

**Planning & Zoning Commission  
Workshop Meeting Minutes  
Mayfield Village  
Feb 16, 2012**

The Planning and Zoning Commission met in workshop session on Thurs, Feb 16, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room for a meeting of the Planning and Zoning Commission. Chairman Farmer presided.

**ROLL CALL**

**Present:** Mr. Jim Farmer Chairman  
Mr. Garry Regan Chairman Pro Tem  
Mr. Bill Marquardt  
Dr. Sue McGrath  
Mr. Paul Fikaris  
Mr. Tom Marrie Council Alternate

**Absent:** Mr. Casey Kucharson  
Mayor Rinker  
Mr. David Hartt Planning Director

**Also Present:** Ms. Diane Calta Law Dept  
Mr. Tom Cappello Village Engineer  
Mr. John Marrelli Building Commissioner  
Ms. Deborah Garbo Secretary

**PROPOSAL**

1. Preformed Line Products Company  
Alteration & Expansion  
660 Beta Dr.  
Clark & Post Architects, Inc

**OPEN PORTION**

Chairman Farmer called the meeting to order. This is a workshop meeting. We won't be taking an official vote tonight. I wanted to welcome Tom Marrie who is going to be our Council Alternate. Tom, we're glad to have you with us. We have Preformed Line Products expansion to discuss. John will run us through it.

Mr. Marrelli said Preformed Line is proposing to put a building addition on the back of the building towards 1-271. It's going to be about 20,340 SF. All the zoning information's on the cover sheet of your drawing. The lot is huge. There's no impact on the front, side or rear setbacks. There's no issue with land coverage or landscaping. The parking was discussed at length and I suggested for them to landbank a lot of the parking spaces. It doesn't make sense to pave everything. Our code requires a lot of paving but their actual use does not. If they need

more parking, if they hire more people, then they can go ahead and pave those areas as they need them. For now, they'll have more green space earmarked for parking at a later time. This is a pretty simple project. It's basically bumping out the back of the building. I'll let the representatives from Clark & Post give you the details.

Randy Nilans from Clark & Post Architects introduced himself. With me tonight is John Mazze also from Clark & Post and Dave Sunkle from Preformed Line Products.

### **Power Point Presentation by Randy Nilans**

Beginning with a little background, Preformed was established in 1947 in Cleveland. In 1974 they moved their world headquarters to Beta Dr, initially building the office which is in the front. In 1979 they completed the research lab facility which is on the back on the office building. The general scope of the project as Mr. Marrelli mentioned is to put on an addition which will build out the rear of the existing building on all three sides.

Aerial photo. Left is 271, north top right is existing Beta buildings. Center of screen are two rectangles, one on the right is the office building portion. Rectangle on left is the research lab. Existing parking lot to the south is all black top. Drive comes off of Beta Dr. for the main parking. There's a loop around behind the building, it's just an access drive that takes you out to Beta Dr.

Site Plan. The plan reflected in your packet, the light gray is the existing building. The brown color is the proposed addition on three sides. Dark gray is the proposed new loop drive. The dashed lines represent existing paving. Left to the west of the existing parking is where we're proposing to add required parking spaces for the addition.

Zoning. This is located in the Production/Distribution zoning area. As Mr. Marrelli mentioned, we meet all the required setbacks. The buildings as proposed will cover 7.7 % of the site. The landscape open area will be 73.6 % of the site.

Required Parking. We expect to add an additional 12 employees over the next five years to the current 165. We have 5 visitor spaces. Total parking spaces needed are 182 based on those occupants. We're proposing a total of 186 spaces by adding the spaces at the west end of the parking lot. The total spaces required by code based on the square footage of the building are 248. We're proposing to landbank those additional 62 spaces required to the west of the existing parking. As Mr. Marrelli mentioned, at this time we'd be providing paving for spaces that probably would not be used and that just adds more hard surface to the environment and runoff that has to be accounted for.

Lighting. There will be new lighting added to the new road that goes around the back that will match the existing lighting.

