

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 20, 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, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy.

Members Absent: Scott Lewis

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

#1 REPORT & RECOMMENDATION – ORDINANCE 2016-7 (AS AMENDED)

An Ordinance granting a front yard variance to Jamil Alafari & Shannon Andrish for an addition to the main house on the property located at 30601 Emery Road.

Present: Shannon Adrish, Owner
RSA Architects

PZ Discussion: The house was built in 1941 and was built too close to the street. Expansion of the use that's non-conforming.

A Motion was made by Jud Kline, seconded by Anthony Lazar, for the Planning and Zoning Commission to recommend Ordinance 2016-7 (As Amended) to Council.

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

#2 ADDITION – 30601 EMERY ROAD

Present: Shannon Andrish, Owner
RSA Architect

-Approved per Village Architect
-Subject to approval of the Variance

PZ/ABR Discussion: The plans were submitted for design approval; not for a building permit. Dormers will be added and the deck is existing. The addition plans are very appropriately done while maintaining the tradition of the home. Materials will match the existing. The current siding is aluminum and will be replaced with white horizontal vinyl siding. The roof will match the existing and a 30 year asphalt shingle will be used. The color of the roof is grey.

A Joint Motion to recommend approval for the addition at 30601 Emery Road subject to the approval of the variance was made by Brian Hitt; seconded by Eric Newland.

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

#3 NEW HOUSE – S/L 130, 223 LAKE MEADE

Present: Sterling Lakes Builders, Scott Miller
Joseph Giglio, Architect

-Approved by Village Architect
-Approved by Village Engineer

PZ/ABR Discussion: The people building the home are building across the street from their daughter. The new house plans submitted are for a Ranch with 3 bedrooms, 3 bathrooms and a sun room. There will be an office in the full finished basement with a 2 car garage. Materials to be used are: Echo ridge colored cultured stone, CertainTeed shingles in weather wood and gauntlet grey horizontal vinyl siding and trim are to be used. The windows will be white. The cost of the home and lot is \$500k +

A Joint Motion to recommend approval of S/L 130, 223 Lake Meade New House was made by Brian Hitt; seconded by Jud Kline subject to the landscape plan.

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

#4 EXTERIOR SIGN ALTERATION – 27010 CHAGRIN BLVD – TRUE NORTH

Present: Joe Jenkins, Jenkins Sign

PZ Discussion: The Mayor stated that a variance was granted 10-12 years ago, conditioned upon the use of certain color schemes. The applicant needs to review the variance ordinance and conclusions of facts. If 'True North' meets the conditions of the previous variance then 27070 Chagrin Blvd – True North will be back on the PZ/ABR October 4, 2016 agenda. No action was taken as more information was needed.

Tabled.

#5 ADDITION – 4200 BRAINARD ROAD

Present: Kelly Lazar, Mother of Terry Lazar, resident of above mentioned property.

-Approved by Village Architect

PZ/ABR Discussion: The home currently has 2 small bedrooms. A Master Bedroom is being added and the bathroom is being moved 8'. The loft will have built in shelves and a desk. The materials will match the existing.

A Joint Motion to recommend approval for the addition at 4200 Brainard Road was made by Jud Kline; seconded by Eric Newland subject to matching the windows and trim.

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

#6 DECK – 3861-1 LANDER / BEECHNUT COURT

Present: Kathy Mulcahy, Owner
Ted Anderson, T & A Custom Carpentry

-Approved by HOA
-Approved by Village Architect

PZ/ABR Discussion: Kathy Mulcahy recused herself. There are two (2) existing decks that will be joined together. They wrap around the condo. A possible hot tub may be added in the future. The deck will be built with supports for the future hot tub. The railing will be brought up to code and the style will match the existing.

A Joint Motion to recommend the Deck at 3861-1 Lander / Beechnut Court for approval was made by Brian Hitt; seconded by Anthony Lazar.

Ayes: Lazar, Moran, Newland, Hitt, Kline
No:
Abstain: Mayor Mulcahy

#7 REPORT & RECOMMENDATION – ORDINANCE 2016-22

An Ordinance authorizing the City of Solon to provide sanitary sewer service to the property owned by Beau Bourisseau and Toby H. Bourisseau, located at 31499 Miles Road, authorizing the Mayor to execute an agreement with the City of Solon, requiring that the property owner maintain all sewer facilities located upon its property, and requiring the payment of all costs and expenses incurred by the Village in inspecting and permitting the proposed sewer improvement.

Present: Mr. Bourisseau, Owner

PZ Discussion: Currently the lot is empty. The house that used to be on the lot was burned down via a controlled burn by the OVFP and used for training purposes. If the Village passes the ordinance authorizing the Bourisseau's to receive sanitary sewer service from the City of Solon, the Bourisseau's intend to build a new house on the property at the end of 2016 or in the beginning of 2017.

A Motion was made by Brian Hitt; seconded by Jud Kline, for the Planning and Zoning Commission to recommend Ordinance 2016-22 to Council.

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

#8 CHIEF BUILDING OFFICIAL'S REPORT

- Lakes of Orange:
 - o There are 2 completed homes from Sterling Lakes Builders
 - o 3 homes have the exteriors nearly complete and the interior finish drywall is being installed
 - o Sterling Lakes Builders submitted a New Home for approval at this evenings PZ/ABR Meeting
 - o Randy Kertes has 2 completed homes
 - o The 2nd access road to Lakes of Orange complex, which is located off Brainard, is nearly complete
 - 27700 Emery – Cleveland Chinese Christian Church
 - o Completion of the parking lot and the Exterior is proceeding
 - o The interior structural components are complete and the installation of the mechanical systems have begun
 - Permit application for other work in the Village is the normal amount for this time of year
 - Pinecrest has installed the 1st level platform at Building #5, using 600 yards of concrete
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#9 ANY OTHER TOPIC FOR DISCUSSION

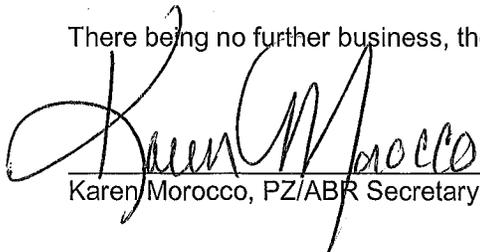
-The Mayor stated there will be a Ground Breaking Ceremony for Pinecrest on October 13, 2016 @ 5:30pm. This is by invitation only.

Motion to approve the Minutes of the August 16, 2016 meeting was made by Brian Hitt; seconded by Anthony Lazar.

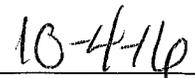
Ayes: Lazar, Moran, Newland, Hitt, Kline, Mayor Mulcahy
No: None

There was a question regarding the September 6, 2016 Minutes therefore it will be voted on October 4, 2016.

There being no further business, the meeting was adjourned at 8:43pm



Karen Morocco, PZ/ABR Secretary



Date