



VILLAGE OF OAKWOOD
PLANNING COMMISSION
MEETING MINUTES

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MEETING DATE: NOVEMBER 1, 2021

TIME OF MEETING: 7:00 P.M. MEETING

PLACE OF MEETING: OAKWOOD VILLAGE – COUNCIL CHAMBERS

PRESENT: Rand Broadstreet - Chairperson
Mary Davis
Peter Duffy
Malinda Harp
Ross Cirincione - Assistant Law Director
Mayor Gary Gottschalk

ABSENT: Tracy Moore

The Meeting was called to order at approximately 7:00 P.M. by Rand Broadstreet, Chairperson.

NEW BUSINESS: **CONTRACTOR: NEW CREATION BUILDERS**
CASE # PC21-123: **MS. DIANE BIJA**
OWNERS: MR. & MRS. WILLIAM SHAW
7570 HICKORY ROAD, OAKWOOD VILLAGE, OH 44146
PP #795-29-037 Ms. Bija is coming before the Planning
Commission to request approval to erect an 18 x 20 (360-sq. ft)
detached garage in rear of property. (Section 1101, 1140 &
1165 of the Codified Ordinance)

Mr. Broadstreet: Ms. Bija, did you receive a copy of the letter dated November 1, 2021 from Ed Hren, Village Engineer?

Ms. Bija: No, I didn't receive a copy of the letter. *(Ms. Bija was given a copy of the letter with the opportunity to read it).* Ed Hren's letter states that "the need for a 2.0-ft. side yard variance should be confirmed by the Chief Building Official." We will not go the variance for the extra two feet for the side setback; we will make it 12-feet.

Mr. Cirincione: That would simplify it.

Mayor Gottschalk: Ms. Bija, not only would it take more time, but it would cost more money just for the survey by going the extra two feet. So, you are saying you won't need the variance because you will move it in two feet?

Ms. Bija: Correct. I will move it in two feet.

Mr. Cirincione: We discussed this issue this afternoon with Ed Hren and he noted that he had no problem with it however, it would require a 2-ft. variance on the side yard. The best solution is the one you have chosen, and that is to comply with the ordinance; 12-ft. instead of 10-ft.

Mrs. Davis: So, you are okay with the 12-ft. instead of 10-ft.?

Ms. Bija: Yes, and I will be happy to sign off on it tonight.

Mr. Duffy: I don't know how the drainage is, and Ed Hren put in a paragraph about that [on the last page of his letter].

Ms. Bija: I'm really surprised about this because on the last three properties I dealt with in your community I was allowed to use a "Splash", and I double checked it. The funny thing is that I also checked the template setback, so I'm surprised at both of these. This will be a [big] cost to the homeowner to tie this into the house. This means it will have to be trenched all the way around the existing concrete. Obviously, I can't go underneath it.

Mrs. Davis: Do you want to talk to the owner about this first to make sure he can comply with the [cost]?

Ms. Bija: I'm really not concerned about that. We can work with them.

Mr. Duffy: Ed Hren's letter also says that you should tie it into a side drain so that it doesn't affect the neighbor's property.

Ms. Bija: Can we do a dry well?

Mr. Cirincione: Ed's letter lays out the options for you. You can either tie it in or have it directed to a side yard drainage that we can approve.

Mrs. Davis: The homeowners already have a garage behind the house, correct? So, this would be an extra garage?

Ms. Bija: (*Referring to plans*) I believe what you're looking at *is* a garage. The driveway kind of folds in that way. At first, I thought the garage was over here. I'm not sure which way it faces but I believe this new building will be an accessory building.

Mr. Cirincione: Ed and I also discussed that issue, and that would qualify under the Code as an accessory building.

They already comply with the requirement that the garage be attached to the house. This area can be treated under the R1F District as an accessory building, which is permitted.

Mrs. Davis: What can you use an accessory building for?

Mr. Cirincione: You can use it for storage. The things it can be used for are listed in the Code under Accessory Buildings. I don't think he's going to use it for this, but the uses include recreational uses, structures, pools, fences, even home professional offices.

Ms. Bija: I believe this man has two collector's cars. In some city's an accessory structure cannot or should not have a driveway. I discussed that with him, and he needed it to be where that concrete was so he could store his cars in there. These cars are not moveable; they are already worked on and he's not using this as a garage or shop, just as storage for the cars.

