



VILLAGE OF OAKWOOD
PLANNING COMMISSION MINUTES
SPECIAL MEETING
May 21, 2024

ATTENDANCE

PRESENT

Rand Broadstreet Chair
Malinda Harp
John Latsko

Peter Duffy
Ross Cirincione Law
Joel Hladky

ABSENT

Daniel Marinucci, CBO

Meeting opened @6:58 pm by BROADSTREET
Roll call taken

OLD BUSINESS

PC24-103

JASON CANZONI
7255 FREE AVENUE PP# 795-03-045
OAKWOOD VILLAGE, OHIO 44146

MR. JASON CANZONI IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A SIMILAR USE PERMIT. THE PROPOSED USE WOULD BE ATHLETICS, INCLUDING PRACTICE, LEAGUE, RECREATIONAL AND TOURNAMENT PLAY FOR THE FOLLOWING SPORTS: BASKETBALL, VOLLYBALL, BASEBALL, SOFTBALL, SOCCER, LACROSSE AND FOWLING. (SECTION 1193.01 OF THE CODIFIED ORDINANCE)

Broadstreet: This is a special meeting for a sports facility. **Duffy:** Motion to remove PC24-103 from the table.

REMOVE FROM TABLE: FIRST MOTION DUFFY; SECOND: LATSKO

VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO: Y RESULTS REMOVED FROM TABLE

Cirincione: Swore in Dominic Ebner 7255 Free Ave; Jason Canzoni (AMP Athletics) and the owner of the property Tom Blaz. Also swore in people in attendance. **Harp:** I would like to say something before we take testimony. I want this on the record before the proceedings begin. **Cirincione:** Anyone who would like to testify, stand and identify yourself. Willie King 7323 Free Ave. Nicole Good 21873 Northlane. **Harp:** Thanked everyone for coming. I want to let you know, the process by which this meeting was called was not called for you. You did not get notice of this hearing. I understand when you left the last meeting, you thought you were going to have thirty days to formulate whatever you needed to formulate. That did not happen. I am a member of the Planning Commission. I received one business day notice. This meeting does not meet the Ordinances, even if it does, the meeting was to pass through what has already been decided. Not considering your concerns about traffic or any other concerns that you brought up at the last meeting. They did not even listen to you. You were not supposed to be here tonight. This is how it works for all of us. Call a meeting anytime you want to. If a special meeting is to be called, the Ordinances call for a special meeting anyone living within 3,000 feet of whatever they want to change. Every resident within 3,000 feet should have received a letter to come to a special meeting. You did not get an invitation. You got a phone call. That is how much his body thinks of your opinion, your residential values. The fact that you do or do not want this, you still have a right to be heard. You are not supposed to be here tonight to be heard. If you did not get notice of this meeting, which you should not have received notice of this meeting, there would be no one here to object. I am going to appreciate your comments. The comments should be made part of the record. You were denied your right to have a special meeting. You were denied your right to have equal time for this meeting. **Cirincione:** You have said your peace. You are denigrating the other three members of the

