

**Planning & Zoning Commission  
Workshop Meeting Minutes  
Mayfield Village  
February 17, 2011**

The Planning and Zoning Commission met in workshop session on Thursday, February 17, 2011 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room for a meeting of the Planning and Zoning Commission. Chairman Jim 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  
Mr. Joe Saponaro Council Alternate

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

Bill Buckholtz, Council President

**PROPOSALS**

- 1) **Lot Consolidation & Lot Split** Progressive Casualty Insurance Co.  
Mayfield Village  
Northwest Quadrant
  
- 2) **Conditional Use Permit** Laura Storey; Color by Laura, LLC  
Christine Jeresko; Bella Face, LLC  
Gargisco Properties, Ltd  
6449 Wilson Mills Rd.

**OPEN PORTION**

**Lot Consolidation & Lot Split**  
Progressive Insurance Co.  
Northwest Quadrant

Chairman Farmer called the meeting to order. First item on the agenda tonight is regarding a consolidation and lot split for Progressive Insurance Company.

P & Z ws minutes

Feb 17, 2011

Pg #2

Mr. Cappello takes us through the proposal. We have tonight the Progressive property and the property the Village currently owns which is the old Costanzo property at 500 SOM Ctr. Rd. The second page is the consolidation of this parcel. Progressive owns various pieces / parts from the different parcels. We own about 7 ½ acres. We're going to consolidate the entire property. It ends up being about 64 ½ acres total. We need to do this because of the two separate owners. We consolidate with one piece and then separate them out into three parcels:

Parcel A: About 56 ½ acres Progressive will own.

Parcel B: The Village got a portion of this, about 3 acres, the parcel for the future roadway across from Hickory Hill.

Parcel C: 5 acre parcel cut-out. Part was part of the Costanzo property and part was part of the Progressive property. This will be the future site for the Library.

Mr. Cappello noted the house in the front is the Christian property which will not be a part of this.

Chairman Farmer asked about the initial roadway from the previous PRG Campus III proposal.

Mr. Cappello replied it was in about the same location. In this case right now, not knowing how this is going to get developed, there's no reason for a dedicated roadway yet. We have the 3-acre piece which is plenty of room to put a roadway in as well as keeping some green area. Tom points out the wetlands where there will be some impact. We are planning on putting the driveway in partially to serve the Library, a temporary driveway for Library access. It could become a permanent drive or we can expand on it if the back acreage ever gets developed.

Mr. Regan asked for clarification on what the Commission is being asked to do tonight?

**Don Sheehy, Chagrin Valley Engineering** replied, you're combining two ownerships; The Village of Mayfield and Progressive into one. Then you split up the pieces you want. Progressive ends up with the big piece in the back and the Village gets the two pieces up front.

Chairman asked how much land the Village had to begin with.

Mr. Cappello replied 7 ½ acres which was the old Costanzo property at 500 SOM was all we owned.

Mr. Regan asked if that includes the area where the driveway's being considered.

Mr. Cappello replied no. The property where the driveway is going to go was solely owned by Progressive.

Mr. Regan asked if this is correct; the driveway area was Progressive's, all of Costanzo's was ours, now part of Costanzo's will be the Village's and a portion (1 acre) will be Progressive's?

Mr. Cappello confirmed that's correct.

P & Z ws minutes

Feb 17, 2011

Pg #3

Ms. Calta said everyone remembers how the Costanzo property was acquired through eminent domain in conjunction with the Progressive Development agreement. The Development Agreement with Progressive will be amended and then fits into what you might call a puzzle to implement everything that's been contemplated under the Development Agreement and the amendment to the Development Agreement minus the Development.

Chairman Farmer asked how the footprint of the Library will be situated on the property.

**Don Sheehy** replied the way it's set up right now, the Library is only using this square piece, but I think they wanted that little piece in the back in case they ever wanted to expand for possible future additional parking.

Chairman Farmer points out the drive just north of the lot?

Mr. Cappello confirmed Costanzo's drive is just north of the Christian property. That drive will be used during construction for the library, just like they were going to do for Campus III, then it will go away when they're done.