Mr. Duffy: I don't have any other questions. Does anyone else have questions?

The Planning Commission as a whole had no further questions.

MOTION TO APPROVE CASE # PC21-123: CONTINGENT UPON COMPLIANCE WITH NOVEMBER 1, 2021 LETTER FROM VILLAGE ENGINEER, EDWARD HREN TO THE PLANNING COMMISSION, AND INCLUDES THE STIPULATION THAT THE SIDE YARD VARIANCE WILL BE 12-FEET AS REQUIRED INSTEAD OF 10-FEET AND COMPLIANCE WITH DRAINAGE REQUIREMENTS AS STATED IN PARAGRAPH THREE OF SAID LETTER was made by **Peter Duffy**, seconded by **Mary Davis** and upon roll call the **MOTION PASSED** unanimously.

CASE # PC21-124: **CONTRACTOR: C2 CONSTRUCTION LLC, ERIC CARD**
OWNER: C2OW
24197 BROADWAY AVENUE, OAKWOOD VILLAGE, OH
44146 PP #795-19-020 Mr. Card is coming before the Planning Commission to request approval to demolish a 6,486-sq. ft. storefront building and erect a 2,176-sq. ft. addition, with interior alterations of existing warehouse for use for Veteran's Affairs Professional Services Offices. (Section 1101, 1140 & 1165 of the Codified Ordinance)

Mr. Broadstreet asked Mr. Card if he received a copy of the letter dated November 1, 2021 from Ed Hren, Village Engineer?

Mr. Card did not receive a copy of the letter, but was given a copy of the letter with the opportunity to read it.

Mr. Card informed the Planning Commission that he brought renderings of the proposed Vet Center building for the Planning Commission. He stated that C2 Construction is a service-disabled veteran owned company. Mr. Card went to college for construction management after military service and started a company about five years ago with the impetus on doing veteran service work.

“Our first project was in Watertown, South Dakota as a medium based out-patient clinic about 10,000-sq. ft. This will be our fourth VA veterans counseling center. These are fairly regional centers in the mid-west. We are based out of Minnesota and well versed in the challenges of doing construction in the mid-west. We take great pride in serving our veterans, which is the cornerstone of our business. We have a great relationship with the VA who is well versed in all of their requirements. As a veteran who serves veterans, I want to continue to serve them in the long term and will continue to own this building, service it and manage the property from conception for however long it will be needed.

I was over at the existing building today to do a walk thru to get a feel for what we are doing. We have a very knowledgeable team from our construction, engineering department and landscape architect. I will try to answer any questions that you have.”

Mr. Duffy: Is your construction team local?

Mr. Card: Some of our construction team will be local. Our design team is not local. Our electrical engineer is not local, but we typically hire as much local as we can.

Mr. Duffy: According to your anticipated schedule, when would you begin construction?

Mr. Card: We would begin construction shortly after we receive the permits. We have a local demolition company that is ready to go in and demolish a portion of the building that needs to be demolished. We will have to dig out the existing footings and install the corrections. They will also do the excavation for the new footings, and we will hire a local concrete company to pour those.

Ms. Harp: I have a question regarding the demolition. Mr. Cirincione, as far as asbestos abatement and [there is] a demolition team, what is Oakwood’s regulation on demolition, and will they have to show that there is no asbestos that has been abated?

Mr. Cirincione: The Ohio EPA has regulations as far as what is necessary for demolition.

Ms. Harp: Would he have to show those papers prior to demolition?

Mr. Cirincione: Yes, he would have to file whatever necessary papers required from the EPA showing either compliance or what he would need to do to comply.

Mr. Card: I will write that down as a note. From my understanding, the back portion that we’re keeping was an addition in the 90’s and I believe they did a complete renovation of the interior.

So, from what I understand, an abatement inspection was done at that point. I don't recall what the outcome of that was. Clearly, as a part of the demolition process [that would be appropriate].

Mr. Cirincione: Copies of those documents would have to be filed with the Building Department so that they would have it in the file should those questions arise.

Ms. Harp: Okay.

Mr. Duffy: Did you see the letter from the Village Engineer?

Mr. Card: Yes, I read it when I got here.

Mr. Duffy: Do you foresee any problems or questions brought up in the letter?