Planning Commission. You are saying that they have already decided this. The other members have not made their decision. You are making an assumption. I told you the legal basis for them being here, they can make a ruling either way. To make allegations that you are making, I think, is not proper. **Harp:** I think it is proper. I am making an appeal to the people who are not even supposed to hear this. These are the people who stand to lose the most. **Cirincione:** Let me tell you, this building has been there, it is a commercial building, it has been there for a long time. This proposal came in for this property which is a lot less intrusive in the neighborhood than say a stamping plant. A stamping plant would have every right to come in without even appearing before this Board. To characterize this as something that the Village is trying to force through is wrong. You can convince your colleagues to vote against it. **Harp:** I am not intimidating them. They have the right to vote as they want. **Cirincione:** Let's go to the evidence. **Harp:** This is directed to the residents who are here, that should not be here. **Cirincione:** I don't think it is proper to assume what the rest of this Commission is going to vote. There are also the rights not only of the property owners but the commercial landowners on that street. The original zoning may not have been wise to have the original zoning be part residential and part commercial and industrial on the same street. This is what we must deal with. **Mayor:** This has been over 30 years ago. **Cirincione:** That was done a long time ago. Unfortunately, there are industrial uses and commercial uses that you would not necessarily want in urban planning. If you went into the other streets in Oakwood Village, you would probably want a more comprehensive zoning, those areas are separated out. We have what the code says. People who are here have every right to make their presentations. **Mayor:** In a light industrial zone, they don't require a Planning Commission meeting. Notice that the other companies that are there never came before the Planning Commission. Anything that is light industrial does not have to appear before the Planning Commission. We did this to make it transparent. Understand that we called this early because the owner is anxious to get someone else in that building. He does not have the luxury of waiting around 30 days. Remember what it was like 15-20 years ago, when those buildings were warehouse distribution. **Cirincione:** Swore in Al Grant. **Grant:** I was asked to be here to tell you what was going on in that area and the entire city. **Cirincione:** You are aware of the current proposal. **Harp:** Why were you called here? **Grant:** Most of the people that are here right now know who I am, and I know them. I was here for a long time patrolling the streets. I know the area. I know most of the people who live here. There is nothing for the kids to do in that area. We do have a park on the other side of Oakwood. We Patrolled it as Police officers to make sure that nothing ever major happened. It used to be that semi's would be going up and down that street when it was used as a warehouse distribution; there was a lot of traffic. There is also a school crossing. Thank you for your time. **Mayor:** Sargeant Wilner will touch on the aspect of parking. There is additional parking, not just their own. You are looking at 65 cars. Cars will never be on the street. You will not see any additional traffic going past the facility. **Cirincione:** Swore in Sargeant Wilner Oakwood Police. **Wilner:** I have been here for almost 27 years. We know the neighborhood. Going back 15-20 years ago we had Berwin Moving with a lot of large trucks. Truck traffic was coming in and out all the time. There may be a ½ dozen homes between Forbes and the area of businesses. Obviously, I understand from the people in that area their main concern; traffic coming into the businesses. About 95% of the traffic comes in from Forbes, not Wright Ave to Northlane. You have the park on Wright Ave., which is not really used, it does not have a basketball court, no soccer field. We were asked by the mayor to come speak in regards to our experience as far as traffic, the neighborhood, the setup and the parks. We have the basketball court between Lamson and Kentucky. We also have ball diamonds on Reverand Macon drive in Oakhill Park. Have an open mind on what these gentlemen have to say tonight. Recreation and sports for kids is important, it was good for us when were growing up. **Harp:** You said you and Mr. Grant were asked by the Mayor to come. You did not just hear about this and stop by, you were asked to come? **Milner:** The Mayor asked me to come. **Mayor:** As explained by both officers, this was an unruly area 15-20 years ago, with semi's and cars going in and out. They were all warehouse distribution. If you see this building it is huge on the inside and completely empty. It is very suitable for warehouse distribution or manufacturing in the future. The owner does not have the luxury of waiting around for another 30-45 days to bring someone in. That was the urgency of this meeting. At that time there were many semi's, we were looking to put a road off of 271 into the backyard. At that time drivers paid their income taxes where they worked. They now pay income taxes to where they live. There is no payroll in this. A new road would cost Oakwood over \$300,000. We are all faced with being part of the Bedford Schools; Oakwood, Walton Hills, Bedford and Bedford Hts., with an 18% increase in property tax. Not because of Oakwood but because of the school levy. In addition to that the schools are now looking at an operation levy within the next two years, more taxes. Additionally,