Utility Plan. You can see the proposed area for retainage. This would account for all of the new addition as well as all of the new paving and the proposed landbanked area. We sized and

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designed this detention area to accommodate the addition of 62 parking spaces should that ever be necessary.

Mr. Marrelli asked if they will be developing a landscaping plan for that area.

Randy Nilans replied yes. That will be landscaped taking into account the treed area. It'll be included with the engineering proposal.

Mr. Marrelli asked if the plan is to enhance the drainage area or hide it in the trees.

Randy Nilans said I don't know exactly. We'd have to take some trees down. It's probably similar to a bioswale type of thing, vegetation to help filter water coming into it. I think if we tried to push that retainage back into the woods, we'd end up losing a lot more of the current trees. One of the things Preformed wants to do is maintain as much of that as they can.

Sanitary Sewer. There's a new sanitary sewer connection to take care of the addition that'll tie into the existing sanitary drain that leaves the building and goes to Beta Dr. All of the other existing utilities will remain in place.

Mr. Marrelli asked, you won't have two connections, just one?

Randy Nilans replied, one connection.

John Mazze said because of where the old one comes around the other side of the building. All of our plumbing is down at the south side of the building, so we're just going to take it from that point, and go out and re-tie in right before the tie-in. We're not re-tapping the line.

First Floor Plan. Randy continues. There will be a new accessible entrance to the building from the parking area. Primary function of the first floor is to expand their space for research. First floor adds research lab area, storage area for lab functions, and an employee fitness area.

John Mazze points out on the first floor plan there'll be a new on-grade loading dock because the other one is now being encompassed. Also we have an on-grade door. They currently have some covered parking and we're replacing that back in there. Also, when you come in the new entry, that's a link over to the office area, go up the new elevator that's accessible or the stair, and you'll see on the next slide where that corridor wraps and ties back into the main part of the building.

Mr. Marrelli said I don't know how far away the building is from the street or what your proximity to the fire hydrants are.

John Mazze said quite honestly, I don't know the criteria, but we will certainly make sure we find out and meet that when we do the final engineering. We'll make sure we get the hydrants placed. This is going to be a sprinklered facility.

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Second Floor. Randy continues. On the second floor, there's a link that connects to the existing office area. We have Auditorium space and an outdoor terrace. The Auditorium's really just a flat floor, large meeting facility to bring outside customers in and for employee gatherings for special events. This piece is open below to storage area. Up on top is the new lunch room, several offices and a conference room back in the corner.

Existing Materials. Existing building materials are precast concrete, aluminum glass storefront.

South Elevation. This wraps the existing research facility. The colors on here are to represent two different types of metal panels. We'd like to keep the similar shapes and geometries of the existing building but use new materials. The building in the front was constructed in the 70's and was pretty much cutting edge for that time.

West Elevation. This elevation faces 1-271. On the right is the fitness center below with the auditorium space above, stair tower adjacent to the entry, covered parking, conference room above the storage area and beyond is the lunch room and outdoor terrace.

North Elevation. Again, the new addition starts here and wraps existing office area.

East Elevation. This is the front of the building that faces Beta Dr., the existing offices.

Randy Nilans concludes presentation and opens to any questions.

- **Parking Agreement w/ 700 Beta Conference Ctr**

Mr. Marrelli said on the site plan bottom of page is a row of parking, the connector to next door. There's an agreement that parking be available to the 700 Beta Conference Center next door. How does that affect your employee parking?

Randy Nilans replied, from what I understand about the agreement between Preformed and the Hotel Conference Ctr next door is that it's for after 6:00 p.m. and weekends.

Dave Sunkle from Preformed said my understanding is it was focused on weekends.

Mr. Marrelli said because as you know, they do have events during the weekdays.

Ms. Calta asked, do we know if there's been a new agreement in the last year? The Bank was going to work out a new agreement I thought.

Mr. Marrelli said when the Conference Center came for their conditional use permit approval, we were told that any time the Conference Center was in full swing, they could valet to your parking lot.

Dave Sunkle comments he's never actually seen the agreement.

