



**VILLAGE OF OAKWOOD**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MEETING MINUTES**

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**MEETING DATE:** MAY 2, 2022

**TIME OF MEETING:** 7:30 P.M. MEETING

**PLACE OF MEETING:** OAKWOOD VILLAGE - COUNCIL CHAMBERS

**PRESENT:** Rand Broadstreet  
Patricia Christian - Chairperson  
Jackie McDonald  
  
Ross Cirincione - Assistant Law Director  
Gary Gottschalk - Mayor

**ABSENT:** Georgia Moore

The Meeting was called to order at approximately 8:20 P.M. by Patricia Christian, Chairperson.

**OLD BUSINESS:**                    **ARGO NAVIS ASSETS LLC – MR. GREGORY SPINOS**  
**CASE # ABR22-03:**                **7375 MACEDONIA ROAD, OAKWOOD VILLAGE, OHIO**  
**44146 PP #795-19-041** Mr. Spinos is coming before the Board to request approval to demolish existing 3,200-sq. ft. building and erect a new 3,600-sq. ft. pre-engineered steel building. (Section 1101, 1169 & 1140 of the Codified Ordinance)

**MOTION TO REMOVE FROM TABLE CASE # ABR22-03:** was made by **Patricia Christian**, seconded by **Jackie McDonald** and upon roll call the **MOTION PASSED** unanimously.

***Swearing In of Gregory Spinos by Ross Cirincione:***

**Mr. Cirincione:** “Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?”

**Mr. Spinos:** “I do”.

**Mr. Spinos:** After the last meeting, we looked at alternatives to split-face block. The alternatives are not feasible. At that meeting, it was mentioned going one third of the way up with split-face block. It is a 6' X 18' building. If we have to put split-face block in we will do that, but we're talking about 6-feet up with a 7-foot door; 6-feet would make it 1-foot below a 7-foot door. I would really like to go 8-feet across the front, and may be 4-feet around the rest of the building.

So, what you would see in the front is split-face block above all the doors including the overhead doors. So that would be split-face block 8-feet all the way across instead of an awkward 7-feet and 4-feet on the other three sides of the perimeter.

**Mr. Cirincione:** Madam Chairperson, for the record: Mr. Spinos had to appear before the Board of Zoning Appeals on April 13<sup>th</sup> and the Board approved the four other variances he requested. Those variances were for the 4,406-sq. ft. area variance, 7-foot front yard variance, 2-foot side yard variance and the 1-foot rear yard variance. The only matter that is still pending is the steel sided building, which ZBA referred back to the Planning Commission and ABR under reference Code 1169.12. That gives the PC & ABR the authority to grant approval for different make-up of materials.

Are there any trees or landscape screening for the residential neighbor (the people that appeared at the ZBA meeting last month, Mr. & Mrs. Hoover)? They were curious as to what was being proposed on that lot.

**Mr. Spinos:** No.

**Mrs. McDonald:** Will all the colors remain the same?

**Mr. Spinos:** Yes, the colors will remain the same.

**MOTION TO APPROVE CASE # ABR22-03:** was made by **Jackie McDonald**, seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

**NEW BUSINESS:**  
**CASE # ABR22-06:**

**OWNER: MR. RONNIE SEARS**  
**7250 KENTUCKY DRIVE, OAKWOOD VILLAGE, OHIO**  
**44146 PP #795-07-078, 795-07-079 & ½ of 795-07-080** Mr. Sears is coming before the Board to request approval for a 2,623-sq. ft. single family home with attached 2-car garage. (Section 1101, 1165 & 1140 of the Codified Ordinance)

**Swearing In of Ronnie Sears by Ross Cirincione:**

**Mr. Cirincione:** “Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?”

**Mr. Sears:** “I do”.

**Mr. Broadstreet:** Did you receive the letter dated May 2, 2022 from Ed Hren, Village Engineer regarding the 25-foot lot?

**Mr. Sears:** Yes, I just received the letter.

*Based on earlier testimony at the Planning Commission meeting regarding this case, Mr. Sears purchased this property from the Village of Oakwood, however he has not obtained the deed for the property yet.*

**Mr. Sears:** No, I don’t have the deed yet. When I spoke with the title agency, they told me that there was something that had to come from the Village of Oakwood that was missing, so that is why I don’t have the title yet.

**Mr. Cirincione:** At this point, I will say you own equitable interest in the property. You paid for it, but you certainly need to get the deed and have it recorded with the County Auditor’s Office so that you can proceed with the consolidation. Without the deed you will not be able to consolidate the properties. I assume you have a consolidation plat that would have to be signed?

**Mayor Gottschalk:** Whatever is necessary for us to get this approved, we will do. We are flattered that Mr. Sears is on Kentucky Drive putting up this type of home.

**Mr. Cirincione:** I would say this could be passed contingent on getting the necessary documentation to proceed.

**MOTION TO APPROVE CASE # ABR22-06: CONTINGENT UPON THE VILLAGE OF OAKWOOD TRANSFERRING THE PROPERTY DEEDS WITHIN TEN DAYS TO APPLICANT RONNIE SEARS FOR CONSOLIDATION OF PP #795-07-078, 795-07-09 AND ONE HALF OF 795-07-080** was made by Jackie McDonald, seconded by Rand Broadstreet and upon roll call the **MOTION PASSED** unanimously.

