



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE SEPTEMBER 9, 2024

ATTENDANCE

PRESENT: Rand Broadstreet Chair--Peter Duffy--Malinda Harp-- John Latsko
Ross Cirincione, Law-- Joel Hladky

ABSENT: Daniel Marinucci, CBO

OPENED @ 7:00 pm BY BROADSTREET

PC24-106 **OWNER: OMARI BRAXTON**
26202 PETTIBONE ROAD PP#795-25-019 & 795-25-020
OAKWOOD VILLAGE, OH 44146

MR. BRAXTON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR LOT CONSOLIDATION. (SECTION 1101, 1165, & 1140 OF THE CODIFIED ORDINACE).

Broadstreet: First item is PC24-106. Omar Braxton, coming before the Board to request lot consolidation. **Cirincione:** Give us your name and address for the record. Swore in applicant.

Broadstreet: Do I hear a motion to take this off the table? **Duffy:** I move that PC24-106 be removed from the table.

REMOVE TABLE CASE #24-106 TOPIC LOT CONSOLIDATION FIRST DUFFY;
SECOND: HARP
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS REMOVED FROM TABLE

Ross: I think at the Caucus we discussed that the Engineer, Matt Jones, from Chagrin Valley Engineering, recommended the passage. **Broadstreet:** We need to do the vote to remove this from the table. **Ross:** You have the applications before you, this is PC24-106. This is an application by the owner of the property at 26202 Pettibone Rd for a lot consolidation, for Permanent Parcels listed on the Agenda which are 795-25-019 and 795-25-020. Correspondence, which was received back on August 1, 2024, from Mr. Matthew Jones Village Engineer from Chagrin Valley Engineering and subject to the consolidation being approved by

the County, he is recommending approval of the lot consolidation presented in PC24-106 contingent on, by the way, the first contingency has already been met. The county has approved the consolidation. The second contingency is for the downspouts to be tied to the existing storm lateral. If no lateral exists, the applicant shall submit a plan to the Village Engineer, indicating the location of the purposed downspout discharge. **Harp:** Is that 106 or 108? **Ross:** 106 is the consolidation. As I said, the only condition was the approval by the County. **Duffy:** I propose that we vote on the approval of the lot consolidation of the two properties.

**CASE # PC24-106 TOPIC LOT CONSOLIDATION FIRST DUFFY SECOND: LATSKO
VOTE: BROADSTREET: ABSTAIN; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED**

PC 24-107 **OWNER: OMARI BRAXTON**
26202 PETTIBONE ROAD **PP#795-25-019 & 795-25-020**
OAKWOOD VILLAGE, OHIO 44146

MR. BRAXTON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A 2025 SF ADDITION WITH A NE PATIO (SECTION 1101, 1165 & 1140 OF THE CODIFIED ORDINANCE)

Ross: The second matter before the Board is that Mr. Braxton at 26202 Pettibone Rd, has an application for approval of an addition. **Broadstreet:** We need to remove this from the table.

Duffy: I move that we remove PC24-107 off the table.

**REMOVE TABLE CASE # 24-107 TOPIC ADDITION W/PATIO FIRST DUFFY; SECOND: HARP
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS REMOVED FROM TABLE**

Ross: PC24-107 is the approval of the 2025sf addition to the existing residence. Matthew Jones, Village Engineer on the letter dated August 1, 2024, the first condition has already been met and that is that the County approve the consolidation, based on the fact that the consolidation was just approved by this commission, that has been met. The only contingency here if the Planning Commission were to approve this, would be contingent on complying with paragraph 2 of the August 1, 2024, letter in regards to the downspouts tied into the existing storm lateral if applicable, if not, the applicant shall submit a plan to the Village Engineer indicating the proposed downspout discharge. **Duffy:** Did you receive the communication from the Village Engineer? **Braxton:** Yes, I do have that. **Ross:** The building department has

recommended approval. **Duffy:** Does anyone else have any questions? **Moore:** Will there be any landscape done with the addition? **McWilliams:** Are you going to do any landscaping around the new addition? **Braxton:** Planting grass up to the new addition. **McWilliams:** The colors that you submitted, the roofing, the exterior trim, the gutters white, the siding gray, that is still the same? **Duffy:** I move that we approve case PC24-107.

