

MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, August 16, 2016 – 7:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 7:32 pm.

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

Members Absent: None

Others Present: Ron Kluchin, Village Architect  
Ben Chonocki, Assistant Law Director  
Paul Singerman, Special Counsel  
Brian Mader, Village Engineer  
David Hartt, Village Planner  
Karen Morocco, PZ/ABR Secretary

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#1 NEW HOUSE – 29999 SMITHFIELD  
(#2 on agenda)

Present: Dean Tomkins, Payne & Payne / Builder, Representative  
Craig & Heather Sesnowitz, Owners

PZ/ABR Discussion: New Plans were distributed and reviewed. No action taken as more information is needed. Back on agenda for the September 6, 2016 PZ/ABR Meeting.

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#2 ADDITION – 4300 ORANGEDALE  
(#1 on agenda)

Present: Eli Mahler, Architect, Representative

PZ/ABR Discussion: A Master Bedroom addition and remodeling of house. The entire house will be sided in new white siding. Materials will match existing.

A Joint Motion to approve the addition at 4300 Orangedale subject to matching existing materials including windows and pending Village Engineer's approval was made by Kline; seconded by Hitt.

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

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#3 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 sign at Orange Plaza shopping center.

Present: Robert G. Risman, Representative – Manager

PZ Discussion: The Commission discussed whether the applicant demonstrated that a literal application of the Zoning Code would result in practical difficulties or hardship to the property owner.

A motion was made by Mayor Mulcahy; seconded by Lewis, for the Planning and Zoning Commission to recommend Ordinance 2016-10 (As Amended) to Council. This will go back to Council to vote.

Ayes: Lazar, Lewis, Kline, Mayor Mulcahy

No: Hitt

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#4 REPORT & RECOMMENDATION – ORDINANCE 2016-16

-An Ordinance granting a building setback variance to Pinecrest Project Partners LLC for building 1 of Pinecrest.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

PZ Discussion: A Motion was made by Lewis; seconded by Kline to recommend Ordinance 2016-16 to Council conditioned upon (i) approval by the Planning and Zoning Commission and the Architectural Board of Review of the landscaping plan for the project site and the property to the east of Sub-District 2 owned by the applicant to provide sufficient buffering and screening for the residential property to the east and Harvard Road and (ii) the recording of a declaration of restrictions acceptable to the Village restricting in perpetuity the use of the property to the east of Sub-District 2 owned by the applicant to landscaping and storm water management for Pinecrest.

Ayes: Lazar, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

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#5 REPORT & RECOMMENDATION – ORDINANCE 2016-17

-An Ordinance granting a parking setback variance to Pinecrest Project Partners LLC for parking along the Southern property line of the Pinecrest Development in the PD-2 sub-district of the Pinecrest planned development district.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering

Jordan Berns, Attorney – Berns Ockner

PZ Discussion: A Motion was made by Lewis; seconded by Kline to recommend Ordinance 2016-17 to Council conditioned upon approval by the Planning and Zoning Commission and the Architectural Board of Review of landscaping plan providing sufficient buffering and screening of the parking area.

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

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#6 REPORT & RECOMMENDATION – ORDINANCE 2016-18

-An Ordinance granting a parking setback variance to Pinecrest Project Partners LLC for parking along the Western Property line of the Pinecrest Development in the PD-2 sub-district of the Pinecrest planned development district.

PZ Discussion: A Motion was made by Kline; seconded by Lazar to recommend Ordinance 2016-18 to Council conditioned upon approval by the Planning and Zoning Commission and the Architectural Board of Review of landscaping plan providing sufficient buffering and screening of the parking area.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

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

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#7 REPORT & RECOMMENDATION – ORDINANCE 2016-19

-An Ordinance granting a parking setback variance to Pinecrest Project Partners LLC for parking along the Southern property line of the Pinecrest development in the PD – 3 sub-district of the Pinecrest planned development district.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

PZ Discussion: A Motion was made by Lewis, seconded by Lazar to recommend Ordinance 2016-19 to Council conditioned upon approval by the Planning and Zoning Commission and the Architectural Board of Review of landscaping plan providing sufficient buffering and screening of the parking area.

Ayes: Lazar, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

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#8 REPORT & RECOMMENDATION – ORDINANCE 2016-20

-An Ordinance granting a minimum pervious surface area variance to Pinecrest Project Partners LLC for the PD-2 sub-district of the Pinecrest planned development project.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

PZ Discussion: A Motion was made by Kline; seconded by Lazar, for the Planning and Zoning Commission to recommend Ordinance 2016-20 to Council.

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

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#9 REPORT & RECOMMENDATION – ORDINANCE 2016-21

-An Ordinance granting a parking setback variance to Pinecrest Project Partners LLC for parking along the East property line of the Pinecrest development in PD-2 sub-district of the Pinecrest planned development district.

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

PZ Discussion: A Motion was made by Kline; seconded by Lazar to recommend Ordinance 2016-21 to Council conditioned upon (i) approval by the Planning and Zoning Commission and the Architectural Board of Review of the landscaping plan for the project site and the property to the east of Sub-District 2 owned by the applicant to provide sufficient buffering and screening for the residential property to the east and Harvard Road and (ii) the recording of a declaration of restrictions acceptable to the Village restricting in perpetuity the use of the property to the east of Sub-District 2 owned by the applicant to landscaping and storm water management for Pinecrest.

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

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#10 PINECREST FDP (FINAL DEVELOPMENT PLAN) ONSITE AND OFFSITE IMPROVEMENTS

Present: Paul Singerman, Attorney – Special Counsel  
Chris Salata, Brice Hamill, Representatives – Fairmount Properties  
Josh Decker, Senior Project Manager – Independence Construction  
Dan Neff, Jeff Plautz, Engineers – Neff Engineering  
Jordan Berns, Attorney – Berns Ockner

PZ/ABR Discussion: Ongoing discussions about the Onsite and Offsite Improvements. There was no vote on the FDP.  
The Pinecrest FDP Onsite and Offsite Improvements will be on the September 6, 2016 Agenda.

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#11 OTHER TOPICS FOR DISCUSSION:

- Dave Hartt, Village Planner, passed out an updated draft of the Master Plan for review. This will be on the September 20, 2016 Agenda. All members are encouraged to e-mail Dave Hartt with any questions/concerns.
- Jud Kline raised a concern how variances are reviewed and the current process. He feels the Planning and Zoning Commission should be identifying them first. He will continue to review the process.

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A Motion to approve the Minutes of the June 21, 2016 meeting was made by Hitt; seconded by Lazar.

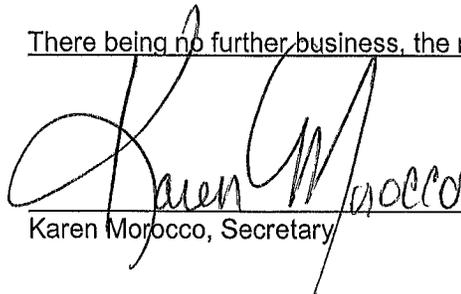
Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

Abstain:

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There being no further business, the meeting was adjourned at 10:15pm.

  
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Karen Morocco, Secretary

  
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Date