

**Planning & Zoning Commission
Workshop Meeting Agenda
Mayfield Village**

**Thurs
July 19, 2018
7:30 p.m.**

Members:

Mr. Vetus Syracuse	Chairman	Mr. Anthony Coyne	Law Director
Dr. Stephan Parker		Mr. Tom Cappello	Village Engineer
Mr. Paul Fikaris		Mr. John Marrelli	Building Commissioner
Mr. Jim Farmer		Ms. Deborah Garbo	Commission Secretary
Mr. Jim Kless		Mr. Joseph Saponaro	Council Alternate
Mayor Bodnar			

Organizational Note:

Dr. Sue McGrath, Chairman Pro-Tem on approved Leave of Absence.

Chairman Pro-Tem temporary replacement nomination to be held at P & Z's regular scheduled meeting on Mon, Aug 6th.

PROPOSALS

- | | |
|---|---|
| 1. Conditional Use Permit
Microblading | Suzanne Seaman
6449 Wilson Mills Rd.
Villaggio Salon & Spa
Gargiso Properties, Ltd |
| 2. Conditional Use Permit
Salon Services | Gargiso Properties, Ltd
6449 Wilson Mills Rd. |

Note: Meeting will be held at the Mayfield Village Civic Center, Main Conference Room at 6622 Wilson Mills Rd 44143.

cc: Mayor, Director of Administration, Council, Clerk of Council, Dept. Heads, Law Dept., Engineer, P & Z, A.R.B. & B.O.A.

John Marrelli
Building Commissioner
Mayfield Village
6622 Wilson Mills Road
Mayfield Village, Ohio 44143

I am submitting my proposal for your consideration of a Conditional Use Permit to provide semi-permanent cosmetic services for Microblading to be practice at Villaggio Salon & Spa, 6449 Wilson Mills Road.

I have been an Independent Managing Cosmetologist 34 years out of my 37 years licensed, providing my professional services mainly among Willoughby Hills & Mayfield Hts community. Majority of my cliental base has been with me throughout those years. I hold my work and professionalism in high regards.

Microblading has been in the U.S. For approximately 4-5 yrs now. It is an evasive procedure used with a hand tool oppose to a tattoo gun. It is only used to score the dermal layers of the skin to provide a crisp natural looking stroke that resembles hair. It will be used for brow enhancement to adding a complete eyebrow to those who have none. As in many who live with any auto immune disorders, cancer patients or genetic factors. It will help in many ways with those who live with an uncomfortable awareness of their appearance, promote more self esteem, confidence & beauty.

My choice in Academies was highly recommended by Jerry Scott, Environmental Department at Cuyahoga County Health Board. He has proven to be correct. The Founders and Master Technicians of this Academy has proven nothing less than to be leading in the Industry teaching the strict guidelines, expertise in the Arts. Highly professional business woman.

There are many who are jumping into this specialty who are not licensed or permitted throughout county health boards, it is a serious matter for the public to do their homework on what an artist provides more that just the service in itself. I will do my part in that as well to provide that information. I have been working on this diligently for months following protocol to make sure my business is completely permitted and professional.

Thank you for your consideration upon this proposal.

Sincerely, Sue Seaman
Shears To Blades LLC

GUIDLINES

(1) My request would broaden the image of Mayfield Village, diversify the economy, and make the Village more competitive in the regional market place and attract more varied clients. Residents will seek services in other communities if not readily available locally.

(2) My request is compatible with adjacent properties and will not have an effect as I will not be making any changes to Villaggio Salon & Spa

(3) My request will not impact neighboring property. There is one one client booked upon approximate 2 our appointment, in a private esthetician room therefore it will not create change in traffic, noise levels or any other mentioned factors.

(4) My request will have no effect on property values.

(5) Villaggio Salon & Spa is mainly a full service professional atmosphere. I will be adding a specialty that is becoming a high demand service. It can make Mayfield Village more competitive in the regional market place as many people are seeking this service in surrounding cities.

(6) Many prospective clients are traveling to the surrounding cities would prefer to stay in the city, and in the salons they frequent, feel comfortable and know are professional, clean, and up to State and Health Board regulated. The Village population over 50% of 45-65 yrs of age, and somewhat higher income than the Cuyahoga County median income. The Microblading services are considered a specialty service, higher price point, cater to the people who have autoimmune disorders, cancer, hair loss from aging. Since I have newly started the Villaggio, the word is out that I am certified in this specialty, many clients are inquiring and patiently waiting for my services. The Mayfield Village area will have a sufficient market demand.

