



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE: May 5, 2025

ATTENDANCE

PRESENT: Rand Broadstreet Chair--Peter Duffy--Malinda Harp-- John Latsko--Ross Cirincione Law—John Cheatham

ABSENT:

Meeting opened by Broadstreet @
Roll call taken

OLD BUSINESS

PC23-113

**STARBUCKS
OWNER CARDINAL REALTY
23300 BROADWAY AVE
OAKWOOD VILLAGE OH**

MANN YOUSEF (ALLSIGNS AND DESIGNS), STARBUCKS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR EITHER 10'X5' OR 8'X4' SIGNAGE.

Broadstreet: First item on this evening's agenda is PC23-113, Starbucks. We need to remove it from the table.

UN-TABLECASE #23-113 FIRST MOTION DUFFY SECOND: LATSKO

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

RESULTS REMOVED FROM TABLE

CASE 23-113 TOPIC STARBUCKS FIRST: DUFFY SECOND: BROADSTREET

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

RESULTS APPROVED

Cirincione: If I can make a statement for the record. The Planning Commission and the ARB along with Starbucks and Mr. Yousef, met at Starbucks on Wednesday April 30. One of the things we observed, where the sign is going to be looking east toward Oakwood Commons, where the Hampton Inn sign is located, there was a 5' bush that was closer to the road, it blocked the line of sight from people who were at that light. Mr. Patel, who owns the hotel, was contacted, he was asked if he would object to the removal of the bush. Subsequently, on Saturday, I went with Tommy Habba, who is the Service Director, and one of his guys to meet with Mr. Patel, we discovered there were 3 bushes. That was part of the discussion on that Wednesday as to whether this Commission would approve a 8'X4' or 10'X5' sign. Either one would be visible coming east on Broadway. Mr. Patel did agree to remove the bushes. The bushes are gone. **Broadstreet:** I had a discussion among the members of the Planning Commission, we agreed on an 8'X4' sign. **Cirincione:** We did not vote on it, but it was the prevailing opinion. We talked with Starbucks about that as well. They would prefer a 10'X5', they said that 8'X4' would be acceptable. **Broadstreet:** May I hear a motion for an 8'X4' sign. **Harp**

commented on a photo: Did the sign get moved away from the street or is the picture just an angle of the camera? **Sabatine:** The lady that was there asked me to take pictures straight on, from the sidewalk, I went by the intersection and shot from there. **Yousef:** The main issue was at the traffic light by Sam's Club. **Duffy:** I make a motion that we approve a 8'X4' Starbucks sign.

CASE #23-10 _ TOPIC _STARBUCKS_ FIRST: DUFFY SECOND: BROADSTREET
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS 8'x4' SIGN APPROVED

NEW BUSINESS

PC25-104 **CHESTER BYLER**
7296 Kentucky Drive
OAKWOOD VILLAGE OH

MR. BYLER IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 24'X24' GARAGE

Broadstreet: Next item is PC25-104 Chester Byler. **Cirincione:** Swore in Chester Byler. **McWilliams:** This home does not have a garage currently? **Byler:** No. It may have had one in the past, but there is no foundation. **McWilliams:** You did say it was going to have two garage doors. **Byler:** Yes. **McWilliams:** Is there going to be a drain? **Byler:** Yes, in the center of the garage. **Latsko:** Where is the drain going to connect? **Byler:** The back of the asphalt; we are going to cut 2' off. The garage will be right at the asphalt. **Byler:** The owner does not know if there was an existing garage, he passed away and his son now owns the property. He cannot remember a garage being there. **McDonald:** Did you do some work for me before? **Harp:** Does everything else meet the codes? **Ceatham:** Yes. **Latsko:** I move that we approve PC25-104.

