

**Planning & Zoning Commission  
Workshop Meeting Minutes  
Mayfield Village  
Jan 19, 2012**

The Planning and Zoning Commission met in workshop session on Thurs, Jan 19, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Civic Hall 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. Casey Kucharson  
Mr. Paul Fikaris

**Absent:** Mayor Rinker

**Also Present:** Ms. Diane Calta Law Dept (arrived 7:45 p.m.)  
Mr. Tom Cappello Village Engineer  
Mr. John Marrelli Building Commissioner  
Mr. David Hartt Planning Director  
Ms. Deborah Garbo Secretary

**PROPOSALS**

1. **NEW Library**  
**Site Plan, Grading, Landscape & Lighting Plan**  
Cuyahoga County Public Library - Mayfield Branch  
502 SOM Ctr Rd.  
Architect: URS Corporation  
Construction Manager: Panzica Construction Co.
2. **Wildcat Park**  
**Buildings, Bleachers, Lighting & Drainage Plan**  
Mayfield High School  
Athletic Area Additions & Renovations  
6116 Wilson Mills Rd.  
TDA Architecture
3. **NEW East Commons Office Complex**  
**Alternative Development Possibilities**  
East Commons, Ltd  
PP # 831-05-007 & 831-05-015  
Architect: Cawrse & Assoc, Inc

**OPEN PORTION**

Chairman Farmer called the meeting to order. We won't be taking an official vote tonight. We'll begin with the library.

**NEW Library**

Cuyahoga County Public Library - Mayfield Branch  
502 SOM Ctr Rd.

Mr. Marrelli said last time the library project was before the Planning Commission, they went through the basics of the building, the site, parking and area confinements. A preliminary approval was given at that time. Since then, the library representatives have gone through two meetings with the Architectural Review Board and one more left on Jan 26<sup>th</sup> for final approval for colors, textures, materials and landscaping. Ivan from URS prepared a summary sheet that tells you what's gone on in the last couple months as far as:

1. Parking lot
2. Pedestrian Drop off (which is part of traffic circulation)
3. Landscaping (flushed out during ARB)
4. Flagpoles (flushed out during ARB)
5. Mounding (flushed out during ARB)
6. Site Lighting
7. Emergency Exit
8. Stormwater Management (I think this is still in final stages of development, but will defer to Tom)
9. Exterior signage (this Board doesn't get too involved in this)

**Power Point Presentation**

Ivan Valentic, URS Corporation begins with a recap of earlier slides as a refresher. I'll explain the process we went through to where we are today and how we got there.

- Project Site. Located center of SOM Corridor.
- Trails. Existing trail & future trail goes through the site.
- Forested area. Metro Parks forested area, wetland by Progressive & the forest area behind our property. We latched onto this. We want to restore the connectivity to these areas. We looked at the current landscape along SOM; the mounding for the ball fields forested by the pool, existing wetlands. These are things we want to pull into our site.
- We were at the site this summer and the lawn that used to be mowed is let go, it's starting to grow in taller grasses. The back half is tall shrubby stuff, dogwoods in the 10' – 12' range, really thick with trees sprinkled in. We have landscape that's evolving. We have these big pieces but they're disconnected by that field in the middle. We're looking to reconnect those areas. Connectivity and our ecological landscape are very important.
- Setbacks. We went through the zoning code with John. The setbacks were a chore because we had two types of zoning. Setbacks were difficult and something we needed to identify early on in the process. Today, the building's in the same location, west

portion of site. Natural landscape in the foreground from SOM. We're trying to restore that connectivity, that natural area.

- Entry. We enter from the north. Have a 120 car parking lot. That's based on the program for library use. Lot of meetings rooms in the building.
- Book Drop off. The drop off area is to the west. That's a function of the program. The person that operates the drop off also operates the books getting dropped off at the main entrance. Cars come in, loop around, they can park or exit.
- Fire Truck access. Working with the Fire Marshall, we now have fire truck access completely through the west or east lot.
- Service Area. This is still in same location.
- Flagpoles. These were not previously shown. Three flagpoles located on the northwest corner of the bldg, one pole is 25' and two are 20' height. We see these as an identifying feature along the trail. If someone's further back on the trail, they'll have a sense they're near the library site.
- Landscaping. A mix of shade trees; oaks, maples, sycamore ornamental trees, serviceberry trees, hawthorns provide seasonal color, berries for the birds. We have ornamental grasses which we're using to define an edge to the parking lot area as they're tough. They can get beat up or snow dumped on and they bounce back.
- Mounds. We've added sculpted mounds. They're egg-shaped, a uniform architectural shape to them. They're meant to be an identifying feature off SOM Ctr Rd. They'll pop out of the natural landscape. We're using what we call a low mow/maintenance lawn mix. Less mowing, less watering. They might mow it once a month or once every two weeks.

