



VILLAGE OF OAKWOOD  
PLANNING COMMISSION MINUTES  
DATE: JANUARY 5, 2026

**ATTENDANCE**

**PRESENT:** Rand Broadstreet Chair--Peter Duffy--Malinda Harp-- John Latsko--Ross Cirincione Law—Jim Urankar, CBO-- Joel Hladky Clerk.

**ABSENT:**

Meeting opened by Broadstreet @7:00  
Roll call taken

**OLD BUSINESS**

**PC25-123**                      **DJ AND G HOLDINGS**  
                                    **23292 BROADWAY AVE.**  
                                    **OAKWOOD VILLAGE, OHIO**

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

**Broadstreet:** On the agenda tonight is PC25-123. It is old business; we need to remove it from the table.

**UN-TABLE CASE # PC25-123 TOPIC RAKE FREE POKER FIRST: DUFFY SECOND: LATSKO**

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

**RESULTS REMOVED FROM TABLE**

**Cirincione:** Swore in Dawson Goss & David Goss. **Dawson Goss:** We appeared before you on November 3. The discussion was tabled and sent to the law dept., Jim Climer. Now we are coming back to request a similar use. Similar use is Section B. **Cirincione:** I did talk with Jim Climer. He had a conversation with the person who appeared with you. He did indicate that as far as he was concerned under the general zoning of motor service district that your proposed use was not a use included in the general uses which control in the motor service district. The only way to get approval is to ask if it would be considered as a similar use. He directed you as to what your options are. He did not approve anything. We are here tonight to talk about whether or not your purposed use constitutes similar use for purposes being located in a motor service district. That is the issue before us. There are concerns overall whether or not this is regulated in a home rule city or village like Oakwood which has a specific prohibition against gambling. That issue is not going to be before us tonight. The threshold issue is whether this is allowed as a similar use under 1169.06 and 1193.01 of the code. **Dawson Goss:** Under 1193.01 Section B such a building or use is not listed in any other classification of permitted building or use. That is what we are pressing, it is not listed in any other classification. **Cirincione:** Section 1193.01 goes from subsection A, to subsection E. Those are all factors in determining whether a use is a like or similar use. Subsection D which says if such a building or use is not listed in any other classification of

committed building or uses, is just one of the five different items. For the record, 1193.01 the Planning Commission may clarify or add to the list of permitted buildings and uses in any of the districts on its own initiative or upon application for permit of a building or use not specifically listed in any classification. In so doing, the Planning Commission shall comply with the following standards: A. such a building or use is in keeping with similar to other permitted buildings or uses in a district for which it is purposed. B. Such a building or use is not listed in any other classification of permitted building or uses. C. Such a building or use more appropriate to and confirms more closely to the basic characteristics of the classification which it is to be added then to any other classification. D. Such building or use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare or other objectional influence in extent greater than the other uses listed in classification in which it is to be added. E. Such a building or use does not create traffic to a greater extent than the other uses listed in classification to which it is to be added. That is the listing of the factors the Planning Commission would have to review and find this purposed use is a similar use to those uses which are otherwise a permitted use in motor service district. That is 1193.01. I can make copies of it if you need it. **D. Goss:** showing a sketch. It is a private member only social club. We do not take a rake; we went over this in November. **Cirincione:** Please reiterate for any members that were not present at that meeting. **D. Goss:** We are a members only social club. We offer poker to our members; you have to be a member to play. You have to sign a membership agreement before you can participate. We are going to employ 17-20 people. We are going to hire off duty police for security. We are going to have 18-20 security cameras throughout the premises. Twenty-four hours seven days a week monitoring. **Cirincione:** What are your anticipated hours of operation? **D. Goss:** It is going to be 5pm until 2am. There is no alcohol served, no food. The only food would be snacks, pretzels, nuts, water & coffee. There is going to be a designated lounge area where if you bring food in and eat. **David Goss:** We are also trying to work with established businesses in the area that are food. **Broadstreet:** You are right next to a pizza place. They have a liquor license. **David Goss:** There are other restaurants within the village. You can have Door Dash or something along that nature bring in food. **Cirincione:** To be a member of this club, what is the requirement? **D. Goss:** The requirement, you take interest and fill out an application. **Cirincione:** If I am riding by and decide to go in and play poker, how much would the membership be? **D. Goss:** The membership is \$5.00. That is just for the day. **David Goss:** There is a contract to become a member. There are monthly, weekly, annual and biannual memberships available. Obviously if you plan a longer period of time the value is much greater than the daily service. The member comes in; there will be a cashier in the back. There is going to be a safe, locked doors, to take care of the people's money. The players themselves split the profits. The dealers are hired, they rotate shifts, and every 30 minutes they move tables. **D. Goss:** This will not be a problem for Oakwood, which is our big point, we are not trying to bring in crime. That is why we are hiring an off-duty cop, through operating hours with 20 cameras onsite. The safe is bolted to the floor in the back room which only certain people have access. **Broadstreet:** If someone is driving through and they want to stop and play poker for a couple of hours, they can come in and pay \$5.00. **D. Goss:** If they fill out a membership application. **Broadstreet:** There isn't any waiting period or checking your references. What is in the membership form? **D. Goss:** Their name and address. I do not have it in front of me; it is on my computer. It is just a basic membership form. It is like gym membership. **Broadstreet:** Do you have their driver's license number? I just wanted to know what was in the application. You keep saying fill out a membership, but I did not know what was in it. **Harp:** So that person can come and pay \$5.00, They can sit down at the table and can bet 5-10-15 or \$20,000? **D. Goss:** There are limits. **Cirincione:** What are the limits? **D. Goss:** The table limits are \$1.00 up to \$300 max. **David Goss:** They can win more than the \$300. Each member has the capacity to play up to \$300.

