



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
2023-9-11

ATTENDANCE

PRESENT

Rand Broadstreet Chair
Malinda Harp
John Latsko

Peter Duffy
Ross Cirincione Law
Joel Hladky

ABSENT

Daniel Marinucci, CBO

Meeting opened 6:53pm by Broadstreet
Roll call taken

**PC#23-112 OWNER: VANSHH, LLC DBA: QUALITY INN
REPRESENTATIVE: BLINK SIGNS, MR. PATRICK SETELE
23303 OAKWOOD COMMONS DRIVE
PP# 795-06-069**

MR. SETELE IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO CHANGE THE EXISTING SIGN FACES WITH THE NEW NAME; QUALITY INN 7 SUITES BY CHOICE HOTELS (SECTION 1101.01, 1140.03 & 1185 OF THE CODIFIED ORDINANCE)

(Matt Simon from North Coast Sign and Lightning was sworn in by Cirincione). Simon: I am representing Quality Inn. Changing out the sign faces, the dimensions are not changing. They want us to retro fit it. Take all the bulbs that are in there now and change to LED lighting. It will make it slightly brighter. **Harp:** Sign will be in the same place just a new sign.

Motion to approve case PC 23-112 made by Duffy. Second: Latsko:

Vote: Broadstreet Y; Duffy: Y; Harp: Y Latsko: Y.

RESULTS: MOTION PASSED

**PC#23-113 OWNER: OAKWOOD HOSPITALITY, LLC
REPRESENTATIVE: ARTMAN ENGINEERING, MR. ARTMAN , P.E., C. P.S.W.Q., C.P.E.S.C.
23181 BROADWAY AVE
PP#795-06-071**

MR. ARTMAN IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 1,662SF BUILDING WITH A DRIVE THRU, PARKING AND ACCESS DRIVES. NEW STARBUCKS.

(Brent Artman of Cardinal Reality sworn in by Cirincioni). Artman: Cardinal Reality is the developer for the project for Starbucks. **Broadstreet:** Who is Oakwood Hospitality? **Artman:** Oakwood Hospitality is the owner of the property that we are purchasing from. **Broadstreet:** I understand. We have a discrepancy between what the engineer said. The Engineer states that he spoke with Chief Garratt on the matter, and he has no objection to the full access drive onto Broadway. That is 100% different then my conversation with Chief Garratt a week ago. **Artman:** I have not had conversations with Chief Garratt, I have submitted to the village, and to the engineer the traffic impact study. The plans

