

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**Aug 20, 2020**

The Planning and Zoning Commission met in workshop session on Thurs, Aug 20, 2020 at 6:30 p.m. **remotely, via electronic means.** Chairman Syracuse presided.

**Roll Call**

**Present:**

Mr. Vetus Syracuse	Chairman
Dr. Sue McGrath	Chairman Pro Tem
Mr. Jim Farmer	
Mr. Jim Kless	
Ms. Jennifer Jurcisek	Council Alternate

**Also Present:**

Ms. Kathryn Weber	Law Department
Mr. John Marquart	Economic Development Manager
Mr. John Marrelli	Building Commissioner
Ms. Deborah Garbo	Commission Secretary

**Absent:**

Mr. Allen Meyers	Council Rep
Mr. Paul Fikaris	
Mayor Bodnar	
Mr. Tom Cappello	Village Engineer

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197). Under the orders of Governor DeWine, the Planning & Zoning Commission is meeting remotely, via electronic means.

The public was invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at [www.mayfieldvillage.com](http://www.mayfieldvillage.com). The public was encouraged to view this meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

**PROPOSAL**

1. **Mayfield High School**  
6116 Wilson Mills Rd.  
ThenDesign Architecture
  - a) Maintenance Garage Building
  - b) Athletic Storage Building

## **OPEN PORTION**

Chairman Syracuse states, this is a workshop meeting of the Planning & Zoning Commission, Thurs, Aug 20, 2020. We have one proposal before us tonight, for Mayfield High School. John, would you like to get us started or let the applicant explain this to us?

### **Maintenance Garage Bldg**

Mr. Marrelli said, I'll give you a quick overview. The High School needs more storage space. They have equipment outside in a pen in the weather. The one garage is going to be on the east end, 28' away from the east property line behind the houses, I can't remember the street name. They have already a garage nearby, so they'll use those two garages in tandem to get their equipment out of the weather.

### **Athletic Storage Bldg**

Mr. Marrelli continued. The other storage building is for athletic facility storage. That's all the way on the south end at the end of the track past the bleachers, there's a blacktop pad back there, I don't know why, but that's where the other storage building would go. That's bordered by woods, against the houses behind it. That won't be visible to the public.

Chairman Syracuse said, if I recall from over 20 years ago, they used to have a high jump pit over there.

Mr. Marrelli said yes, there's blacktop over there, looks like a little parking lot.

Chairman Syracuse asked, who is here to speak on behalf of the applicant.

### **Maintenance Garage Bldg**

Ryan Schmit with Tda Architecture 4135 Erie Street, Willoughby introduced himself. That was a very good run down of what we're looking at here. I'll start with the maintenance garage first. The intent was to provide a couple of bays. They've got two pieces of equipment, 2 vehicles that they utilize on campus a lot for snow removal, general maintenance across the facility and things of that nature. That building would be to put those 2 vehicles inside a structure and get them out of the weather and out of site. It's a security thing and it's improving the life span of those vehicles.

The design for that building is to mimic the existing masonry structure that's there. There are two colors associated with that existing building, split face block and a brown shingle on the roof. The intent is to match those finishes so it looks like one cohesive maintenance building. There was a shed that was built onto the previous old building back behind it, I don't know how many years ago, we weren't involved with it at that point, that one was more of a pole barn type structure. That's not something we're trying to replicate with this building here.

For the inside of the building, we'll be having trench drains, it'll be tied into the sewer system. We were mindful of our setbacks. One approach was to push that back towards the property line,

but we didn't want to do that because there are neighbors there. We did look at the zoning code before we started the whole process and made sure that our setback, that we did pull that as far forward as we could. What we ended up doing was keeping that line at the front of the existing building to the new building as well. We do have one taller vehicle, the far right bay, that bay is essentially designed to fit their largest vehicle inside of that building.

Mr. Marrelli asked, what's that door height?

Ryan Schmit replied, 12' door.

Mr. Marrelli asked, are you going to have electric in the building?

Ryan Schmit replied, yes. There's an existing panel inside the maintenance garage next door. They'll be putting a sub panel and pulling across to the new building.

Mr. Marrelli said, a request from the Fire Department, since the existing garage has a fire alarm in it, would you have a problem with extending that into the new building?

Ryan Schmit replied, that shouldn't be a problem at all. We're not trying to do anything to make them less safe. Other than that, it's a pretty simple structure, it's masonry structure with a wood truss roof, very similar to the building next door, all well within compliance of the building code.

Mr. Marrelli asked, did you plan on splash blocking the downspouts to a catch basin that's about 30 feet away?

Ryan Schmit replied, I plan on tying them into the storm that's out there.

Mr. Marrelli said, that's even better, then you won't have the water running across the parking lot.

Ryan Schmit said, our desire was to collect all that and get it out of the way.

Chairman Syracuse asked, how many structures like this are permitted on the property? If they need to put additional ones up, are they going to be able to in the future?

Mr. Marrelli replied, yes. If you look at the land coverage that's allowable, there's a lot more land available to use. It's not like a house where you're only allowed so many accessory buildings, because it's not a residential use.

Chairman Syracuse said, I just wanted to know in case down the road they needed additional space. Is this going to go in any spots where there's currently parking spots? I know that in Wildcat Sport & Fitness, parking can be tight there during busy times, obviously not during Covid-19. Is this going over any existing parking?

Mr. Marrelli replied, it's north of the parking area, it's in that fenced in corral area.

Ryan Schmit said, that was another goal, to make sure we didn't reduce any of the parking over in that area. There's that pen where they store some of their materials. Some of these vehicles sit there some of the times. The idea was to get that in a building rather than in that penned in area, we're not going to omit that. We'll still have that screened fence to shield anything that they do have over in that area.