Mr. Card: The parking seems to be okay, and there seems to be plenty of depth in the parking lot. If we need to bring the striped line out another foot to meet the 180-foot per stall, we could do that. We plan on re-sealing the parking lot anyway, so we will make sure the stall striping is [complete]. The VA also requires the parking lot to be illuminated, so it will be illuminated. The parking lot will only be illuminated during normal business hours.

Mrs. Davis: Mr. Harris (resident) property is behind this proposed business. I wonder if the lighting will affect his property?

Mayor Gottschalk: There will be screening for the lighting in the parking lot of the VA Center, so the lighting will go straight down and not affect any abutting property owners.

Mr. Card: It won't be immediate, but we can also put in some bushes for additional screening.

Mayor Gottschalk stated that he appreciates the applicant's client's willingness to not only provide a great service to our veterans, but also make the building look more appealing. "It is very conventional looking and more attractive."

When you do decide on the lighting you will have outside this building, **make sure you make a submission to the ABR in terms of [the esthetics of the lights] if they will look more antique like or just conventional lighting so that they match the building.**

Mrs. Davis: What will the office hours be at this building?

Mr. Card: There will be normal business hours at this facility.

Mrs. Davis: Mr. Card, to the left of your building is a driveway, so you don't have to bother any of that driveway or property, correct?

Mr. Card: Our demolition plan is to start on our property side and move across the building from that direction and not have to go onto the neighbor's driveway at all.

OTHER MATTERS FOR DISCUSSION:

Request for Special Meeting of the Planning Commission (Information Only) to be held Monday, November 8, 2021 at 6:30 P.M. to discuss "A Certificate of Zoning" for Premier Oakwood LLC, Mr. Kelvin Callahan - Alexander & Macedonia Roads

Mayor Gottschalk: We have never had any of these types of meetings before because normally when a company comes before you, they provide the permanent plans for their building. Due to the fact that this building is going to be 60-million dollars alone just in cost, they only want to provide a preliminary set of plans and the assurance that this will move forward.

There will be another 60-million dollars in terms of personal property and technology on that site. Initially, we would like to get a quorum for this meeting. Attending this meeting will be Premier LLC and Project Crunch to submit a preliminary set of plans with the approval (after review) by the Building Department, our Village Engineer and eventually (as we get to where they are providing the permanent plans) the Fire Department will also be involved.

The legislation calls for this if you are going to submit a preliminary plan. So, I am asking if we will have a majority of the Planning Commission members available for this special meeting Monday, November 8, 2021 at 6:30 P.M.?

Ms. Harp: Mayor, you said this is an informational meeting?

Mayor Gottschalk: Yes. They will provide a preliminary set of plans where you can go over the material and ask questions. They will be investing 123-million dollars in this community and they prefer doing it this way rather than submitting a formal submission of everything, and not knowing if there will be approval.

Mrs. Davis: Will this amount be just for the building, or the driveways and everything?

Mayor Gottschalk: It should be everything, but the County will be putting up \$950,000. [This includes] Team NEO and Jobs Ohio for not only the entry and exits but also the stop light on the east side of the bridge. There will be coordination with the leg on the other side of the bridge so the traffic will be smooth.

They want to do their evaluation by first submitting the preliminary plans, and seeing that everything is good and then go forward with their formal set of plans.

Mrs. Davis: Will this also discuss the driveway they made that was supposed to be just for emergencies only? That was so huge and so wide, and they took down all those trees.

Mayor Gottschalk: I can understand if you do this in a light industrial district, but this is a partial residential area. They didn't get any approval for taking the trees down. They are going to have to pay for the \$20,000 worth of trees that will have to be replaced there. There was no need for taking all those trees down.

Mrs. Davis: The second driveway they made on Alexander Road will still be for emergencies only?

Mayor Gottschalk: They haven't decided yet whether or not they will use that as an entrance only or not. I would say that 90% of any traffic they would have would be going north on I-271 and getting back to Broadway Avenue where it turns south. That can be discussed when they come here on Monday.

Status of Organic Food Store [near] Richmond & Alexander Roads:

Mrs. Davis: Is the farmer on the corner of Richmond & Alexander Roads not doing anything anymore on that corner because a tow truck was pulling out his tractor there last night at 8:30 P.M. and got stuck. That's the farmer that was going to build **the farm stand**.

