



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE: September 8, 2025

Meeting opened by Broadstreet @7:00
Roll call taken

OLD BUSINESS:

PC#25-111 ATTENDANCE

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

ABSENT:

GAYATRI ADYA (ASH)
26004 PETTIBONE ROAD
OAKWOOD VILLAGE, OH
Michelle Federico Realtor

GAYATRI ADYA (ASH) IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A DRIVE THRU SMOOTHIE BUSINESS.

UNTABLECASE # PC25-111 TOPIC Smoothie FIRST: DUFFY; SECOND: LATSKO

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

RESULTS REMOVED FROM TABLE

Broadstreet: Opened meeting at 7:00. **Cirincione:** We made it very clear at the last meeting that without the traffic study, we cannot make a determination as to whether this is a business that can go there. **Michelle Federico Realtor:** We have been working with the Engineer; we met with him. There was some rearranging that was required before we can do the traffic study. The last plot map was not going to work. He did include a letter. We did not see that letter until we were at the meeting. The letter said that he did not like the flow of the traffic on the property. That has been redone. When we met with him, he said before you do a traffic study, you will need to get this flow right. That is the new piece that you have before you. I submitted it to the engineer about three weeks ago. **Cirincione:** That is not the traffic study. **Federico:** Right; but until we know that the board is ok with this, he did not want to spend the \$10,000. **Cirincione:** What did Matt tell you about the internal flow of traffic? **Federico:** The whole building has been moved from the last plat that you have. The traffic is coming around the building to exit off Pettibone, instead of Broadway. **Cirincione:** He needs to approve that. He needs to tell you that this meets his concerns, so then you can have the traffic study. If he is okay with the internal movement of traffic, that information has to be submitted to him, he can approve it, then he will tell you that you can move forward with the traffic study. **Federico:** If he approves it, then that is

the approval to get the traffic study? **Cirincione:** You don't need approval to get a traffic study, you are telling me the cost is the concern, I am saying to you that I agree with you, if he is not satisfied (Matt Jones) with the internal plan for that traffic. Why submit the original if he is going to approve something that is different. He needs to approve that first. If he does, then you take the next step which is to order the traffic study. When the traffic study is done, I have to tell you, hopefully it will not be problematic for you. We won't know that until we see what the impact is going to be. That is a very busy intersection which has a lot of traffic from various suburbs, which adjoin Oakwood. There is a lot of traffic. I think that everyone here is far as the board members have seen that intersection get jammed up. What we are afraid of is that it will tie up that area, if the traffic flow is not right. It is not that we are trying to stand in the way of a project. If it fits in there fine. We cannot make that determination. **Ash:** As you mentioned about the flow, that is my concern as well. If you see the flow in the new map. If you see the flow and the traffic count has been taken from the old Transportation ODOT, we will do our traffic count, if you see the flow here at Broadway and Pettibone, both roads are mentioned here. We made it shorter, it is a big loop. Flow wise I am satisfied with the property. My concern is that if this is acceptable, this is the concern that Michelle is pointing out. **Broadstreet:** It is going to have to be acceptable to the Engineer. **Ash:** He has accepted. **Broadstreet:** Then move on with the traffic study. **Duffy:** We have no information from the Engineer that this is accepted. **Federico:** He came up with this plan. The engineer gave his suggestion, that would work. I sent this to him a couple of weeks ago. I know he was on vacation for about a week. We sent it to him again. I thought maybe he would have sent the information to you. **Cirincione:** I spoke with him today, he said he did not have the traffic study that he recommended. We do not have anything in writing. We need to know that the internal flow is acceptable. Next step is to get the traffic study. **Federico:** We are as far as we were hoping to be. The Engineer directed us to do it this way, so now the next step is the traffic study. **McDonald:** This plan is acceptable to you? **Federico:** Yes, it is acceptable to Ash. That is what he and Matt Jones discussed as to be acceptable. I would think that Matt Jones is now waiting for the traffic study. **Duffy:** We need to hear from Matt. **Cheatham:** I made a note to talk with Matt in the morning about this. **Ash:** We appreciate this. This is what we need.

TABLE CASE # PC25-111 **TOPIC** Smoothie **FIRST:** DUFFY; **SECOND:** BROADSTREET
VOTE: BROADSTREET: Y DUFFY: Y MS. HARP: Y LATSKO: Y____
RESULTS TABLED FOR TRAFFIC STUDY AND A NOTE FROM THE CITY ENGINEER

NEW BUSINESS

PC#25-115

**COSMORE DAVIS
23286 KIRKLAND RD
OAKWOOD VILLAGE**

COSMORE DAVIS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A TWO CAR GARAGE WITH TWO BEDROOMS AND BATH ON TOP OF GARAGE

Broadstreet: Next item is PC25-115. We don't need to put it on the table. We will see if they show up, we will come back to this one. **Broadstreet:** Next case is PC#25-116.

