



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
November 6, 2023

ATTENDANCE

PRESENT

Peter Duffy

Malinda Harp

John Latsko

Ross Cirincione Law

Joel Hladky

ABSENT

Philbert Shy

Daniel Marinucci, CBO

Rand Broadstreet Chair

Meeting opened 7:01pm by Duffy

Roll call taken

NEW BUSINESS

PC23-117

OWNER; MR. & MRS BIGUN

7423 MACEDONIA ROAD PP# 795-18-028

OAKWOOD VILLAGE, OHIO 44146

MR. BIGUN IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A 750SF ADDITION TO EXISTING HOME. (SECTION 1101.01, 1140.03 & 1185 OF THE CODIFIED ORDINANCE)

Cirincione: Swore in Mr. Sirgey Bigun, 7423 Macedonia Rd, Oakwood. **Bigun:** I am building an addition to my home, a mother-in-law suite for my Mom. She has been renting for a very long time. She is getting older and needs a place to live. **McWilliams:** Is this on the back of the house? **Bigun:** No. It is on the side of the house. **McWilliams:** Is it all one floor? **Bigun:** Yes. **Christian:** Do you have enough room there, from the neighbors? **Bigun:** Yes. Once it is finished it will be 53' from the property line. **Duffy:** I show 58'. **Bigun:** The drawing is hard to see, it is 58'. **Duffy:** It is within requirements. You are aware the front of the house is 30' from the road. **Cirincione:** It is 36' that is the front porch. **Duffy:** You are grandfathered on where the house sits, if you are going to add to it, you need to get a variance for the front of the house which is too close to the street. Do you understand that? **Bigun:** No. **Duffy:** You will have to get a variance; you are changing the structure that is in non-compliance. **Bigun:** Where do I go to get that? **McWilliams:** Zoning board. **Cirincione:** Call the building dept. **Joel:** The ZBA has been cancelled for this month, the next meeting will be in December. **Bigun:** That is a problem, I have been trying to get this done before bad weather moves in. **Cirincione:** If you want to speed up the process, you can request the Zoning board consider scheduling a special meeting. Debbie Stoffl is the one to talk to. Ed Hren has everything outlined in the packet you received as to what you are going to need from the ZBA. There are some other conditions also listed in the November 6, 2023, letter. The approval tonight will be contingent on the submission and approval of the site plan, prepared by an Ohio Registered Professional Surveyor. He outlines what you need to show. In the second to the last paragraph, based on his review of the submitted documents, he recommends the commission grant preliminary approval for the purposed addition, subject to any pertinent variances which need to be approved by the Board of Zoning, and final approval of the site plan. The other thing you need for final approval is a professional surveyor. **Duffy:** You will need to have your property surveyed. **Cirincione:** Send the letter from Ed Hren to a professional who can do that for you. **Latsko:** The Engineer will survey your property. I have used them before. **Bigun:** I had an engineer do the drawings. **Cirincione:** Send the letter to him, telling him this is what the Village Engineer wants to see. He will be able to prepare that for you. **Duffy:** Anymore questions? **McWilliams:** The colors that you submitted for the roofing is black, with gray & white siding, is that what the addition is going to be? **Bigun:** Yes, it is going to match what it is now. **Latsko:** Do you understand what you must do for the Zoning Board, and what they are asking for? **Bigun:** I understand, there are a couple of things. **Latsko:** If you show them the

letter, when you go there, they will understand. **Bigun:** I spoke with Debbie, she will be back in the office on Wednesday. I will stop by to speak with her. **Cirincione:** Hopefully, they can accommodate you by holding a meeting before December. **Bigun:** My engineer gave me the drawings on the day that you had the last meeting. I had to wait a month to get in here. Hopefully, I don't have to wait another month. **McDonald:** In regard to the site plan, and the survey, they were able to do a site plan without the survey? **Cirincione:** I think when Ed Hren discovered there may be variances required, that is when he wanted the applicant to do the survey. If he would have realized that he would have told them. I talked with him twice, the first time he did not think there was a problem, after he looked at it again, he said we may need a variance. **Duffy:** Would someone like to make a motion?

Latsko: I motion to approve PC 23-117, with the stipulations in this letter.

Duffy: In Ed Hren's letter of November 6, 2023. You need to qualify with all the requirements from Ed Hren. We will give you tentative approval on these qualifications. **Cirincione:** You need to meet everything that is in this letter. The Zoning Board and the Survey with the plans that your professional will provide to Ed Hren. You will not have to come back to this board. **Harp:** Second.

CASE # PC#23-117 TOPIC Addition to home FIRST LATSKO SECOND HARP

VOTE: DUFFY: Y; Ms. HARP: Y; LATSKO Y;

RESULTS Passed with stipulation to comply to Ed Hren's letter and ZBA approval
Mr. Bigun was notified that he must contact Debbie S. to see if ZBA can approve plans.

PC23-118 **OWNER: F&H OHIO HOLDINGS LLC** **ADAM FLORES**
400 GOLDEN OAK **PP# 795-32-026, 027, 028**
OAKWOOD VILLAGE, OHIO 44146

MR. FLORES IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A LOT CONSOLIDATION OF 3 PARCELS (SECTION 1101, & 1165.11 OF THE CODIFIED ORDINANCE)

Cirincione: Swore in Adon Cruz & Dunyan Cruz, Poured Foundations of Ohio. **A. Cruz:** We currently have our business on Golden Oak Parkway. Our business is growing. We bought these three lots; we want to consolidate them to build a bigger building with an office and shop. **D. Cruz:** Our building now is very crowded. We do construction for new homes; residential and commercial concrete work. **Duffy:** Any questions? **Latsko:** Who owns that property now. **D. Cruz:** We own it, we bought it. It is three one acre lots. **McDonald:** There is a notation to have Mr. Alban remove the Village Council acceptance block and signature line. **Cirincione:** Here is a copy of the letter from Ed Hren. It will outline for you prior to submitting the final mylar for signatures by the Planning Commission Chairman and the Engineer. You can contact your surveyor Mr. Alban, to make him aware of this. Send him a copy of this letter, so he can take care of that. **Christian:** What side is this on, the Northside or the Southside. **D. Cruz:** It is on the right side. **Duffy:** I am looking for the numbers to correlate with the drawing and the lot numbers that are shown here. **D. Cruz:** It is 30 and 31. **Latsko:** You are currently 28? **D. Cruz:** The address is 605, it is an old building. **Duffy:** This is a new building across the street? **D. Cruz:** We want to build a bigger business building and office there. **McWilliams:** Are those three properties adjacent to your current building. **Duffy:** The building is built the one that you are in now? **McWilliams:** Are these three lots next door to it. **D. Cruz:** No, it is across the street. **Latsko:** You will keep the existing also? **D. Cruz:** Until we move into the other one, then we might sell it. We are going to double the size. **Duffy:** Would someone make a motion?
Latsko: I make a motion to approve PC 23-118 under the condition of Ed Hren's letter dated November 6, 2023.

CASE # 23-118; TOPIC Consolidation of 3 Parcels under the condition of Ed Hren's letter dated November 6, 2023 FIRST: Latsko SECOND: Harp

VOTE: DUFFY: Y; Ms. HARP: Y; LATSKO Y;

RESULTS Passed

Joel: We have minutes for approval. **Duffy:** I would like to have more members before we approve.

Motion to adjourn made by: Duffy; Second: Latsko

Vote to adjourn DUFFY: Y; Ms. HARP: Y; LATSKO Y;

Adjourned 7:20 pm

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____