(7) My request will not strain or change city services, trash or disturb traffic.

(8) My request will benefit the community. My services to some will be life changing. One of the opening statements at the Academy was, it will change my life as well. To be prepared to cry along with that client after they look in the mirror and see what you just gave them. This will bring confidence and self image of people who have lost their hair on their eyebrows. The Village is undeserved in this area due to population seeking hair removal, therefore people seeking this specialty have no options. It can greatly impact residents quality of life.

(9) I am a longstanding Hairstylist that will continue to practice hair 3 days a week, therefore Microblading at this time will be done on appointment basis 1-2 days a week. I will not be creating any substantial changes in the area.

(10) My request would increase revenue by diversifying this specialty service and bringing more business to the Village.

Application for property located at:

Temporary and Conditional Use & Special Use Application

GUIDELINES

- (1) Is consistent with the considerations set forth in the 2020 Master Plan or any other planning policies implemented by the Village;
- (2) Is compatible with the adjacent properties i.e. similar vehicular, pedestrian characteristics, similar architect in mass, height and area, similar open space balance and character and landscaping;
- (3) Will not, conversely, substantially or permanently injure the appropriate use of neighbors' property considering such factors as: traffic (volumes, patterns, access management), noise, dust, odor, visual impacts, deliveries and hours of operation;
- (4) Will not be detrimental to property values in the immediate vicinity;
- (5) If a transitional or buffering use between two or more zoning uses and, as such, it shall serve to improve land use compatibility and further implement the 2020 Master Plan;
- (6) Is economically feasible based on documentation submitted by the applicant that there is sufficient market demand within the Village and/or the surrounding areas to support the use;
- (7) Will have no undue financial burden to the Village for utility extensions, delivery of government services or other infrastructure expenses;
- (8) Will provide benefits to the community i.e. medical, educational, technical, retail because, at least to some degree, the proposed use is not currently available in the Village or that the community is underserved by the type/use being proposed;
- (9) Will not diminish the use of the subject property nor will it impede the normal and orderly development and improvement of the surrounding property with uses permitted in the districts; and
- (10) Has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Village.

Exhibit B

SIGNATURE



DATE

7-3-18

Certificate

OF COMPLETION

IN RECOGNITION OF SUCCESSFUL COMPLETION IN:

Bloodborne Pathogens
Infectious Disease Control
Best Practices / Precautions

THIS CERTIFICATE IS PROUDLY PRESENTED TO:

Suzanne N Seaman

The above mentioned Student is now certified in the above mentioned course by demonstrating proficiency in the subject by passing the examination in accordance with the Terms & Conditions of National CPR Foundation - Valid for 2 years. Course administered in accordance with the **2015** ECC/ILCOR and AHA® guidelines. ID#: **17DD4**



COURSE PROVIDED BY:
NationalCPRFoundation

Completion: **April 29, 2018**

Instructor: **Paul J. Scruton**

Signature: *Paul J. Scruton*

Certificate

OF COMPLETION

IN RECOGNITION OF SUCCESSFUL COMPLETION IN:
Standard - First-Aid
Injury Prevention
Universal Precautions

THIS CERTIFICATE IS PROUDLY PRESENTED TO:

Suzanne N Seaman

The above mentioned Student is now certified in the above mentioned course by demonstrating proficiency in the subject by passing the examination in accordance with the Terms & Conditions of National CPR Foundation - Valid for 2 years. Course administered in accordance with the **2015** ECC/ILCOR and AHA® guidelines. ID#: **938EFF2**



COURSE PROVIDED BY:
NationalCPRFoundation

Completion: **April 30, 2018**
Instructor: **Paul J. Scruton**

Signature: *Paul Scruton*



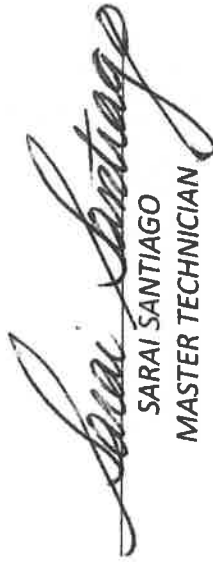
CERTIFICATE OF COMPLETION

This document, presented by Beauty Mark Brows, certifies that

Suzanne Seaman

as of June 24, 2018, as successfully completed the Beauty Mark Brows Accelerated Microblading Course and is therefore awarded this certificate of completion to confirm her proficiency in the skill and art of Microblading.