**Ms. Calta arrives @ 7:45 p.m.**

Mr. Marrelli asked Ivan. To develop this site, will you clear cut this site and replant, or are you trying to save anything that's out there.

Ivan Valentic replied, we're trying to save whatever we can. Most of the site is clear. We get into it in the upper west end corner. Our grading limits are pretty tight in there. On the northeast treed area near the future driveway, that will all stay. That wetland from that property comes onto our property and we can't touch that.

Mr. Marrelli asked Ivan to touch on the north parking easement.

Ivan Valentic said the north parking lot (west one), we're outside of our property limits. The library's working with the Village to obtain an easement there that allows us to stay out of that natural area and maintain it. The back of that building, that rounded area is all windows, so we wanted to keep as much of that existing wetlands as we could. That's our best views out from the building.

Ivan continues:

- Specimen Trees through Canopy Roof. These are a focal point. Earlier images we showed one tree coming through there. We decided on 3 trees. We're looking at

something tall, colander shaped. The trees will get 7' – 10' wide and 35' tall. We wanted to break that plane of the canopy.

Mr. Marrelli interjects. In case you haven't been through the ARB notes, there's a canopy that surrounds the building with a big opening by the building. These trees will come up through the roof basically.

- Earthen Mounds. These will be sculpted shaped and will screen the parking lot from SOM. They'll create an identity at SOM Ctr Rd.
- Site Lighting. LED lights, 16' tall poles. This is best technology out there in LED lighting. We're also providing emergency lighting at exits. We moved one emergency exit because when we did our code review we found this exit didn't meet the travel distance.
- Site Hydrology – Stormwater. We're working with Tom Cappello. The building sheds in two different areas. The first ½ of the building goes to a rain garden in the rear. The front ½ of the building goes to a pipe that takes it to a rain garden to the north. The rain gardens provide water quality to treat the storm water runoff. Our rain gardens are heavily planted with ornamental grasses, a mix of perennials. They're mulched landscape beds with a slight depression.
- Signage. We haven't designed the sign. We'll work on this with Mayfield Village and the library. We do know it'll be located as close to SOM as we can get. We'll utilize the stone and materials from the building.

Ivan Valentic concludes presentation and opens up to any questions or comments.

- **Special Use Permit**

Mr. Regan asked what we're going to be asked to approve at the vote meeting.

Mr. Marrelli replied you have to grant a special use permit for one thing because this crosses into the residential zone.

Mr. Regan asked, do we have to come up with conditions?

Mr. Marrelli said you don't have to.

Mr. Regan said I think we should. Commissions change, Councils change, neighbors change.

Mr. Marrelli said you're welcome to do that. In other words, you don't want to see them ever sell this to somebody.

Mr. Regan said right.

Mr. Marrelli said that's within your rights.

Mr. Regan asked if the Commission would look to Ted and Dave for help with the conditions.

Ms. Calta said you're not required to put in conditions but you certainly can.

David Hartt said since it is a special use permit, although you're not required to, I think it helps to have some documentation why you're granting this use. We can write something up if the Commission wants us to. I think it's relatively easy because it fits the public notion; campus, the integrated public facilities and open space system along this corridor. I can write that if you'd like.

Mr. Regan replied yes, we would. There are other things, i.e. lighting that I don't think is a bad idea to incorporate in the permit. It's a permit that's going to be in a residential property that has Village participation.

David Hartt added that you're tying it to this development plan. You're not just granting this use for library on this property. The two themes are:

1. It ties with the whole campus plan and public uses.
2. It's for this approved plan. If this approved plan doesn't go forward, I don't think that would be consistent with the special use approval.

