



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE: JULY 31, 2025
SPECIAL MEETING

ATTENDANCE

PRESENT: Rand Broadstreet Chair--Peter Duffy--Malinda Harp-- John Latsko--Ross Cirincione Law-- John Cheatham, CBO
Joel Hladky

ABSENT:

Meeting opened by Broadstreet @7:00
Roll call taken

NEW BUSINESS

PC#25-112

MR. CARLOS ROUGEL GONZALEZ
23662 BLACKBURN RD.
OAKWOOD VILLAGE OH

MR. ROUGEL GONZALEZ IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A BACKYARD FENCE.

Broadstreet: Call to order the Planning Commission, July 31, 2025. **Cirincione:** Swore in Rougel Gonzalez.
Gonzalez: I have photos on my phone; I can share them. I have all the items for the fence; I purchased them through Lowe's. It is white. It is the same fence that the hotel has in the front. **Cirincione:** Is that demonstrated in the photos that you have on your phone. Can we show those to the chairman. (Gonzalez showing fence pictures). **Gonzalez:** We were here a while ago, about two years ago, when I bought the two lots. Now I want to enclose them with a fence. It is going to look nice. It is going to improve the property. We are enclosing it for our grandchild. We have a six-year-old grandchild and he likes to run everywhere. We love the place. That street is quiet. No problem with the neighbors. We have really good neighbors. **Broadstreet:** Any further questions? **Duffy:** I move that we approve PC#25-112.

CASE # PC25-112 TOPIC FENCE FIRST DUFFY; SECOND: LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED

Duffy: How long have you been working on this project? **Gonzalez:** We started a few years ago, by cleaning up the yard. There was a lot of garbage on the property. One month ago, we started to level. My wife and I leveled the property. I think in about one month we should be finished. We are going to take it easy. It is not a difficult job. We have studied how to do it. We have everything we need to do it. **Harp:** You leveled it? **Gonzalez:** Yes. We were trying to take out the tree stumps. We were working to take out all the trunks on the property. Someone offered me a job doing this, since we were doing a good job. We have already removed all the stumps. There were about 20 stumps. We read how to do it. Some people told us to burn it. Some said cut it. Others told us to put oil in it. The easiest way to remove the stump take about three hours. You put 4X4 in

the ground around the stumps. You then cut the roots, then you take the car jack and pull them out. **Harp:** When do you expect to be finished? **Gonzalez:** I am not really sure; we need to have it done before winter.

PC#25-114

**CHAGRIN VALLEY ENGINEERING
22999 FORBES RD SUITE B
OAKWOOD VILLAGE OH**

CHAGRIN VALLEY ENGINEERING IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR ENLARGEMENT OF PARKING LOT.

Broadstreet: Next item on the agenda is Chagrin Valley Engineering, coming before the board to request an enlargement of a parking lot. **Cirincione:** Swore in Don Sheehy from Chagrin Valley Engineering. Don, will you give the board background information. **Sheehy:** Our building has been in the Village since 2002. We built a building that looks like one building, but it is actually two buildings that are attached. One company was in the other half. We have continued to grow. We started out in 2002 with about 20 employees. The business next door had about 20 employees as well. Over time we hired more people. Late last year we bought out their side of the building. They had three or four employees left; they did not need all the space. We have some summer help and interns right now. We have about 85 people working for us right now. Oakwood has been an awesome partner for us. We have worked with the Village on several projects over the years. The police dept and fire department have been great, if we needed something they were there. We did look around, and decided to stay in Oakwood. We looked around in places like Independence. We like it here; we like the access. We like being by the trails. We have people come here that are 50 miles away. It is a good central location. We are continuing to add people, these are professionals, a lot of engineers, out of our 86 employees, we have over 50 engineers or scientists. It is tech heavy. We are tight on parking spaces. Our business model has changed a little. Workstations used to be bigger; they are now getting smaller. Some people are in the office for a couple of days per week. We found that everyone does need their own spot to work. We continue to hire and continue to grow. We have occasions where we need all the parking. Our current lot has 87 parking spaces; there are times when it is tight. There is one tree that is going to come down. The ground is at or close to the level it needs to be. It fits in with our scheme. This will give us 31 additional spaces and give us another five years of growth. We appreciate this group getting together on short notice. This is helpful for us. **Cirincione:** John, I know that you have reviewed this. **Cheatham:** The drawing you submitted showed a total of 52 spaces with the new ones. You reference that you now have 87 spaces. **Sheehy:** We are adding 31 new spaces, I think we have 87 existing spaces. **Cheatham:** You are showing you are showing an extra 21 next to the 31. My question is about accessible parking. Where is the balance of the 87 spaces. **Sheehy:** The parking lot wraps all the way around the building. **Cheatham:** How many accessible spaces do you have? **Sheehy:** Handicap access, we have 4. **Cheatham:** You are going to have to add some. **Sheehy:** We anticipate we are going to add more space for van access. We do have one that is extra wide. **Cheatham:** Right now, you need a minimum of three spaces, one of which should be for a van. I will have to give you that number when I get back to the office, once I have that table in front of me. You will need more accessible spaces. **Sheehy:** We will not have an issue with that. We have room we can get six handicapped spaces. **Cheatham:** There is a break point at 100. I would have to look. I think it is six; one or two must be van accessible. **Sheehy:** We don't have any problem meeting that. If we need to add spots for handicap access, we will do that. **Cheatham:** I think it is for every six spaces you will need a space for one van. I will get that information to you. **Harp:** For every 100 spaces you need six handicap spaces? **Cheatham:** There is a table,

there is a break point at 100. I need to look at that table. For every six one of those must be van accessible.

Harp: You won't have any trouble meeting that? **Sheehy:** No trouble at all. We have the space, and we want to comply. **Cirincione:** Approval would have to be contingent on complying with the building officials finding on the accessible spaces. **Duffy:** I make a motion to approve PC#25-114, contingent on the applicant meeting the ADA parking requirements.

CASE # PC25-114 TOPIC ENLARGE PARKING LOT FIRST DUFFY; SECOND: HARP

VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y

RESULTS APPROVED CONTINGENT ON HAVING THE APPROPRIATE SPACES FOR ADA COMPLIANCE

Latsko: I make a motion to approve the minutes of July 7, 2025.

MINUTES OF JULY 7, 2025 FIRST MOTION LATSKO; SECOND: DUFFY

VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO Y

RESULTS APPROVED

MEETING - MOTION TO ADJOURN: MADE BY LATSKO; SECOND: DUFFY

VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y;

ADJOURNED @ 7:24 PM