REF#: 080101


SARAI SANTIAGO
MASTER TECHNICIAN

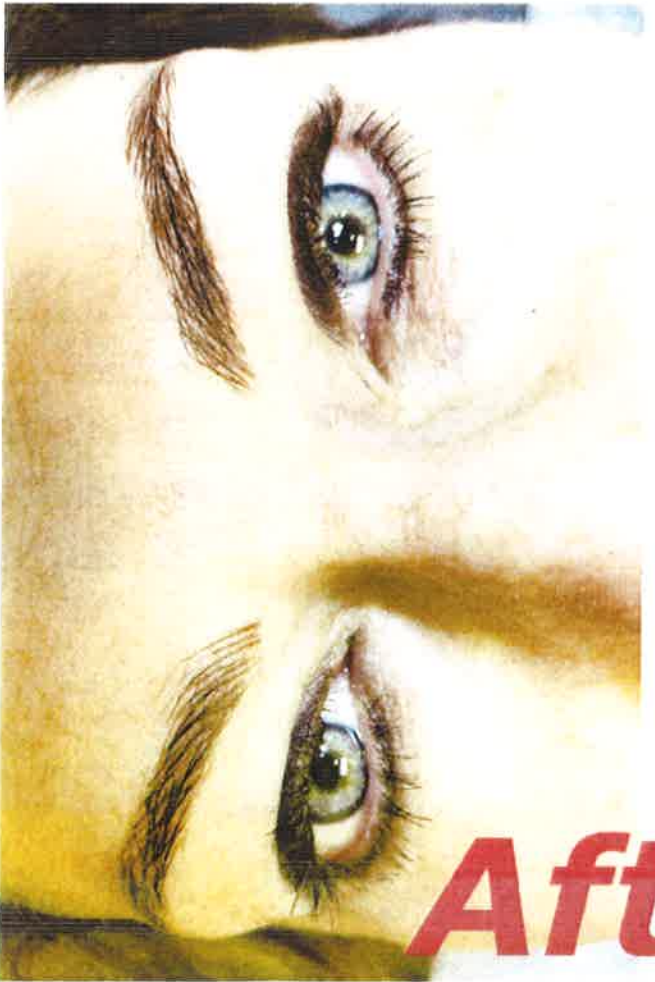
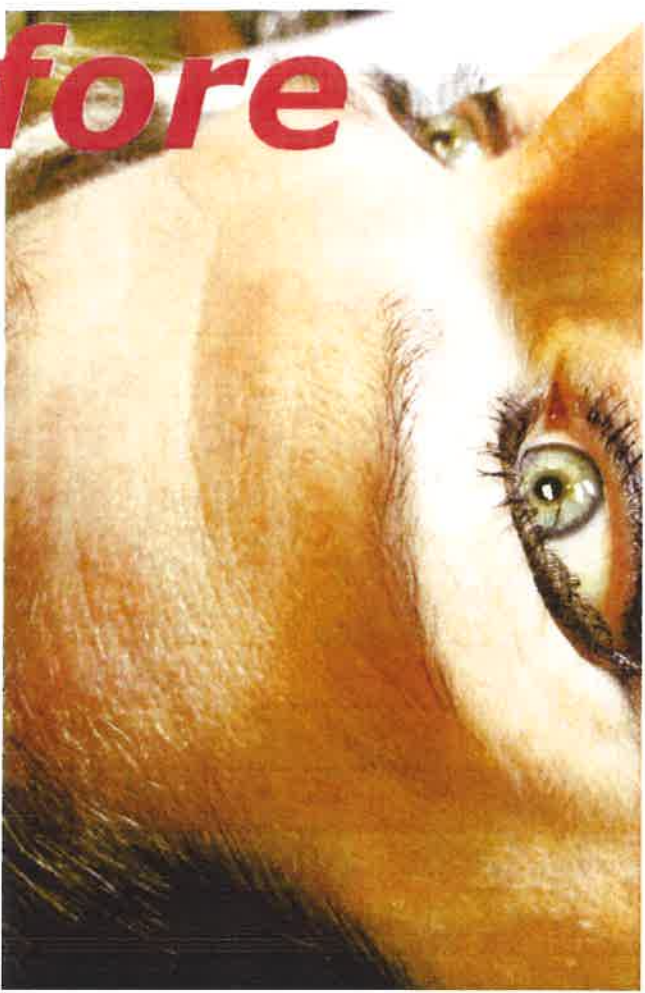