Mr. Regan asked if the roadway / driveway will be a permanent driveway for the Library.

Mr. Cappello said right now we will provide them with access off of SOM across from Hickory Hill, a driveway right now. We don't know what may happen in the back. It could be 10 years from now. At that point we can address the needs for that development at that time, either by widening that road or putting a brand new road in. Whatever we provide for the Library will be a driveway.

Ms. Calta states it will be a dedicated roadway. When PRG was initially planning to do their development back here, we had our development agreement and we contemplated having TIF dollars where we would use that to put in the dedicated roadway. They're not moving forward, so there aren't any TIF dollars so we have no commitment to them. That is part of the amendment to the development agreement. We're saying "We have no commitment to you. But if at some time in the future if this is developed by you or any successor, we will discuss putting in a dedicated roadway with TIF funds, not with any commitment being made by the Village at this time". That would be a dedicated roadway similar to and compared to the entrance into Campus II. For now it will be a driveway.

Mr. Regan asked for clarification in relation to the consolidation/split; There are two parcels, both the Village's. It doesn't matter that one will be used, and I plead ignorance on how it's being allocated to the Library, but the other one will remain the Village's but have the driveway?

Mr. Cappello confirmed driveway or future roadway.

Ms. Calta stated this 5 acre parcel will be deeded over to the Library System with a reversionary clause that if it's ever not used as a Library, it comes back to the Village with the building on it.

Chairman Farmer said so where they're putting the Library building is the front lawn of the old Costanzo property.

Ms. Calta replied yes but you'll see a site plan for that. It's not something that's contemplated on these plats here, other than these are the boundaries of the 5 acres.

Chairman Farmer asked for any questions or comments.

Dr. McGrath asked what's going to happen to the walking path that's there now in front of Costanzo's.

Ms. Calta said the path as it is put in right now, we're going to have as part of the amendment to the Development Agreement, contemplate PRG giving the Village an easement for the location of where that trail is. It will remain. We have an easement with them right now but it dates back to Campus III. Even before that when Goldberg owned this property it was more of a blanket sort of easement. It was even before the trail was put in. Now that it's actually in, we're going to formalize it. Tom's going to put together a legal description of its exact location and we'll have that recorded as part of the whole development.

Dr. McGrath asked if the Library has to work around it.

Mr. Cappello replied it'll be incorporated into it.

Ms. Calta expanded. In their agreement with the Village, we've asked them to incorporate the trail into the deed. It should not have to be moved, although I will say that if as part of the amendment to the Development Agreement if at some point this property is sold and it needs to be developed in there and that trail needs to be moved, we've contemplated that possibility. Although, because of where it's situated in this area with a lot of wetlands and the zone line being residential, we know that PRG is not going to develop anything in the residential area and then with those wetlands, they're really restricted on what they can do with that area from a marketability standpoint. If it would need to be moved, we've contemplated a mechanism for doing that. They've also agreed to pay some money if and when it would need to be relocated.

Chairman Farmer asked if any further questions.

There were none.

Chairman Farmer concludes we'll be voting on this at a **Special Meeting Tues Feb 22<sup>nd</sup> @ 7:30 p.m.**



**Conditional Use Permit**  
**Laura Storey; Color by Laura, LLC**  
**Christine Jeresko; Bella Face, LLC**  
**Gargisco Properties, Ltd**  
**6449 Wilson Mills Rd.**

Mr. Marrelli said there's a couple hundred sq. ft of office space available down the street at George Argie's building. A couple Ladies want to rent this space 3 days/week. I'll let them expound on this business plan.

**Laura Storey, Color by Laura, LLC**, said I sold a bigger business. I'm working part time locally about 3 days/week. I'm looking for a small suite to service a limited clientele. I'll be doing hair color and cuts. No perms, nails or anything like that. The color I use is organic. There's no odor.

