

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 18, 2016 – 7:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 7:30 pm.

Members Present: Anthony Lazar, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy.

Members Absent: Kathy Moran

Others Present: Paul Singerman, Special Counsel
Ron Nied, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 PINECREST FDP (FINAL DEVELOPMENT PLAN) – BUILDING #1

Present: Chris Salata, Brice Hamill, Representatives – Fairmount Properties
Josh Decker, Senior Project Manager – Independence Construction
Jordan Berns, Attorney – Berns Ockner
Ted Wolff, Project Landscape Architect, Wolff Landscape Architecture, Inc.
Tom Arsovski, Project Architect, CallisonRTKL

PZ/ABR Discussion and Motion below #3

#2 PINECREST FDP (FINAL DEVELOPMENT PLAN) PODIUM ONLY – BUILDING #4

Present: Chris Salata, Brice Hamill, Representatives – Fairmount Properties
Josh Decker, Senior Project Manager – Independence Construction
Jordan Berns, Attorney – Berns Ockner
Ted Wolff, Project Landscape Architect, Wolff Landscape Architecture, Inc.
Tom Arsovski, Project Architect, CallisonRTKL

PZ/ABR Discussion and Motion below #3

Present: Chris Salata, Brice Hamill, Representatives – Fairmount Properties
Josh Decker, Senior Project Manager – Independence Construction
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Ted Wolff, Project Landscape Architect, Wolff Landscape Architecture, Inc.
Tom Arsovski, Project Architect, CallisonRTKL

PZ/ABR Discussion and Motion below:

**Pinecrest
Planning and Zoning Commission and ABR
Motion to Approve
FDP for Buildings #1 and #4 and Address Identification**

It is moved by Mayor Mulcahy and seconded by Brian Hitt to approve the Final Development Plans for Buildings #1 and #4 and naming of the internal streets - based on the three (3) sets of drawings titled: **Pinecrest FDP Building 1 Presentation** (36 pages dated October 18, 2016) and **Pinecrest FDP Building 4 Presentation** (43 pages dated October 18, 2016) **Pinecrest: FDP Address Identification** (6 pages updated and received October 18, 2016) - with the following conditions and or understandings:

1. Building #1:
 - a. The all-purpose trail will be extended to the easterly property line of the residential parcel (with the storm water retention area) east of the building.
 - b. The applicant recognizes that the tenant of Building 1 will be required to provide for approval by the Planning and Zoning Commission and Architectural Review Board a landscape and hardscape plan for its patio areas around its building.
 - c. The plan will be revised to break down the scale of the south elevation with separate elements, provided, however, that this condition may be modified or eliminated without further action by the Planning and Zoning Commission and Architectural Review Board if recommended by Councilman Kline following further discussions with applicant and the tenant of Building 1.
 - d. The civil plans need to be revised to reflect the revised landscaping – both on the south and east sides of the building.
2. Other:
 - a. The approval of the FDP Address Identification is subject to approval of the proposed street names by the U.S. Postal Service.
 - b. Pinecrest Drive may be renamed Pinecrest Parkway.
3. The FDPs previously approved have not included signs since the sign criteria, submitted to date, were only approved as part of the Preliminary Development Plan. Therefore, any consideration of signs should be deferred until the final sign criteria is submitted and approved as a supplement to the FDP.
4. This FDP approval incorporates, by reference, the Lighting Plan section in the FDP approved for Buildings #2, 5, 6 and 7 (September 26, 2015) and the supplemental photometric plan submitted December 29, 2015.

The approval of these FDPs does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer's review and approval any conflicts that may exist among the FDPs, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The motion was approved 6 to 0 .

#4 CHIEF BUILDING OFFICIAL'S REPORT

- Lakes of Orange:
 - 217 – Nearly complete and is awaiting a final inspection.
 - 223 – Foundation, drain tile and damp proofing are complete and approved.
- Pinecrest:
 - Building #10 foundation is complete and sewers are being installed.
 - Building #2 foundation is complete and now the piers and columns are being installed.
 - Building #5 & #6; Two floor levels are complete and forming of the top level has begun.
- 27700 Emery Road – Chinese Christian Church
 - The parking lot area has been paved and striped
 - In the classroom areas; rough frame, electrical, HVAC and plumbing have been complete and approved and insulation is now being installed in these areas.

#5 OTHER TOPICS FOR DISCUSSION

- Mayor Mulcahy mentioned the OV Master Plan and the Chagrin Highlands Master Plan will be on the November 15, 2016 meeting agenda.
- Jud Kline will not be attending the November 1, 2016 PZ/ABR Meeting.
- Brian Hitt will not be attending the November 1, 2016 PZ/ABR Meeting.
- It was mentioned the Pinecrest Ground Breaking Ceremony was a success.

Corrections to October 4, 2016 Minutes: Move Jud Kline's comments under #4 about 'the board develop landscape/design criteria' to Other Topics For Discussion.

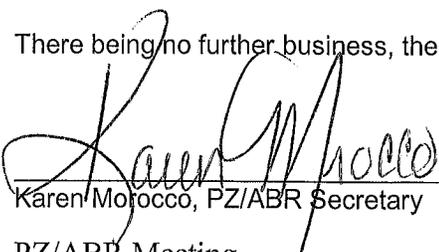
Motion to approve the Minutes of the October 4, 2016 meeting was made by Brian Hitt; seconded by Jud Kline.

Ayes: Lazar, Newland, Lewis, Hitt, Kline.

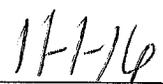
Abstain: Mayor Mulcahy

No: None

There being no further business, the meeting was adjourned at 9:07pm


Karen Morocco, PZ/ABR Secretary

PZ/ABR Meeting


Date

October 18, 2016