you just seen an increase in your electric bill. The county needs money they will be reappraising the homes which will increase taxes. When you went to Free from Forbes on the right side there was Morgan Ceramics. Where the building was is owned by Bedford, however, we own mostly where the parking lot was. In years past there was a lot of activity coming onto Free to get to the parking lot. What is being offered by the people running the sports arena complex is exciting. This is what they are purposing. Every kid on Free Ave, Northlane, and Wright Ave will have free access to the complex, 2 hours one day a week. The residents of Free this will also extend to the grandchildren for free. This opens the opportunity to touch our youth. If this does not happen, the owner of the facility will put in there something else, which could be light industrial, they do not have to come to the Planning Commission. **Canzoni:** We know this was a special meeting called quickly. We appreciate you being here. From the moment I stepped in, I was answering questions. We did listen to what the concerns are. I have written them down, you asked how wide the road was. There is an 8' flat walkway, grassy area that comes down that road. There are 3 houses on the left side of the street and one on the eastside. You asked about parking, we did not have an exact number. I asked Mr. Blaz to give us a map, so we have an accurate statement. There are 45 and 20 additional parking spots, which is plenty of parking. I understand parking on the road is illegal. I did listen to all of the concerns. This is a great opportunity to bring a great facility. There is a lot to be said about what sports teach you in the game of life. It is an opportunity to have the kids off the streets and participating in something that is meaningful. The road is 22' 4" and 26' is the widest part. ODOT requires a 10' road. You are concerned about kids walking. I will continue to listen to your concerns and answer you truthfully. **Ebner:** I want to tell you a little of who we are and what we do. AMP stands for Athletes Making Progress. I have been coaching youth sports for 27 years. We do this because we want to give back, that is what AMP is about. We are going to read our Mission Statement. We have been teaching and coaching a long time at different sport facilities, there are a lot out there. There are not a lot doing what we are going to do. Do you know what it costs for one hitting lesson, it is 85.00 for a half hour. If you want an hour with a pitching instructor, you are talking \$150.00. We want to offer that to residents for free. Take a chance on us, part of our Mission Statement before we met any of you was to give back to the community. That is what we are doing. These are a lot of folks spending a lot of money to get proper training in the right space. You are talking about people who are taking this seriously; they are very disciplined. They are taking time to take their kids to practice. These are kids who want the highest level of competition. Perhaps someone who just needs to blow off some steam and shoot some hoops. There are going to be different levels, we want to accommodate all those levels, to the point where we partnered with Bryant and Stratton College, their athletes will be practicing in our facility. We are talking about college athletes that will be coming into practice. It takes discipline, dedication, and time. We talked about 65 parking spaces. I don't see at any point that we will have 65 cars in our parking lot. We are dedicated to individualized training and team training. Maximum players on the baseball team, you are talking 12-13 kids. Basketball, 8-12 players, volleyball team even less, pickleball you have 4 players. I understand your concern for traffic as well. I have children as well. I think a lot of people saw tournaments, saw that stuff on the literature, while there maybe a time that we can have sanctioned basketball game. It is going to be the rarity not the norm. Even if we do you are not talking about a lot of traffic. We are training that is our goal, we both have fulltime jobs, we have good jobs, we don't need to be doing this. We do because we see an opportunity to touch the youth and give back. It is a business, obviously there are expenses that go into the building, we need to get a return on those investments. There were other buildings elsewhere that we looked at but we fell in love with this location. We love the fact that you have a mayor who has a summer camp. We told him our vision and we want to work with the camp. The building has great accessibility in the Greater Cleveland area. The fact that it is not a high traffic area. People will feel safe coming there, it will be a good experience. Mission statement: We will strive to create and environment that encourages healthy lifestyles, teamwork, individual excellence. Our commitment extends beyond the walls of the center, reaching into the heart of the local community where we actively collaborate with residents, schools and organizations to enhance the overall well-being of our local neighborhood. The way we coach our teams, what you learn on the field is going to translate to the school, your career and to your family. In every single practice would encourage a son and a daughter to be a good student, look at your teacher or your elder in the eye, that is how you know they are listening. We teach those lessons. We like to win, but we want the youth to understand the value of being an athlete. **Harp:** Your parking went from 22 to 65 in two weeks, what happened? **Blaz:** The parking information that was on there was from the previous owner that did not encompass any of the dock areas, which we can use for parking. We also have overflow on the south

