

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, April 19, 2016 – 7:30 pm

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

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy (Scott Lewis arrived at 7:34pm)

Members Absent:

Others Present: Ron Nied, Chief Building Official  
Ben Chojnacki, Asst. Law Director  
Dave Hartt, Village Planner  
Mary Catherine Knight, Clerk of Council  
Karen Morocco, PZ/ABR Secretary

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### #1 COLD FRAME STRUCTURE – 29400 JACKSON ROAD

Present: Tyra Edwards, Representative  
Norman Edwards, Homeowner

PZ/ABR Discussion: This was approved by the Village Architect. The cold frame structure is located adjacent to the rear patio and is not visible to the neighbor's or from the street.  
The owners intend on growing vegetables and flowers and are hoping to attract bees. The frame will be covered with visqueen and will be on the cold frame structure year round.  
The size of the cold frame is 987 square feet.

A Joint Motion was made by Hitt seconded by Kline to approve the cold frame structure at 29400 Jackson Road.

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

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### #2 NEW DETACHED GARAGE – 4050 LANDER ROAD

Present: Steve Mazzone, Godfather Garages, Representative  
Chris Stacey, Homeowner

PZ/ABR Discussion: The detached garage was approved by the Village Architect. Currently, there is no garage on the property, however one existed many years ago when the current owner's grandparents owned the home. The detached garage is approximately 80'-90' off the property line and is located behind the house. The finishes match the house. Siding is adobe cream and the roof color is dual brown. Trim will be white in color. The garage door size is 20' x 20'.

A Joint Motion was made by Hitt seconded by Lewis to approve the detached garage at 4050 Lander Road.

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

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#3 REPLACE COMMUNITY PARK SIGN – 4600 LANDER ROAD

Present: Mayor Kathy Mulcahy, Representative

PZ/ABR Discussion: Mayor Mulcahy presented in lieu of Bob Zupan, Service Director. The sign is very visible and is replacing the current sign located on White Drive which is the main drive. The sign will be simplistic in design and will be enhanced by sculptures. It was suggested a contest be held to choose the sculpture(s) to be displayed. It was also suggested to attach the Orange Village logo to the post. This will be taken into consideration. The sign height will be 8' with 2' of clearance. Two (2) pillars currently are standing with one pillar to be removed. The sign will hang from one pillar and will hang towards the street. Landscaping will fill in the area around the sign. The Mayor will confirm at the next meeting that the colors of the sign are black and white.

A Joint Motion was made by Kline and seconded by Lewis to approve the sign subject to attaching the Orange Village logo to the pillar at 4600 Lander Road.

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

No: None

Abstain: Mayor Mulcahy

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#4 CHIEF BUILDING OFFICIAL'S REPORT

- A final inspection was performed and approved for the new home at 28975 Hidden Valley and a Certificate of Occupancy was issued.
- Construction work is continuing at 3972 White Oak Trail.
- 213 & 217 Lake Meade: there are exterior structural walls installed with siding in progress and the interior walls are assembled.
- The terrace/deck has the steel structural frame work in place at Beechmont Country Club located at 29600 Chagrin Blvd.
- The Building Department's yearly report to the State of Ohio Board of Building Standards was due and was processed.
- Commercial projects: Approximately \$4 million dollars in Valuation.
- Residential projects: Approximately \$4.5 million dollars in Valuation.

#5 ANY OTHER DISCUSSION

- There have been many rumors about Pinecrest. The mayor spoke to Pinecrest representatives on Friday, April 15<sup>th</sup>. They dispelled the rumors. These types of rumors are not uncommon with a large project.
  - Pinecrest's activity will be starting up soon on the site
  - Pinecrest's loans are in process.
  - A press release will be coming out very soon about hotel to be constructed in Pinecrest.
  - 60% of spaces are leased at Pinecrest.
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#6 REVIEW OF ORANGE VILLAGE MASTER PLAN

- The discussion was led by the Village Planner, Dave Hartt
- Everything's up for review. The Original plan was created in 2007
- The Community Survey from 2014 is located on the Orange Village website
- Orange goes Green (2009)
- Improving connectivity throughout Orange Village
- Weintraub property not going commercial
- Work with Warrensville Heights
- Use more graphics in Master Plan
- Specify where the opportunities are
- What do we hope to see happen in the community? Set Goals
  
- Challenges:
  - o Maintaining green space
  - o Reduce traffic volumes
  - o Maintaining property values
  - o Maintaining residential housing stock
  - o Maintaining commercial properties
  - o Keeping homes owner occupied
  - o Maintaining the buffer zone is critical
  - o Hold the residential line
  - o Population has slowed down; aging population
  - o Infrastructure
  - o Financial
  - o Reducing carbon footprint
  - o Storm water control, reuse run-off
  
- Opportunities:
  - o Pinecrest – huge magnet
  - o All-purpose trails – high interest
  - o Chagrin – fiber optic lines
  - o Recycling
  - o Interconnected with schools
  - o Schools sought after by others, want to relocate to Orange Village – quality of schools
  - o Median household income up from 2000
  - o Services offered, security, safety
  - o New homes being built
  - o Parks, playground
  - o Aging population (housing to accommodate)

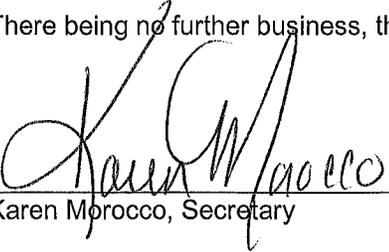
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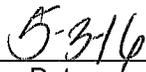
A Motion to approve the Minutes of the April 5, 2016 meeting was made by Kline; seconded by Lewis.

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

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There being no further business, the meeting was adjourned at 9:15 pm.

  
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Karen Morocco, Secretary

  
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Date