



**VILLAGE OF OAKWOOD**  
**PLANNING COMMISSION**  
**MEETING MINUTES**

.....

**MEETING DATE:** NOVEMBER 7, 2022

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

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

**PRESENT:** Rand Broadstreet - Chairperson  
Peter Duffy  
Malinda Harp  
John Latsko  
Tracy Moore

Ross Cirincione - Assistant Law Director  
Mayor Gottschalk

**ABSENT:** NONE

The meeting was called to order at approximately 6:48 P.M. by Rand Broadstreet, Chairperson.

**NEW BUSINESS:**                   **PETRILLO ARCHITECTS, PC, LISA MADAY**  
**CASE # PC22-116**                   **OWNER: EXCHANGE RIGHT NET LEASED**  
**PORTFOLIO 52 DST TENANT: SAM'S CLUB**  
**23300 BROADWAY AVENUE, OAKWOOD VILLAGE,**  
**OH 44146 PP #795-06-017** Ms. Maday is coming before  
Planning Commission to request approval for exterior wall  
signs to be removed and replaced with new brand signs. The  
fuel canopy signs are also to be removed and replaced with  
new brand signs. Installation of new fuel/price signs on the  
canopy is also proposed. Exterior of building to be repainted.  
(Section 1101.01, 1140.03 & 1185 of the Codified Ordinance.

**Mr. Perry Petrillo:** There will be a brand sign at the entry of the building, the secondary sign will be off to the left and then all new signs on the fuel canopy. The fuel canopy signs basically stay consistent square footage wise with what is there today.

The main difference will be the main brand “Sam’s” sign on the front. We have proposed a 7-ft. sign which will fit the front canopy area. That will be a square footage of 317-sq. ft. There will also be a stack sign down to the left.

We have gotten rid of the ancillary sign that was previously on the building. The tire installation, welcome and exit signs will remain. The only other difference is, in getting rid of the ancillary sign which shows “tire and pharmacy”. We’re getting rid of that and putting up a new pharmacy sign. The pharmacy sign itself will be a new sign.

**Mayor Gottschalk:** In Mr. Petrillo’s original submission, you wouldn’t hardly be able to see the difference between what that was and now. You can hardly see it from Broadway Avenue. You can now see it from the street. The sign will be a little smaller.

**Mr. Cirincione:** The distance that we are from the road to the front of the building is pretty substantial in the center, so the sign is pretty comfortable on the building and is not overwhelming.

**Ms. Harp:** You were saying that most of the signage is the same and just differs a little bit. Can you point out which Sam’s sign are the same and which ones are different?

**Mr. Petrillo:** So, starting at the top (you have a drawing of it on your A.21 sheet) that basically has a comparison of existing signage and new signage. Currently, you had the Sam’s diamond at the entry, that goes away and now they’re just going to say “Sam’s” with the logo on the end of it. The previous Sam’s sign at the entrance was 100-sq. ft. The proposed new square footage is 317.08-sq. ft. and that’s because we’re going from a sign that was basically a cube that was 8 X 8 and now, we’re going to a sign where Sam’s Club is written out with the diamond at the end being 44” X 10” long. It gets stretched out across that canopy which makes it a lot more legible. The old Sam’s sign was very small in the cube but now its basically written out.

The next one is the Sam’s diamond that was at the entry; that goes away and in lieu of that, we’re doing the Sam’s Club logo stack sign which will go to the left and that’s 100-sq. ft. as opposed to the previous diamond which was 64-sq. ft. The ancillary sign that was 64-sq. ft. goes away and you get a new pharmacy sign that is 8.94 sq. ft. The pharmacy sign sits just off to the right of the main entrance. The tire installation sign was 11.33-sq. ft. the new sign is also 11.33-sq. ft. The welcome and exit signs were 9.27-sq. ft. and they remain at 9.27-sq. ft. Those are the main changes for the main building then on the fuel canopy there is a Sam Club’s sign that was 76.04-sq. ft. where the new one is 75.52-sq. ft. and the digital fuel signs were 34.66-sq. ft. and the new one is 34-66. So, your real difference is basically the signage that’s going over the entry at the vestibule.

**Ms. Harp:** So, the first one you said went from 100-sq. ft. to 300-sq. ft.

**Mr. Petrillo:** The first one went to 317.08. The second one changes because it was the diamond at the front but now were doing the stacked logo to the left, so it went from 64-sq. ft. to 100-sq. ft.

**Ms. Harp:** There is a certain percentage of square feet that it cannot exceed as far as the total. I don't know how exactly to figure that out.

