

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Mayfield Village
March 6, 2023**

The Planning & Zoning Commission met in regular session on Mon, March 6, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Civic Hall. Chairman Fikaris presided.

Roll Call

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

Also Present: Ms. Kathryn Weber Law Department
Mr. John Marquart Economic Development Manager
Mr. Daniel Russell Building Commissioner
Ms. Deborah Garbo Commission Secretary

Absent: Mr. Henry DeBaggis
Mayor Bodnar
Mr. Tom Cappello Village Engineer
Ms. Jennifer Juncisek Council Alternate

CONSIDERATION OF MEETING MINUTES: Feb 6, 2023

Consideration of meeting minutes moved to next regular scheduled meeting date.

PROPOSALS

1) **Conditional Use Permit**

We Rock the Spectrum
700 Beta Dr. Suite #300
Meld Architects

Abutting Property Owners:

Beta Drive: 6671, 767-781, 761, 701, 600, 700, 731, 735, 739, 6685, 6650, 660, 6690,
6700, 6680, 6655, 6670, 681, 780, 651, 730, 740, 750, 760

2) **Revised Section 1157.06** (Law Dept)
Accessory Buildings and Structures

OPEN PORTION

Chairman Fikaris called the meeting to order. This is a regular vote meeting of the Mayfield Village Planning and Zoning Commission, Mon March 6, 2023. We have two proposals to vote on tonight that we heard in our workshop meeting on Feb 16th.

**Conditional Use Permit
We Rock the Spectrum
700 Beta Dr. Ste #300**

Chairman Fikaris stated, our first is the Conditional Use Permit for We Rock the Spectrum, 700 Beta Dr Ste #300, represented by the proprietors and Meld Architects. Is there any additional information or discussion?

There was none.

Chairman Fikaris stated, we're voting to recommend this Conditional Use Permit to Council. When somebody makes a motion, I'd like to record for the record the following;

Hours of Operation

Mon - Fri: 9:00 am – 6:00 pm

Special Events: 6:00 pm – 9:00 pm

Weekends: 9:00 am – 5:00 pm

Retail

Retail limited to 10% of overall square footage.

DECISION

Mr. Kless, seconded by Mr. Meyers made a motion to approve the Conditional Use Permit for We Rock the Spectrum at 700 Beta Dr, Ste #300 as noted:

Hours of Operation

Mon - Fri: 9:00 am – 6:00 pm

Special Events: 6:00 pm – 9:00 pm

Weekends: 9:00 am – 5:00 pm

Retail

Retail limited to 10% of overall square footage.

ROLL CALL

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

Nays: None

Motion Carried

Recommendation to Council

**Revised Section 1157.06
Accessory Buildings and Structures (Law Dept)**

Chairman Fikaris stated, our second proposal is the approval of revised Section 1157.06 in the Mayfield Village Ordinances concerning Accessory Buildings & Structures. The Law Dept reviewed and went over this thoroughly. Does anybody have any questions or comments?

Ms. Weber stated, there is one more thing to add to this. As I told you, there was one other code section that we needed to revise (revised copy of Section 1181.07 passed out). There will be a revision to Section 1181.07 that deals with yards. If you look on the second page under (c) (2) Rear Yards in Residential Districts, you can see the cross out of a section that needs to be deleted.

(2) The total area of an accessory building in a Class U-1 or U-2 District shall be governed by Section 1157.06 of the Codified Ordinances, that provide such accessory use or located upon the same lot with the building or use to which it is accessory. ~~In a U-1 or U-2 District, the total area of any above-ground structure, not including swimming pools or buildings directly related to the use or operation of swimming pools, erected separately from the main use structure or any one lot shall not exceed: 480 square feet, if its use is for storage of a motor vehicle, recreation vehicle or other vehicle; 675 square feet, if its use is for storage of a motor vehicle, recreation vehicle or other vehicle, but also includes a tool shed or other storage area; 192 square feet, if its use is as a tool shed or other storage building.~~

Ms. Weber stated, basically what was in this section was mirrored what was in the old 1157.06 regarding square footage limitations of the accessory buildings. Since we are revising that in the new 1157.06, we're just going to remove that reference altogether instead of putting it back in. In the event that this ever changes again, we don't have to change it in two places. Basically, now it just references 1157.06 is where you would find the regulations on the size of accessory structures in a residential area.

Mr. Meyers asked, the size will be just the (800) square feet total and getting rid of the 480 sq ft & 675 sq ft?

Ms. Weber replied, correct.

Mr. Meyers stated, now it won't be so confusing.

Ms. Weber replied, that's correct because all those regulations will just be in 1157.06.

Chairman Fikaris stated, that looks great.

Chairman Fikaris asked, are there any questions or comments?

There was none.

DECISION

Dr. McGrath, seconded by Mr. Meyers made a motion to approve Revised Section 1157.06 Accessory Buildings and Structures and Revised Section 1181.07 (c) (2) as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Recommendation to Council

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:05 p.m.

Chairman

Secretary