were submitted back in June. Originally, I have not heard of any other review comments except through Mr. Hren's office. **Cirincione:** The traffic impact study was requested and that was done in early August. I was copied on email dated August 22, 2023. **Artman:** It was completed in August. **Cirincioni:** Ed Hren sent a memo email out to the Police Chief, Assistant Police Chief, Mayor and myself, I am probably missing a couple of other people, stating he wanted to know whether there were any objections to the curb cut on Broadway. My understanding is, he has not received anything in writing. I don't know if there is a misunderstanding here as to what the positions are, I will tell you as the record stands, we need some information, firsthand information from Chief Garratt, whether it is in writing, or he appears before the Planning Commission. Obviously, the position of the Police Chief, Assistant Police Chief, is very important in regard to the curb cut onto Broadway. I suggest we table it so we can get further information, to make sure we have the facts. If this comes to any subsequent hearing, we are going to need evidence. I would ask the Planning Commission to table this matter. I don't think there is any way around that. **Artman:** Can we do a review and contingent approval on his review? This has been before the PC for a month. I am sure I am on email correspondence. At no point was there ever an objection to it. **Cirincioni:** Part of the delay was on behalf of the people interested in developing that property. **Artman:** absolutely. **Cirincioni:** This goes all the way back to June or July, where the request was made, and there was not a response to the traffic study until six weeks later. **Artman:** I would have never paid \$10,000.00 to complete a traffic study, if I would have known the Police Chief would say no. If I would have thought that back in the beginning, I would not be here right now. **Cirincioni:** We need the evidence from the Chief himself. This just came up tonight. You are free to make a request of the Planning Commission, for a special meeting if necessary. **(Cirincione swore in James Sabatine Jr. Member Cardinal Realty 1305 Boardman Canfield Rd. Boardman, Ohio 44512.** **Artman:** (updating Mr. Sabatine). There is a discrepancy about if the Police Chief is going to approve the access, even though Ed. Hren sent a letter today stating that he did. They are saying that is not the case. **Broadstreet:** My conversation with him was completely the opposite. They did not want to see another curb cut on Broadway under any circumstances. In fact, even before I talked with him. That is my opinion as well. I drive up and down Broadway numerous times during the day. I know exactly what the problems are, caused by Dunkin Donuts and we are not going to do that again. **Cirincioni:** As legal counsel, nobody here is going to be happy about it, however, I want to make sure the record is straight as to what happens in this case. My recommendation is that this matter be tabled either to the next regular agenda in October, or a request be made by the applicant for a special meeting prior to the October date, so that we can get to the bottom of who said what and when, who opposes the curb cut, and who does not oppose the curb cut. **Sabatine:** We were told initially we need a certain type of traffic study, we provided that traffic study. We were then told that was not enough we need to do a full-blown traffic study, which is \$10,000.00, we did that. Everything being said, if you don't have any more curb cuts on the road this town will look exactly like it does now 15-20 years from now. That is the purpose of traffic studies. They are doing curb cuts with the right traffic study with background and information by the engineers in places like Beachwood, go to Columbus and this Oakwood Village, that is why you do traffic studies with engineers. This is not the only curb cut there is to flow through the Hampton Inn but the new construction, the costs are so high and if they can't get the appropriate access, they just skip the markets. The curb cuts have always been on the plans that we sent to the Mayor's office. It has never not been there. We are on a deadline from the seller, we are under contract, this is taking longer than it is taking any other projects we have ever done just to get to a review stage. We are running out of time. We have a traffic study. **Cirincioni:** That is why I am suggesting that it be tabled. I don't know how much flexibility you have. **Sabatine:** We would like to move forward to get a vote, we already have the traffic study, unless they don't want a Starbucks in Oakwood Village. We would like to move forward; we are running out of time with the developer. **Cirincioni:** Let me suggest this, It is not going to take a lot of time to arrange to have the information the board wants. The record needs to be cleaned up on that issue. So if we can table it tonight, reset it within a reasonable time that is acceptable to the commission and to the applicant. **Sabatine:** We just don't have the time. The deal is going to die if we don't have the time. Where are these people who wanted to speak, they should be here now, it is their responsibility to do that in time, we have an engineer that we paid to show up tonight and we are out of time with our contract if we don't move forward. **Cirincioni:** Your talking about immediately? **Sabatine:** That is what this meeting is for to decide if you want Starbucks in Oakwood Village. We did a traffic study, ours shows that it is fine, I think they should rely on the information in front of them and decide if they want to proceed or not. **Cirincioni:** We can do that to, if there is not going to be an agreement on the motion to table, the planning commission is in their discretion to vote on a contingent. What I am hearing is that you are not satisfied with the contingent. **Sabatine:** We must proceed, that is why we hired TMS who does the traffic studies for Oakwood Village. They do the traffic studies here. Throughout that whole course of time, they could have tried a different traffic study from a different engineer. It is not like a football game when you get coffee or you go to Chipotle or Starbucks, it