parcel, we have permission to use that, it is in the agreement. We are not going to have any impact on the street. There is a lease agreement in place. Not signed pending this approval. **Canzoni:** We do have an authorization letter that we sent, we heard you loud and clear, we now have authorized documentation that we did provide. **Harp:** You talked about additional parking, is it outside that lot number that ends in 045. Is it part of the building next door? **Blaz:** That is overflow as necessary. There are 20 spots on the south parcel. That is before any of the grassy areas up front. **Blaz:** I hope their business grows enough that they need to add parking, it still will not impact the street. **Harp:** Do you own that extra parking area? **Blaz:** We do own that. There are two buildings on the property that my owners own. We are accommodating them, the parking out in front of their building will be 35 spots and the other side there is an additional 20, that is being utilized for his current business operating out of that building. **Harp:** Your lot has three buildings? **Blaz:** Only two. **Harp:** The lot that ends in 045 and then the other lot is in the rear that ends in 401. **Blaz:** That is to the south. You are talking about three parcels, there is a hidden parcel that does not have any frontage on any street. There are only two parcels there that have frontage. 7255 North and 7255 South. **Harp:** This is one lot correct one parcel? **Blaz:** I don't have that information with me. I thought there are two parcels that each building sits on and then a wooded lot that is zoned industrial with no access, that the Mayor was talking about was going to be utilized for the road. **Harp:** County Auditor shows that you have two parcels. On 045 that is where your buildings sit. **Blaz:** There are only two buildings. **Canzoni** showed a picture attached. (Harp and Canzoni discussed the picture) **Mayor:** With the parcels that are there, you can accommodate 65 cars. There will never be that many cars. There will never be a car on Free Ave. past that facility, parked on the street in front of this building. **Harp:** We have on lot according to the Ordinances and you have two buildings on that lot. Can you have two different uses on the same lot? **Cirincione:** That is not a separate use. If they have an adjacent property they can use if they have a legal agreement. They can use that adjacent property as parking, that is not a separate use. **Harp:** I am not talking about the parking. **Blaz:** It is 045, that is correct. **Harp:** My question is, can you have on the same lot two different businesses zoned differently? **Blaz:** Even if it is, it is pre-existing property so there were two different businesses operating prior. **Cirincione:** It would be grandfathered, I would think. I am not familiar with the second building usage. **Blaz:** There is a second parcel that is wooded in the back that also ends in 01. **Harp:** We are talking about one parcel that you are going to zone, not split, but have two different uses on the same lot. I want to know where do I find that? **Cirincione:** What is the other building, is that zoned within the same zoning district. **Blaz:** Yes, light industrial. **Cirincione:** I think that as long as there is a legal agreement between the two uses, then there is no conflict. **Harp:** A legal agreement does not supersede the Ordinances of Oakwood. **Mayor:** It has nothing to do with the Ordinances of Oakwood, please. This is going on and on. **Cirincione:** I disagree with what you are saying, you have a right to say it. You think that it is not proper use because there are two buildings on it. I disagree because of this particular circumstance. **Harp:** Where is the Ordinance that allows that? **Cirincione:** You are not asking, you are telling us and the applicant and the audience that you think it is illegal. **Harp:** You say that is not illegal, where is the Ordinance that says that can happen? **Cirincione:** This property has been there for years since 1970. I am not at all confident that a challenge based on what you are talking about would result in a successful outcome for the Village. It has been there for 50-60 years, it has been used separately for that period of time. The other business has been empty for years. **Blaz:** They already had a separate business operating out of there, that went through the proper channels of Oakwood and did get approval. **Cirincione:** I don't think you have a winning argument. **Harp:** Show me in the Ordinance where it was zoned light industrial. I just want to put it out there. **Cirincione:** I am not going to be able to convince you of anything. I am trying to protect the legal interests of this community. If we do something that because of the previous uses for the last 50-60 years, we try to reverse that when we allowed that to go on, that is not going to be a pretty picture to a jury and judge. **Harp:** The pretty picture to the judge would be, that you can point to an Ordinance that says on one lot with one legal description with one permanent parcel number, you can have a business that has light industrial. **Cirincione:** The light industrial zoning incorporates two other sections, General Business and Local Business. I did not write the Ordinance, I did not do the zoning, that opens up a vast number of possible combinations for those businesses. **Canzoni:** We had our lawyer review those, I have copies. **Harp:** I don't need a thousand pieces of paper, I just need the Ordinance. **Canzoni:** I just have the zoning part which I believe accommodates both businesses on that parcel. **Harp:** The end of the conversation is that nobody can point to the Ordinance that approves that. **Cirincione:** That is your statement! **Broadstreet:** Lets move on. Lets hear from the audience. **Good:** Three parts, thank you for pulling us together, so that we can be heard, learn, and grow. I would like to get back together with Council so