David continues. At the work session in Oct, Ted & I supported the preliminary plan but we had two concerns. One concern was how the circulation at the entrance was working and they've done a lot to fix that up. Second was the whole notion that they had a very formal constructed retention system and landscaping plan. The way it was designed seemed to be contrary to the concept that was represented to the Village, including the Planning Commission, about natural looking landscaping. They made that change as well. They changed the retention design and put in the mounds, they made a much more natural landscaping plan for the site. The two issues that we were concerned about have been addressed.

**Next Step**

Mr. Marrelli said the next step for this project is ARB for final approval on materials Jan 26, P & Z will vote Feb 6, and then it gets recommended to Council.



**Wildcat Park**

Mayfield High School Athletic Area Additions & Renovations  
6116 Wilson Mills Rd.

Mr. Marrelli said the Wildcat Park project went through the same exercise as the library. They went to ARB for 3 meetings. We reviewed the buildings for the concession stand, lavatories, bleachers, fencing and lighting. This was all flushed out at ARB. You have a synopsis from TDA Architecture which I'll turn over to Jeff to explain.

Jeff Henderson, TDA Architecture introduced himself as representative of the District and Wildcat Park. Wildcat Project is a little broader endeavor. What the District is undertaking is the renovation of their existing stadium. Poster board drawing; this is a site plan showing the

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athletic facilities behind the High School, the driveway that comes off Lander currently, the large parking lot and the current library.

Proposed site plan; in a large way it's a replacement of what's there. Currently there's a varsity baseball field, nothing's happening with regard to the baseball field.

New Softball Field. There's a softball field that'll be relocated to the JV practice field that's there now. We'll be making grading and drainage improvements, fencing, back stops, dugouts, re-grading the infields. New softball field in that location.

Football Field. The football field existing natural turf will be replaced by artificial turf in the same place that it is.

Track. Current track latex surface will be removed and a new track surface will be installed in the same layout.

New Home Bleachers. Existing home bleachers are being demo'd and completely replaced. It'll seat the same number of fans that are there now, 2,500. There're going to have 500 seats in the middle, like Captain's chairs. The bleachers will look wider than currently there. Bleachers will all be brought up to current ADA standards.

Mr. Kucharson asked what the thought process is behind the middle 500 seats.

John Folkman said fundraising. They'll sell the seats.

Visitor Bleachers. Jeff continues. The visitor bleachers will not be replaced in this phase. The intent is they'd be replaced in a future phase. There's an ongoing fundraising effort that's part of this. When those funds are realized, they'll be replaced probably in the same quantity, 800 – 1000 seats.

New Fencing. A new 6' fence around everything you see light colored on the dwg, and then a 4' fence around the track itself. Everything inside that will be either asphalt or athletic surface. No turf inside the fence.

Existing Concession Stand. This bldg will remain. This is where all the power goes for the stadium. This will turn into a training room, a place for officials at ½ time, a multi use space.

Parking & Three New Buildings (Gateway into Stadium). We're putting some parking in and sort of a new entrance. This is to try and create some identity, a gateway into the stadium. This will include amenity buildings; a ticket booth, new toilets and concession stand. The future final phase will be both sides. Phase I will just be the 3 buildings on the west side. Very simple buildings, split face block with some ornamental fencing between them. Initially on the other side we'll have black vinyl chain link fence which will eventually be replaced by 3 new buildings.

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Memorials. There were some Veterans Memorials in front of the High School. Because of the High School construction going on, those will be moved into these back areas. They'll be more prominent to the public when they come to events.

Tennis Courts. These will disappear. There's no plan to rebuild them. They're fairly expensive to construct. There's discussion with Highland Hts to utilize theirs. All the tennis teams use the Highland Hts courts now anyway.

Loop Road. This road will be extended to the south. Paved parking is a Phase II portion. All of the sidewalks will be part of Phase I.

Field Events. Moving Long Jump, Shotput & Discus into other locations. It doesn't affect the path that currently comes up from Ridgebury to the south.

