VILLAGE OF OAKWOOD
PLANNING COMMISION MINUTES
DATE: November 9, 2026

ATTENDANCE
PRESENT: Rand Broadstreet Chair--John Latsko—John Montello Law—
Jim Decker CBO-- Joel Hladky Clerk.

ABSENT: Malinda Harp

Meeting opened by Broadstreet @6:59
Roll call taken

BUSINESS

PC 26-112

JAGMOHAN SINGH
420 GOLDEN OAK PKY
OAKWOOD VILLAGE OH 44146

JAGMOHAN SINGH 420 GOLDEN OAK PKW
Y OAKWOOD VILLAGE, OHIO 44146 JAGMOHAN SINGH WILL APPEAR BEFORE THE BOARD TO REQUEST APPROVAL TO BUILD A 16,000 SQ FT BUILDING FOR TRUCK REPAIR, OFFICES, STORAGE.

Mark Hennings, Jagmohan Singh in attendance.

Hennings: Mr. Singh is going to share a little bit about his business, what we are trying to achieve on this property. There are three one-acre parcels on Golden Oak Parkway that he is interested in purchasing. He has already done a purchase order to the landowner, we are waiting to see if everything is copacetic with the planning commission, so he can make that purchase. Thank you for your time, wisdom and your input. **Singh**: I moved to the USA about 20 years ago with my family. I started a business in trucking 8 years ago, dump trucks in Ohio, and achieved great success in that business. Moving forward I would like to build my own building, create more employment, for the business to go up. **Montello**: How many employees do you currently have? How many employees do you expect to hire? **Singh**: Right now, I have 7 employees. I have six dump trucks. We are a paving company. We have ODOT projects. I have a lot of work. They appreciate my work, I work hard, day and night. **Hennings**: He wants to expand his business to truck and trailer repair, which is why we are here before you. The area which we are looking at is light industrial. We are purposing a 13,000sf footprint with another 3,000sf second floor for the business side. It will be a 16,000sf building on all three acres. If he does purchase all three acres we will consolidate them into one parcel. We looked at all the setbacks that are required. The business office that he wants to create will be rented out to other businesses. Much of his business is going to be truck and trailer repair. That is why you see the five bays along with that would be some on site storage on the other acre. We would like to get your feedback, and comments on what we did submit. You can see that we gave you a perspective of what the building potentially would look like. This is a

preliminary drawing. A couple of things I would like to have clarified by the Planning Commission are the surface of the yard area. I am doing a job in Walton Hills, and they require concrete over the entire four acres. He would not do, that project went belly-up, he did not want to spend the money on that. With truck traffic you are going to have to have at least 6-8" concrete pad. We want to make sure that we can use a hard pack in some of the areas that you can see on the site plan. I also wanted to talk about exterior building material. In your ordinances it says masonry, split?, face brick, but we would like to have some other options. Perhaps Aluma wood, perhaps some masonry & metal siding, horizontal siding just to break up the monotonous look, give it some curb appeal. We want to see if that would be in line with your thinking. We are showing a bunch of berm along the Golden Oak Parkway entry points. That would be the primary blockage of view. Most likely we would put up a fence with a gate for security. Just coming before this board to get your thoughts, your inputs to see if there is anything we need to request a variance for, or anything else we need to do. **McWilliams**: The building is going to be used for repair of trucks only? **Singh**: No. It is also going to be used for bidding on projects. It is going to be used for office work and repairs. **McWilliams**: It will be handling your own trucks? **Singh**: Yes. **Broadstreet**: How many trucks do you have. **Singh**: I have six trucks. The trucks are used mostly for asphalt. **Broadstreet**: The question is going to be, how much of this area are you going to concrete? **Hennings**: If you look on the site plans, I delineated between concrete and the hard pack. **Aleck**: Where is your office currently? **Singh**: I am presently working from home in Solon. (Discussion over drawings) **Decker**: The question I need to bring up. The use regulations for light industrial districts, this is light. It talks about service establishments that are allowed, bottling for beverages, cleaning and dining establishments, repair establishments limited to electrical and household appliances, truck service and
Training centers. I would like the planning commission's help to interpret what that means. He is purposing a truck service; I wonder what the intent of the founders was when they used truck service and training center. Is it a training center for teaching how to repair trucks or is it a truck service center? What is the interpretation from the planning commission? **Broadstreet**: It could mean both. **Latsko**: We have a truck service there already. Somewhere around Empire Tree. **Broadstreet**: But that could have been grandfathered in. **Latsko**: It does not say truck service. **Decker**: Does what the applicant is purposing meet the intent of the code? **Broadstreet**: I would have to say yes. **Latsko**: A training center, he has his mechanics, what if he brings in an apprentice mechanic? **McWilliams**: It sounds like the mechanics are there to service their own trucks. They are not there to train new mechanics, or to teach driving. **Decker**: Do you feel what he is purposing meets what is stated there in the code "truck service". I rely on the planning commission to help interpret the codes. **Broadstreet**: Given that we already have an existing business there. I do not see a problem. It is not a gas station. **McWilliams**: We would need landscaping plans. The building is not going to be a totally metal structure? **Hennings**: Correct. It will have a ? for the structural side of it and then a combination of the materials that we show on the renderings. (discussion about the plans) It fits within the other buildings on the roadway. We would put concrete around the building if you thought that to be important, where he would store some of the trailers you would put up something like a 7' high fence, not only for security perspective but another visual block from the road. He does not want to turn it into a junk yard. **Broadstreet**: That is a concern. Is there a requirement that a chain link fence have slats? **Hennings**: We would do something nice. **Broadstreet**: I think he should be able to move forward. **Montello**: How close is it to the other street and homes. **Hennings**: The property line is 50' back. There is a 50' set back, which is more than the code requires. There is a natural buffer of trees between the residence and this building. **Montello**: Where are the trucks going to be stored, we want to make sure the neighbors are not inconvenienced behind them. **Broadstreet**: What are the hours going to be. **Singh**: The jobs go 24 hours, we have night jobs as well. It is asphalt so we only have 8 months to work. **Broadstreet**: Another consideration is the outdoor lighting, will that interfere

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with the residential, as well as the noise factor. **Broadstreet**: It is the coming and going, air wrenches. **Hennings**: That is if the doors were opened in the summer. At nighttime the residential area may hear some noise coming from your shop. **Singh**: The trucks come and go for jobs. The repair does not take place in the nighttime. Normal business hours for the shop. You will not be operating any equipment during the night. **Montello**: Do you see adding any more employees? **Singh**: This is a minority business, so I have some contracts already for the next few years. I have I-90 and a lot of small projects as well. **Broadstreet**: We are going to have to table this. **Latsko**: I motion that we table PC26-112.

Table CASE # PC26-112-_ TOPIC TRUCK REP BUILDING_ FIRST: J Latsko; _ SECOND: _R Broadstreet
VOTE: BROADSTREET: _Y; _MS. HARP: _Absent; _LATSKO: _Y; ___
RESULTS _TABLED NO QUORUM_

MEETING - MOTION TO ADJOURN: MADE BY _Latsko; SECOND: _Broadstreet_
VOTE: BROADSTREET: _y; _MS. HARP:Absent; _LATSKO: _Y_
ADJOURNED @ 6:23PM

Signed_____ Signed_____
Rand Broadstreet, Chair Joel Hladky, Board Recording Clerk

Date approved:_____

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