

V I L L A G E OF O A K W O O D

ARCHITECTURAL BOARD OF REVIEW

**MEETING MINUTES**

**MEETING DATE:** JANUARY 3, 2022

**TIME OF MEETING:** 7:30 P.M. MEETING

**PLACE OF MEETING:** OAKWOOD VILLAGE – COUNCIL CHAMBERS

**PRESENT:** Rand Broadstreet

Patricia Christian - Chairperson

Jackie McDonald

Georgia Moore

Ross Cirincione - Assistant Law Director

**ABSENT**: NONE

The Meeting was called to order at approximately 7:17 P.M. by Patricia Christian, Chairperson.

**NEW BUSINESS:OWNER: MR. JAMES JOHNSTON - HIPS & HOGS**

**CASE # ABR21-15: 21941 FORBES ROAD, OAKWOOD VILLAGE, OH 44146**

**PP #795-30-003** Mr. Johnston is coming before the Board to request approval to erect a 30' X 60' (1,800-sq. ft.) addition to the existing building. (Section 1101 & 1140 of the Codified Ordinance)

**MOTION TO REMOVE FROM TABLE CASE # ABR21-15:** was made by **Pat**

**Christian,** seconded by **Georgia Moore** and upon roll call the **MOTION PASSED**

unanimously.

**Mr. Cirincione:** Mr. Johnston spoke with Ed Hren today regarding his case, and Ed

outlines the course of action and a copy of the e-mail he sent out. He recommended preliminary approval for the proposed use contingent on Dan Marinucci, Chief Building Official’s determination that no variances are required. Final approval would be contingent on the submission of detailed construction plans.

My understanding is that a survey was submitted to Ed Hren, and he found that satisfactory based on his January 3, 2022 letter to the Planning Commission. I talked with Dan Marinucci about this last week. We looked at the issue of zoning from the records in the mid '90’s. The use which is being proposed is really not all that different from what had been there. It is not identical, but it is our recommendation that the Commission would find that this is a like and similar use to what had been there previously.

What Mr. Johnston is proposing does fit into the area, and is very similar to what was originally there and the kind of work that they did and will do going forward. Ed noted some other issues which can be worked out later down the line if the Commission approves the application. He will work with the applicant’s surveyor and engineer which has to do with drainage plans, storm water management, etc. We looked at it and determined that it could be justified under a “like and similar use”. Mr. Johnston, what was there before you bought it?

**Mr. Johnston:** It was a motorcycle repair shop before I bought it. I will not be selling motorcycles, just making repairs. I didn’t do anything but change the name.

**Mrs. McDonald:** Will there be any new landscaping going around the front of the building or will everything remain the same?

**Mr. Johnston:** Once I finish the addition, I will have the parking lot redone and I will make sure everything is finished.

**Ms. Christian:** Would you please bring [landscape drawings] to the Building Department so they can see everything you’re doing.

**Mr. Johnston:** It should be included with my building plans.

**Ms. Christian:** I didn’t see it in there.

**Mr. Cirincione:** Mr. Johnston, I think the Board is referring to landscape designs so that when you’re ready to do the redesign, you can present that to the Building Department.

**Mr. Johnston:** What would that include?

**Mr. Cirincione:** That could include shrubs, trees, flowers etc.

**Ms. Christian:** You also need to list how many plantings you’re putting in.

**Mr. Johnston:** Okay.

**MOTION TO APPROVE CASE # ABR21-15: CONTINGENT UPON COMPLIANCE WITH LETTER FROM VILLAGE ENGINEER, ED HREN TO THE PLANNING COMMISSION DATED JANUARY 3, 2022 AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AT A LATER DATE** was made by **Jackie McDonald**, seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

**MOTION TO APPROVE REGULAR ARCHITECTURAL BOARD OF REVIEW MINUTES FOR DECEMBER 6, 2021** was made by **Pat Christian,** seconded by **Jackie McDonald** and upon roll call the **MOTION PASSED** unanimously.

**MOTION TO ADJOURN MEETING** was made by **Pat Christian,** seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

**Meeting Adjourned at approximately 7:23 P.M.**

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**Patricia Christian Cynthia Hines**

Chairperson Recording Secretary