Lighting. Site lighting's being replaced. The 6 poles currently there will be replaced by 4 new poles. Two behind the home stands and two behind the visitor stands. They're 1500 watt metal halide, very efficient. The poles on the west side are 110' tall, the ones on the east side are 90'. The fixtures are very focused. I think there're 16 or 17 heads on each of those poles. They're computer designed. There's a laser on the unit to align a point to the middle of the field. A concern with the lighting was spill onto the site. We had the manufacturer do calculations for what the foot candle levels would be on the edge of the properties at the east & west side. West side is at zero and goes to a 0.1 as you get closer to the field. Essentially zero (0) across the back of all the residential properties and then it goes to 0.1, 0.2 & 0.3 foot candles. On the east side it's the same analysis. Essentially, there's no spill off of this site.

Parking Lot. Mr. Marrelli asked about the circulation on the parking lot. Is that a one-way driveway?

John Urbanick, Greenland Engineering in the audience replied that now it's a one-way bus loop. It's wide enough to be a two-way driveway. When the future phase comes (when they get rid of all the staging area and pave that lot), the bus loop that's there now will no longer be there because the loop will get extended up much closer to the flag pole and drop off area.

Mr. Marrelli asked, that corner, how will you handle that pitch point if you have traffic moving two directions?

Jeff Henderson replied no different than it is now. There's a stop sign there. There's really no parking there now. That's one of the ideas of why we're adding some of this, to get parking closer to the events. Currently the east parking lot next to the pool and this bus loop are disconnected. As part of the High School project going on, that connecting road is being put in to facilitate circulation, to give people options in terms of getting off site, and Fire Dept access.

Mr. Marrelli asked if there'll be speed bumps through there, because now you're making a straight-a-way right next to the building.

John Urbanick replied it gets broken up. You can't get that much speed, it's a short run.

Scoreboards. Jeff continued. We're moving the scoreboards. The scoreboard next to the baseball field is being relocated to the new one and the scoreboard on the varsity football side is being relocated to the south end. At some point, that scoreboard will be replaced.

This completes Jeff Henderson's presentation.

### **Open Discussion**

Mr. Marrelli asked when this all has to be completed by.

Jeff Henderson replied football season, for the first game.

- **Press Box**

Mr. Regan said having run the scoreboard for 8 years, are you putting in a new press box?

Jeff Henderson replied yes, a 12 x 66 press box, at least twice as wide and deep as currently. It'll have a new sound system.

- **Materials**

Jeff Henderson said we had a lot of discussion with Architectural Review Board on materials. They're simple materials. A split face tan and the striping is a smooth face white. We're going to match the new tan brick on the front of the High School. The precast will be a little lighter.

- **Stadium Rental**

Mr. Marrelli asked if there're plans for other schools to rent out the stadium on nights that Mayfield's away.

John Folkman said yes, that's the plan. Plus, it'll accommodate soccer as well as football.

- **Emergency Vehicle Access**

Mr. Kucharson asked about emergency vehicle access.

Jeff Henderson demonstrates. They have access all the way up to the concession stand and next to the new bleachers without going through a gate. There'll be a 12' gate in this location and a 12' gate here, so they have access to get onto the track. The outer 6' fence starts at the end of the gate and goes all the way around. The inner fence around the track is 4'. It's publically accessible all the time. We'll have a turn style which allows people to get in to use the track and it keeps bicycles out.

Mr. Marrelli said don't forget when the money comes in for Phase II, there will be another mirror image of 3 buildings and then the fence.

- **East Gate / Exit**

Mr. Fikaris asked if there are any gates or access on the east side. There used to be a ticket booth on the southeast side, closed now. There used to be a gate to the northeast and southeast that allowed for non big events. I'm thinking of exit. Because of the parking situation, a lot of people park on the side streets on Ridgebury and walk down. I could understand walking down to get your ticket and walking in the main entrance, but to leave, wouldn't it make sense to put a gate there to let those people out rather than walking all the way around? It seems like a gate wouldn't be a huge expense. I know there are security issues.

Jeff Henderson thinks Mr. Fikaris makes a good point and can talk to the District.

Mr. Fikaris asked, the parking's not planned to be completed by Sept?

Jeff Henderson said correct. I'll be a stone lot, but you'll be able to use it.

John Folkman added it won't be paved for about 1 ½ yrs.

John Urbanick said the area behind the fenced in area now between what is to be the 3 new buildings and where the bus loop is now will be stoned as part of this. For emergency vehicles, bus drop off, you'll have access to go up to the new east west sidewalk in front, but there will be no parking there, with the intent that it's a good hand off once the construction staging on the High School comes to an end, then the whole thing can be finalized and developed as a parking lot. It's the master plan for that area.

