

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 4, 2016 – 7:30 pm

Brian Hitt, Pro Tem Chairperson called the meeting to order at 7:30 pm.

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

Members Absent: Mayor Kathy Mulcahy

Others Present: Ben Chojnacki, Assistant Law Director
Ron Nied, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 REPORT & RECOMMENDATION – ORDINANCE 2016-10 (AS AMENDED)

An Ordinance granting a variance to 27500 Chagrin Boulevard LLC to increase the total square footage of permitted wall signs at Orange Plaza shopping center.

Present: Robert G. Risman, Manager - Representative

PZ Discussion: The Report & Recommendation – Ordinance 2016-10 (As Amended) has already been voted on. While preparing Conclusions of Fact, it was discovered that the neighboring property owners did not receive proper notice of the previous hearing before the Commission. So, it was put on the October 4, 2016 Agenda. Brian Hitt, Pro Tem Chairperson, invited anyone in attendance to comment. There were no comments given. On August 16, 2016, A motion was made by Mayor Mulchy; seconded by Lewis, for the Planning and Zoning Commission to recommend Ordinance 2016-10 (As Amended) to Council.

#2 27799 EMERY ROAD - ADDITION

Present: Bill Crowley, Owner
Timothy Dick, Architect

-Approved by Village Architect

PZ/ABR Discussion: There will be 3 phases of the addition. A front entry, a mud room and a master suite extension. The front entry will have two (2) 8" x 8" craftsman posts added. The new mud room will be over the existing porch and will have access to the garage. The master suite will be bumped out 6' and there will be a new staircase with a handrail that will be built behind the master suite giving access to the basement. The owner brought a copy of the 1957 site plan. After reviewing the site plan and the blueprints, it was determined to not build past the existing footprint and the front columns should be moved back to be built in line of the existing front step. If this is done, a variance will not be needed. The materials and colors will match the existing house. This includes the windows, trim and stone. It was recommended by the board to add some trim and detail in the form of vinyl shake, horizontal vinyl siding or azek to the front gable to give it a more 'finished' look.

A Joint Motion to recommend approval for the addition at 27799 Emery Road subject to repositioning the front columns to meet the setback requirements and the suggestion to add the trim and detail to the front gable was made by Jud Kline; seconded by Eric Newland.

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

No: None

#3 28900 JACKSON ROAD – GARAGE ADDITION

Present: Joe Sontoriella, Owners & Contractor

-Approved (As Noted) by Village Architect

PZ/ABR Discussion: The owner, Joe Sontoriella, decided not to build a garage addition but to build a detached garage at the end of the driveway instead. The size of the garage is 999' (37 x 27). The lot size is 200 x 680; approximately 3 acres. There are no set back issues. Everything will match the existing garage/house except for the roof. It will be a gable roof and not a hip roof due to cost. There will be two (2) garage doors; one double and one single with a man door on the side. There will be a 16" overhang on the garage that matches the house. The gutters and downspouts will also match the house. It was encouraged adding two (2) windows to each side. The homeowner, Joe, was considering adding windows and would like to do so. No trees will be sacrificed to build the detached garage.

A Joint Motion to recommend approval of the detached garage at 28900 Jackson Road conditioned upon adding two (2) windows on each side and matching the 16" overhang to the house was made by Scott Lewis; seconded by Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline.
No: None

#4 3972 WHITE OAK – FINAL LANDSCAPE PLAN

Present: Ron Klein, Owner

PZ Discussion: The yard has been regraded with a yard drain. The yard has been seeded and strawed. The landscaping is already installed. The house faces east. Kathy Moran pointed out that some of the plants used will outgrow the area they were planted in. Also, some types of plants used prefer a sunny area, not shade. The owner, Ron Klein, stated all the plants will be trimmed and maintained.

A Joint Motion to approve the final landscape plan as is with the recommendations at 3972 White Oak was made by Kathy Moran; seconded by Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline.
No: None

#5 CHIEF BUILDING OFFICIAL'S REPORT

- Pinecrest Project:
 - Permits have been obtained for Buildings #2,5,6,7,10.
 - The 1st floor upper level post tension concrete slabs are being set up on building 5 & 6.
 - Building #7 has the concrete foundations and columns completed.
 - Building #10 has the base prepared for the foundations to begin.
- This year's home maintenance inspection program has ended. The entire Village area was inspected for code violations. Of the 22 notices sent, only two required court citations with one still unresolved.

#6 ANY OTHER TOPIC FOR DISCUSSION

- No plans for the Pinecrest parking garage have been received yet.
- Evites were sent out for the Pinecrest Ground Breaking Ceremony on October 13, 2016 @ 5:30pm. (Brian Hitt will be out of town on October 13, 2016).
- Jud Kline said that Pinecrest Building #1 will be on the PZ/ABR October 18, 2016 agenda.
- A reminder was given that the OV Master Plan discussion will be on the PZ/ABR October 18, 2016 agenda.
- Jud Kline stated it is important for the board to develop landscape/design criteria for the residential community of Orange Village in the future before the landscaping is installed. The board is 'recommending not requiring' their suggestions be followed.

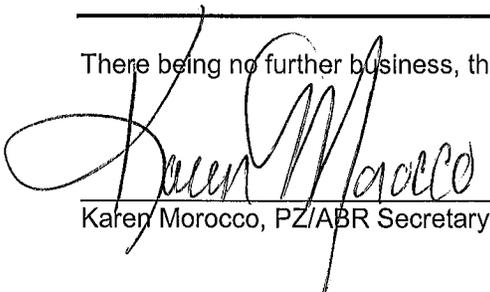
Motion to approve the Minutes of the September 6, 2016 meeting was made by Jud Kline; seconded by Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline.
No: None

Motion to approve the Minutes of the September 20, 2016 meeting was made by Jud Kline; seconded by Anthony Lazar.

Ayes: Lazar, Moran, Newland, Hitt, Kline
No: None
Abstain: Lewis

There being no further business, the meeting was adjourned at 8:31pm



Karen Morocco, PZ/ABR Secretary

10-18-16

Date