



VILLAGE OF OAKWOOD

ABR MINUTES

DATE: AUGUST 10, 2026

ATTENDANCE

PRESENT: Rand Broadstreet--Georgia Moore --Jackie McDonald—Jimmy Aleck—John Montello, Law-Jim Decker, (CBO)--Joel Hladky (Clerk)

ABSENT : Thomas McWilliams

Meeting opened pm by Broadstreet @7:16

Roll call taken

ABR 26-05 **LIBERTY CONSTRUCTION INC.**
DRAKE ROAD
OAKWOOD, OHIO 44087

JOHN ADAMS, LIBERTY CONSTRUCTION INC. WILL APPEAR BEFORE THE BOARD WITH MODIFIED PLANS TO REQUEST APPROVAL TO BUILD A SINGLE-FAMILY HOME AT DRAKE RD SUBLLOT 795-16-046

Broadstreet: Did you get the list of properties that we can swap? **Adams:** No, I did not. My question to you is do you have financial, legal ties to the village? **Broadstreet:** I own property here. **Adams:** You have no authority to offer me those properties. **Broadstreet:** You can discuss this with the legal department. **Adams:** Mr. Montello are you familiar with the grandfathers' clauses in the State of Ohio. **Montello:** Somewhat. **Adams:** You are obviously aware of my situation. **Montello:** I am currently seeking opinion from our new law director, as to whether you are grandfathered. **Adams:** I tried to contact him. Jim Climer kicked the can down the road. You do not have any authority to offer me any lots. **Broadstreet:** Your neighbor was supposed to have emailed you or your wife a list of all the available properties. I talked with her after the last meeting. **Adams:** What would that do? **Broadstreet:** That would give you another lot, that would be probably larger that you would not be going through all these problems. **Adams:** The problem is, If I would get rid of my lot, then I am subjected to all the legal ramifications of the city's codes. **Broadstreet:** You would have to abide by all the normal codes. You would not have all the problems with side yard setbacks. **Adams:** I understand, what you do not understand is I am grandfathered in. **Broadstreet:** I understand that. **Adams:** If you understand that, then I am not really here for the board's approval for the building. I am here to explain to you that you cannot stop me from building. Do you understand that. The law dept is who I need to be addressing. **Montello:** It is not 100% grandfathered, you bought the lot after the zoning change. **Adams:** No. I did not. I bought two properties at the same time. Shortly thereafter the mayor decided to change the zoning to 90' lots from 50'. The mayor could not stop me from building the other house on the same street, four lots down. The address is 29362 Drake (the first one), This one is subplot 79516046. That is something they should have rendered their opinion as to whether you can do this or not. **Adams:** Under the old zoning laws, the setbacks were 50', 12' side sets, 50' back sets. This house is designed to fit those parameters.

Broadstreet: What you have failed to mention, the next-door neighbor's house is two feet from the lot line.

Adams: It is 5'. **Broadstreet:** According to her it is 2'. That presents a lot of problems. **Adams:** The problem is either her house is going to be closer to mine or have her move her house. That is just ridiculous as to what you are trying to tell me. **Broadstreet:** Are you willing to explore a lot swap. **Adams:** I am willing to explore the

city needs to buy me out. Then we are done. **McDonald:** Did she offer to buy your lot. **Adams:** At the time of purchase, I went to her and the other neighbor and asked if they had a problem with me purchasing this property. She said yes, I do have a problem with it. I told her I was planning on building a house there. She and the other neighbor offered me half of what I paid for it. **McDonald:** I seem to recall that she indicated to us

that she offered to purchase the lot. **Adams:** On top of that the village told me a few years later that it was not buildable. They said they threw the grandfather out of the window. I sat on it for years. I was deceived by the village. **Montello:** Nobody deceived anybody. Assuming he is right about the grandfathering, is there any other issues regarding the design, we will leave the grandfather issue to the new law dept. if they rule in his favor then so be it. Besides the setback, is there any other issues? **Broadstreet:** Supposedly there are other issues

with the drainage. **Adams:** It has a natural flow. My topographical survey shows the elevations. There is a natural grade and those will not be disturbed. **McDonald:** Would the building department at that time decide as to whether it is a buildable lot. **Adams:** It was bought as a buildable lot. **McDonald:** I am talking about the