PC#25-116

**RICHARD PIKTEL
7217 GROVE AVE.
OAKWOOD VILLAGE**

RICHARD PIKTEL IS COMING BEFORE THE BOARD TO REQUEST APPROVAL NEW ADDITION TO EXISISTING HOUSE

Harp: How much of this of this has been already completed? **Piktel:** We have done a grade foundation. I have all the details. We have some framing done and a roof. I was given a stop work order. I stopped and followed those instructions. **Harp:** Did the engineer look at what you have done? **Piktel:** I am not sure, we prepared 16 packets. I am not sure if that got passed on to the engineer. **Cheatham:** I did not deem that this needed to go to Matt. The way the land lies, I felt it was fine. **Duffy:** We are ready to move forward? **Cheatham:** Once he gets the board approval, then he will need a building permit. At that point I will go out and go over it with him. I have been there just on the outside. I went through the packet, everything appears to be way beyond the minimum requirements. I do not have any concerns. **Piktel:** I always exceed code. I have been in construction for many years. I always go above and beyond. **McWilliams:** You have landscaping plans? **Piktel:** That is going to come later. Right now it is flat. The landscaping plan yes. We are getting topsoil from Petitti's. We already have plans for bushes and flowers in the front. It is going to have curb appeal eventually. **McWilliams:** We will need that information when you get to that point. **McDonald:** Do you live there now? **Piktel:** Yes. I have been a resident of Oakwood Village for 25 years. I have everything crammed into a tiny bedroom. She has an auditorium full of beds and dressers, desks. It is going to be an away room. It is not going to be a mother-in-law's suite. There will be no plumbing, no kitchen, it is basically a place where she can read and have more space, and bring all her furniture in. Kind of like a deluxe she-shed. There will be electricity. **Harp:** This is two bedrooms and a bath? **Piktel:** No bath, no plumbing. We are going to put a door in the house proper where she is going to spend her time. No need for plumbing. It is going to be a very simple addition. **Ms. Piktel:** Most likely I will be writing up a landscaping plan, may I ask what you are looking for? **McWilliams:** We will need to know what plants, trees, quantity and types. **McDonald:** We also need to know if the house matches the addition, the siding, and everything matches. We don't want it to look like a detached. We will need the painting or whatever. **Piktel:** Our shingles are going to match. Ideally I would like to make it one solid stream of siding. That is my plan. I have seen some additions that look like an afterthought. I am going to try and have a siding stream. **McDonald:** We will need to know the colors to make sure that all coincides. **Latsko:** I make a motion to approve PC#25-116. As long as he gets the permits needed.

CASE #25-116 TOPIC Addition to home FIRST: LATSKO, SECOND: DUFFY

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

RESULTS APPROVED CONTINGENT ON LANDSCAPING PLAN STO BE SUBMITTED AND TO GET BUILDING PERMIT.

SALLY LEVINE IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A 20' X 20' GARAGE

Broadstreet: Next item is case PC#25-117. **Harp:** Tell us about your project. **Levine:** It is a two car garage. We took some cues from the existing house. We are matching materials. You can see on A4, what it is going to look like. A little bit of trim at the gable, matching the existing carriage lights that are on the house. Otherwise it is straight forward. **McWilliams:** Is the man door going to be on the side of the garage. **Levine:** Yes. **McDonald:** Are you replacing the garage. **Levine:** No. They have an attached garage. They have a lot of vehicles. It is the only accessory building on the property. What they have now is an attached garage. They would like a free standing garage. You can see if you look at the front picture, there is the existing garage. We are not touching that. Currently there is a house with an attached garage that is going to remain untouched. In addition to the attached garage they would like a two car garage which is free standing. It will be the only accessory building on the site. **Cheatham:** It is a new home. They have only been it a few months. **Broadstreet:** I was trying to figure out why we had all these pictures. **Levine:** Some cities require pictures of existing. I would rather error on the side of caution. If you look at the site plan, which is numbered A2. We are not changing the curb cut. **McWilliams:** It will just go around the side of the house to the new detached garage. **Broadstreet:** It will be concrete back to the second garage? **Levine:** Yes. **Cheatham:** I am going to interject here. Matt Jones went out recently with Shumaker Homes, who built the home. The topo and everything including the grading, was set up to allow this other driveway and this attached garage. It is all graded, and approved to allow this drive and the new detached garage. He just wanted to get moved into the house and then build this. **Levine:** it is going to be behind it. If you look again at the site plan, the new garage is behind. There was a garage years ago, it was torn down. **McWilliams:** Is there a drain in the new garage? **Levine:** I am putting a drain in the new driveway. **McWilliams:** Before the garage? **Levine:** Yes. Everything slopes down. I have details of that on A5 drawings three and four. **McWilliams:** The colors are in the prints. **Levine:** Everything matches the existing. **Latsko:** I motion for the approval of PC25-117.

CASE # 25-117 **TOPIC** NEW GARAGE **FIRST:** LATSKO **SECOND:** DUFFY

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

RESULTS APPROVED

CONTINUED CONVERSTATION:

NEW BUSINESS

PC#25-115

COSMORE DAVIS

23286 KIRKLAND RD

OAKWOOD VILLAGE

COSMORE DAVIS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A TWO CAR GARAGE WITH TWO BEDROOMS AND BATH ON TOP OF GARAGE

Broadstreet: What should we do with PC25-115? **Duffy:** I motion that we table PC25-115.

