



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE October 6, 2025

ATTENDANCE

PRESENT: Peter Duffy--Malinda Harp-- John Latsko --John Cheatham, CBO--Joel Hladky

ABSENT: Rand Broadstreet Chair--Ross Cirincione Law

Meeting opened by Duffy @7:00

Roll call taken

OLD 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

Harp: I make a motion to remove PC25-115 off the table.

UNTABLE CASE # PC25-115 TOPIC GARAGE W/LIVING SPACE FIRST: HARP; SECOND: Latsko

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

RESULTS REMOVED FROM TABLE

Duffy: Would you walk us through what you are intending to do. **Davis:** Currently it is a one bedroom house, it looks like a little church. That is what I like about it. I want to add an addition. I want to add a two-car garage, on top of the two car garage, I want to add two bedrooms and a bathroom. **Cheatham:** On your verbiage, you put ADU Accessory Dwelling Unit. Did you mean ADU on your application? By definition those are something you can rent out. **Davis:** No, this is going to be a simple addition, no separate utilities. The only entrance will be the one that is already in existence. It will be one house, not a rental space. **Cheatham:** Those are not allowed in Oakwood unless it is a mother-in-law suite. **Harp:** You are going to end up with three bedrooms and two baths. **Davis:** Yes. **Harp:** What is the total square footage? **Davis:** It is 600sf now, I am purposing to add 600sf. A total of 1200sf. **Harp:** We do not have anything from the Village Engineer. **Cheatham:** This does not require a topo for a garage addition. He would not be involved. (Board looking at plans.) **McWilliams:** Is the addition to the garage going to be on the back of the house. **Davis:** Yes. **McWilliams:** The colors and the finishes that you submitted are those correct.

McDonald: These have met all the specifications of the building dept? **Cheatham:** No, her presentation is simply for Planning Commission and ABR. She will have to submit two sets of building plans to get approved for the construction. **Latsko:** What will be the access is it behind the house. **Davis:** There will be a man door on the side. There will be two garage doors in the front. **Harp:** I make a motion that we approve PC#25-115.

CASE # PC25-115 TOPIC GARAGE W/LIVING SPACE FIRST: HARP; SECOND: LATSKO
VOTE: BROADSTREET: ABSENT; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED

Duffy: Going on to New Business. Next on the agenda PC25-117.

NEW BUSINESS:

PC#25-117

ELAINE GAITHER
26365 CAMBRIDGE ROAD
OAKWOOD VILLAGE, OH
JOHNNY JACKSON

MR. JACKSON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A PORCH

Duffy: Would you tell us what you are intending to do. **Jackson:** I am the carpenter for this. Ms. Gaither is going to build a small porch. It is going to be composite decking. It is going to be 10' X 10'. **Harp:** I was thinking this was going to be in the back, it is actually in the front. **Duffy:** Do you have anything you want to share with us. **Jackson:** I have been doing carpentry work for 30 years. (Board looking at plans). **McWilliams:** Is there going to be a railing. **Davis:** There will be a railing on three sides. **McWilliams:** Is this right outside the front door. **Davis:** Yes. **Cheatham:** They want you to know that once the board approves this, you will need to come back to the building department to get a building permit. Then you will need to have inspections. I will explain that when you come in. **Latsko:** I make a motion to approve PC25-117.

CASE # PC25-117 TOPIC PORCH FIRST: LATSKO; SECOND: HARP
VOTE: BROADSTREET: ABSENT; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED

Duffy: Next item on the agenda PC25-118.

PC#25-118

**POURED FOUNDATIONS OF OHIO
605 GOLDEN OAK PARKWAY
OAKWOOD VILLAGE, OH
ADAM FLORES**

ADAM FLORES IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A NEW BUILDING

Sean Thompson TMA Architects is in attendance as well as Adam Cruz Flores, for Poured Foundations.

Thompson: Currently they are on Golden Oak Parkway on the south side. They also have some property a little further down on the north side. We are purposing a new building on the north side of Golden Oak Parkway. It is about a 10,000sf building. Roughly 8,000sf of garage and storage, with two story roughly 2,000sf office attached to it. We are purposing two driveways in. The first driveway is for cars and employees. The parking area is adjacent to the office. There is an electronic gate that goes into the fenced back area. Then purposing a second driveway that is for commercial vehicles coming and going on the west side of the property. It will also have a gate access. We have a retention basin in the front. It is going to be a poured concrete wall of about 6'.

It will be wood frame construction above that. **Harp:** Can we see your plans. (Board reviewing plans). The orange and yellow that is our garage space. The green is going to be office space. It is a two story stacked. We are looking at a small monument sign by the east entry. **Cheatham:** Did the engineers approve your topo. I could not find the approval. I tried to get a hold of Matt Jones and could not. **Thompson:** I am not sure.

Cheatham: If the board approves, it will have to be contingent on Matt's approval. **Latsko:** I did not see a description of the sign. **Thompson:** We will do that separately. **Cheatham:** The sign will not be part of this tonight. (Board reviewing plans). It will be a gray black roof. **Thompson:** There will be some plantings along the front. **Harp:** The purpose is just to store the vehicles. **Cruz Flores:** There will also be a place for maintenance on the vehicles. Just small stuff. The vehicles will always be in the back. **Latsko:** Are you going to keep the building on the south side? **Cruz Flores:** Possibly. **Duffy:** What is the exterior facing? **Thompson:** It is going to be metal siding, with a metal roof. **Duffy:** Are there any regulations on the face of the building. **Cheatham:** No. Not that I have found. I have looked at that. I have been looking through the Ordinances with Mr. Climer and Council because a lot of them are archaic or simply do not apply anymore. They are very ambiguous. **Duffy:** There is usually split-block three to four feet. **Cheatham:** There might be something on that. There must be some kind of vainer or split block. It does not have to go up three to four feet if they have siding. You are under the impression that they have some kind of stem wall. **McWilliams:** The only thing I am aware of is that it does not go all the way down to the siding. If they do partial siding the rest has to be split block. **Cheatham:** If they are going down to the foundation almost to grade, they are allowed to do that. **Thompson:** It is going to be a stone Vanier about 16" high at the base and then siding. (Unrecognizable recording) **McWilliams:** With the plantings, we need to know how many and what type. **Thompson:** I will ask the landscaper for that information.

McWilliams: The sign will be at a later meeting. **McDonald:** What are you going to do with the existing building? Is it going to be abandoned? **Cruz Flores:** We are going to either rent it or sell it. **Harp:** I make a motion to approve PC25-118 subject to the contingency of the topo is submitted and approved by the village engineer.

CASE # PC25-118 TOPIC NEW BUILDING FIRST: HARP; SECOND: LATSKO
VOTE: BROADSTREET: -ABSENT; DUFFY: Y; MS. HARP: Y; LATSKO: Y
RESULTS APPROVED CONTINGENT TOPO APPROVAL VILLAGE ENGINEER

Duffy: We will look at the minutes when Mr. Broadstreet is present.

MEETING - MOTION TO ADJOURN: MADE BY DUFFY; SECOND: LATSKO
VOTE: BROADSTREET: ABSENT; DUFFY: Y; MS. HARP: Y; LATSKO: Y
 ADJOURNED @ 7:29 PM

Signed _____
 Rand Broadstreet, Chair

Signed _____
 Joel Hladky, Board Recording Clerk

Date approved: _____