house on it and the drainage and the engineers. The engineer would have to tell us that we cannot determine that. **Montello:** You can grant it upon approval of legal, engineering and building. **Broadstreet:** We have not seen any plans for the house. **Adams:** I submitted them about three months ago. **Broadstreet:** The original plans we rejected. **Adams:** I made new drawings but there were not enough board members. I can go get

them. **Decker:** They are in your packets. It went from a two-car garage to a single car 14' wide with a front porch. Your suggestion was very helpful. I gave me the idea of building a second bath to the house and a front porch. It gave a little more depth. **Broadstreet:** In conversations I have had with the neighbors, they are dead set against this. **Adams:** One neighbor. **Broadstreet:** One neighbor who has talked with many. She said if we

would like to see a list of the neighbors and their objections, she would be happy to approve. **Adams:** I would like to see the city come down that street to set up violations on every home on that street. We are talking about a new structure which would add value to the community. **Broadstreet:** That is debatable. Especially, since the neighbors have so many objections to it. **Adams:** Then have them submit a complaint to the

Supreme Court. That is where this is going. **Broadstreet:** What we are trying to work out so that there is not a bone of contention between your neighbors is a lot swap from our land base. **Adams:** Ask the mayor if she would be willing to buy the property. **Broadstreet:** I don't think they do buy outs. **Adams:** We are down to

build or a buy out. **Broadstreet:** You do not want to look at lot swap. **Adams:** No. Because, what leverage do I have after that. I have no grandfather clause, or leverage after that. **Broadstreet:** Why would we deny you building on a lot that we have in our landbank. **Adams:** How would I know that what I buy is going to be

buildable. **Broadstreet:** That is ridiculous. **Montello:** We need to make a decision on whether you are going to approve it or not. If you approve it, it will be subject to approval by Legal, engineering and building.

Broadstreet: Do I hear a motion? **McDonald:** Can we table it on these contingencies? I don't want to approve anything where I have not seen any architectural plans. **Montello:** If you need additional information then yes.

McDonald: I make a motion that we table this. **Montello:** What would you like to see? **McDonald:** Until after this goes through legal, engineering and the building dept. We can have all the questions answered, then we are not help responsible for the building of this home. Right now all we have is pictures. **Adams:** Can I get a date or timeframe this week to set up a meeting. **Montello:** With whom exactly? Is Mr. ? on board yet.

Montello: Yes. He has been semi briefed on the issues. I was on vacation last week, but we did discuss this. He has only been on the job for a week. I do anticipate a response from him in the near future. **Adams:** I did reach out to him last week, but he did not respond. **Montello:** I did reach out to him. Mondays are really busy for him. He has council meetings. **Adams:** As far as getting the engineering dept, law director, where can we have the meeting. At the property? **Decker:** Do you have full site plans, topographic etc. **Adams:** It is all on there. **Decker:** We will get that over to Matt Jones for his review. **Broadstreet:** We do not have a topo here. **Adams:** We need to get all three parties together to hash this out. **Broadstreet:** On the topo make sure your relationship with your neighbors distances. **Montello:** I will send an email first thing in the morning. **Adams:** My phone number is on the drawings. (216) 577-3055. **Montello:** Are you good with a Zoom meeting or over the phone?

Table CASE #ABR_26-05 **TOPIC** NEW HOME **FIRST** MCDONALD; **SECOND:** ALECK
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
RESULTS: CONTINGENT subject to approval by Legal, engineering and building.

ABR 26-07 **L3 SIGN & IMAGE**
 212 WARDEN AVE.
 ELYRIA, OHIO 44035

L3 SIGN & IMAGE WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL FOR NEW WALL SIGN AT ZENEX INTERNATIONAL AT 1 ZENEX CIRCLE.

Mark Hannah: is present from L3 Sign. We have a wall sign, black aluminum, stud mounted acrylic letters. It is at the top of the building. We reduced it to 140" long. We originally requested 152, we were told to reduce it to 140". **Montello:** It is back in the industrial parkway as I recall. **Hannah:** The only existing sign is 4 X 8. **Montello:** What type of business is this. **Hannah:** I am not sure what they do. They own the whole building. **McDonald:** The sign is illuminated? **Hannah:** No. If you go down Forbes to Division Street It is back in there. **Montello:** There will be no sight issues with neighbors. **McDonald:** I move to approve ABR 26-07.