**Mr. Petrillo:** When we looked at the ordinance, you're allowed a certain square footage for every linear foot. I think its up to 71 or 72-ft. then after that it goes up to 5-ft for every 5. We came up with a number of 475 as allowable.

I'm not sure how you look at this in terms of if you combine the fuel canopy with the building, or is the fuel canopy looked at on its own because it's a separate structure all unto itself. So, our total building signage is 446.62 which is inclusive of the large sign and all the others. On the fuel canopy, we are at 110.18-sq. ft. The sign will also be internally illuminated white.

**Ms. Harp:** You said the pharmacy sign is 8-feet?

**Mr. Petrillo:** The pharmacy sign is 8.94-sq. ft. The pharmacy signs are there obviously for directional purposes. I'm not sure about Ohio, but most states require that you have a pharmacy sign posted on the outside of the building.

**MOTION TO APPROVE CASE # PC22-116:** was made by **Peter Duffy**, seconded by **Tracy Moore** and upon roll call the **MOTION PASSED** unanimously.

**CASE # PC22-117**

**CONTRACTOR: KIM GROUP, MS. JAQUELINE WARD**  
**OWNER: T HAWTHORNE VALLEY OH, LLC**  
**TENANT: CHIC BEAUTY, DBA: OAK BEAUTY**  
**23292 BROADWAY AVENUE, OAKWOOD VILLAGE,**  
**OH 44146 PP #795-05-011** Ms. Ward is coming before  
the Planning Commission to request approval for a 2' X 11'  
22-sq. ft. illuminated wall sign on existing building.  
(Section 1101.01, 1140.03 & 1185 of the Codified Ordinance.

**Ms. Harp:** Ms. Ward, tell us about your sign, and what you're replacing it with.

**Ms. Ward:** It's really basic. Presently, there is a temporary banner there. That will be replaced with an illuminated channel letter sign that is front lit for a total of 20-sq. ft. The existing wiring for the illumination is already there. It will be wall mounted.

**Ms. Harp:** Will this be illuminated all night?

**Ms. Ward:** It is LED illuminated and the lights can be on all night if they are turned on.

**MOTION TO APPROVE CASE # PC22-117:** was made by **Peter Duffy**, seconded by **Tracy Moore** and upon roll call the **MOTION PASSED** unanimously.

**OTHER MATTERS FOR DISCUSSION:**

**QUESTION FROM MARY DAVIS RE: SEPTEMBER 26, 2022 PLANNING COMMISSION MEETING**

**Mrs. Davis:** I looked at your September 26<sup>th</sup> Planning Commission Minutes. We're supposed to vote on the signage issue tomorrow for Council. With all the things that were talked about in the minutes, nothing was approved. Did you accept everything Mrs. Rogers said because most of the things that were said was "Ross will look into it, Ross will check into it, I will ask Mr. Climer about it". Do you have anything final about that?

**Mr. Duffy:** Ross hasn't gotten back to us.

**Mrs. Davis:** So, we're not going to vote on that signage issue tomorrow.

**Mayor Gottschalk:** Climer has been tied up with another case. I don't see Council being able to do anything on this because there are some legal issues on this as well.

**Mrs. Davis:** There's nothing about limitation of signage or anything like that; that's why I wanted to know.

I have one more question: You guy's approved Empire Tree, the company that is behind me that put up the fencing. I want to show you a picture of the fencing they put up. There is a beautiful little shrub that they planted. I can see every single thing they put up. The fencing is clear plastic. They have a pole on this side but it's clear. So, you can see everything.

**Mr. Duffy:** I thought they were going to put up some lattice or something like that in.

**Mrs. Davis:** They put in a trumpet plant, but do you know how long it takes a trumpet plant to grow? So, you can see everything of that company. (*Showing picture*) This is their light that I'm still complaining about that shines in the back of my house.

**Mr. Duffy:** Mayor, would that be the Building Department that would handle that?

**Mayor Gottschalk:** No, that would be Andy Sparks, and I'm calling him right now because I really want him to go back out there..... Andy, I want you to visit the tree operation on Golden Oak Parkway that sits behind the Davis property on Garden Road. Hopefully you can go out there tomorrow and take a look at it...

**Mr. Broadstreet:** Motion to adjourn.

**MOTION TO ADJOURN:** was made by **Peter Duffy**, seconded by **John Latsko** and upon roll call the **MOTION PASSED** unanimously.

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

---

**Rand Broadstreet**  
Chairperson

---

**Cynthia Hines**  
Recording Secretary