MINUTES
ORANGE VILLAGE COUNCIL
COUNCIL MEETING
SEPTEMBER 9, 2026
7:00 PM

PUBLIC HEARING
7:00 p.m.
To hear comments on four (4) 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.

- Council President Perry called the public hearing to consider six variance requests for Luxone LLC to order at 7:01 p.m.

- Audience comments related to the public hearing

  Andrew Spitz, 145 Jackson Rd
  - Why does the property need a variance, what is the hardship?

  Greg Soltis, RDL Architects
  - Spoke about the variance requests – approved at P & Z meeting

- Council President Perry closed the public hearing to consider six variance requests for Luxone LLC at 7:04 p.m.

PUBLIC HEARING
7:01 p.m.
To hear comments on two variance requests by 3900 Orange Place Beachwood, LLC applicable to the property at 3900 Orange Place, Orange Village, Ohio, (formerly the Bahama Breeze restaurant site) to permit the construction of a new lighting showroom building.

Council President Perry called the public hearing to consider two variance requests for 3900 Orange Place Beachwood, LLC to order at 7:04 p.m.

Audience comments related to the public hearing

Jordan Berns, Counsel for 3900 Orange Place Beachwood, LLC
- It is an odd shaped parcel
- Explained reasoning for the variances

Council President Perry closed the public hearing to consider two variance requests for 3900 Orange Place Beachwood, LLC to order at 7:08 p.m.

1. Council President, Lisa Perry, called the Council Meeting of September 9, 2026 to order at 7:08 p.m.

2. Pledge of Allegiance

3. Roll call

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

4. A Motion to excuse Councilmember Ullner from the September 9, 2026 Council meeting was made by Mrs. Perry seconded by Mrs. Vincent.

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

5. A Motion to excuse Councilmember Bilsky from the September 9, 2026 Council meeting was made by Mrs. Perry seconded by Mr. Foster.

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

6. A Motion to adopt the Final Order and Decision of Council and the Conclusions of Fact for the variance requests by Luxone LLC to permit construction of a new five (5) story motel at 3655 Orange Place was made by Mrs. Perry seconded Mr. Foster.

   Mrs. Vincent inquired about the 4th variance, Mr. Byron stated it is for the items on the roof. Mrs. Vincent stated she found there was a letter to the schools concerning a TIF on the property. Mr. Soltis stated the developer did contact the schools concerning a TIF and he does not know why. Mrs. Vincent stated she will not support a TIF on this property. Mayor Kline stated he spoke to the developer and the project will move forward without a TIF. Mr. Boyle stated there was an email in August explaining the need for a TIF to finance the project. He would like to table the variance requests until we find out why the TIF financing was requested.

   Discussion ensued concerning tabling the variances until the developer finds out

   Mr. Boyle made a motion to table the Final Order and Conclusion of Fact seconded by Mrs. Vincent.

   Ayes: Vincent, Boyle, Foster
   Nays: Kurland, Perry

7. A Motion to adopt the Final Order and Decision of Council and the Conclusions of Fact for the variance requests by 3900 Orange Place Beachwood, LLC to permit the construction of a new lighting showroom building at 3900 Orange Place was made by Mrs. Vincent seconded Mrs. Perry.

   Discussion ensued concerning the variance requests.

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

8. A Motion to approve the Treasurer's Report for July, 2026 was made by Mr. Boyle seconded by Mrs. Kurland.

   Mrs. Kavander explained the Treasurer's Report for July, 2026

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

9. A Motion to approve the Tax Administrator's Report for July, 2026 was made by Mrs. Perry seconded by Mrs. Vincent.

Mrs. Kavander explained the Tax Administrator's Report for July, 2026

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

10. A discussion of the Bills to be paid in the month of September in the amount of $252,101.85 and additional August expenses in the amount of $158,755.58.

11. Audience comments relating to agenda items only
Andrew Spitz, 145 Jackson Drive
- New Fire Station on the ballot this fall –
  - Removed due to the school levy
  - Feels it is due to the Pulte TIF issue
- Tree fund – inquired about the balance
- Cleveland.com article

12. Old Business of Pending Legislation and Motions

A. ORDINANCE 2026-25 (AS AMENDED)
AN ORDINANCE ENACTING NEW SECTION 351.17, UNATTENDED TRAILERS AND TOWED EQUIPMENT PROHIBITED ON PUBLIC STREETS, OF CHAPTER 351, PARKING GENERALLY, OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE, OHIO, AND DECLARING AN EMERGENCY. 2nd Reading

Mr. Byron stated it was amended from the discussion last week. The police department and administration request suspension of the rules.

A Motion to suspend the rules for Ordinance 2026-25 was made by Mrs. Perry seconded by Mr. Boyle

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

A Motion to for passage of Ordinance 2026-25 was made by Mrs. Perry seconded by Mrs. Vincent.