Mr. Marrelli said not this season but maybe the following season hopefully if everything goes well.

Jeff Henderson said right.

- **Synthetic Turf**

Mr. Fikaris asked if the synthetic turf's going in at Phase 1.

Jeff Henderson said yes.

- **Visitor Stands**

Mr. Fikaris asked about the away stands. Is there any chance of this being addressed funding wise by this season? I read in the minutes there was concern about these being in the worst shape probably out of any of the structure that would cause the most safety issues.

John Folkman said the bleachers are inspected every year. We have to keep them up to safety standards.

- **Sculpture**

Dr. McGrath asked what's happening to the sculpture in the front of the school.

John Folkman replied they had to move it because of the new construction. We took it into three sections and it's in storage until we find a permanent home for it.

- **Scoreboard**

Mr. Fikaris asked about the ability to replace the scoreboard.

John Folkman said at the time our contract is up with Pepsi, we're reaching the end of it.

- **Special Use Permit?**

Mr. Regan notes school buildings are covered by a special use permit. Do we need anything for this project?

Mr. Marrelli said we're not changing anything as far as use goes. These uses are all permitted under that blanket special use permit granted when the school was built.

Mr. Regan asked the Commission's domain.

Mr. Marrelli said the parking, lighting, driveways, the facilities. You're looking at the whole shooting match.

Chairman Farmer asked if there are any open issues pending the vote.

Mr. Marrelli said no. Tom's still working with their Engineer on the drainage issues.

Mr. Regan, referring to drainage, states synthetic turf drains off the site.

Mr. Cappello said it's one foot stone composite base. There's a tremendous amount of drains in this system in different directions, then it drains to a pipe and through the storm sewer.

**Next Step**

Chairman Farmer said the next step is P & Z's vote Feb 6, and then it gets recommended to Council.



**East Commons Office Complex**

East Commons, Ltd.

PP #831-05-007 & 831-05-015

Mr. Marrelli turns it over to David Hartt whose been working with the East Commons people on different scenarios. I'll be hearing this tonight for the first time as well.

### **Project History by Planning Director David Hartt**

David Hartt begins with a little background of how we got to this point. This is really a very informal discussion tonight. Depending upon your comments today, there may or may not be something ready for action on Feb 6<sup>th</sup> vote meeting.

Both options we're going to talk about, variances will be needed. If you're going to approve something, it'll be subject to those variances being approved by the Board of Appeals.

We've been working with the applicant for about 1 ½ years. He presented to the Planning Commission a preliminary concept sketch. This is on the Midvale property and there's a Judgment Entry for a court settlement that basically says the scale of the buildings need to be consistent with Governors Village, the design and scale of the buildings. This is what the applicants wanted at the time. They believed their primary market was going to be for small businesses and small buildings. They were envisioning setting this up as a condominium project. With spreading out the small buildings, we knew he was going to run into conflict with setback requirements.

In order to get the smaller buildings the scale of Governors Village, Ted and myself were prepared to support the variances in that plan primarily because there was Village property to the north and south and we could manage the screening and buffering to the east and the variances on the setbacks were broken up between buildings and parking, so it wasn't one massive setback. We were comfortable with that.

The last meeting, the applicant tabled to think about another option. They had a nibble for doing something totally different. You may recall the discussion where they said "If you approve this plan, we're concerned we might not be able to respond to this nibble that's before us because it'll be contrary to the approved plan". I told them to go out and work on another plan and perhaps the Planning Commission can approve two plans.

They developed the second plan and submitted it to Ted and myself. We looked at it and let me preface by saying if you're in compliance with the zoning on this property and meet all the setbacks for building and parking, you could probably get about 50,000 square feet of building floor area on this site. They came back with the big building on the back of the site with still the two front buildings. They were basically getting more development than the code permitted.

Usually you think of variances because you need some relief to get the development that they're entitled to, not to get more development than would fit on the site in compliance with the zoning. My initial reaction was "No, you can't do that". Then my other reaction was two-fold. The Village certainly wants economic development, this was potentially for a medical facility with relatively good paying jobs and the property to the north and south isn't your typical abutting property because it's owned by the Village.