**CASE # PC24-107 TOPIC ADDITION W/PATIO FIRST DUFFY SECOND: LATSKO
VOTE: BROADSTREET: ABSTAIN; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED**

NEW BUSINESS

PC 24-108 **OWNER: POMP'S TIRE SERVICE**
CONTRACTOR: GLASS CITY SIGNS DEBRA BODELL
205 OAK LEAF OVAL
OAKWOOD VILLAGE, OH 44146

MS. BODELL IS COMING BEFOE THE BOARD TO REQUEST APPROVAL FOR AN INTERNALLY ILLUMINATED 6X30 FOOT (180SF) WALL SIGN ON THE EXISTING BUILDING. (SECTION 1101, 1185, 1195 & 1140 OF THE CODIFIED ORDINANCE).

Broadstreet: Our next case on the agenda is PC24-108. Pomp's Tire Service. Ms. Bodell is coming before the board for approval of a sign. I don't think we need to swear in for a sign (Debra Bodell, Glass City Signs, 3037 Tremainsville Rd. Toledo, OH). **Duffy:** It is a 30' wide sign? **Bodell:** It is 6X30 180 sf. **Broadstreet:** Are you replacing an existing sign? **Bodell:** No, there is no sign there. **Broadstreet:** This is the tire service next to Waste Management. **Bodell:** Yes, it is. **Broadstreet:** I thought there was a sign there. **Bodell:** I have been over there. I have not seen one. There was a banner at one time. **McWilliams:** The color of the sign, is going to be black and white? **Bodell:** There is a little bit of red trim in it. **McWilliams:** It will be internally lit. **Bodell:** Yes, with LED lighting. It has 3/16 flexon facing. Very good quality. It will withstand 115 MPH wind. **Broadstreet:** There is only one sign. **Bodell:** Correct. **Duffy:** We need to know the size of the building. **Bodell:** It is 400' long and 30' in height. **Broadstreet:** They are within the limits for the signage. **Ross:** I show 355 linear feet. That came from the manager at the tire service. The building size is far over the requirements for the sign. I can't pull up the actual square footage, but I know that it is between 355 and 400 linear feet. **Duffy:** I move that we vote on PC24-108.

**CASE # PC24-108 TOPIC SIGN 6X30 FIRST DUFFY SECOND: LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED**

PC24-109 **OWNER: MORRIS GATLIN**
CONTRACTOR: BRITTON EXCAVATING STEPHEN BRITTON
7212 BLACKWELL DRIVE PP# 795-08-101
OAKWOOD VILLAGE, OHIO 44146

MR BRITTON IS COMING BEFORE THE BOSARD TO REQUEST APPROAL FOR 30 X 40 (760 SF) ATTACHED GARAGE ADDITION WITH A 8 X 5 OFFSET TO ENCLOSE SIDE GARAGE DOOR. (SECTION 1101, 1104 OF THE CODIFIED ORDIANCE)