Mr. Marrelli said the reason there has to be a Conditional Use Permit is they're in the zoning district that doesn't permit this kind of a use. It doesn't specifically say you can do hair styling or have a hair salon. It's a Business/Office. We have a similar situation east of there at the Man's Hair Barbershop also on a Conditional Use Permit. He's been there for years. John asked Laura, there won't be any signs on the street or in the windows, right?

**Laura Storey** replied no signs. Christine who is here tonight will be renting space. It's a sub-lease. We're running two separate businesses. She'll be doing medical skin care related things, part time also.

Mr. Marrelli asked Christine if she has a set clientele.

**Christine Jeresko, Bella Face, LLC** replied yes. I'm coming from a Cosmetic Surgeon, very upscale clients that are looking for somewhere to go with me. Limited clientele, I'll only be working 3 days/week by appointment only.

**Laura Storey** said we're not looking to build something. I've already come from that. We're working just to maintain something small.

**Christine Jeresko** said in my case doing facials & treatments, I can only do 6 – 7 people a day. If I'm there from 9 – 3, that's it. It's very limited, the hands need a rest.

Chairman Farmer asked if any questions.

Mr. Regan asked if we have any concerns with the retail (selling of products).

**Christine's Spouse** in attendance commented some will be prescriptions.

Mr. Marrelli hadn't thought of the products.

Dr. McGrath said most hair salons sell products basically to the people in their chairs.

Mr. Regan said I know Man's Hair Barbershop probably sells shampoos as well.

Mr. Marrelli said it's not like the Dance Studios on Beta that sell shoes, socks, etc. that the kids wear.

Mr. Regan said another thing, skin care. That sounds medical to me. Do we have an issue with medical?

Mr. Marrelli said no. There are Dentists in that building.

**George Argie**, building owner said two Dentists and a Psychologist.

Mr. Regan said one last comment. There are no noises or smells, but is it necessary to talk to the rest of the tenants? Is everybody else o.k. with this?

**George Argie** said I've discussed this with the tenants, but I've made sure in the lease that we've addressed odor, it won't be acceptable in the building. Laura has assured me that won't be a problem. If it would become a problem, she's required to put in the necessary ventilation.

Mr. Marrelli asked how the square footage will be split up.

**Laura Storey** replied 400 sq. ft all together, 200 sq. ft each. My services are geared to I believe a population or demographic in this community. We're doing something a little bit different and specific.

Dr. McGrath said the two Women are saying these will be their hours. Are we going to limit the permit to those hours? Personally, I'd rather give them a little leeway. For example, if New Years Eve is on a Saturday, you're going to have to work on a Friday. I think they're being straight forward with us, not that they need to be there at 2:00 in the morning.

**Christine Jeresko** replied it's within regular business hours. It isn't going to be 8:00 or 9:00 in the evening because we both have families. I'll probably be leaving at 3:00 p.m.

**Laura Storey** said honestly the truth is I don't want to get caught up in a big servicing all day long. I got away from that to be with my family. However, if somebody needed something, I'd like to have some flexibility.

Chairman Farmer asked John if this is set for the agenda Tues as well with Progressive for a vote.

Mr. Marrelli said we might as well do both. The Commission will have to work out the conditions by Monday.

Mr. Regan asked, do we need to be specific to 9 – 6 @ 3 days a week? I agree with Sue. If we say 3 days and they're there 4, they've violated their permit. They're operating a business.

P & Z ws minutes

Feb 17, 2011

Pg #7

We're not the building owner. In the normal course of business, if he doesn't want them in there, he'll tell them they can't be there.

Mr. Marrelli asked if anybody is in the building on Sundays.

**George Argie** said I am.

Ms. Calta questioned if we have anyone else on restricted hours. I recall someone on Beta next to the Dance Studio.

Mr. Marrelli replied I believe you're referring to the RUMI Foundation.

**George Argie** asked if Man's Hair Barbershop has any restrictions.

Mr. Marrelli replied no.

Chairman Farmer concludes we'll be voting on this at our **Special Meeting Tues Feb 22<sup>nd</sup> @ 7:30 p.m.**

Applicants thank the Commission.

*There being no further business, the meeting adjourned at 8:00 p.m.*

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant*

*Building Department*