Therefore, I said on the flip side of taking a negative stance that this was going to enable more development than the zoning would otherwise permit, I flipped it and said maybe this is not so bad because the Village wants development, we're still getting the same character of

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development along North Commons Blvd and perhaps the variances could be more easily justified because it's Village property to the north and the south. We still have the concern about the eastern boundary. That's a more detail issue.

We decided to come to the Planning Commission with the two options and have a discussion of 'what do you think' and give some guidance. I talked to the Mayor and he supported this discussion taking place.

David Hartt concludes, that's what brought us to this point.

**Sam Cannata**, East Commons, Ltd said we're looking to have a little flexibility while we go out and market this development to quality office/lab users. To do that, I'm looking for flexibility to go from a 3,000 sq ft building up to potentially a 45,000 sq ft building. I can then go out and market that, but still accept constraints by the Village. It was touched upon by a couple members of this Board about maybe a 'Developers Agreement'. The Agreement would tie our hands, keep our feet to the fire and we'd be abiding to the court order. I have simple terms that we'd be willing to adhere to that I think would give everyone a comfort level. We can then get this thing going this year when the weather gets better. Some ideas I think would apply to a Developers Agreement would be to allow for us a building envelope with certain setbacks that would allow for a 45,000 sq ft building, but also allow for the second drawing if I get smaller users. All the while I would still have to come into the Planning Commission & Board of Appeals to show the buildings and the parking to meet the code. I'd have to show the aesthetics to adhere to the court order of Governors Village. It could be a simple agreement that I've done in the past with other towns. I cultivated one in a city that David was involved with, Chardon. I think we were able to craft a good agreement for both sides.

Sam continued with things he's looking for:

1. Allow us the flexibility to build a building from 3,000 up to 45,000 sq ft.
2. Your code allows for 2 ½ stories. We'd restrict it to 2-story maximum.
3. Allow us the Building Envelope, the setbacks that are identified on the building plan.
4. We'd agree to adhere to the parking standard whether medical or office.
5. We'd agree to have a bike path, walking path that ties into North Commons throughout our development to 91 and if possible, to the Metro Parks. We'll continue that flow. I'm not fully aware where the bike path starts and ends but we'd commit to cooperate with the Village to tie that into your system so it transitions to the Metro Parks.
6. We'd adhere to aesthetic standards that are complimentary to North Commons, i.e. same version of street lights so it looks like it's thought out, planned and looks coherent.

### **Open Discussion**

Mr. Marrelli asked, can you get the required green space with all this parking on the plan?

Sam Cannata said Craig Cawrse is our landscape designer and he's big on incorporating bioswales and earthen mounds. On a smaller drawing you can't really pick it out vs. a bigger drawing. There's quite a bit of landscaping and rain gardens.

Michael Gatto said the site is a little less than 6 acres, it's 5.8 acres. That site up front is one in itself. If you look at the front with building 1 & 2, all that area is green. These two front buildings in Phase 1 are pretty set.

Sam Cannata said we've committed to the two front buildings as a gateway into the development. We talked a lot about that with David at the beginning. He wanted a nice symmetric entry that was complimentary facing the road.

Mr. Marrelli asked, how do you propose to define the variances you need with two different products? Do you think you can get the parking no matter what?

David Hartt comments. If this back building is a medical office building, this site then does not comply with the parking standards. It's about 70 spaces short of meeting the medical requirements. Either you'd have to change that statement or the building gets smaller.

Mr. Marrelli said part of the agreement would be that you don't overbuild and come for another variance later and say you can't survive like that. You don't want to put a building on a lot you can't park on.

Michael Gatto agreed. That's rental suicide. One of the biggest mistakes developers make is putting too much building and not enough parking.

Sam Cannata said if we had a medical user and all we could put back there is 35,000 sq. ft, then we'd go with that.

Mr. Marrelli said I think once the building envelope is set, it's a no brainer.

Michael Gatto said if we do bldg #1, #2 & #3 and maybe bldg #4 turns out to be 25,000 instead of 13,000 then bldg #5 & #6 are going to be much smaller. As it unfolds, it'll start to develop itself as long as we're inside that building envelope and meeting the parking requirements.