that we don't repeat having great ideas brought before us in a not so positive manner. Officers, you have kept us safe, your presence alone continues to keep us safe. Gentlemen, as a business owner, I understand where you are coming from, finding someone who is interested in the building. Possibly losing that opportunity. As of right now there are children who participate in some kind of athletics, some sport. It is about 32% in the high school, that will go on to college and less than that who will dream about being a professional sports athlete. The academics, the social skills, everything that goes with it is not in question. It is the logistics in the building, it's the systematics of what it is going to take place. From my literature you are offering folly. I don't know if this is the demographics for it. Pickleball, I don't know if this the demographics for it. The introduction to is perfect. We are looking at the 19 children in the U alone, that is what we call it. They range from kindergarten to twelve, if you are looking at out of school time, we need to look at that. If this is a training facility, not a recreation center, that is another barrier out in our community for the finances of what you are saying. These are the things that we would like the answers for, if this is a done deal, we need the answers today we can change our questioning. The children in the "U" (Wright, Free and North Lane) alone, I have questions about the day, the time are we going to get bumped. How are you going to carry metrics over into their school, their relationship with the school and that is 4 different communities. We share what we have our resources. Now you are going to be a new resource. You are going to be the new toy that everyone wants to play with. You have attached to athletics. **Canzoni:** First of all, thank you for speaking, you brought some valid points, when we talked about working with the youth in the U and their families, to the Mayors point we want to give back. Do we have a perfect plan in place on when its going to be or how it is going to look, no, that is why we talked with you. I think Ms. Harp said did you go and talk with the community yet. We didn't, we are new business people, we are talking about protocol, we did not go door to door. We have a plan to go door to door, to see what works for you. What time makes sense for you. You asked if you were going to get bumped, no, we are dedicating that time to the residents. There is a lot of responsibility doing what we do. We take it very seriously. It is a work in progress, we spend time together, we figure out what works best. To be the most accommodating that we can. We are also running a business, but we want to be accommodating and be an asset to the community. Good points, taken very well. **Ebner:** The intent for the use will be pre-determined in advance, you can plan for it. Whether that be a week or two in advance, you would know what portion of the facility is available on what day and what times. That would be concrete, we understand you want to plan for these types of things and make arrangements. We would accommodate you. It will not be it's tomorrow at 9:00 when no one can make it. It will be pre-arranged. **Mayor:** I want to mention the adults, as you know we have a fitness class Yoga with a twist. We now have 55-60 residents, most of them seniors taking advantage of this. Lets get the adults in there too. We can run a fitness class in there as well. We want to see the adults. This is great for families who want to do something together. **Canzoni:** There is an opportunity for recreation, the intent will be to have open basketball leagues that people can join, same thing with volleyball, and pickleball is one of the fastest growing sports in the US. There are a lot of older individuals that want to get out and exercise. When we build out this space from scratch, we tried to be mindful to accommodate for everyone from a 6-years-old that may be interested in it because they watched it on TV to other individuals who may want to do recreational. **Mayor:** It would be good to see Dad or Grandad out there playing with their kids. **Blaz:** Regarding the building. These guys are talking about flexibility of working with you. The positive thing about this building it is very unique. It has the height that you can actually throw a basketball, play volleyball, the columns spacing don't impede with any of the court layouts. If pickleball does not work out they have the flexibility to change that. **Terell:** 7283 Free Ave. **Cirincione:** Swore in Terell. **Terell:** I have lived there since 1975, raised two children. I was there when this building was moving and storage. There used to be a sign there that said no trucks allowed beyond this point. I don't see that sign anymore. Because of that I have noticed more traffic coming down our street. For instance, last week a truck came down the street, tore down the electric in front of my house. It was a danger to the children who play out there. The week before that, we had a big truck going down that street. There is no place for a truck to turn. There are people who get lost coming down that street. They don't realize there is no turn around. I am concerned because I am an older senior. I like the peace and quiet of being able to sit out on my front porch and not worry about who this person is coming down my street and what they are up to. The police cannot be there every minute of the day. I had an incident last year where a person running from the police ran through my backyard. He actually tried to get into my house and my son stopped him. Strangers do come into our area and the more people you invite the more insecure it makes it. I love the idea of a recreation center; I don't like the access into