MALLORY SANTIAGO
FOUNDER/MASTER TECHNICIAN

My Personnel Model 6/24/18



Before



After



PHOTOGRID

Gargiso Properties, Ltd.
6449 Wilson Mills Road
Mayfield Village, Ohio 44143
Telephone: 440-449-3333
Facsimile: 440-449-4031
e-mail: george@advattys.com

June 29, 2018

HAND DELIVERED

John Marrelli, Building Commissioner
Mayfield Village Building Department
6622 Wilson Mills Road
Mayfield Village, Ohio 44143

Re: Conditional Use Permit; 6449 Wilson Mills Road ("Building")

Dear Mr. Marrelli:

On behalf of Gargiso Properties, Ltd., I am contemporaneously with this letter submitting a form Planning & Zoning Temporary and Conditional Use & Special Use Application. The space in question consists of approximately 1,835 usable square feet (the "Space") that was previously occupied by a group of psychiatrists/psychologists. Their lease is due to expire in the fall of this year.

My plan is to renovate the Space to provide for salon services. I have attached a proposed rendering for your consideration. As your records will reflect, Mayfield Village granted a conditional use permit on February 17, 2015, for the same concept within the Building known as Villaggio Salon and Spa ("Villaggio"). The attached proposal is basically just an extension (although not contiguous space) of Villaggio with a slightly different concept. The current Villaggio is basically an open-floor plan, leasing chairs to individuals to conduct their salon business. The proposed concept is individual suites – or in this case "villas" – some of which will be occupied by single users and some double occupancy as reflected on the attached rendering. For the most part, I will be able to utilize the existing walls for the suites occupied by the psychiatrists/psychologists over the past ten (10) years. As I mentioned in my prior submittal, this concept is similar to that being offered by Salon Suites and Salon Lofts. It seems to be the wave of the future where the stylists have an opportunity to operate their own business rather than working for a salon owner. The villas at the current Villaggio are fully leased, and I have had inquiry and interest in the proposed Space.

As you will note from my prior submittal, there are 62 parking spaces available for tenants and their business invitees. Parking has not been an issue at the Building, and I do not anticipate any problems with the proposal being considered. There will basically be the same number of subtenants in the Space, possibly one or two extra. If for some reason it did become a problem, which I do not anticipate, I have the consent of the Holiday Inn to use some of the adjacent parking spaces for the tenants to utilize.

I believe that the proposal will have a positive impact on Mayfield Village; will not have any detrimental impact to neighboring properties; will not be detrimental to property values in the immediate vicinity; there is a sufficient market demand within the Village to support the use; and it has a potential to create a positive economic impact by creating or expanding employment opportunities and increasing fees and tax revenues for the Village.

John Marrelli, Building Commissioner
Mayfield Village Building Department
June 29, 2018
Page 2

Should you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

GARGISO PROPERTIES, LTD.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

George J. Argie

GJA/mm

Enclosure

Application for property located at:

Temporary and Conditional Use & Special Use Application

GUIDELINES

- (1) Is consistent with the considerations set forth in the 2020 Master Plan or any other planning policies implemented by the Village;
- (2) Is compatible with the adjacent properties i.e. similar vehicular, pedestrian characteristics, similar architect in mass, height and area, similar open space balance and character and landscaping;
- (3) Will not, conversely, substantially or permanently injure the appropriate use of neighbors' property considering such factors as: traffic (volumes, patterns, access management), noise, dust, odor, visual impacts, deliveries and hours of operation;
- (4) Will not be detrimental to property values in the immediate vicinity;
- (5) If a transitional or buffering use between two or more zoning uses and, as such, it shall serve to improve land use compatibility and further implement the 2020 Master Plan;
- (6) Is economically feasible based on documentation submitted by the applicant that there is sufficient market demand within the Village and/or the surrounding areas to support the use;
- (7) Will have no undue financial burden to the Village for utility extensions, delivery of government services or other infrastructure expenses;
- (8) Will provide benefits to the community i.e. medical, educational, technical, retail because, at least to some degree, the proposed use is not currently available in the Village or that the community is underserved by the type/use being proposed;
- (9) Will not diminish the use of the subject property nor will it impede the normal and orderly development and improvement of the surrounding property with uses permitted in the districts; and
- (10) Has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Village.

