

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Mayfield Village
Dec 3, 2018**

The Planning and Zoning Commission met in regular meeting session on Mon, Dec 3, 2018 at 6:30 p.m. at the Mayfield Village Civic Center, Civic Hall. Chairman Syracuse presided.

Roll Call

Present: Mr. Vetus Syracuse Chairman
Mr. Paul Fikaris Chairman Pro Tem
Mr. Joseph Saponaro Council Alternate
Mr. Jim Farmer
Mr. Jim Kless
Mayor Bodnar

Also Present: Mr. Tom Cappello Village Engineer
Mr. John Marquart Economic Development Manager
Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Commission Secretary

Absent: Dr. Stephan Parker Council Rep (excused absence)
Mr. Anthony Coyne Law Director
Dr. Sue McGrath (Leave of absence thru 2018)

CONSIDERATION OF SPECIAL MEETING MINUTES: Sept 17, 2018
CONSIDERATION OF WORKSHOP MEETING MINUTES: Nov 15, 2018

Mr. Kless, seconded by Mr. Farmer made a motion to approve the Special Meeting Minutes of Sept 17, 2018 and Workshop Meeting Minutes of Nov 15, 2018 as amended.

Chairman Syracuse asked, any discussion?

Mr. Saponaro said, I'd like to amend the minutes to reflect that I was not absent at the last meetings of Mon, Sept 17th and Thurs, Nov 15th. I do not come to meetings because I'm the Alternate, unless I'm informed that the Council Representative cannot be here. To mark me as absent would let people believe that I'm supposed to be here when I'm not. I only know to be here when the Council Rep cannot be here. We're going to work on that for the coming year to make sure that there's a Council Rep at this Commission every single month. I just wanted to correct that and approve them as amended.

ROLL CALL

Ayes: Mr. Syracuse, Mr. Fikaris, Mr. Farmer, Mr. Kless, Mr. Saponaro

Nays: None

Motion Carried

Minutes Approved As Amended.

PROPOSAL

1. Skoda Construction, Inc
Preliminary Concept Plan & Development Agreement
Rezoning of Highland Rd. Properties to Planned Residential Development
District (PRDD)

OPEN PORTION

Chairman Syracuse called the meeting to order. This is a regular meeting of the Mayfield Village Planning & Zoning Commission Mon, Dec 3rd, 2018. The only proposal before us today is the application by Skoda Construction, Inc for a preliminary concept plan and Development Agreement to revise the zone map of Mayfield Village to amend its Use Classification to the Planned Residential Development District. Does anyone on behalf of the applicant have anything to add from the workshop meeting?

There were no comments.

Chairman Syracuse said, what we're really doing here today, is we're determining whether or not we're going to recommend to Council that they approve this to be placed on the ballot for Mayfield Village to vote on this to determine whether or not it should be rezoned and the Village should enter into a proposed Development Agreement. I want to remind the Commission Members that factors we should consider pursuant to the zoning code under Section 1159 are;

- Whether or not this will promote a more efficient use of the land.
- Whether it increases tax revenue for Mayfield Village.
- Whether or not it is generally compliant with the surrounding zoning and the Master Plan.

Mr. Farmer asked for verification. When we were talking about a wall being built along the Interstate, there is not going to be a wall, is that correct?

Chris Skoda, 6317 Kenarden Rd, Highland Hts 44143, to address your question, that is something that would be done through the State of Ohio. We can certainly petition for one but I don't know what that procedure would be or whether it would be granted. I would like to put a large mound along the freeway with pine trees on it, where you see in other developments along the freeway.

Jim Farmer said, I would just mention, walls aren't the greatest looking things in the world necessarily but it made a huge difference in my neighborhood in the amount of freeway noise that you hear.

DECISION

Mr. Farmer, seconded by Mr. Saponaro made a motion to recommend proposal by Skoda Construction, Inc to Council for consideration to be placed on the ballot.

Chairman Syracuse asked, any discussion?

Chairman Syracuse said, I do want to clarify for the Commission Members that if you vote yes today, you're not necessarily endorsing the proposal as it's laid out, you're just suggesting to Council that it should be placed on the ballot and it should go the voters and the electorate can determine whether or not this is something they want. So if anyone during this discussion wants to state whether or not they have an opinion or whether they want to endorse it or are opposed to it, now is the time to do so, so that Council can take that into consideration.

Mr. Farmer said, I think it's the type of housing that the Village needs, a little more variety, especially with the population getting older, that's me included, that don't need the 5-bedroom house anymore. I don't know that I could afford these condos, but I think it's nice to have this option within the Village.

Mr. Kless said, I think it's the best utilization of the land and fits in with the community from that point of view. To me, it's a positive. I agree with Jim, for older people.

Mr. Fikaris asked, Mr. Chairman the second factor you made to us to consider when we vote was the economic impact of this. Wouldn't that be difficult to determine at this point? My history on the Zoning Commission says that residential will never pay for itself to the Village. With that being said, I think this plan as laid out is efficient, was well thought out, especially the homes along Highland Rd. being in concert in appearance to this residential development. My question is, I understand that's an important issue, but I'm not sure how we consider that factor. But, I do think this would be a positive thing.

Chairman Syracuse replied, I'm not sure it would increase much of the tax revenue except just the real estate taxes. But as far as the other factors to consider being more efficient use of the land and if it's compliant with the surrounding zoning and Master Plan, in my opinion as opposed to the previous proposal that came to us earlier this year from the same applicant, this is definitely more compliant with the surrounding zoning and Master Plan. Again, our vote today is not the final word in this, it's just a recommendation to Council which determines how many Members of Council, whether it's a simple majority or more to agree with our recommendation one way or the other to recommend it or to not recommend it. Then that'll determine whether or not it goes to the electorate. That's what we're doing today, just making a recommendation to Council.

Mayor Bodnar said, thank you Mr. Chairman, I'd just like to say that I agree with the comments that have been made so far. I just wanted to note that since the first proposal that was made several months ago, we've worked very hard with Mr. Skoda, we've worked with the residents on Highland Road and I do feel that this is a good plan and will be good for Mayfield Village.

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ROLL CALL

Ayes: Mr. Syracuse, Mr. Fikaris, Mr. Farmer, Mr. Kless, Mayor Bodnar, Mr. Saponaro

Nays: None

Motion Carried.

Recommendation to Council.

ADJOURNMENT

Mr. Kless, seconded by Mr. Farmer made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 6:40 p.m.

Chairman

Secretary