

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

PLANNING COMMISSION

**MEETING MINUTES**

**MEETING DATE:** JANUARY 3, 2022

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

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

**PRESENT:** Rand Broadstreet - Chairperson

Peter Duffy

Malinda Harp

Joel Hladky

Tracy Moore

Ross Cirincione - Assistant Law Director

**ABSENT**: NONE

The Meeting was called to order at approximately 6:56 P.M. by Rand Broadstreet, Chairperson.

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

**CASE # PC21-127: 21941 FORBES ROAD, OAKWOOD WILLAGE, OH**

**44146 PP #795-03-003** Mr. Johnston is coming before the Planning Commission to request approval to erect a 30' X 60' (1,8000-sq. ft.) addition to the existing building. (Section 1101 & 1140 of the Codified Ordinance)

**MOTION TO REMOVE FROM TABLE CASE # PC21-127:** was made by **Peter Duffy,**

seconded by **Malinda Harp**  and upon roll call the **MOTION PASSED** unanimously.

**Mr. Duffy:** Have you had any communication from anyone in the Village regarding your

application?

**Mr. Johnston:** No, I didn’t.

**Mr. Cirincione:** Mr. Johnston did speak with Ed Hren today.

I spoke with Ed and he 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.

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.

**Ms. Harp:** So, we don’t have to visit the issue of whether this was grandfathered in?

**Mr. Cirincione:** 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. I didn’t do anything but change the name.

**Ms. Harp:** You’re not selling motorcycles, just making repairs, right?

**Mr. Johnston:** Yes, I’m just making repairs.

**Mr. Duffy:** Is it your understanding that you are clear on all your obstacles up to this point?

**Mr. Johnston:** Yes. That’s kind of what I got from Ed Hren when I talked to him today.

I just hadn’t heard from anyone about this until today.

**Mr. Cirincione:** We lost a couple of working days due to the holidays.

**Mr. Johnston:** That’s fine. I went ahead and had the survey done.

**Mr. Duffy:** If this is approved, do you have any idea when you would have a grand opening?

**Mr. Johnston:** Probably by spring.

**Mr. Duffy:** I move that we approve this case.

**Mr. Cirincione:** I would just ask that this would be made compliant on the contingencies as outlined in Ed Hren’s letter.

**MOTION TO APPROVE CASE # PC21-127: CONTINGENT UPON COMPLIANCE WITH LETTER DATED JANUARY 3, 2022 FROM VILLAGE ENGINEER, ED HREN** was made by **Peter Duffy**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

**MOTION TO APPROVE REGULAR PLANNING COMMISSION MINUTES FOR DECEMBER 6, 2021** was made by **Peter Duffy,** seconded by **Rand Broadstreet.**

**VOTE:**

Yes: 4 - Broadstreet, Davis, Duffy, Harp

Abstain: 1 - Joel Hladky

**MOTION PASSED**

**OTHER MATTERS FOR DISCUSSION:**

***Questions on Work Session Minutes-Page 5 for meeting held December 6, 2021:***

**Mrs. Davis:** I had a couple of questions on the Work Session Minutes from December 6, 2021.  **(Page 5 - Empire Tree)** I was speaking, I said: “You can see right through it (the fencing)!” ***(Correction) \*It’s clear fencing and you can see everything Empire has right through it including their equipment, and it does not block anything.***

**Mr. Duffy:** Are the lighting issues resolved?

**Mrs. Davis:** No! That was the second part of my question. The Mayor asked me if there was anything else, and I told him that the spotlight they have in the back yard that faces are yard is still just as bright. They promised they would lower it or put a shield on it, but neither one of those things was done. The Mayor said he “would contact Empire the week of the meeting to have them put a shield on that back light”. I wanted that in (these) minutes because it’s not in the Work Session Minutes of December 6, 2021.

***Status of Project Crunch:***

**Mr. Duffy:** What is the current status of Project Crunch?

**Mr. Cirincione:** I’ll be honest, I don’t know what the status is at this point.

**Mr. Duffy:** Is this something we’re looking at with a particular time table in view or could this come back in August of 2022?

**Mr. Cirincione:** I would assume this would come back sometime within the next several months. I don’t mean August, but I think they will want to have some kind of decision from the Village by spring or summer.

**Mr. Duffy:** What is the process of the decision by the Village? Are there other people besides the Planning Commission that are involved in this? Is Council involved?

**Mr. Cirincione:** Council would definitely be involved. Whenever the plans are finalized and presented to the Village, Council will have a vote as to whether or not this project would move forward.

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

**Meeting Adjourned at approximately 7:16 P.M.**

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**Rand Broadstreet Cynthia Hines**

Chairperson Recording Secretary