Broadstreet: The next case is PC24-109. Morris Gatlin is coming before the board. **Ross:** Swore in Stephen Britton, Britton Excavating, 145 Beach Steet Geneva, OH. This is the house at 7212 Blackwell Drive? **McDonald:** Is this replacing the garage. I thought that house already has a garage. **Gatlin:** It has a garage; the plan is to convert the current garage into livable space. That is why he wants an attached garage. **McDonald:** They already have an attached garage. They are going to convert it; you are going to build an additional garage. **Gatlin:** Yes. **McWilliams:** An additional attached garage. **Galin:** Yes. **McDonald:** There will be two attached garages? **Gatlin:** We are going to wall in the current garage and build an attached garage. **McDonald:** I know that street well, they are relatively new homes, and I know they all have attached garages. **Gatlin:** It's going to be walled off and the door that is there will be the entrance to the 8x5 offset that is there. The measurements are wrong on the agenda. It says it is 30X40, it is 24X30 with the 8X5 that is currently there. I don't know how much that is going to change with the site plan. It must have been a typo on the agenda. If you add the offset that is there, it would be 35. **McWilliams:** Will there be two garage doors or one? **Gatlin:** There is going to be two garage doors. **McWilliams:** Both of them are overhead garage doors. **Gatlin:** Yes. Both insulated garage doors, powered by motors. There will be one on the backside. The main one will be in the front. We will center the existing driveway that is currently there. **McWilliams:** It will not be used for any type of business, correct? **Gatlin:** No, it will not be used for any type of business. **Ross:** For the record as you pointed out, your application says 30X24. That is accurate. As opposed to what the agenda says. **Gatlin:** I have never been before this board before what are my options, am I supposed to be explaining more. Do I take your questions? **Ross:** Basically, if there are any questions about the application the board will ask you. **McWilliams:** The colors that are listed on the sheets are they correct? **Gatlin:** White vinyl, gutters, downspouts. The shingle color is going to match

the existing. We came up with one that is very close. **Ross:** Part of what you are doing is walling off the existing garage. That will not be used as a garage. **Gatlin:** Correct. **Ross:** It will be converted to living space. **Gatlin:** I am walling it in. As you pull up to the house, the doors will be facing the roadway. That will be the east side. The driveway will be on the east side. **Ross:** The current garage door will be walled off correct? **Gatlin:** The existing wall of the south side of the house will be walled off, it will be insulated, drywalled and so forth. There will not be two garages. That will be the first phase building the attached garage. Close off the wall on the existing one and then convert that into livable space. **Harp:** May I see the picture of the site plan. **Ross:** I would indicate for the record, the approval, if it is coming from the board be contingent upon the existing garage be walled off. We want to make sure that is not going to be used as an additional garage. **McWilliams:** Is the concrete driveway that is there now big enough to take care of the new garage? **Gatlin:** Yes; it is big enough. I am going to replace some of that concrete. I am not adding to it. Some of the concrete has dropped, he had it jacked and lifted. There is an existing expansion joint about halfway in there, I am taking that out and replacing that with new concrete to meet up with the existing concrete. I will tie into the new floor drain. There is a floor drain in the existing garage, I will be extending that out and adding new concrete to the new garage. **Duffy:** What are you going to do with the existing floor drain in the garage? **Gatlin:** That will be eliminated. **McWilliams:** Because that is going to be part of the house now. **Gatlin:** I am going to jack hammer, make a clean connection so I can tie into the existing PVC or clay pipe. That drain will be gone. I am going to concrete the hole in. He is going to have to build that up with a subfloor, that will all be covered up. **Ross:** For the board, I did receive something from the engineer today, from Chagrin Valley our Village Engineer Matt Jones, he says I have a question about 24-109, it looks like they are considering the garage to be an accessory building with a 10' side setback, however it appears that they are purposing to attach it to the main structure, so I am assuming this makes it a house addition, which would mean a side setback would have to be 12'. Can you please confirm that I am looking at this correctly. If I am they will need a variance from ZBA. **Gatlin:** What would you recommend. **Duffy:** Put in an application to the Zoning Board and ask for a variance. They generally are helpful. **Gatlin:** Will I have to come back next month? **Ross:** We were not aware of this unfortunately. We can do it tonight for the Planning Commission. I don't know if you can comply without going to the Zoning board. They will have to set a special meeting. We don't want to cost them another three weeks. Who knows what the weather will be in October. **Gatlin:** Unless we can shrink the size of the building. **Ross:** That is the other consideration. If you were able to shrink it 2' so you gain the setback to 12', you would meet the requirements. **Gatlin:** I will have to resubmit these plans? **Ross:** The board is saying, from what I am hearing, that the board wants to approve this subject to you complying with either making a change to comply with the 12' setback or

