



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
DATE: DECEMBER 1, 2025

ATTENDANCE

PRESENT: Rand Broadstreet Chair--Peter Duffy-- Ross Cirincione, Law—Jim Urankar, CBO-- Joel Hladky

ABSENT: Malinda Harp-- John Latsko

Meeting opened by Broadstreet @6:58
Roll call taken

NEW BUSINESS

PC25-120

**MEDICAL SERVICE
24000 BROADWAY AVE
OAKWOOD VILLAGE, OHIO
ALBERT PECI**

MR. PECI IS COMING BEFORE THE BOARD TO REQUEST TO ADD MORE VISABLE SIGNAGE.

Broadstreet: Opened meeting. **Peci:** Introduced himself. We had instances, especially in the summer, when the plants are in bloom, you cannot see our building. We are trying to point patients into our building. Our employees are now coming back into the office after COVID. We want to put up a sign so people can go in the right direction. **Duffy:** What is your association with the company? **Peci:** Senior director of purchasing. My responsibility is the buildings. (Showing board where sign is going to be located). It is going to be away from the FDC as well as the manhole that is there. **McWilliams:** Is this going to be one sign? **Peci:** Yes. **Cirincione:** There is no entrance from Broadway. **McDonald:** Is it replacing a sign? **Peci:** This is an additional sign. The original sign is on a hill. You can't see it on your drawings. **Duffy:** How big is the sign? **Urankar:** It is 15sf. **Peci:** It is 3X5. **Duffy:** Is it illuminated? **Peci:** No. **Duffy:** I move that we pass PC#25-120.

CASE # PC25-120 TOPIC SIGNAGE FIRST DUFFY; SECOND: BROADSTREET

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

RESULTS PASSED

PC#25-124

CHAGRIN VALLEY ENGINEERING
22999 FORBES ROAD
OAKWOOD VILLAGE, OHIO
DSC ARCHITECT/JEFF CERTO

MR. CERTO IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A 238SF, TRASH ENCLOSER & 1,080SF PAVILION.

Broadstreet: Next case is PC25-124. **Cirincione:** Swore in Jeff Certo. **Cirincione:** Was the extension of the parking lot completed? **Certo:** Yes. **Broadstreet:** What is the pavilion for? **Certo:** For employees. For lunch Break. We are building a trash enclosure, using the same materials as the building. We are going to try and duplicate it the best we can. It is a gated structure for trash pickup. It faces Forbes Rd. The pavilion is going to be behind the building. **McWilliams:** Will you put in a concrete walkway from the offices to the pavilion? **Peci:** Yes. There are two entrances, one on the upper, the other on the lower level. **Duffy:** I make a motion to approve PC25-124.

CASE # PC25-124 TOPIC TRASH ENC & PAVILION FIRST DUFFY SECOND: BROADSTREET
VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: ABSENT LATSKO: ABSENT; LASTERY Y
RESULTS PASSED

PC#25-125

AMENDED RESOLUTION NO. 2025-77 INTRODUCED BY COUNCIL AS A WHOLE A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NUMBER 33-00324 AND DECLARING AN EMERGENCY

Broadstreet: Next case is an amended resolution from the Council for selling the property. **Cirincione:** I talked with the Law Director last week, Jim Climer, Council and the Mayor got an offer from the Palladino trust Apparently the Palladino trust owns a lot of property surrounding this property. Which I have been told is landlocked. It is on the Macedonia border. **Broadstreet:** It is where the farm is, by the high-tension wires. **Cirincione:** There was a law suite years ago which resulted in the village ending up with this property. Jim Climer said it is not in the village, or it is right on the border of Macedonia and Oakwood. They received an offer from the Palladino's. It is \$90,000. Council also agreed with the mayor that this is mana from heaven. **Duffy:** Is there a reason that no one is here representing this application? **Cirincione:** Because it is part of the government. It is an automatic referral by council to Planning. After the board decides, it will go back to council. **Broadstreet:** There is no reason not to sell it. It is landlocked. **Cirincione:** It is landlocked and has never been used. I am not real clear on this, but because of the high-tension power lines, there is little to no likelihood that we will use it.

Broadstreet: Because of all the easements from the power company. Right now there is cattle grazing on it.

McDonald: Is it right on Macedonia and Richmond. **Broadstreet:** It is south of Macedonia just before you go into Macedonia. By the bridge. Do I hear a motion? **Duffy:** I make a motion that we pass PC25-125. **Cirincione:** That is the recommendation to send it back to council.

CASE # PC25-125 TOPIC PALLADINO SALE FIRST DUFFY; SECOND: BROADSTREET

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

RESULTS PASSED recommendation to send back to council

Broadstreet: We are going to wait until we have more board members in attendance. **Duffy:** I make a motion that we adjourn.

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

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

RESULTS ADJOURNED @ 7:12 PM

Signed _____
Rand Broadstreet, Chair

Signed _____
Joel Hladky, Board Recording Clerk

Date approved: _____