



V I L L A G E O F O A K W O O D
P L A N N I N G C O M M I S S I O N
W O R K S E S S I O N M E E T I N G M I N U T E S

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MEETING DATE: DECEMBER 6, 2021

TIME OF MEETING: 7:00 P.M. MEETING

PLACE OF MEETING: OAKWOOD VILLAGE – COUNCIL CHAMBERS

PRESENT: Rand Broadstreet - Chairperson
Mary Davis
Peter Duffy
Malinda Harp
Ross Cirincione - Assistant Law Director
Gary Gottschalk - Mayor

ABSENT: Tracy Moore

The Meeting was called to order at approximately 6:57 P.M. by Rand Broadstreet, Chairperson.

NEW BUSINESS: **OWNER: MR. JAMES JOHNSTON**
CASE # PC21-127: **MR. CAL HEINTZ & ASSOCIATES, LLC**
 21941 FORBES ROAD, OAKWOOD VILLAGE, OH
 44146 PP #795-03-003 Mr. Johnston is coming before the
 Planning Commission to request approval to erect a 30' X 60'
 (1,800-sq. ft.) addition to the existing building. (Section 1101
 & 1140 of the Codified Ordinance)

Mrs. Davis: Cynthia, did you receive copies of what Ed Hren sent us tonight at 5 something P.M.?

Mrs. Hines: No, I didn't receive anything by e-mail or hard copy?

Mr. Cirincione: I received copies from Ed Hren at 4:50 P.M. this afternoon.

Mrs. Davis: Can you make copies of what Ed Hren sent to Ross.

Mr. Broadstreet: One of the letters Ed sent was for Waste Management, which has been tabled, and the other was for the motor cycle place

Mr. Duffy: Why are we still getting his letters so late; the day of the meeting.

Mr. Cirincione: Ed and I talked Friday about the second item on the agenda. We need to get some additional information on it, and we need to do some research on it. We also said that it needs a survey.

Mr. Duffy: Has this gone out to the applicant?

Mr. Cirincione: I'm not sure, but I think he spoke verbally with the applicant.

Mr. Duffy: Mr. Johnston (Hips & Hogs LLC) did you receive a copy of the letter from our Village Engineer, Ed Hren?

Mr. Johnston: No, I didn't get a letter.

Mr. Cirincione: There was some discussion between you and Ed Hren regarding the requirements, correct?

Mr. Johnston: Yes, that's correct.

Mr. Heintz, Commercial & Structural Design: I've had some conversations with Ed Hren, and during my discussion with Dan Marinucci, it wasn't a survey that was needed. The legal description is: "No information relative (*inaudible*) other than just the dimensions of the property." I have researched the parcels adjacent to James' property to try and find some information. I spoke with Norm Feldler of Cuyahoga County, Maps Division who told me there was nothing available. Dan Marinucci told me there was nothing available in Oakwood Village, and Ed Hren stated there was nothing available at Chagrin Valley Engineering relative to anything.

We do understand that there is a need for a survey. That was a late development in this case because it wasn't initially a requirement. We are here to try get an understanding of whether or not James can move forward with this project.

Mr. Cirincione: My understanding is that there is a question about the appropriate use for this property. The proposal is to repair and store motor cycles, but this is in a General Business District which may very well be precluded under the zoning, therefore in the wrong district to do that. We can discuss it once we go on record.

Mr. Johnston: Okay.

Mrs. Davis: So, do you have to make this case legal?

Mr. Cirincione: We're not on the record yet.

Mr. Duffy: We would like a clarification of what their hopes and intentions are so that one issues are cleared up, we can move forward.

OTHER MATTERS FOR DISCUSSION:

Unauthorized Construction of Garage on Property at Pettibone Road:

Mrs. Davis: Mr. Cirincione, what happened to the person on Pettibone Road who put up the garage on his property? Wasn't he supposed to be at this meeting?

Mr. Cirincione: There wasn't an application on file.

Mayor Gottschalk: We asked him to get it, and for whatever reason he didn't get it.

Mr. Duffy: Has [the garage] been removed?

Mr. Broadstreet: He continued working on his house in spite of the fact that we had a stop work order.

Mr. Cirincione: They didn't file it, and as I said, I asked Dan Marinucci to prepare some citations for Bedford Court. He has not applied for permits either so, we're going to Bedford Court on it unless he appears in court and does what he's supposed to do, and that is appear and try to get permission.