my area. **Mayor:** Sargeant Milner lets get a sign there. Before you pass the complexes, the trucks are not allowed past that. They can U around by your facility and get back out. It will be there before the end of the month. **Blaz:** There will not be any semi's that will risk knocking down your powerline or coming down the road. I was there after dark on two occasions, the police stopped by to see who I was. **Canzoni:** I want to add, if it is not our business it is going to be another business that would have more traffic. An Amazon distribution Center fits within the use. Amazon has multiple trucks that come in and out on any given day. If not us there could be a business that has twice as much traffic.

Morgan: I live on Free Ave. **Cirincione:** Swore in Morgan. We are giving you an opportunity to give your input. **Morgan:** What are your operating hours. **Canzoni:** 8 am to 9 pm. **Morgan:** All year round? **Canzoni:** Yes. **Morgan:** Seven days per week. **Morgan:** There are seasonality to our business. During the months the kids would go to school there is not much rental usage during those hours. **Canzoni:** It is not 24 hours like some of the fitness centers where you can scan a key card and you can access the building anytime you want. Somebody will be there to manage the operations at all times along with security. There are security cameras. **Morgan:** You stated tonight, you have taken the tournaments off the table in that building. **Canzoni:** It would not be the norm. The value of having the basketball court is high school regulated and because of the ceiling height, we had to be sanctioned by the State of Ohio to host a game. While there is an opportunity to host a game, we are not set up to be a tournament facility. We are set up to be a training facility first and foremost. If we have two teams that want to play a scrimmage, instead of doing training that allows it to be used permitted by the use of the Ohio Highschool Athletics Association. We are not a tournament facility, we are a training facility. The literature had tournaments on it. We are not going to be hosting tournaments. Most tournaments are at a facility that has 6-8 basketball courts, 10 volleyball courts, nobody is going to come and have a tournament. Tournaments are usually 15-20 teams. This is not set up for that. **Ebner:** We can only accommodate two teams at a time. If it is a recreational league, it will be one game at a time. **Morgan:** For the sake of the residents of Oakwood and especially those on Free Ave. would it be feasible if the traffic would be directed off of Oakleaf? **Mayor:** It would have to be paid by Oakwood, you are looking at \$300,000. **Morgan:** The front of those buildings face Oakleaf. **Blaz:** The larger building there is not even a door on the east side of the street. The access is the side facing Free Ave. The smaller building, they have an office around back. **Morgan:** I am saying this for the people who are on Free or in the U, we can keep our privacy. **Mayor:** The traffic will not be going past the facilities on Free. Say a few years down the road we can look at it and see if that might be feasible, not in the beginning. We are the envy of Northeast Ohio, with all the programs we have. (**Mayor:** Talking about the activities of summer camp). **Willie King:** Sworn in earlier. **King:** There are things you don't know. The traffic is going to come in behind that, now the traffic coming down on Forbes completely ignore that street. Sometimes you have to sit there and wait to get out of Free onto Forbes. With more traffic coming it is going to be worse. There is a sign there to not block the street. It is gone. **Mayor:** That is all being fixed. **King:** With more traffic coming it is going to be worse. **Mayor:** Traffic to this facility is not past the complex. We will put signs up. There is a sign there now that says not trucks in 500'. My concern is getting out of Free Ave and the traffic that this will cause. Sometimes it takes 15 minutes to get out to Forbes. **Cirincione:** Swore in King Hampton: **Hampton:** My Concern is that I work from home, I live directly across the street, this does not sound good at all. Seven days a week, till 9pm. I wake up at 4:00am, my children the noise, this is not good. This does not sound appealing to someone who works from home. **Canzoni:** Let me address this concern. During the day, when you are working, we are not going to be very busy. All of our business is in school for the most part. Everything is enclosed. We are not going to be loud, we will not be blasting music, kids are going to be dropped off and picked up. Parents are on a tight schedule. They show up for their practice from 5-7 pm. They are coming out and the next person is coming in. There is no loitering, you will be very strict about that. We are going to try to avoid the things that you are talking about. We have to nip that right out of the gate. Set the precedent early. We talked about discipline before. We are going to abide by those expectations, during work hours when the traffic is heavy that is our slowest time. We are looking at a window of 5pm to 8-9pm. That is when we will have some in and out, and we are not talking 65 cars. We are talking 5 cars here, maybe another 5 cars here, it is very minimal on the traffic part. I know that is a big concern. Everything is inside. **Good:** Our concern is the traffic, you can't control what others do. The people with their music, throwing trash. The loud kids, The drama that this going to bring. I understand it is all inside but you have to get there. If you are going to have 5 people here, 5 people there, you are not going to make any money. It sounds good, but when you open, you are going to attract more people because you are going to need to stay afloat. **Canzoni:** What if we don't rent it and it goes