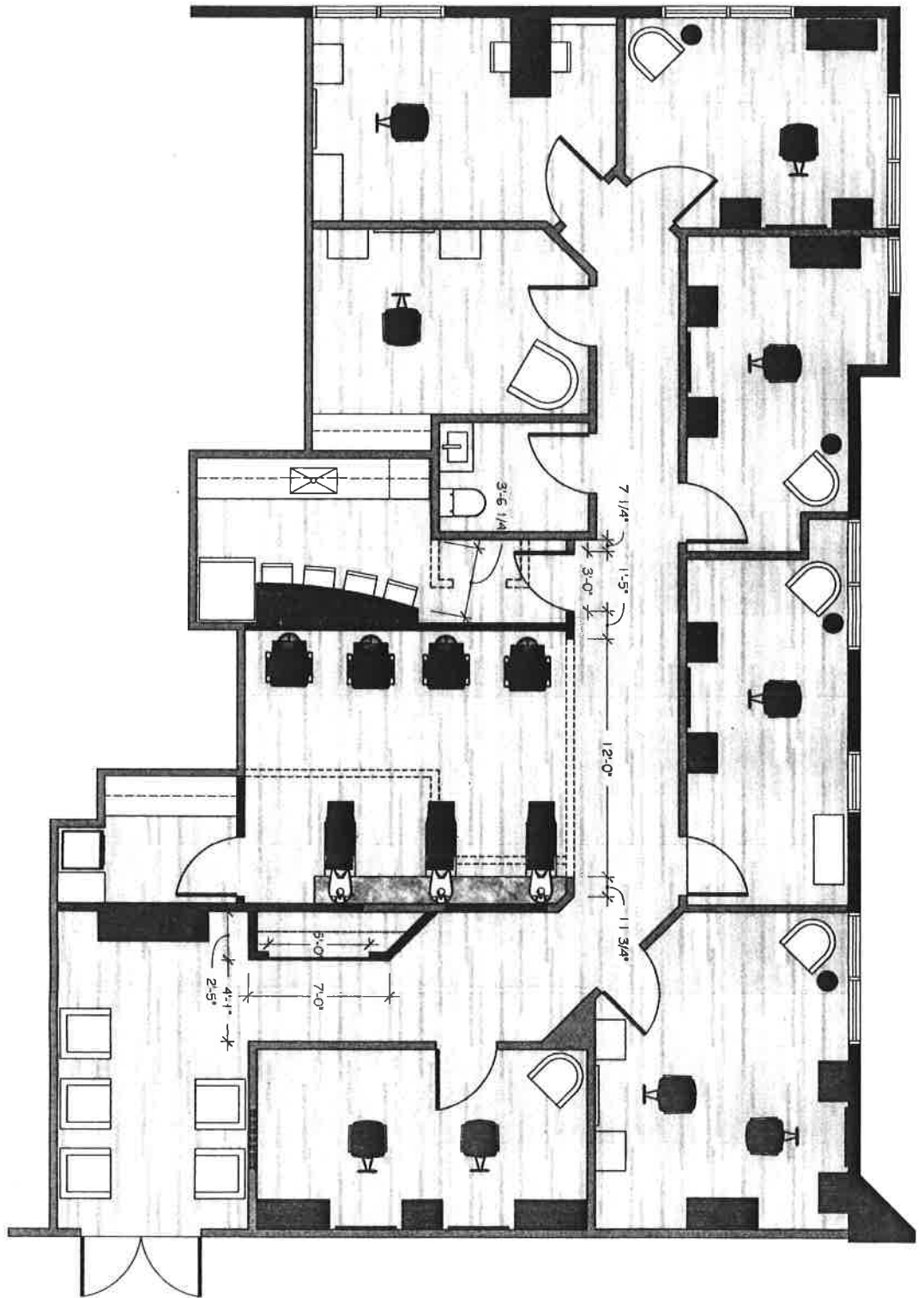
Exhibit B

SIGNATURE



DATE

6-29-18



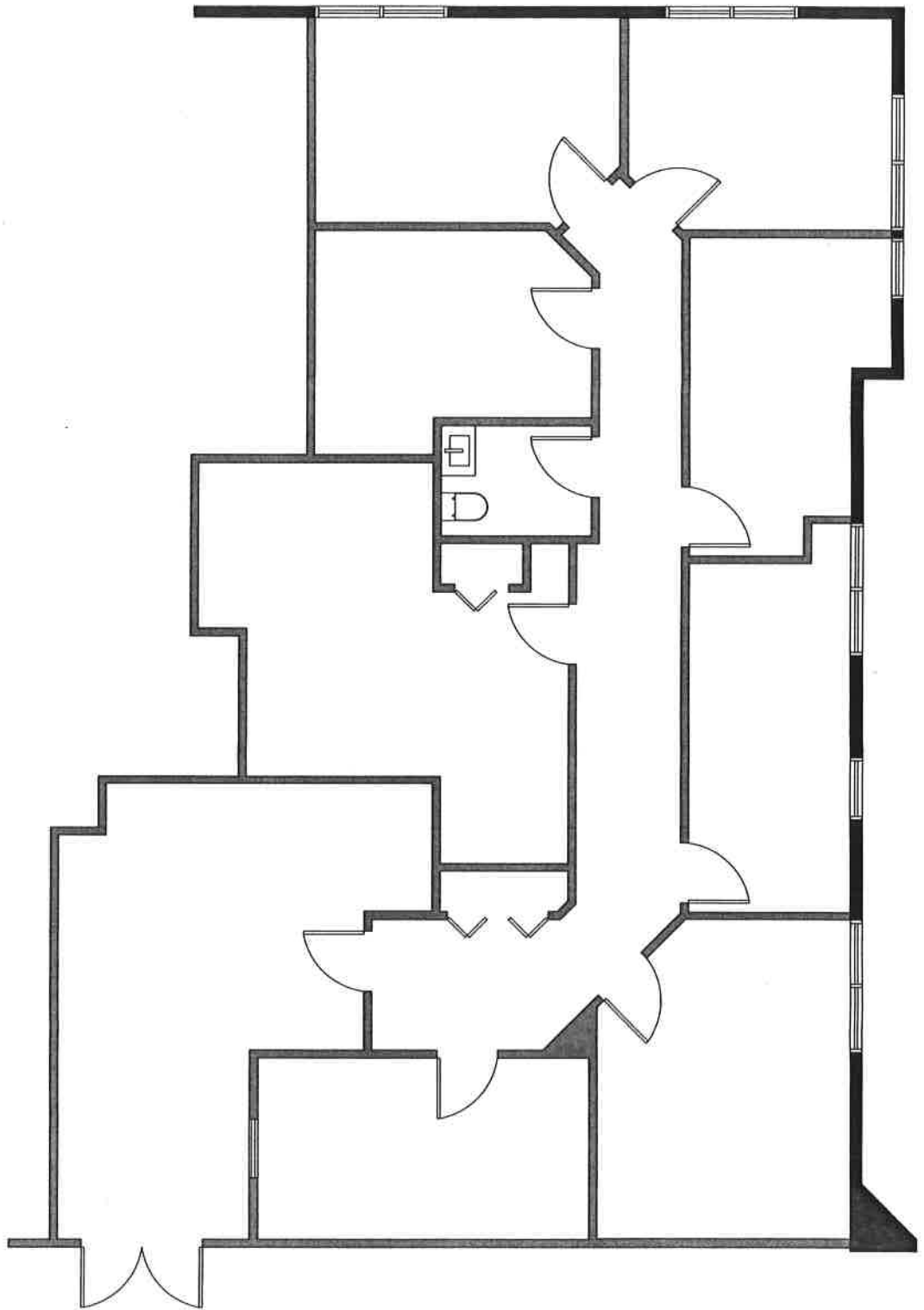
SCALE: 3/16" = 1'-0"

ID
02

JORGE CASTILLO DESIGN, INC.
216-991-9779
WWW.JORGECASTILLO.COM

VILLAGGIO SALON VILLAS
PROPOSED FLOOR PLAN

REVISIONS		REMARKS
1	6/15/18	CREATED
2	6/27/18	REVISED
3		
4		
5		



SCALE: 3/16" = 1'-0"

ID	01	JORGE CASTILLO DESIGN, INC. 216-991-9779 WWW.JORGECASTILLO.COM	VILLAGGIO SALON VILLAS EXISTING FLOOR PLAN	REVISIONS		
				MM/DD/YY	REMARKS	
				1	6/18/18	CREATED
				2	6/27/18	REVISED
				3	7/1	
				4	7/1	
				5	7/1	