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

13. New Business and Consideration of:

A. RESOLUTION 2026-5
A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER.

A Motion for passage of Resolution 2026-5 was made by Mrs. Perry seconded by Mr. Boyle.

Mrs. Kavander explained this was a housekeeping item.

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

14. Audience comments relating to matters which advance the good of the Village

Staci Manila, 4969 W Woodcerst

- Spoke against TIF's that are being asked considered for projects
  - Many homes built in area that did not receive a TIF

Andrew Spitz, 145 Jackson Dr

- Spoke about ebikes vs manual bikes and speed
- Spoke against the TIF
  - Taking money away from Cuyahoga County services
- Issue with trees removed behind their homes

Lauren Rock, 3990 Beechmont Trail, Pamela Holmes, 4040 Hemlock

- Concerned about Ord. 2026-10 – no parking on cul-de-sac
- Looking for a compromise
  - Allowing for Monday – Friday 7am – 4pm
- Mayor Kline replied that there might be a compromise and it might be appropriate to have a work group with a member of council, police and fire
  - Mrs. Perry thanked them for coming in

Mitch Gecht, 185 Jackson Drive

- Spoke concerning building in his back yard
  - Construction zone in back yard

15. Comments by the Mayor

- Thanked the Veterans and Arts and Culture Committees for bringing the Men of Independence to Orange on September 3rd. Special thanks to the Kent State Honor Guard and Jay Nye, who sang the national anthem for their contributions as well. We truly appreciate their performances.
- Farmers and Artisan market was held last Saturday. Thanked Elizabeth Bach and her group for providing the Village with such a great program.
- Orange Village Park Survey continues – we will be placing fliers at the park to receive input from others
- Scrap Tire collection continues through September 18 at the Service Department, 4680 Lander – between 7am and 3pm
- Patriot Day – September 11
  - We remember the innocent lives lost, the heroes who stepped forward ran into the fire, and the unity that carried us through. We are stronger together.
- Branch Chipping is Monday, September 14 – please place your items out for pickup prior to 7AM
- Rosh Hashona begins sundown on Friday and Yom Kippur begins sundown a week from Sunday. L'Shona Tova Tika TeVu-Happy New Year and may you be inscribed for a good and healthy year.
- Orange Village's Sustainability and Resilience Committee will host a Sustainability Summit at Orange Village Hall in early October. Thanked John Loftus, Amanda Kurland and the Committee members to help make this happen.
- Paving of Orangewood Drive will be tomorrow – one day
- Waterline work is moving rapidly
  - West end of Miles Road will be transitioned to the new line
- Ebikes – Cuyahoga County Mayors and Managers has a sub group to discuss – on committee
- Sept 17 meeting concerning buffer zone
- Podcast by Cleveland.com
  - Stated facts concerning the TIF

- Not taking funds from the poor of Cuyahoga County

16. Comments by the Council President
    - Parks & Rec Committee – Halloween dog costume contest – October 17 – rain date Oct 18
        - $5 entry fee

17. Comments by Council Members

Vincent
- Concert Sept 3 – spectacular event
    - Thanked the Veterans Committee for partnering and Service Department for all their assistance
- Oct. 10 – final outdoor Orange Community Artisan market
- November 30 – Light Up Orange for the Holidays
- Condolences to Marguarite Stephanopoulos' family – she will be missed and remembered
- Orange Schools Hall of Fame – weekend of September 25th – open to all, must have a ticket for lunch only
- Patriots Day
- L'shana Tova
- Happy Grandparents Day on Sunday

Kurland
- Council members that have missed a great deal of meetings
    - If not able to fulfill the responsibility consider stepping down
        - Zoom into meeting if there is only a good reason, not just to read a statement or to vote
            - Mrs. Perry stated we should look at legislation for Zoom meetings
            - Mayor Kline stated we should consider this for Planning and Zoning meetings as well
        - **Mrs. Perry directed the Law Director to prepare legislation concerning participation at meetings via Zoom**
- Great deal of public records requests
    - Consider it takes a huge about of time for the employees
    - It is your right to request the records
- Happy New Year
- Remembering 911 – very thankful for family and friends, life can change at any moment
- Thanked everyone for coming

Boyle
- Concern with TIF and Cuyahoga County
    - Feels the County provides services to us and we are taking their funding away
- Anna Gecht – sent letter concerning zoning regulations – similar use vs zoning change
    - He feels the Law Director needs to respond
- Would like to have a plan for Law Director
    - RFQ or similar by next meeting

Foster
- 9/11
    - Think about this every day not just on the anniversary
- Sept 3 performance was wonderful
    - Thanked everyone for coming

18. Adjournment of the Council Meeting of September 9, 2026

Council President, Lisa Perry adjourned the Council Meeting of September 9, 2026 at 8:13 p.m.

Annamarie Girardi
Council Clerk

Lisa Perry
Council President