CASE #ABR_26-07 **TOPIC** WALL SIGN **FIRST** McDonald **SECOND:** Moore
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y;
RESULTS: APPROVED

ABR 26-08 **SYNERGY THERAPEUTICS HEALTH & WELLNESS**
26025 BROADWAY AVE.
OAKWOOD, OHIO 44146

JEVON AND SHARELL THAXTON, SYNERGY THERAPEUTICS WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL FOR NEW GROUND SIGN AT 26025 BROADWAY AVE.

Jevon Thaxton present: **Broadstreet:** We discussed some plantings around the base of the sign the last time you were here. **Thaxton:** We will do that. **McDonald:** Is the sign illuminated? **Thaxton:** No. **Montello:** This building has been vacant for some time, it is good to have someone in there. **Moore:** I move that we approve with the contingency that there will be plantings around the sign.

CASE #ABR 26-08 **TOPIC** GROUND SIGN **FIRST** MOORE **SECOND:** ALECK
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y;
ALECK: Y
RESULTS: APPROVED CONTINGENT ON PLANTING AROUND SIGN.

ABR 26-09 **ANTHONY ISOM**
25843 TRYON ROAD
OAKWOOD, OHIO 44146

ANTHONY ISOM WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL TO BUILD A NEW GARAGE AT 25843 TRYON ROAD.

Aleck: I move that we table case upon the contingencies apply for variance with Zoning, and possibly the roof variance. If that does not happen, they have to come back to Planning.

TABLE CASE #ABR 26-09 **TOPIC** GARGE **FIRST** ALECK; **SECOND:** MOORE
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
RESULTS Contingent on they appry for variance with Zoning, and possibly the roof variance. If that does not happen, they have to come back to Planning.

ABR 26-10 **LAAD SIGN AND LIGHTING**
3097 ST RT 59
RAVENNA, OHIO 44266

LAAD SIGN AND LIGHTING WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL FOR 2 BUILDING SIGNS, 4 DOOR GRAPHICS, AND 4 MONUMENT PANELS FOR WINDOW DEPOT/HOME TEAM AT 21566 ALEXANDER RD.

Tricia Ange present: There will be two building signs, one for each company. I did give you approved drawings, but my phone number is not on there. **Broadstreet:** Where is this located? **Ange:** 21566 Alexander Rd. These are new tenants. **Montello:** Do you know how many employees they have? **Ange:** I am not sure. **McDonald:** One question, you already have signs on the building you are replacing

CASE #ABR 26-10 **TOPIC** BUILDING SIGNS **FIRST:** ALECK **SECOND:** MOORE

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

RESULTS: APPROVED

ABR 26-11

BLINK SIGNS
1925 St CLAIR AVE. NE, STE 100
CLEVELAND, OHIO 44114

BLINK SIGNS WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL FOR 1 DOUBLE SIDED ILLUMINATED MONUMENT SIGN FOR VECTOR CONSTRUCTION INC AT 21305 FORBES RD.

Naz Abbas Present: They do have an existing monument foundation. We are going to add a cabinet on it. A double sign, it is going to be black, aluminum faces painted. It will be push through aluminum acrylic letters. It is going to be illuminated white. Mounted with steel supports, both posts. **Montello:** Is it illuminated? **Abbas:** Yes. **McDonald:** Are you replacing a sign? Yes, But a lot of their customers are not able to see the sign and locate the company. The numbers are below and it is hard to read.

CASE #ABR 26-11 TOPIC MONUMENT SIGN FIRST McDoanld SECOND: ALECK
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y;
 ALECK: Y
RESULTS: APPROVED

MINUTES OF MAY 2026 FIRST MOTION BROADSTREET SECOND: MOORE
VOTE: MCWILLIAMS: ABSENT; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
RESULTS APPROVED

MEETING - MOTION TO ADJOURN MADE BY MOORE; SECOND: ALECK
VOTE: MCWILLIAMS: ABSENT MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y
 ADJOURNED @ 7:48 PM

Signed _____
 Thomas McWilliams, Chair

Signed _____
 Joel Hladky, Board Recording Clerk

Date approved: _____