**Harp:** Potentially, that is \$2700. **David Goss:** It normally doesn't get that high but potentially it could. If every person put their money in there at one time. **Harp:** You don't make any money off that? **D. Goss:** That is correct we make money only on membership. **Harp:** When the person wins how do you handle giving them their winnings. Do they receive a statement? **David Goss:** There are chips when they buy in, they are designated; one, five, fifty and a hundred. When they buy in they're given a tray of chips, just like you see at the table, the chips are redeemed at the cashier; they cash out. **Cirincione:** What percentage of those chips when they go back are they paid on. Say someone wins a \$2700 jackpot, you have nine people at the table, they were all in for \$300. That would probably be the max for one hand. Is there a fee for the dealers or the servers? **D. GOSS:** Those fees come out of the membership. **David Goss:** The money they win at the table they take with them. We take nothing for our establishment. **Harp:** How do you handle the tax. **David Goss:** There are tip chips for the dealers, they can tip the dealer, but it is not the chip that they use to play the game. We require them to cash out when they leave. **Harp:** Do you depend upon them to report the winnings to the IRS. **D. Goss:** Yes, it would be the same thing as going to the casino. If you go to the casino and play poker and win. It would be up to you to report your winnings. **Harp:** Most organized casinos do not do that. You would have to sign a form saying that you are not subject to IRS withholdings. Then you would get your winnings and the form would go to the IRS. Otherwise, they have to withhold taxes. If you won \$10,000 you are not taking it all home, the rest is going to the IRS. **D. Goss:** If it was a jackpot yes, but if you are playing poker and you won say \$5,000, You can go to the cashier and cash out for the full amount. **Harp:** He read Section 1193.01, what makes this business a similar use? **D. Goss:** Under B, it says such a building is not listed we also comply with D, we do not create dangers to health and safety issues. That is our main goal, not to bring danger to Oakwood. **Harp:** You know this is an ordinance. It is sections A, B, C, D & E. **Cirincione:** That is why I read those, they are all factors to be weighed appropriately by this commission before they come to a conclusion that something is similar to use. Is it similar to another use within the district. That is also a factor. You talked about your concern, making sure this is a safe place, that there is no crime on the premises. In your organization, have you established this type of business in other locations in the State of Ohio. **D. Goss:** No, I have worked at one but have not established one. It was just outside of Dayton. **Cirincione:** Is there any additional crime rate that you are aware of, even in other cities where this exists? **D. Goss:** I am not aware of any. There is one of these in Wickliffe near Euclid Ave. It has been there for a year and a half. **Cirincione:** When I first started reviewing this. The example cited, the other clubs are located in cities like Columbus, Dayton, Toledo, Ashtabula and Akron. There seems to be more of this type in Northern Ohio and Northeast Ohio especially. These clubs seem to be established in other areas other than Northeast Ohio. **D. Goss:** I think it was just there first. Now it is moving to other places. There are about 30 of these in Ohio. It started to the south. These are small businesses that employs around 20 people. They're not trying to bring crime to Oakwood. **Cirincione:** It is not the operator usually that is responsible for the crime. It is the dollars that are available. Large sums of money draw crime. That is a concern. **Broadstreet:** How much money are you expected to have on hand at any given time. **D. GOSS:** It is hard to say. Like I mentioned our limit is \$300, if we had two full tables that would be like \$5000. We do not know how many tables we're going to get. **David Goss:** Assuming this establishment is 9 or 10 tables, and they were all full, each table would be \$2700 times 10. There is going to be a safe and security. **Urankar:** How many members are you estimating? You will need enough to cover your rent, cover your costs, there has to be a membership amount. **D. Goss:** We are estimating about 300 members. **Cirincione:** Say your rent is \$10,000 per month. **David Goss:** The rent is \$3,000. The first year we rent, it costs \$29,270, monthly it is \$2,476.67. **Broadstreet:** Do they take a percentage of your gross. **David Goss:** No. That is common in a retail environment. **Cirincione:** What is the square footage. **David Goss:** There is an option to renew after 5 years. **D.**

