

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Mayfield Village
Oct 3, 2022**

The Planning & Zoning Commission met in regular session on Mon, Oct 3, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Conference Room. Chairman Syracuse presided.

Roll Call

Present: Mr. Vetus Syracuse Chairman
Dr. Sue McGrath Chairman Pro Tem
Mr. Allen Meyers Council Rep
Mr. Paul Fikaris
Mr. Jim Kless

Also Present: Ms. Diane Calta Law Director
Mr. Tom Cappello Village Engineer
Mr. Daniel Russell Building Commissioner
Ms. Deborah Garbo Commission Secretary

Absent: Mr. Henry DeBaggis
Mayor Bodnar
Mr. John Marquart Economic Dev Manager
Ms. Jennifer Jurcisek Council Alternate

Consideration of Meeting Minutes: Aug 1, 2022

Mr. Kless, seconded by Mr. Meyers made a motion to approve the Minutes of Aug 1, 2022.

ROLL CALL

Ayes: Mr. Syracuse, Dr. McGrath, Mr. Meyers, Mr. Fikaris, Mr. Kless

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

1. Preliminary Site Plan Center Elementary School
6625 Wilson Mills Rd.
Thendesign Architecture
(ARB approved Addition 8/25)
2. Preliminary Site Plan Mayfield Innovation Center
6080 Wilson Mills Rd.
Thendesign Architecture
(ARB approved Addition 9/8)

OPEN PORTION

Chairman Syracuse stated, this is a regular meeting of the Mayfield Village Planning & Zoning Commission Mon, Mon, Oct 3, 2022. The first proposal before us tonight that we discussed at our workshop meeting last month is a preliminary site plan for Center Elementary School, 6625 Wilson Mills Rd., Thendesign Architecture. Architectural Review Board approved the addition on Aug 25th. Whoever is here to present please state your name and address for the record.

**Center Elementary School
6625 Wilson Mills Rd.
Preliminary Site Plan**

Mia Katz with tda Architecture, 4230 River St, Willoughby introduced herself. We don't have any changes to this plan since the workshop. It's a pretty basic addition.

Chairman Syracuse asked, do any of the members have any questions or comments?

There was none.

DECISION

Dr. McGrath, seconded by Mr. Meyers made a motion to approve the Preliminary Site Plan for Center Elementary School, 6625 Wilson Mills Rd. as noted:

- **Approval subject to Approval of the Village Engineer.**

ROLL CALL

Ayes: Mr. Syracuse, Dr. McGrath, Mr. Meyers, Mr. Fikaris, Mr. Kless

Nays: None

Motion Carried

Recommendation to Council

**Mayfield Innovation Center
6080 Wilson Mills Rd.
Preliminary Site Plan**

Chairman Syracuse stated, our second item on the agenda is a preliminary site plan for Mayfield Innovation Center, 6080 Wilson Mills Rd., Thendesign Architecture. Architectural Review Board approved the addition on Sept 8th. Ms. Katz, I know there was an update to the driveway. Do you want to go through the change with us?

Mia Katz stated, essentially all that I wanted to submit are the most current civil drawings for both packages. Not necessarily big changes, but just more information that was requested. So I submitted the grading plans, where the catch basin is and a little more detail.

Mia Katz stated, as far as the updates, this is the existing building and parking lot. This here is a demolition plan showing what they're planning on demoing for the new addition and site work. The next slide shows the parking lot re-work. You can see the top edge of the existing parking lot's not moving, we've just added some more parking along the side here and re-working the site and making the bus loop to go around the addition. Next is the utility plan and the grading plan showing the topography and relationship to the proposed re-work.

Chairman Syracuse stated, this will be subject to the Village Engineer's approval as well.

Mia Katz stated, adjacent to the new driveway will be a large storm water catch basin. Finally, the landscape plan just showing some pretty basic plantings on the side of the building with a gravel edge for drainage.

Chairman Syracuse asked, any other comments or questions for Ms. Katz?

Dr. McGrath asked, has anybody heard from the school? How many CEVEC programs are coming into this building?

Steve Nedlik, Asst Superintendent Operations, Mayfield City School District, 1101 SOM Ctr Rd introduced himself. There'll be five classes moving in here. We're seeing some changes in the CEVEC program, seeing some declining enrollment. We took a look at that opportunity and thought about bringing those programs onto this campus to align more with our curriculum initiatives and our contingent plan. There's a lot of synergies between the High School programming and CEVEC right now with kids enrolled throughout the district and putting them on the same campus. This does a few things, it allows us to utilize our resources with our Adult Teachers but also limits some of the transportation back and forth that has to happen throughout the day with students.

Dr. McGrath stated, as a guest lecturer at CEVEC here over the past 8 years or so, the bus traffic there is incredible. It's just the nature of the CEVEC programs because they pull from so many different school districts. I'm just wondering the number of buses that have to serve even 5 classes. You might only need 5 kids in a class, right? I don't know how many kids are actually enrolled.

Steve Nedlik replied, we have between 12 and 15 consortium schools that are coming to the depot here to get on a bus to go someplace else, so there's a little bit of chaos going in or out. But the remainder of the kiddos that are going to be inside the building all day is going to be anywhere between 30 and 50.

Dr. McGrath stated, I'm not worried about the students, you do the best with them I'm sure, it's the bus traffic.

Steve Nedlik stated, with the districts, some of them do partner with one another, everybody's trying to save money with the transportation cost. You'll see more vans than you saw before, we'll see what we need to tweak. There's a lot of pavement to the south that's not used

throughout the day. That's something we can strategically use and have our staff park there to alleviate the strain up to the north side of the campus.

Dr. McGrath stated, the other thing is, I've parked in a lot of High School parking lots, High School students are not good drivers. Driving in a school parking lot when students are coming in and leaving, you risk damage. So combining the High School kids and the buses coming and going at the same time, that's what scares me.

- **New High School Driveway Entry**

Chairman Syracuse asked, do we have updated plans for the new driveway entry?

Steve Nedlik stated, strategically what you're trying to do is limit the bus / car traffic population as much as you physically can. The High School has its separate drop off for students and the buses come to the front door. The Parents can come into that parking lot and do a loop down here. The CEVEC and Excel Tech, what we're proposing is, we're adding this additional piece for CEVEC, not knowing exactly where that enrollment level will be. In this model of the new entry drive, there'll be no cars, no student traffic around the bus loop. There will be staff only and then our buses will go around the building, trying to segregate as much as we can between the buses and the students.

Dr. McGrath stated, I'm hoping this will make things better. That was my only concern, the traffic.

Chairman Syracuse asked, any further questions or comments? There was none.

DECISION

Mr. Kless, seconded by Mr. Meyers made a motion to approve the Preliminary Site Plan for Mayfield Innovation Center, 6080 Wilson Mills Rd. as noted:

- **Approval subject to Approval of the Village Engineer.**

ROLL CALL

Ayes: Mr. Syracuse, Dr. McGrath, Mr. Meyers, Mr. Fikaris, Mr. Kless

Nays: None

Motion Carried

Recommendation to Council

ADJOURNMENT

Mr. Fikaris, seconded by Mr. Meyers made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:15 p.m.

Chairman

Secretary