to an Amazon Distribution Center. **Mayor:** It is zoned light industrial, which means they don't have to go before the Planning Commission. There will be nothing we can do about it. **Broadstreet:** Say it goes to a stamping plant, would you like that better? **King:** It would be better financially for the Village of Oakwood, if there was a stamping plant working three shifts, you have all those employees paying taxes. **Harp:** We are not talking about what if, or are we talking about what was 15-20 years ago. We are talking about what is. Lets keep it to what it is. **Cirincione:** We are talking about what is permissible in light industrial uses in this district and that is all what the example is supposed to point out. You cannot look at this particular proposal without looking at comparable proposals that are going to be worse. We can ignore that. **King:** Is that an option, we could get a stamping plant. **Cirincione:** It would up to the owner of the property. If this deal falls through, which it might, the owner of the property can go into our code and see that it is light industrial. You may get something that is worse for you as far as truck traffic etc. You have to face the reality that there are worse uses. **Broadstreet:** We are done. We have heard enough, we are ready to render a decision. **Harp:** Let me read some Ordinances. **Broadstreet:** We are done. **Harp:** Would you please take note that when I asked a question about Ordinances nobody can tell me. Now I have some to read and I am being denied that right by the Chairperson. **Broadstreet:** You have taken enough of our time.

CASE # 24-103 Special meeting TOPIC Similar use permit (athletics) FIRST: LATSKO; SECOND: DUFFY

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

RESULTS Passed

MINUTES OF May 6, 2024 FIRST MOTION DUFFY SECOND: LATSKO

VOTE: BROADSTREET: Y; DUFFY: Y; MS.HARP:Y; LATSKO Y RESULTS: MINUTES APPROVED

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

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

ADJOURNED @8:28 PM

Signed _____

Rand Broadstreet, Chair

Signed _____

Joel Hladky, Board Recording Clerk

Date approved: _____