is one car at a time, it is not a flood. One car in one car out. There is not 1,000 people leaving at the same time. The traffic studies take into consideration all that. **Cirincioni:** It is a practical matter. Several of us have had the occasion to go past Starbucks in other municipalities and the traffic is backed up onto the main roadway and there are several cars waiting to turn into the drive. I understand what you are saying. That is why we want to make sure if, in fact, the Planning Commission decides they would like to see a Starbucks, is that possible without backing up traffic on Broadway in the morning, when everyone goes for coffee. Starbucks makes 250 different concoctions, takes some time. People are in line and there is a period when traffic backs up. That is just the reality. **Sabatine:** This is their new prototype. **Artman:** Prior to Covid their drive thru stacks were not as long. After Covid they now require a minimum of 14 in the lane, which we provided; 14 cars stacking in the drive thru lane alone. It would take another 12 or more cars to get back to Broadway. **Sabatine:** This is 3 times what you have seen in previous locations. They have walked away from 3-4 their deals that we have submitted if we can't provide this stack, this is the biggest stack I have ever seen at Starbucks, and it happens to be in Oakwood Village. Our traffic study does study this. **Artman:** It does talk to the affected bulk of stacking and circulation on the side as well as access to Broadway, those two items are two different issues. **Sabatine:** We feel we are entitled to get a vote. We followed all the regulations; we submitted a traffic study. **Cirincioni:** I don't agree with that. If you are talking about delays and deadlines, your group caused some of that delay. Go back and look at the emails and communications from Ed. Hren, there was a big gap of time when there was not a traffic study after Ed had requested it. Any delay that came in, the applicant has been partially responsible. **Artman:** I would argue that, because we did submit what he requested, he requested more information. He requested a more extensive study after the initial trip generation study that was submitted to him. **Cirincioni:** I have tried to compromise here and tell you that we can take a look as quickly as we can. **Artman:** What do you mean by a special meeting. **Cirincioni:** You can request a special meeting of the Planning Commission, the Planning Commission will schedule that meeting as quickly as possible. With requisite notice, have a meeting, have either a State sworn statement here from anybody who opposes this or testimony. **Duffy:** I would like if Ed. Hren would come and clear this up. **Cirincioni:** I think Ed Hren and Chief Garratt. We may have to make him available remotely depending on this health. He is battling some health issues. I don't know if he will be up to testifying. **Duffy:** A sworn statement will do. **Cirincioni:** if in fact we can get a written statement and have everyone look at it to see if you are satisfied with it. **Sabatine:** This would set a precedent of any curb cut on the roadway going forward. If he denied it, basically it would be closed for business going forward. **Cirincioni:** I am not telling you it would be denied, I do not know that. I have not talked to Chief Garratt about this, I am suggesting Chief Garratt weigh in on this. If you want to request a special meeting, you can do that tonight. We will get back to you tomorrow to try and get this issue resolved. **Sabatine:** Does he have a background in studying traffic. **Cirincioni:** I do not know what he is going to say. I do know he is charged with keeping the road safe in Oakwood Village. We have had a number of accidents or near misses or injuries, he certainly would know that. Whether that would be enough for him to say, this traffic study does not reflect that. **Sabatine:** We have more than doubled the actual stacks than any Starbucks that I have seen. If that is what you want to do. We are running out of time with the seller. Ed Hren gave us the traffic study he wanted, a trip generation study, we did it. He then came back and said I am sorry we need an additional one. We turned around and spent almost \$10,000.00 on that and it came back from TMS, and they said this is fine. We just finished one in Austin Town on a State Route, with probably 6-7, but this can stack 12 cars before you go on the road. ODOT or Austin Town had no problem with that. This probably has 14 cars. I will get a letter from the Zoning Inspector that they have not had any problems with that. This is the new post Covid stack design as well. **Cirincioni:** I am not trying to debate any of the issues that you are bringing up, suggesting let's table it. Let's get it scheduled for a special meeting. We will get the Village engineer in here and possibly the Chief and have them give their opinions. **Sabatine:** How far does that set us back on time. You said we can have a special meeting, then we have to come back for that meeting? Is that 60 days? **Cirincioni:** No, when I say special meeting, it is because there is some unanswered questions the commission would like to take a look at. So, we are probably talking a couple of weeks. **Artman:** We are scheduled for the Zoning Board on Wednesday. Does that get tabled too? **Cirincioni:** What are the variances? **Artman:** There is a side set back, and parking set back in the front. **Cirincioni:** They can always make any review in approval contingent on the approval of the Planning Commission if that is what they choose to do. **Artman:** I just don't want to have that one pushed back as well. **Duffy:** Can they go to the Zoning Board with what they have and get a contingent approval on the setbacks? **Cirincioni:** Yes. That is what I am suggesting. I will advise the Zoning Board, that the Planning Commission has a question about part of Mr. Hren's report. We need to get that answered, so anything they have the authority to grant it on the contingency of the Planning Commission action. **Artman:** What is before the ZBA has nothing to do with traffic. **McWilliams:** The ZBA suggested a traffic study when you went last time. The ZBA suggested you come back after a traffic study. I remember seeing that in their minutes. You also, requested to

go to Zoning before you came to the Planning Commission, you are talking about extra time. Maybe, that was going backwards. I am not saying it was, that may have pushed it along a little quicker. You will be able to cover all the questions regarding zonings with them and they will probably approve contingent upon the Planning Commission. If in two weeks you can come back here and have a meeting with Planning Commission. **Cirincioni:** If they approve it on contingent on Planning Commission action and approval. We have not lost a whole lot of time, the Zoning Board can act if they chose. **Sabatine:** Our case is in the traffic study, I would ask they have a professional in traffic if they are going to object to a professional engineers traffic study. **Cirincioni:** Again, you know where I am. I don't want them to vote until we have all the facts. **McWilliams:** I don't know if you have received the letter from Andrew Sparks, who is the landscape architect, he had a number of issues to make sure that you are aware of. **Artman:** I was told to disregard that. **Sabatine:** We received a formal email from the city to disregard that. He is not an engineer, his comments are outside of his education. **Cirincioni:** I would ask that we don't approach this subject at this point. It is up to the Zoning Board and Planning Commission, if they want to go forward. I don't want to get into this. **McWilliams:** I just don't want something else to come up. Then it would be considered another delay because we were not aware of it. But, if you are aware of it that is fine. **Sabatine:** I was aware that he is a landscaper. The trees are where the driveway is. We would landscape it accordingly. You can't worry about a 50' pine that would need to come down during the middle of the project. We would plant more trees, it is a landscape architectural plan that we submit. The site is what it is, and the size is what it is. **Broadstreet:** How many Starbucks do you own? **Sabatine:** We are one of the preferred developers for Chipotle, but this would be our forth Starbucks. **Broadstreet:** Are you associated with the one in Twinsburg? **Sabatine:** No. Twinsburg is an old design pre Covid. The one we designed is where the former Toys are Us in Mentor. We haven't had one complaint from the City of Mentor. It is at the corner of Mentor & Plaza Blvd.