**Goss:** The square footage is 2,962sf. There is one bathroom right now, if we need to add another bathroom we can. **Harp:** I did not really get an answer to my question. What makes your business qualify as a similar use? That is what we have to decide tonight. **D. Goss:** To be honest, I thought we did not have to qualify to all have points in the Ordinances. That is why in the letter we listed Section b. Lets look at Roseland Bowling, before they came in what constitutes as a similar use. **Cirincione:** It is a case-by-case basis. We do not know under what circumstances the bowling alley was approved. There are eight different zoning districts. There are different parameters for each district with different uses. That is why the safety valve was listed at the discretion of the Planning Commission, it felt that the use was similar enough to an already existing use, if it is a similar use. **David Goss:** Do you have a different set of bylaws for a new type of business? **Cirincione:** If it doesn't fit within a particular zoning district, the next step would be for the Planning Commission to say this is similar enough, or we may find there are not enough similarities. The Commission on a case-by-case basis has to determine whether it is a similar use or not. Example, say you were bringing in a health shake franchise like Pulp. There may be a coffee shop, or something like that. That makes it a similar use. That is what the board has to decide tonight. **D. Goss:** If you were to bring in a cigar shop. It is across the street. **Cirincione:** That could be general business. The factors are listed in Section 1193.01, there are 5-6 different parameters. **D. Goss:** Another question. Say someone opened a pickle ball club. How would that fall within the motor district? **Harp:** It is hypothetical and he just explained that there are different zoning districts. If that pickle ball is in zone 1 it may qualify, but may not in a different zone. **David Goss:** Where would we find the different zones? Would that be on the website? **Harp:** Yes. **Urankar:** I can show you a zoning map, it is online. There are 10 zoning districts. **David Goss:** Is all of Broadway one zoning district? **Broadstreet:** No. Would you consider another zone? **D. Goss:** Yes potentially. **David Goss:** I think that you would want to be where you have shopping currently, retail. We don't want to put it in someone's backyard. **Broadstreet:** There are other places down Broadway. Obviously, you want to have the biggest draw from the most traffic around you. There is a building right next door to the bowling alley and I believe it is empty right now. **Latsko:** I do not see that it is a similar use in that area. **Duffy:** I have no other questions. **Harp:** I think we have clarification that it does not qualify. That is as much power as the Planning Commission has. By his own admission he is saying that one or possible two sections they meet the qualifications. Under the statute we are required to vote no. **Cirincione:** I cannot disagree with what the two members have said. **D. Goss:** It says that the Planning Commission may add to the list of permanent buildings. Can this be added to the list of permanent buildings? **Cirincione:** You still need to comply with all five factors under consideration. **Broadstreet:** I do not have any objections to it. I understand what the Ordinances are. It does not qualify in that area for the most part. This is something that is brand new to us. **Duffy:** I too do not have an objection to it. **Harp:** Other than clarify or add, I do not see any discretionary language that we can make up what we want. If we cannot clarify or add what is the Planning Commission required to do by statute, not how someone is feeling. **Cirincione:** The question is this a similar use to what is permitted in this district. You have to apply the five factors. **Harp:** Mr. Broadstreet, I want you to direct what we should be doing. What happens if we can't make a motion? I don't think we have ever had that happen. **Cirincione:** If there is no motion, there is no approval. There has to be three members that find this to be a similar use. If they don't, it fails. **Duffy:** I make a motion that we vote on whether this is a similar use. **Harp:** I am totally confused. Is that a motion? **Cirincione:** Yes. He has voted to decide whether the board feels that this is a similar use. The vote is that this is a similar use you would vote yes. If you disagree you will vote no. **Cirincione:** Because it tied it fails. The applicant has to get a majority. Even if it did get a majority, the next step would be council decision at that point. Council gets the final vote on the recommendation. **Urankar:** Is this a recommending body? **Cirincione:** For this particular application for similar use it is. The

