 5, 2026 was adjourned at 10:02 p.m.

Annamarie Girardi
Council Clerk

Lisa Perry
Council President