

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Mayfield Village
Sept 7, 2021**

The Planning & Zoning Commission met in regular session on Tues, Sept 7, 2021 at 6:03 p.m. at the Mayfield Village Civic Center, Civic Hall. Chairman Syracuse presided.

Roll Call

Present: Mr. Vetus Syracuse Chairman
Mr. Allen Meyers Council Rep
Mr. Jim Kless
Mr. Henry DeBaggis

Also Present: Mr. Anthony Coyne Law Director
Mr. John Marquart Economic Development Manager
Mr. Daniel Russell Building Commissioner
Ms. Deborah Garbo Commission Secretary

Absent: Dr. Sue McGrath Chairman Pro Tem
Mr. Paul Fikaris
Mayor Bodnar
Mr. Tom Cappello Village Engineer
Ms. Jennifer Jurcisek Council Alternate

Consideration of Meeting Minutes: July 6, 2021

Mr. Kless, seconded by Mr. Meyers made a motion to approve the Minutes of July 6, 2021.

ROLL CALL

Ayes: Mr. Syracuse, Mr. Meyers, Mr. Kless, Mr. DeBaggis

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSAL

- 1. Conditional Use Permit
Kidtown Eduplay Center Childcare
771 Beta Dr.
Beta Office Campus, Ltd
Panzica Realty**

OPEN PORTION

Chairman Syracuse states, this is a regular meeting of the Mayfield Village Planning & Zoning Commission Tues, Sept 7, 2021. The one proposal on our agenda tonight is for a conditional use permit, applicant is Kidtown Eduplay Center Childcare, 771 Beta Dr., Beta Office Campus, Ltd, Panzica Realty. We discussed this at our workshop meeting which was held on Aug 19th. The outstanding items that were needed to be addressed had to do with, our Fire Chief and Assistant Fire Chief had raised a couple of concerns regarding the occupancy classification for the business, if it needed to have a change of occupancy and whether or not they needed to update the fire alarm system. Mr. Marquart, do you have any information about that?

Mr. Marquart said, thank you Mr. Chairman, I do. I was not part of the conversation between the applicant and Assistant Chief Libens but I do know they've been in conversation and they've come to a pretty good understanding of the upgrades to life safety systems that have to happen before a certificate of occupancy could be issued. It's my understanding this conversation went well. The applicants designer Steve Varelmann is here as well, he may want to address that conversation.

Chairman Syracuse said, if there's anything you'd like to add, please state your name and address for our record.

Steve Varelmann said, hi my name is Steve Varelmann and I live at 999 SOM Ctr Rd. I am an Architect with Panzica Construction Company. I have met with the Assistant Fire Chief Libens about this project. We've come to an agreement that we will put in a fire alarm system and manual pull stations by the doors and carbon monoxide detectors and that will satisfy the requirements.

Chairman Syracuse said, thank you. Anything else you'd like to add before we take a vote tonight?

Steve Varelmann and Nanci Ferrante with Panzica Construction Co. replied, no.

Chairman Syracuse said, we discussed this at length at the workshop meeting and I think we're all on the same page that as long as those conditions were met. The only other condition to this motion would be that the hours would be Mon – Fri, from 6:30 am – 6:30 pm. Mr. Coyne, are there any other conditions or anything you can think of?

Mr. Coyne replied, there are not. The other issues that were discussed to some degree will be addressed when they apply for their building permit. Those are appropriate conditions and they have agreed to them.

Chairman Syracuse asked, do any of the other members have any questions for the applicant or anything else they'd like to discuss?

Mr. Meyers asked, did they address the exits? Being there will be kids, are there enough exits in the facility?

Steve Varelmann replied, yes there are, per code.

Chairman Syracuse said, they have the restroom areas, they have the exits and they're going to upgrade the fire alarm system to make sure it's in compliance. With that if there's no other discussion or questions, I'd entertain a motion to approve the conditional use permit with the hours being from 6:30 am to 6:30 pm, Mon – Fri.

DECISION

Mr. DeBaggis, seconded by Mr. Kless made a motion to approve the Conditional Use Permit for Kidtown Eduplay Center Childcare at 771 Beta Dr. as noted;

- **Hours of Operation being Mon – Fri from 6:30 am – 6:30 pm.**

ROLL CALL

Ayes: Mr. Syracuse, Mr. Meyers, Mr. Kless, Mr. DeBaggis

Nays: None

Motion Carried

Recommendation to Council

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:08 p.m.

Chairman

Secretary