CASE #PC25-104 _ TOPIC _NEW GARAGE_ FIRST: LATSKO; SECOND: DUFFY
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO Y;
RESULTS: APPROVED

PC25-105 **GREG THOMPSON**
CIGAR SHOP
221959 BROADWAY AVE
OAKWOOD VILLAGE OH
CONTRACTOR: SHAYONA PROPERTIES LLC

MR. THOMSON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A RETAIL CIGAR SHOP

Broadstreet: Next item is case PC25-105. Greg Thomson coming before the board to request approval of a retail cigar shop. **Cirincione:** Swore in Greg Thomson. **Thomson:** I had Gorman's deli down in the valley for 28 years, a good part of it was cigar sales, no vaping or junky cigars. I just retired, sold the store, but I want to stay busy. No one has a cigar shop around here. **Broadstreet:** This is going in next to the Chinese restaurant. **Thomson:** Opposite end from Subway. Chinese, two empty stores and then ours. It is 1200sf, it is probably bigger than what I need, it would be nice for storage. **Broadstreet:** You understand no vaping, no CBD.

Thomson: Yes, I am not in favor of that. **Cirincione:** Any approval would be contingent on those not being sold in your store. **Thomson:** Yes, I understand that. **McDonald:** Is there going to be a lounge where people can sit and smoke cigars. **Thomson:** No, just retail. I wish we could put in a smoking lounge, but you have to have a single standalone unit. **Harp:** Are you the owner of the property? **Thomson:** No. **Harp:** Are you an agent for the property? We usually face that dilemma, when we talk about owner, agent or landlord/tenant. **Cirincione:** Do you have a proposed lease for that? **Thomson:** Yes, it will be a three-year lease. **Cirincione:** Can you provide the lease for us? **Thomson:** Yes, once I sign the lease. I was going to wait until this was done. **Cirincione:** Who owns that shop? **Thomson:** Mr. Patel, not sure what his first name is. Not the same one who owns the hotel. **Harp:** So, you currently do not have a lease? **Thomson:** No., but I will probably be tomorrow. **Harp:** We usually require the property owner or the agent. It appears the commission is going to make an exception, contingent upon you supplying your lease. **Cirincione:** Plus, a letter of authority from the owner, saying that you are planning on placing a smoke shop there. **McDonald:** What kind of signage will you have? **Thomson:** I was going to ask about that. Can I put a temporary banner out front until I can get a sign. **Cheatham:** I am not up 100% on that, there is some code language that allows for that under certain circumstances, limited to so many days. **Cirincione:** It is limited to 14-15 days. **Cheatham:** Then you would have to come back to have a permanent sign approved. **Thomson:** Can the signs be illuminated? **Latsko:** Yes. **Cheatham:** The sign will be based on the width of your space. The specs are in the Codified Ordinances, but if you want, I can send it to you. **Cirincione:** The sign is controlled by the linear feet of the front of the building. **Broadstreet:** May I have a motion? **Duffy:** I move that we pass case PC25-105. **Cirincione:** That would be contingent upon a statement from the owner, as well as a copy of the lease, in addition to an expressed contingency that there will be no vapes or CBD products, or other marijuana derived products in the store.

CASE # PC25-105 **TOPIC** CIGAR SHOP **FIRST** DUFFY; **SECOND:** LATSKO

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

RESULTS PASSED CONTINGENT ON NO VAPING OR CBD PRODUCTS SOLD. WILL NEED TO COME BACK FOR SIGNAGE

PC#25-106 **FACES LOUNGE**
26006 BROADWAY
OAKWOOD VILLAGE OH
CONTRACTOR: ARNELL MAGIC

MR MAGIC IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO INSTALL GARAGE DOOR

Broadstreet: Next item is PC 25-10. Faces Lounge. Coming before the board to request a garage door. Where is the new door going to be located? **Magic:** It is going to be at the front of the building. **Cirincione:** It is going to be a bar where in nice weather they can open the door. There are not going to be any tables outside.

Broadstreet: This is facing Broadway? **Magic:** Yes. **McWilliams:** What are you removing to put the garage door up? **Magic:** We are going to move the sign, the wood siding. **McWilliams:** You are cutting another opening to put the garage door in. It is not in place of windows. **Magic:** No. **Broadstreet:** Are you moving the sign on the roof. **Magic:** I have not decided what to do with the sign, the sign is over 30 years old. We changed our logo.