Motion to move PC23-113 to the table until we can get Ed Hren or someone to clear this up. made by Duffy. We just received this letter from Ed Hren today. I have not read it or seen it before. I am sorry for the delay, maybe if we had known about it before, we could have handled this before you came. **Second: Harp.**

Vote: Broadstreet Yes; Duffy Yes; Harp Yes; Latsko Yes.

TABLED

Cirincioni: I will forward our discussions to Ed Hren the engineer, and the Police Chief Mark Garratt, in the meantime follow up with an email requesting sent to Deb Stoffl in the building Dept asking for a special meeting, based on the position of Zoning Commission and Council. Then we will see that it gets scheduled as soon as possible.

NEW BUSINESS	OWNER: CMHA
PC23-114	REPRESENTATIVE: RICK JOZITY
	23065 BROADWAY AVE. PP# 795-06-007
	Oakwood Village, OH 44146

Mr. JOZITY IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A 3'7" (25 SF EA. FACE) MONUMENT SIGN WITH INDIRECT ILLUMINATION. REPLACEMENT WAYFINDING SIGN FOR FRONT OFFICE AND REPLACEMENT ADDRESS SIGN FOR BUILDING "K" (SECTION 1101.01, 1140.03 & 1185 OF THE CODIFIED ORDINANCE).

Cirincione swore in Rick Jozity of Meraki Architects. Duffy: Can you tell us about the sign you want to put up. **Jozity:** The whole idea of this is to bring identification to the entrance drive to CMHA housing. They told me that many people have passed it up. They don't know it is behind there. We need some kind of identification to let people know that is the entrance drive to CMHA housing. They would like to put it on the southeast corner. We currently show a 25SF' sign face. Five foot high, we need requirements for signage and setbacks as well. The sign will be externally illuminated via solar lights on either side. There are no electrical wires attached to the sign. We will add some landscaping so it will look nice. **Harp:** Did you receive a copy of Ed Hren's letter. **Jozity:** Yes. **Latsko:** Who would be responsible for the up-keep of the solar panels and lights. **Jozity:** I would guess the maintenance man from CMHA. **Moore:** It looks like there will be a number of plants around the sign. **Christian:** Talking about the landscaping, we have to see what it is.

Duffy: Motion: move pass PC23-114. Second Latsko:

Vote: Broadstreet Yes; Duffy Yes; Harp Yes; Latsko Yes.

MOTION PASSED

PC23-115

CONTRACTOR: DRES HOME, CHRIS BUNGE
OWNER: KENYON & ANGELIA LEE
7345 JEAN DRIVE PP#795-10-088
OAKWOOD VILLAGE OH

CHRIS BUNGE IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 2,918SF SINGLE FAMILY HOME WITH A 3 CAR ATTACHED GARAGE (SECTION 1101 & 1140 OF THE CODIFIED ORDINACE).

Cirincione swore in Chris Bunge: General Manager for Dress Homes. Bunge: Dress homes is proposing to build a new single family home 7345 Jean Drive. I believe you have all had a chance to look at the plans and the elevations. It will be a 2900SF Ranch with a 240SF patio off the backside of the home, three car front entry garage. **Paliski:** We brought samples of color options we will be putting on the structure itself. The brick will cover all the exposed foundation around the three sides of the home, the two sides and then the back side. It is a poured foundation, you will not see any of that, it will be covered with brick to grade. It will be an actual color gray border. **McWilliams:** That is going on the whole front of the house? **Paliski:** Yes. You can see where the horizontal siding and the iron stone. The stone runs up to the face of the two and three car garage. It will have a 16' door and 8' door to the reversed gable in the front. Black shutters, standard black roof. They match the shutters. **McWilliams:** Is Davy Tree doing all the landscaping? **Bunge:** Yes. They submitted the landscaping plan. **Latsko:** Who does the foundation? **Bunge:** Engineer construction, Poured Foundation. It will be wrapped on three sides, you will not be able to see the foundation above grade. **Harp:** Is there a basement? **Bunge:** Yes. A full basement.

Motion to pass made by Duffy. Second: Harp:

Vote: Duffy Yes; Harp Yes; Latsko Yes; Broadstreet Yes.

MOTION PASSED

Motion to adjourn made by Duffy Second by Latsko

Vote to adjourn Broadstreet YES; Duffy YES; Harp YES; Latsko YES.

Adjourned 7:39 pm

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____