David Hartt said I'm not vacillating from what I said before, but be aware if you're approving the same building and parking envelopes, the same setbacks for either option, the character you get is very different with Option 1 vs Option 2. I'm not saying it's wrong. Ms. Calta asked David to explain. David explains; Option 1, in that setback for which the variance has been granted, you have a mixture of buildings and parking, so you don't get a massive building along the property line or you don't get a massive parking lot along the property. Option 1 with the building in the center of the site, you get a big parking lot in that variance zone. Just be aware that it's a different outcome.

Mr. Marrelli said for the near term, you're going to have two buildings right on the street and however much parking you need for that and that's how it could sit for awhile.

Michael Gatto said exactly. Bldg 1 is going office, it won't go medical. Bldg 2 we'll put specs out, if it ends up going medical, we'll put more parking, which ends up reducing the size of bldg 3.

Chairman Farmer said it seems we have a lot of room for flexibility because of the location of this property. You really don't impact anybody except that one house. It's bounded on two sides by woods.

Michael Gatto asked if anyone's heard from Mr. Kinnaird @ 294 SOM. If he has a problem, we can address it.

Mr. Marrelli said he may not know you're talking to us. You may want to reach out to him. When the Board of Zoning looks at the variances, he'll get a notice from us.

Sam Cannata said maybe he has some drainage issues on his property that we could help him with or some screening.

Mr. Marrelli asked if any thoughts been given to angle bldg 2 to stay parallel to the road as the site changes.

David Hartt thinks the way it is effectively gives you the appearance of more open and green space in front of the building than if you did it parallel. We like it in the front better.

Sam Cannata believes this upcoming year the market is going to start coming back. We want to be in a position to seek quality users into the Village.

Ms. Calta heard Governors Village is making some changes.

Mr. Marrelli confirmed they're talking about an expansion.

David Hartt confirmed he has a meeting with Governors Village next week. They want to consolidate the Alzheimer's portion of their facility in the center and build more Non-Alzheimer Assisted Living rooms toward the east. The Village has a triangular piece of land there that's not part of the right-of-way that they'd potentially encroach on.

Michael Gatto on a side note said I found out the reason why there's so much Progressive parking on the street. Progressive Insurance does not allow concealed carry fire arms on their premise. Most of those vehicles out there have concealed fire arms in them. I was told that by a gentleman who has a CCW, works @ PRG and parks there because that road's not Progressive's property.

### **Next Step**

Mr. Regan said the last time we met we talked about a 'Development Agreement'. Is somebody working on that?

Ms. Calta replied, if you think the time is right, we can start putting together a 'Development Agreement', an outline of the program.

David Hartt recommends the following steps moving forward:

1. P & Z approves the flexibility and general principals of development as outlined by Sam Cannata (point's 1-6 pg 12 of minutes) for the site with an outline of conditions and an outline of an agreement Feb 6<sup>th</sup>.
2. Board of Appeals for variance requests for framework.
3. Back to P & Z with a preliminary concept plan with development parameters based on variances granted and a formal agreement.

Mr. Marrelli & Commission Members have some confusion on approval process, need clarification.

Mr. Fikaris said let me take it down to my level. If you were granted everything, Phase 1 would go forward building these two smaller buildings as drawn here. If your first client wants the 45,000 sq ft, he'll set the tone? It's all flexible? It's not contingent on the 3<sup>rd</sup> client, it's contingent on your first? At this point, Building 1 & 2 are on a customer spec and you're not going to build it and market it?

Michael Gatto replied, yes and no. Sam and I decided if we get approval, we're going to build Building 1 on spec with no user and find a user for it. Building 2 could end up getting a little larger or smaller. We'd be willing to keep Building 2 a maximum of 8,200 sq ft. to keep the front entrance the way you want it. The street façade will not change.

Ms. Calta questions the cul-de-sac street. I remember when Judge Krenzler did his development, I think there was a limit on the length of the cul-de-sac and the radius.

Mr. Marrelli said that was public, this is private. It doesn't apply.

Ms. Calta said if you're going to have medical use, I think you need to contemplate you're going to have ambulances in and out of here.

Michael Gatto said as we design this, that road will get tweaked to fit the Fire Dept requirements.

*There being no further business, the meeting adjourned at 9:15 p.m.*

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant*

*Building Department*