**CASE # ABR22-07: OWNER: MR. SCOTT GENTRY  
22103 WEBER PARK DRIVE, OAKWOOD VILLAGE,  
OHIO 44146 PP #795-03-060, 795-03-061, 795-03-062**  
Mr. Gentry is coming before the Board to request approval for an 896-sq. ft. sq. ft. addition to existing home. (Section 1101, 1165 & 1140 of the Codified Ordinance)

***Swearing In of Scott Gentry by Ross Cirincione:*** “Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?”

**Mr. Gentry:** “I do”.

**Ms. Christian:** Will the colors of the addition be the same as the existing house?

**Mr. Gentry:** Yes, the colors will match the existing home.

**MOTION TO TABLE CASE # ABR22-07: UNTIL BOUNDARY SURVEY AND SITE PLAN ARE PREPARED AND SUBMITTED AND DETERMINATION OF CURRENT ZONING DISTRICT IS CONFIRMED AS DISCUSSED EARLIER BY THE PLANNING COMMISSION** was made by **Jackie McDonald**, seconded by **Pat Christian** and upon roll call the **MOTION TABLED** unanimously.

**CASE # ABR22-08: LANGAN ENGINEERING - MR. CHRIS WESTBROOK, BUSINESS OWNER - KROGER FULFILLMENT NETWORK, LLC SE QUAD. OF ALEXANDER ROAD & IR 480/271 OAKWOOD VILLAGE, OH 44146 PP #795-28-016 PROJECT – 20,000-SQ. FT. GROCERY FULFILLMENT CENTER WITH ANCILLARY FUELING AND VEHICLE WASH BUILDINGS.**

Mr. Westbrook, Engineer & Agent for owner Kroger Fulfillment Network, LLC is coming before the Board to request approval for preliminary site plan which includes: (1). Preliminary Site Utility Plan (2). Preliminary Site Grading Plan (3). Preliminary Site Drainage Plan (4). Preliminary Site Line Study Plan (5). Preliminary Site Landscape Plan (6). Preliminary Exterior Elevation Plan – SUBJECT TO FINAL REVIEW OF APPROVED ENGINEERING DRAWINGS. (Section 1101, 1176.08, 301.26, 1139.06, 1140 of the Codified Ordinance)

***Swearing In of Chris Westbrook by Ross Cirincione:*** “Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?”

**Mr. Westbrook:** “I do”. I am an associate with Langan Engineering Environment Services.

**Mr. Broadstreet:** Mr. Westbrook, did you receive the letter from Andrew Sparks, Village Landscape Architect?

**Mr. Westbrook:** Yes, we received it this morning and reviewed the comments the village landscape architect had and we are ready to work with them to address their comments.



**Swearing In of Douglas DeFranco (son of Robert DeFranco) by Ross Cirincione:**

**Mr. Cirincione:** “Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?”

**Mr. Douglas DeFranco:** “I do”. I am the son of Robert DeFranco, the property owner whose health did not allow him to be here tonight.

**Mr. Cook:** There will be a sign on the front and a sign on the side of the building.

**Mr. Cirincione:** Is there a currently a sign on the side of the building?

**Mr. Cook:** There was a sign on the side of the building, but there isn't one there now. Lights and power are there. The lags are already in the block.

**Mrs. McDonald:** So, this building is going to be next door to where another mattress company used to be?

**Mr. Cook:** Yes.

**Mrs. McDonald:** So, are you consolidating both of those areas, or just the one at end of the building?

**Mr. Cook:** Just the one at the end of the building.

**Mr. Broadstreet:** Are there going to be two mattress stores there?

**Mr. Cook:** No, the one store is closed.

**MOTION TO APPROVE CASE # ABR22-09:** was made by **Jackie McDonald**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

**OTHER MATTERS FOR DISCUSSION:**

***Question Re: Proposed Chain Link Fence for Kroger Fulfillment Network, LLC.***

***Mr. Jeff Harpo, Engineer of Record for the building & Coordinator with Chris Westbrook on Site***

**Mrs. McDonald:** I had one question regarding the chain link fence that is being proposed. That fence is going to be constructed around what area of the development?

**Mr. Harpo:** The fence will go around the perimeter of the property. It will be a black 6-foot-high vinyl slatted chain link fence. On the drawings, it is currently shown on the top of the mound, but does not include all of the automobile parking.

There are arm gates at the north and northwest sides of the property. The chain link fence goes to the arm gates where the employees will drive into for parking. It's on the south side, left side of the highway and the east side where the berm is.

The chain link fence also goes across the north side between the van and auto parking and the wetlands and northern neighbors. It's not quite the property line but the whole facility.

**Mr. Duffy:** The point is, we are looking for the homeowners to have minimal inconvenience.

**Mrs. McDonald:** So, is the chain link fence inside the screening or outside?

**Mr. Harpo:** I will point it out to you on the drawings. (*Referring to drawings*) It's north of the property line. Here are the northern neighbors, the mound and chain link fence that separates it from the parking area and then comes in to the building here. There is automobile parking here. The van parking is screened. This fence goes all the way down around the south and up along the highway and this area is where the trucks and vans come in and out and connects there. This part of the property is not fenced. The front office is exposed.

**Ms. Christian:** Because the previous guys took the houses and trees down, it is so noisy. People have been complaining about that to me. If you put up more trees and mounds that would buffer the noise.

**Mr. Harpo:** With all the drainage and the access coming this way, there is no mound on the west side next to the highway. We are working with the landscape architect to put some trees back. There will be landscaping.

**Mr. Broadstreet:** There was no mention of a fence across the top.

**MOTION TO APPROVE REGULAR ARCHITECTURAL BOARD OF REVIEW MINUTES FOR APRIL 4, 2022** was made by **Patricia Christian**, seconded by **Jackie McDonald** and upon roll call the **MOTION PASSED** unanimously.

**MOTION TO ADJOURN MEETING** was made by **Patricia Christian**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

**Meeting Adjourned at approximately 8:30 P.M.**

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**Patricia Christian**  
Chairperson

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**Cynthia Hines**  
Recording Secretary