Mr. Regan asked if there have been any issues with this parking agreement.

Dave Sunkle replied, no issues to the best of my knowledge. Our work force is pretty stable and everyone parks in pretty much the same spot.

- **About Preformed Line Products**

Mr. Regan said I plead ignorance. What does Preformed do?

Dave Sunkle replied we make pull line hardware for the car & utility industry and also the communications market. We don't make the conductor or the insulators, but we make the products that attach the conductors to the insulators. If you drive down 1-271 and look up, you'll see the power lines and I'm sure our products are on them. We make the connectors, we make splices that repair it. It's a company found in Cleveland with original headquarters in Downtown Cleveland. We outgrew that and moved out to Mayfield Village. That has led us to this option of expansion which we think is a great situation.

Mr. Marrelli asked, you'll also be bringing some of your outdoor storage indoors?

Dave Sunkle replied yes. I don't want to use the word eyesore, because it's walled off so you can't see it. We test conductors so we need these reels of conductor. The problem is we can't store it easily inside our facility because it's not large enough so we store it in the back of the lot. It's a great theory until the snow flies and our forklift can't get to the back of our lot. A lot of the new space inside will be for storage and that outside storage area will go away.

- **Engineering & Fire - Code Compliance**

Chairman Farmer asked Tom Cappello if he has any questions.

Mr. Cappello said they'll be submitting full engineer drawings. We'll be looking at the detention and water quality.

Mr. Marrelli said I'll let the Architects do a code research and let me know if they feel a hydrant's needed.

John Mazze said your criteria is with the Fire Dept. We'd be more than happy if you want to take this submission and show it to your Fire Dept.

Mr. Marrelli said you might have a wall hydrant I don't know about.

Dave Sunkle said we have something. Our main water supply is underneath our front steps. I'm thinking that's where the Fire Dept's connection is but I can't speak for sure.

John Mazze said relative to engineering, we're working with a multi disciplinary engineering firm. Thorson Baker & Assoc will be doing the Civil in addition to the MEP engineering. They're currently putting together the numbers. All of the specifics in terms of calculations for the storm and fire suppression system will all be submitted with the package.

- **Construction & Vote Timeframes**

Discussion ensued if it's necessary for another work session once those calculations are in.

Ms. Calta asked if they need to go to BZA for parking.

Mr. Marrelli said parking variance not needed. They'll have landbanked spaces. It's all accounted for. You'll have to go to Architectural Review Board but that has nothing to do with P & Z's function. John asked Mr. Mazze on his timeframe.

John Mazze replied we'll be completing design development drawings. We plan to have drawings completed in about 6 weeks from now. At that point we'll be going out to BID.

Mr. Marrelli said you don't have to wait 6 weeks to have construction drawings to come back to this Committee with your drainage calculations and landscaping.

John Mazze said and we won't, we'll have that engineering done well before that and we can submit that.

Mr. Marrelli thinks another workshop to finish this up unless the Chairman wants to entertain notes from myself and our Engineer that this stuff was checked out. This site is so big I can't see any issues with drainage or lighting.

John Mazze hopes to get an approval on the proposal tonight contingent on the engineering being approved.

Consensus is Planning Commission to vote Mon Mar 5<sup>th</sup> on the site plan contingent upon Engineering & Fire Dept approvals.

Mr. Regan concurs as long as somebody is going to immortalize that, the fire hydrants, lighting, storm water and any issues that might come from the Fire Dept itself.

Mr. Marrelli said when we get that stuff, Tom & I will do our homework and get you a memo and you can vote based on that information.

John Mazze said I'm meeting with Thorson Baker tomorrow morning. I can see if they can have those in. I can't guarantee it.

Mr. Marrelli notes that all we're doing is trying to eliminate another workshop.

Mr. Fikaris asked about construction timeline.

John Mazze said we plan on starting construction late spring early summer. We expect 8 months for completion.

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**Next Step**

Planning & Zoning vote Mon, March 5<sup>th</sup>.

*There being no further business, the meeting adjourned at 8:10 p.m.*

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant*

*Building Department*