TABLE CASE # PC25-115 TOPIC GARAGE W/LIVING SPACE FIRST: DUFFY SECOND: LATSKO

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

RESULTS TABLED APPLICANT NO SHOW

Cheatham: On the one we just tabled. PC15-115. I want to bring something to your attention. What they are doing is purposing an attached garage to the house with the second floor living space, which is legal by the codes. However, I want to bring to your attention what you may have missed. The living space they are calling an ADU, which stands for (Accessory Dwelling Unit). Which means they are anticipating, that would be an in-law, college student or whatever. Any time you see ADU, most ordinances do not allow that. It is not that they are putting an extra bedroom up over the garage, but they have labeled it an ADU. **Duffy:** That makes it a rentable apartment? **Cheatham:** It could be used for that by definition. **Duffy:** Under Oakwood rules, is it required to have a bathroom, plumbing etc. for a living rental space? **Cheatham:** Yes. Not just Oakwood The building codes. If you have an ADU, it is called and efficiency apartment. It has to have a place for cooking. It can be a microwave. It has to have a refrigerator and a counter top, sink and then it has to have a full bath. It can be just a shower, but it has to be a full bath. A place to sleep and sit. Be aware, that they want this as an ADU. **Duffy:** Does it require a window or closets? **Cheatham:** It would require and egress window. Which they did not submit building plans. All they submitted is what you have. They are very simple plans but nothing that they can build by. **Cirincione:** We will have to take a look at it. This is the first time I have heard this. **Cheatham:** Some jurisdictions allow them. Most do not. I wanted to give you a heads up incase you want to do something with the ordinances. Across Ohio and our country this is becoming the in thing to keep parents out of nursing homes because it takes their life savings. They are putting those in so they can care for their parents instead of a nursing home and then they lose all their money. The down side to this is, when Mom and Dad pass, now they have a rentable unit. A lot of communities are saying if they have an ADU, it has to be a relative or you can put limitations on it. They cannot just rent it out. It does not have separate utilities, entrance or address. It can be problematic. If you approve and ADU, you might want to put parameters on it. That it is for family or relatives. Council will have to visit that with ordinance language. **Harp:** For the ADU, do they need a separate entrance? **Cheatham:** Not really, that is something that council can require. But it is typically just one door because of the size. Usually it is just one or two rooms at the best. Anywhere they sleep they have to have an egress window plus a door and that is usually enough. The reason I am bringing it to your attention is so that you know about it. Maybe you want to weigh in with council and tell them what ideas you may come up with. **Mary Davis:** I know you are not allowed to rent any part of your house. **Cheatham:** Here is the thing, if it is a true ADU, it is not being rented, you are letting a relative live there till they pass. What is

happening is once it has been approved and Mom and Dad pass, then they are renting. You need some good language that can be forceful for after the fact. **Davis:** How do you know when the parent dies. **Cheatham:** That is a question for Jim Climer. **McWilliams:** It is like Social Security, the checks never stop. No one notifies Social Security that they passed away. **Davis:** In my ward we have two houses that were rehabbed and one brand new house. Before they are given permits to move in. Don't they have to have grass or a lawn. Right now they are all mud and they are for sale. **Cheatham:** They give a landscaping plan, that is supposed to be given prior to the certificate of occupancy. **Davis:** I don't want winter to come and then they are saying we can't put it in because of the weather. **Cheatham:** If they are adding on, they have to come before the planning commission. As far as the architectural board, they don't have to come for a rehab. **McDonald:** Not if it is just internal. **Cheatham:** I will go visit those sites probably on Thursday. **McDonald:** None of them are occupied. **Davis:** No. They are vacant. **Latsko:** The new house on Hickory, they have topsoil down. But no grass. The other two, at least the one has a front lawn. **Davis:** No, they are all dirt. **Cheatham:** The new home on Hickory, Pat the contractor has been very cooperative from day one. He also wants to build multiple houses in town. He is buying up some lots. We will be seeing him from time to time. **Davis:** Do they have to grass before they move in. **Cheatham:** Not by law. By law we are to give them the certificate of occupancy if they request it no matter what ordinances have not been fulfilled. There are ways around that so we can enforce the ordinances. **Broadstreet:** We have minutes from July 31, 2025. Duffy: I move that we approve the minutes. **Harp:** Mr. Cheatham, do you know the property that is on Free Ave. Where they tore the building down. **Harp:** Do you know if Bedford has any plans for that. Part is in Oakwood. **Cheatham:** I know that our service dept Tom Habba's people are mowing it. I don't know of any plans at this point.

MINUTES OF July 31, 2025 FIRST MOTION DUFFY; SECOND: LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO Y
 RESULTS PASSED

MEETING - MOTION TO ADJOURN: MADE BY BROADSTREET; SECOND: LATSKO
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y
 ADJOURNED @ 7:44PM

Signed _____ Date: _____
 RAND BROADSTREET CHAIR

SIGNED _____
 Joel Hladky
 Board Recording Clerk