



VILLAGE OF OAKWOOD
ABR MINUTES
DATE: NOVEMBER 3, 2025

ATTENDANCE

PRESENT: Thomas McWilliams; Chair--Rand Broadstreet--Georgia Moore--Jimmy Aleck—Ross Cirincione Law-Jim Urankar CBO--Joel Hladky

ABSENT : Jackie McDonald

WORK SESSION: **Cirincione:** I am talking about 26004 Pettibone Road the Smoothie Shop. They are going to have to give the Village Engineer some detailed plans, what he is saying is, he does not think that he needs a full traffic study. However, his other concerns are listed on the July 3, 2025 letter as well as his additional concerns which he listed in the November 3, 2025 letter. If you can please look at both of those. **Harp:** It looks like he is basing it on the traffic count that the applicant gave. They can say anything. **Cirincione:** It is subject to his approval. The board must be comfortable with that. **Harp:** Did Starbucks have a traffic study? **Cirincione:** Yes, they were required to do a lot. **Duffy:** They were very unhappy about it. **Duffy:** We have an application for gambling in Oakwood. **Cirincione:** I sent a memo out earlier today to the chairman of the Planning Commission, Mr. Broadstreet, & ABR Mr. McWilliams. (Reading on the record) Hello Gentlemen: As you know, an entity named "DJ and G Holdings" is on tonight's agendas requesting approval of a "Rake Free Poker" establishment located at 23292 Broadway Ave., Oakwood Village, Ohio. I will be recommending that this matter be tabled to allow the Law Department to further review the legal issues presented by this application. The applicant can be sworn in to outline their proposal in detail, but, a full legal review must be prepared for consideration by the Board prior to any action by the board. Thank you for your attention to this matter. Very Truly Yours: Ross Cirincione, Assistant Law Director/Prosecutor. **Duffy:** The application should never have been accepted. **Cirincione:** That may be. It does need to be reviewed by the law dept, we need to do a comprehensive review. **McWilliams:** It was a long time ago; the village voted no gambling. Do you remember anything about that. That was the time when the Indian bingo wanted to come to Oakwood. I thought it was a community vote at that time. **Cirincione:** That is partly what we are going to discuss tonight. There is a ?? that is in the code which provides that no gambling is permitted. We are going to have to look at this. There has been State Law that has been cited. Some communities may not allow it. Each zoning code is different, from City to City. **Broadstreet:** Is this going in by Hawthorne Valley. **Cirincione:** It is storefront in that complex. It is next to Sams club.

Meeting opened pm by MCWILLIAMS @8:18 PM
Roll call taken

OLD BUSINESS

ABR25-10

**ASHWAANI ADYA (ASH)
26004 PETTIBONE ROAD
OAKWOOD VILLAGE, OHIO
MICHELLE FEDERICO (REALTOR)**

MR. ADYA IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A SMOOTHIE SHOP

McWilliams: First order of business is ABR 25-10. I would like to leave it on the table.

REMAIN TABLED CASE #ABR25-10 **TOPIC** SMOOTHIE SHOP **FIRST** MCWILLIAMS;

SECOND: MOORE

VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET Y;
ALECK: Y

RESULTS: REMAIN TABLED TRAFFIC STUDY POSSIBLY NEEDED APPLICANT TO TALK TO TRAFFIC ENGINEER

NEW BUSINESS:

ABR#25-20

**EUGENE BROWN
7412 OAKHILL ROAD
OAKWOOD VILLAGE, OHIO
DIANE BIJA OR BILL WOOD NEW CONSTRUCTION BUILDER**

DIANE BIJA IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A NEW GARAGE (16 X 20).

McWilliams: New business ABR 25-18 was withdrawn. Next case is ABR25-20. May I have approval contingent upon verification of the drive to the property line.

CASE #ABR25-20 **TOPIC** GARAGE **FIRST** MCDONALD **SECOND:** ALECK

VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET Y;
ALECK: Y

RESULTS: APPROVED CONTINGENT TO DETERMINE IF 10' VARIANCE IS NEEDED

ABR25-21 **THREE BLACK KNIGHTS**
7270 FREE AVE.
OAKWOOD VILLAGE, OH
ALPHA OMEGA CONSTRUCTION (CONTRACTOR)

THREE BLACK KNIGHTS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A NEW DECK.

McWilliams: Next case ABR 25-21. May I have a motion to table.

TABLE CASE #ABR25-21 **TOPIC** HOME REMODEL **FIRST** MOORE **SECOND:** ALECK
VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
RESULTS: TABLED APPLICANT NEEDS TO GET TOGETHER WITH BUILDING TO SEE ADDITIONAL PLANS AND WHAT NEEDS TO BE DONE. POSSIBLE SPECIAL MEETING NEEDS SCHEDULED

ABR25-22 **DJ AND G HOLDINGS**
23292 BROADWAY
OAKWOOD VILLAGE, OHIO

DJ AND G ARE COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR RAKE FREE POKER.

McWilliams: I move to table ABR25-22.

TABLE CASE #ABR25-22 **TOPIC** RAKE FREE POKER **FIRST** MCWILLIAMS **SECOND:** MOORE
VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
RESULTS: TABLED FOR LAW DEPT TO REVIEW & DETAILED BUSINESS PLAN NEEDED.

McWilliams: We have minutes from October 6, 2025 that need approval.

MINUTES OF OCTOBER 6, 2025 FIRST MOTION MOORE SECOND: ALECK

VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET
ABSTAIN; ALECK: Y

RESULTS MINUTES APPROVED

MEETING - MOTION TO ADJOURN MADE BY MCWILLIAMS SECOND: ALECK

VOTE: MCWILLIAMS: Y; MS. MCDONALD: ABSENT; MS. MOORE: Y; BROADSTREET Y;
ALECK: Y;

RESULTS: ADJOURNED @ 8:21PM

Signed _____ Signed _____
Thomas McWilliams, Chair Joel Hladky, Board Recording Clerk

Date approved: _____