



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
March 4, 2024

ATTENDANCE

PRESENT

Rand Broadstreet Chair
Malinda Harp
John Latsko

Peter Duffy
Ross Cirincione Law
Joel Hladky

ABSENT

Daniel Marinucci, CBO

Meeting opened 6:49pm by Broadstreet
Roll call taken

NEW BUSINESS

PC #24-102 CONTRACTOR: PLATINUM GARAGES & ELECTRICAL MICHAEL WOJTALIK
OWNER: THOMAS JONES
7549 MACEDONIA ROAD PP#795-29-008
OAKWOOD VILLAGE OHIO 44146

MR. WOJTALIK IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 20 X 24 (480SF) DETACHED GARAGE (SECTION 1101, 1140, & 1165 OF THE CODIFIED ORDINANCE)

Broadstreet: Call to order Planning Commission meeting, for March 4, 2024. The first item on the Agenda is case PC #24-102. **Cirincione:** Swear in Michael Wojtalik, 26381 Cannon Rd, Bedford Hts. **Broadstreet:** Did you see the letter from the Village Engineer, as well as from the Building Inspector? **Wojtalik:** Yes, I had received the planning commission regarding the setbacks from Mr. Jones. I was just handed this one this evening. What I understand, if I may, the first letter from Mr. Jones is asking for a parcel survey if I am not mistaken. **Cirincione:** Mr. Jones is the assistant Oakwood Engineer, you are referring to his March 4, 2024, letter. I want that for clarification, the applicants name is also Jones. **Wojtalik:** What I understand looking at everything, a surveyor was the number one request. Regarding storm water prevention, I believe that was submitted with our original plans as well. I believe that we have checked off that box. The survey will have to be brought up with the homeowner, I will have that discussion with him. Other municipalities require that as well. Not an issue, but I will bring it up with him. There are exceptions to the RCO which I understand, and have mentioned to you earlier, which is why we had the engineer do those plans. Some municipalities will except the exception to the RCO given the plans from the certified engineer. Not saying you will but asking you to consider it. **Cirincione:** We will have time to look at it because some of the things contained in the Engineers, letter dated March 4, 2024 as well as the email received from the building official, Dan Marinucci. There are issues that are going to have to be presented to the Zoning Board. Those are outlined in the two letters. **Wojtalik:** I have also considered that because we did not do the original setback requirements for your municipality. (Presenting a topographical drawing) showing the front of the house and the rear, if you are into the 12' setback, it would put the structure directly behind the home. As you are probably aware anyone driving anything, but a small car would have a problem getting to that area back there. The homeowner is in poor health, is an older gentleman. Those are the challenges. Logistically, the structure being where you need it to be behind the house doesn't work well. **Duffy:** Has anyone talked with the neighbor? **Wojtalik:** No, but we can have that conversation, I would expect that to happen once someone wants to erect a structure. **Duffy:** It would be very helpful, if we knew the neighbor would agree. If the neighbor is not agreeable, we would have second thoughts. **Wojtalik:** Would you require something in writing from the neighbor stating they agree or

disagree with this? **Duffy:** That he is aware of what the plans are, and where it would be closely infringing on their property by code. **Wojtalik:** Understood. **Duffy:** If that is alright, it would be nice to have someone sign it and date it. **Wojtalik:** That can be arranged. We will provide a set of plans to the neighbor and ask them to create a letter that this is something approved by them. **Cirincione:** It would be helpful if that letter went to the ZBA also. **Wojtalik:** Understood, you feel that given the situation, the ZBA is necessary? **Cirincione:** Yes, you must go to the ZBA. At this point there are a couple of questions. **McDonald:** Normally a letter is sent out to the neighbors if there is anything that infringes in any way, that they mail a letter to the neighbors surrounding that property. I don't know if that process has changed. **Wojtalik:** That is typical with other municipalities, that they do send a letter, the homeowners are responsible for that. **McDonald:** They have an option at that time if they have a concern, to come to a meeting or to voice their concerns to the building department. **Duffy:** I would assume that would be under the building department, sending out those letters notifying the neighbors. **Cirincione:** The building department is responsible for sending out the notices to the surrounding properties adjacent to property owners within 500'. It did not happen here because they did not know that they had to go to the ZBA. **Broadstreet:** We will table this? **Latsko:** What is this gravel pit, for equipment tires? **Duffy:** That is only for construction vehicles. **Wojtalik:** It will be removed once construction is finished. **Latsko:** Do you have any idea what the homeowner is going to do with the driveway concrete on the other side of the house? **Wojtalik:** The concrete on the right side of the home is a surface that existed prior to anything being done. **Duffy:** Is that going to be torn out and new put in for the garage? **Wojtalik:** The only thing that we are altering there is an old foundation that will have to be removed. It does not appear to be within the code. It is cracked, very small and is approximately 12-14' wide by 18-20' deep. That is the only thing we are planning on removing and then installing the new foundation for the new structure. **McWilliams:** That concrete drive does not go all the way to the new structure, correct? **Wojtalik:** Where we plan on starting the garage, it would butt right up to it. The only thing we would typically do is to install an apron so there is a smooth transition into the new structure. The original plan is to butt it up against the existing surface. So, in a sense recreating what was originally there, only larger. **McWilliams:** There was a structure there before? **Wojtalik:** Yes, but it fell apart, as small structures in Ohio tend to do. **McWilliams:** How deep is this property? **Wojtalik:** Very deep, we were only provided a snapshot of it, but it goes deep. **McWilliams:** So, the garage had to be moved over as you demonstrated there, it could be further back which allows something more than a Honda or small car to get in. **Wojtalik:** The homeowner would have to incur the expense of a hard surface to extend the concrete. That is the hardship that would if you had plans to do X and then Z is \$10,000 more expensive. The garage is being built for household items, lawn equipment, snow machine, things of that nature that he has in the back yard. If you have a photo of the back yard, you will see the equipment. **Broadstreet:** Do we have a motion? **Cirincione:** We need a motion to table this matter to allow the applicant to go to ZBA. **Duffy:** I make a motion to table PC#24-102 to such time as the owner can answer the remaining questions and the board can vote. **Cirincione:** May I also suggest, as part of the motion as we pointed out to the applicant representative, they will also have to file an application with the Board of Zoning and Appeals. **Wojtalik:** To see if the project is feasible and forthcoming? **Cirincione:** Yes.

PC #24-102; GARAGE MACEDONIA RD; FIRST MOTION DUFFY; SECOND; LATSKO

VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO Y

RESULTS Tabled to go before the ZBA, to get approval of items listed on March 4 letter from Matt Jones, & Daniel Marinucci.

MINUTES OF JANUARY 8, 2024 FIRST MOTION DUFFY; SECOND HARP

VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO Y

RESULTS Approved but need copy with signature line

Motion to adjourn made by: Duffy; Second: Latsko

Vote to adjourn Broadstreet: Y; Duffy: Y; Harp Y; Latsko Y.
Adjourned 7:13 pm

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____