Broadstreet: You will need to come back when you decide to do something about your signage. You guys own that building? **Magic:** Yes. **Broadstreet:** You need to tell your tenant next door to do something about their

signage. They have had a banner there for two years. We are going to leave T111 (type of wood), we are going to case around the door. Make it look nice. **Duffy:** Will the door be operational? **Magic:** Yes. **Cheatham:** I have been there. I think it will be a great improvement, that building is bland. There are no windows, it will dress it up. **Latsko:** Motion to approve PC25-106.

CASE # PC25-106 **TOPIC** GARAGE DOOR **FIRST** LATSKO **SECOND:** DUFFY
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED

PC#25-107 **AL SUTTON**
7589 FIRST PLACE
OAKWOOD VILLAGE
CONTRACTOR: AL SUTTON

MR. SUTTON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ENLARGE PARKING LOT

Broadstreet: Next case is PC25-107, Al Sutton, enlarge a parking lot.

Duffy: I move that we table PC25-107.

TABLE CASE # PC#25-107 **TOPIC** ENLARGE PARKING LOT **FIRST** DUFFY; **SECOND:** LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS TABLED APPLICANT NO SHOW

PC#25-108 **DINKINS**
7258 SOMERVILLE
OAKWOOD VILLAGE
CONTRACTOR: SALLY LEVINE

MS. LEVINE IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO BUILD A NEW GARAGE

Broadstreet: Ms. Levine is coming before the board to request a new garage. **Cirincione:** Swore in Ms. Levine.

McWilliams: You are adding a second garage? **Levine:** Yes. **McWilliams:** You are going to keep the first garage? **Levine:** Right now, we are keeping the first garage. Maybe in the future they will want to make the existing garage into habitable space. We are building this with a fire separation required should it become habitable space. We are doing that now. **McWilliams:** It is not going to be used for any type of business? **Levine:** No. **McWilliams:** The current drive is concrete? **Levine:** Yes. **McWilliams:** The new extension will be concrete? **Levine:** Yes. **Harp:** That will make it a 4 car garage. **Levine:** We are not adding another curb cut. We are curving the driveway around. **Cheatham:** Zoning is ok. I have not been to the site. **Levine:** I checked the setbacks, ordinance, frankly I was looking to see if you had something special for corner conditions. You do not. **McWilliams:** This is on a corner property? **Levine:** Yes. This is a corner property. The confusion is the address is on Somerville, it faces Laurelton. **McDonald:** There is no neighbor when you come around that corner. It looks like the lot size can accommodate it. **Latsko:** You are going to take that shed down? **Levine:** Yes. **Harp:** It will be a new driveway? **Levine:** Correct. **McDonald:** Are you putting in a whole new driveway.

Levine: It is an extension. **Harp:** Is it a new driveway? You have a driveway going straight, you are adding a new part of the driveway? **Levine:** Correct. **Latsko:** Is the electrical mast going to be in your way? **Levine:** No. If we need to move the mast we will relocate it. **Latsko:** I move that we approve case PC 25-108.

CASE # PC25-108 **TOPIC** GARAGE **FIRST** LATSKO **SECOND:** DUFFY
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y;
RESULTS PASSED

Harp: The minutes were in my packet, but I did not have a chance to read them. **McDonald:** I want to make sure that the building dept. makes a final inspection on Byler’s garage. My project did not get a final inspection. I had complications. **Ceatham:** For transparency we inspect when they call us. Unless we went by and saw that it was not finished, and they had not called us, we would not know. **McDonald:** I did not realize that Mr. Byler did not call the Building Dept. for a final inspection, I ran into a complication and talked with the Building Dept, I then found out there had not been a final inspection done. **Latsko:** I move that we approve the minutes of April 21, 2025. **Cirincione:** The purpose of that meeting was just to have everyone observe the conditions out there and listen to the sign contractor. There was no formal conversation. Just acknowledge that a special meeting was called to go to the site. Put in those minutes that general discussion to explore that Mr. Patel would agree to removal of bushes.

MINUTES OF 4/21/2025 **FIRST MOTION** LATSKO **SECOND:** DUFFY
VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: ABSTAIN; LATSKO Y **RESULTS;** APPROVED

MEETING - MOTION TO ADJOURN: MADE BY LATSKO **SECOND:** DUFFY
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
ADJOURNED @ 7:42PM

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____