Chairman Syracuse asked John, have the adjacent property owners been notified or any of the residents who are on either side of that fence?

Mr. Marrelli replied, they wouldn't be unless there was a variance request and because the building is pushed away from the houses, there won't be any variances needed.

Chairman Syracuse said, there's already a garage right next to it so there shouldn't be an issue. I just want to make sure that if there are any residents nearby that would have any concerns. I was just wondering if anyone was aware this was even going up.

Chairman Syracuse asked, the elevation, the height of this building compared to the one next to it, will it be identical?

Ryan Schmit replied, it's a little bit higher and that's purely related to that one taller vehicle bay that's pushing up the building. We kept it as tight as we could and still fit that door, but it's still only a couple of feet taller. We tried to keep it as low as possible.

Chairman Syracuse asked, the vehicles that you're going to be utilizing this space for, what are those vehicles getting used for?

Ryan Schmit replied, they're both trucks, the school owns a fleet of trucks, it's whichever two they're going to have over at this campus at any particular moment, some of it is seasonal based. One of them is a larger truck used for salt spreading, some for mulching, it's got a dump component on the back of it, that's the truck that would be in the larger bay. The smaller bay would be any of their F-150 trucks, standard work type truck.

Chairman Syracuse asked, are there going to be any hazardous materials stored?

Ryan Schmit replied, no. If they ever have anything, they buy the containment cabinets, there's no intention to put anything like fuel in there. This is just vehicle storage, it's not a work garage, they're not working on the vehicles.

Mr. Marrelli asked, if they're going to keep their snow removal equipment in the garage 28' from the back line of the residential district, do you know if when they back out, are they going to have those noisy back up beepers and do it at 3:00 in the morning if they have to?

Ryan Schmit replied, I couldn't say that for certain. Normally they would just park the truck there. It would be no different than what they presently have, it won't change any scenario. I could make them mindful of that and maybe they back the truck in.

Mr. Marrelli said, that would be good because then they could pull out and not make a lot of noise.

Ryan Schmit said, I'll definitely pass along that recommendation.

Chairman Syracuse said, just as a procedural note so that everyone is aware, the applicant will also present at the following Board/ Council meeting dates;

- **8/27 A.R.B. 7:30 pm**
- **9/8 P & Z Vote 6:00 pm**
- **9/8 Council Caucus 7:00 pm**
- **9/21 Regular Council 7:00 pm**

Chairman Syracuse asked, before we move onto the athletic storage bldg., does anyone have any questions with regard to the maintenance garage?

There were none.

### **Athletic Storage Bldg**

Chairman Syracuse asked Ryan to proceed and explain the athletic storage building.

Ryan Schmit explained, with any track facility, any sort of sporting facility, you end up with things like hurdles, high jump pit and stuff of that nature which are items that are affected by the weather, they break down prematurely or they're placed back behind the bleachers, a scenario where kids mess with them and people walking the track get in there and have access to those in ways they shouldn't. The point of this building was to put up a fairly cost effective, aesthetically comparable structure on campus to house those types of pieces of equipment. The front buildings on campus as you're coming into the entry, they have this stone base and a darker colored masonry up above. We're looking at a pole barn structure which would be a metal siding type structure, all wood construction on the inside, a very simple structure that has colors that mimic what's going on there, then green accents that would pick up and relate to the score board and the bleachers and the other structures that are built within the stadium itself. The door color is the same door color that's over at the entry buildings as well. The idea was to take that palette and apply it to a simple storage structure, nothing more complicated than that. Again, the building is trying to get stuff that's presently being stored outside that's a liability for life cycle and safety sort of concern, and putting them inside this structure. This is tucked into a spot that is just about as far away from visibility as you can get on this campus. There's a heavy wooded edge around the border of this space and our setbacks from the nearest structures are pretty considerable. There's that existing asphalt pad and we'd be putting it right at the location. This is not something that's going to be constructed to house activities. It's just going to have lights, it's not a heated structure, not intended for classes, it's purely just a storage structure.

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Mr. Marrelli asked, will there be lighting?

Ron Schmit replied, we'll have lighting, a couple of lights low and the garage door.

Mr. Marrelli asked, how about a security system?

Ryan Schmit replied, no security system planned. This is primarily equipment that would be sitting outside if it wasn't inside a structure.

Chairman Syracuse said, from these overhead aerials, you can't really see but there's actually a fence that goes all the way down, blocked off from that soccer field east of the stadium. You'd have to be inside Wildcat Stadium near that edge of the track to even have access or get near the building.

Ryan Schmit said, that's correct.

Mr. Marrelli asked, what if somebody is cutting through from Ridgebury?

Chairman Syracuse replied, there's a fence there, they wouldn't be able to get through the fence.

Chairman Syracuse asked Ryan, are there any other storage structures currently there for this type of stuff?

Ryan Schmit replied, no. The bulk of everything that we're going to be storing in there is presently under the bleachers.

Chairman Syracuse asked, any other questions or comments?

There were none.

Chairman Syracuse said, as I mentioned we're not going to be taking a vote tonight. This will go before the Architectural Review Board before it gets to us again at our vote mtg Tues, Sept 8<sup>th</sup> at 6:00 pm. If on the 27<sup>th</sup> A.R.B. has any changes to the plan, I'm sure Mr. Schmit will submit those to us before our next meeting.

Ryan Schmit replied, for sure.

*There being no further business, the meeting adjourned at 6:50 p.m.*

*Respectfully Submitted,*

*Deborah Garbo, Executive Assistant, Building Department*