Mayor Gottschalk: He was supposed to be at this meeting tonight.

Mr. Cirincione: I know. He didn't file an application so we couldn't put him on.

Mr. Duffy: He's working on his house, so does that mean he's putting on an addition?

Mr. Broadstreet: No, he put in a second floor on his house and a pond in the back of the house.

Status of the "Lube Shop":

Mr. Broadstreet: Any progress on the Lube Shop?

Mr. Cirincione: I talked to Dan Marinucci about what appropriate citations would be needed. They didn't file an application for that either.

Mr. Duffy: So, what is it with this Lube Stop you're talking about?

Mr. Broadstreet: It was an existing business of some kind having to do with automotive. I thing they were detailing but expanded it to that.

Mr. Cirincione: That's quite an expansion.

Status of the Case # PC21-126 Waste Systems of Ohio-DBA: Waste Management

Mr. Duffy: Is Case # PC21-126: withdrawn, tabled or postponed? What's the status?

Mr. Cirincione: I don't know. I was just advised of this today that they were not going to appear tonight.

Mayor Gottschalk: They did not withdraw it.

Mr. Cirincione: I believe the case needs to be tabled. Ed Hren points out in his analysis that the Law Department needs to give an opinion on whether or not that is a proper use or a prohibited expansion of a non-conforming use.

Mayor Gottschalk: There will be a corporate campus going north of Waste Management, which is Interstate McBee. That is initially a 200,000-sq. ft. building. Eventually it would be 300,000-sq. ft. and maybe within three years another building with another 100,000-sq. ft.

Behind that is a firm called Gibson Stewart. They provide equipment for the construction of buildings. They retired and sold to a major firm. So, all of a sudden, you're going to have a 30,000-sq. ft. for more garbage dealing? That's a problem!

The Law Department is looking at whether it is a prohibit use because of the change in zoning. There's no need to have them come here tonight until the Law Department is clear on this.

Mr. Broadstreet: What are all the trailers across the street?

Mayor Gottschalk: That is Interstate McBee and John's Trailer. They were given a half-million-dollar grant from Jobs Ohio to rehab the land over there because half of it was wetlands and unstable property.

Bigfoot Landscape Supply: Storage Limitations in front of Building?

Mr. Duffy: What are the storage limits for storing items in front of a business? They have mounds of pallets of stuff all over their driveway.

Mr. Cirincione: I'm going to ask Dan Marinucci to take some photos of that. I've glanced at that going down I-271 and suddenly it seems like there's a lot more.

Mr. Broadstreet: They have one or two big temporary buildings that are certainly not to Code. I think we outlawed those "hoop" buildings with plastic over them and concrete block bases. They didn't give us any indication that they were going to be selling landscape materials.

Mr. Cirincione: I do recall something about landscape materials, but nothing like what they have outside their building now.

Mr. Duffy: The gas stations on Broadway and Pettibone have coolers and stuff in front of them, but it's nothing like what Bigfoot has.

Mr. Cirincione: The gas stations will be cited too. Bigfoot has accumulated more and more materials. I will have to take a look at their minutes and see what their application was and what their representations were as to what they were going to do there.

Unauthorized Fence on Robinette Property on Garden Road?

Mrs. Davis: Mayor, I understand you were on Saturday. Did you see Mr. Robinette's (the younger one) fence, now that he has no garage, he is putting up a fence to store his things. He has put up a plastic tent, and double plastic over that to store his things in.

Mayor Gottschalk: I'll have Dan take a look at that tomorrow.

Update Re: Unauthorized Vehicles Parked Behind Chaloupka's

Mayor Gottschalk: That big truck behind Chaloupka's is finally gone.

Mrs. Davis: Great!

Mr. Broadstreet: What about the storage container that has been there for over a year?

Mayor Gottschalk: You have those in other buildings too, unless maybe we ask them to screen it?

Mrs. Davis: There is still a truck that parks there every once in a while, on weekends.

Empire Tree Update:

Mayor Gottschalk: Are you satisfied now with Empire Tree? They did do some screening back there.

Mrs. Davis: You can see right through it! It's clear and you don't see anything for this winter, but the lights are still shining in my back window. He said he would lower them, but the spotlight is still shining through my window. Plus, they just put the plants in so they're little ones. That won't provide any screening for this year.

Meeting Adjourned at approximately 6:55 P.M.