applying to the ZBA for a 2' variance. **Duffy:** That way you would not have to come back. **Ross:** If you change your plans and submit them to the Engineer, showing that it does meet that 12' requirement, then you would have approval. **Duffy:** We would also need new plans. **McDonald:** We can do this on a contingency if we approve tonight. With the contingency that he complies either reducing the size or getting approval from the ZBA. **Gatlin:** I will comply with one or the other. **Ross:** Notify the Engineer's office as well as the building department. **Gatlin:** I will notify them. I will meet with the customer tonight and will notify them tomorrow. **Ross:** I don't know what the feasibility is, if you take 2' away. **Gatlin:** It is not going to hurt anything, it is just going to shorten the size of the garage. It is an easy fix. Or if he wants to keep the 2' and we go for a variance. **Duffy:** I move that we approve PC 24-109 with the contingency that the owner either meet the 12' sideline requirements or applies to Zoning and receives approval.

**CASE # PC24-109 TOPIC GARAGE ADDITION: FIRST DUFFY SECOND: LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS PASSED ON CONTINGENCY THAT EITHER THEY GO TO ZBA FOR VARIANCE TO COMPLY WITH THE CODE, OR REDUCE ADDITION BY 2', TO MEET THE VARIANCE REQUIREMENTS.**

MINUTES OF 7/1/2024 FIRST MOTION LATSKO SECOND: Broadstreet
VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: ABSTAIN; LATSKO: Y
RESULTS: APPROVED

Latsko: I make a motion to approve the minutes for August 5, 2024.

MINUTES OF 8/5/2024 FIRST MOTION LATSKO SECOND: BROADSTREET
VOTE: BROADSTREET: Y; DUFFY: Abstain; MS.HARP: Y; LATSKO Y
RESULTS: APPROVED

Broadstreet: Any other business? **Harp:** Mr. Duffy, there in these minutes, you were not here last time, but I did offer a verbal apology for what I said at the May 12, 2024 meeting. I apologize for that, if you read on page three of the minutes it will tell you why I was apologizing. The other thing that I brought up at the time was that our Chairman Mr. Broadstreet had said a very disparaging remark. That is also in the minutes. **Duffy:** I was stunned by the minutes. **Harp:** The minutes that we just approved on page two. Mr. Omar Braxton was here earlier, his case was tabled. There was some discussion from someone that was here, and Mr. Broadstreet, you referred to Mr. Braxton as an SOB. I hope you are not

getting used to labeling people or saying those kinds of things. At the very most you owe him an apology. **Broadstreet:** Who? **Latsko:** Omar Braxton. **Broadstreet:** Nope, never going to happen. **Ross:** The law department and I requested that Mr. Broadstreet recuse himself from voting on the Braxton matter. People said what they said, it is in the record. If it is accurate then that's it. **Harp:** You ask him to abstain is the absolute appropriate thing to do. I brought up the SOB issue, because a lot of times people do not read the minutes or if they are too long they skim over them instead of reading them all. That is in the August minutes and we have approved them. **McDonald:** Do we want to be that type of board, that we would say those type of things. I think we should be more professional. **Broadstreet:** I am sorry that those got read into the minutes. I apologize to the board for that. I will not apologize to Mr. Braxton. You have no conceivable idea what this neighbor has put his fellow neighbors through. An apology to him will never happen. I do apologize to the board. **Duffy:** I was surprised. **Moore:** I think an apology to the board is what is needed. **McDonald:** I would think that our personal opinions about individuals should not be a part of our board discussion. We all have a right to our own personal opinions about individuals. It should not be part of our meetings or said so that other residents or the board members hear it. I think that is very unprofessional. **Broadstreet:** That was the specific reason why I did not vote. If I could have brought my personal feelings into it, I would have voted against him. That was why I didn't vote. We passed all this now? Anything else we need to cover? **Harp:** Not at this time.

MEETING - MOTION TO ADJOURN: MADE BY DUFFY SECOND: LATSKO

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

ADJOURNED @ 7:45PM

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____