section that talks about similar uses, also talks about the similar use being found by the Planning Commission and then Council. Council has the final say. If both bodies said this is a similar use, that it is noted in the code, that this was found to be a similar use.

**CASE # PC25-123 TOPIC** RAKE FREE POKER FIRST: DUFFY; SECOND: LATSKO  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: N; LATSKO: N;  
**RESULTS** NOT APPROVED FOR SIMILAR USE.

MINUTES OF NOVEMBER 3, 2025 FIRST MOTION: DUFFY; SECOND: BROADSTREET  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO Y; LASTERY ABSTAIN  
**RESULTS** APPROVED

**Broadstreet:** We have minutes from December 1, 2025. We had a third person who really was not a member.  
**Deb Hladky:** They were not official minutes, if you do not have a majority. They could be classified as notes.  
**Cirincione:** There was a third member here. He was sworn in. It is a valid vote. **Broadstreet:** I think he was just sworn in to be on council. **Hladky:** He told me he was sworn in for the board. **Harp:** Did you approve applications? **Cirincione:** Yes. **Broadstreet:** We will sign this as just being notes.

MINUTES OF DECEMBER 1, 2025 DID NOT HAVE QUORUM

**Harp:** Lets talk about the Cigar shop. The last time I remember talking about this business. They came before us for a mattress sign. We approved it. I never paid much attention until last week; I passed by that area and there was a Cigar Shop. I may have missed that meeting. Did they come before Planning? **Broadstreet:** Yes. They do not sell any vaping, CBD. Strictly cigars and related items. **Cirincione:** They also have a permit to sell bottles of wine. We discovered they made application with Liquor Control Dept. to carry bottles of wine. **Broadstreet:** They did not tell us that. **Cirincione:** It came out at the meeting. **Broadstreet:** It was not in planning; we did not know anything about it. **Cirincione:** Wine is not classified as liquor. Wine is 15% at the highest level. **Broadstreet:** The pizza shop has a full bar. I was shocked when I learned that. **Cirincione:** Liquor Control is in charge of a lot of that. I am surprised also. **Harp:** There should be some kind of regulation where liquor control notifies us. They have these things in here about safety and crime statistics and all those things should be considered before they are give a permit. **Latsko:** There are only so many liquor permits in our area. The pizza shop had to buy from some other establishment that was selling theirs. **Deb Hladky:** When I was clerk I used to get the renewals, if Oakwood had a problem with them. It was up to me to send them in. I would send them to the police chief and ask if there were any issues with that establishment. I would also send it to council. **Cirincione:** It does go to council and also the police dept. to alert them that an application was filed, or a renewal. **Urankar:** I want to make sure I am doing my end right. Change of use if you get a new business it comes before the planning commission. It is a new, different business, does it come before this board? **Broadstreet:** The problem we have had here, there are businesses which come in, they rent space. The only time we see them is if they come before us for signage. We often have businesses that open up with no occupancy permit. **Urankar:** Absolutely. I have one that came in a couple of days ago. Wagner Landscaping off Broadway, now it is changing to Hawthorn. They are coming in for a sign application for building two, which is the rear building off Broadway. It is the same use; we are doing a business registration which is the Codified. I would look at it, the fire department would look at it, not a change of use. That would not, in my opinion, have

to come before the Planning Commission. **Harp:** For the signage yes. If that same Landscape business become a bar, that would have to come before the Planning Commission? **Harp:** Yes. **Latsko:** If they come in for a bar, we would have to do the same thing we did tonight.

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

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

RESULTS: ADJOURNED 8:05PM

Signed \_\_\_\_\_  
Rand Broadstreet, Chair

Signed \_\_\_\_\_  
Joel Hladky, Board Recording Clerk

Date approved: \_\_\_\_\_