Mayor Gottschalk: The problem with that is that Roseland is in financial straits. When they remodeled their facility and put together their financial plan about 15 years ago, it was terrible. They are now having to pay the repercussions of the high interest rates because of the time they did that. Because of that, the owner of the property where **the organic food store** would be, needs a parcel next to it that is still owned by Roseland. However, Roseland can't be involved in that since they don't have the fair financial wherewithal with the bank, so does the bank. The bank prefers rather than dealing with that, to wait until a new owner for that decision. That is what tied this whole thing up with the organic food store.

Question Regarding the Property on Free Avenue & Forbes Road that was demolished:

Ms. Harp: The property we talked about that was to be demolished on the corner of Free & Forbes Road, all of his front portion is in Bedford.

Mayor Gottschalk: The parking lot, and maybe one little bit of that building is in Oakwood Village, otherwise 90% of that building was in Bedford. They never informed us that the building was going to be torn down until it was torn down. I wondered what was going in its place. They don't have a response to that either.

Ms. Harp: My concern is about that little portion that belongs to Oakwood Village. It now contains about a 20-ft. mound of dirt, rocks and dust. I'm not sure why the collection of all that stopped because nothing has been happening the last two weeks, but now on the Oakwood property there is a storage pile of [stuff].

Mayor Gottschalk: That obviously will not be there before this thing is cleared out. I don't know why they didn't notify us before this whole thing began.

Status of the Old Berman Moving Company:

Ms. Harp: The front part of the building faces the I-271 freeway and the back part is on Free Avenue. I don't know what they're building.

Mayor Gottschalk: First of all, it used to be Midcon, a small little suite of two buildings. One of which is Leafguard and the other is called Hotsy, and then two other buildings. At one time the Berman buildings housed a company that was ripping down computers. They needed more room and moved to Solon.

Ms. Harp: It's a warehouse type building. There is a very nice office space building next door to it then after that the loading docks face Free Avenue, but the sign with Berman on it faces the freeway. I have no idea what's going on there because they just all of sudden started building a concrete wall that faces Free Avenue which will probably block off the lower half of that building. There is a huge parking lot and then there is the building.

Mayor Gottschalk: When did they start putting up the brick wall? I was there a week ago and didn't notice any concrete wall.

Ms. Harp: It was about a week ago. The wall is probably three or four feet tall.

Mayor Gottschalk: I will go by there tomorrow.

Ms. Harp: Thank you!

Discussion from the last PC Meeting Re: Interstate McBee Property at 7440 Oakleaf Road

Mrs. Davis: My concern is that there are a lot of bays which are only 100-feet from residents. That will create a lot of noise, diesel trucks, and smell.

Mayor Gottschalk: They are not going to be building where John's Trailer building was. They are going to be in the building on the side where Waste Management is.

Ms. Harp: That will be behind North Lane.

Mayor Gottschalk: The building will be between the current John's Trailer building and Waste Management. It will not encroach into North Lane. Whatever is needed to satisfy the residents in that area will happen.

Mr. Cirincione: That is an existing commercial property.

Mr. Broadstreet: It's been that way for 30 or 40 years. If I recall, we asked them what their operating hours were going to be and I don't think it is going to present a big problem for night time use. I think at the latest they would be there until 10:00 P.M.

Mayor Gottschalk: They will landscape the area which will also provide a noise buffer. They make components, so they won't be fixing things.

MOTION TO APPROVE CASE # PC21-124: CONTINGENT UPON COMPLIANCE WITH NOVEMBER 1, 2021 LETTER FROM VILLAGE ENGINEER, EDWARD HREN TO THE PLANNING COMMISSION was made by **Mary Davis**, seconded by **Peter Duffy** and upon roll call the **MOTION PASSED** unanimously.

MOTION TO APPROVE REGULAR PLANNING COMMISSION MINUTES FOR AUGUST 2, 2021 was made by **Mary Davis**, seconded by **Peter Duffy** and upon roll call the **MOTION PASSED** unanimously.

MOTION TO APPROVE REGULAR PLANNING COMMISSION MINUTES FOR OCTOBER 4, 2021 was made by **Peter Duffy**, seconded by **Rand Broadstreet**.

VOTE:

Yes - 4 Broadstreet, Duffy, Harp

Abstain - 1 Mary Davis

MOTION PASSED

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

Meeting Adjourned at approximately 7:54 P.M.

Rand Broadstreet
Chairperson

Cynthia Hines
Recording Secretary