

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**July 21, 2022**

The Planning and Zoning Commission met in workshop session on Thurs, July 21, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem McGrath presided.

**Roll Call**

**Present:** Dr. Sue McGrath Chairman Pro Tem  
Mr. Allen Meyers Council Rep  
Mr. Paul Fikaris  
Mr. Jim Kless  
Mr. Henry DeBaggis

**Also Present:** Ms. Kathryn Weber Law Department  
Mr. Daniel Russell Building Commissioner  
Ms. Deborah Garbo Commission Secretary

**Absent:** Mr. Vetus Syracuse Chairman  
Mayor Bodnar  
Mr. John Marquart Economic Development Manager  
Mr. Tom Cappello Village Engineer  
Ms. Jennifer Jurcisek Council Alternate

**PROPOSAL**

- 1. Conditional Use Permit – Section 1149.02**  
Mayfran International  
6650 Beta Dr.  
Freestanding Open-Air Picnic Pavilion  
Production/Distribution Zoning District

**OPEN PORTION**

Chairman Pro Tem McGrath stated, this is a workshop meeting of the Mayfield Village Planning and Zoning Commission, there will be no vote taken tonight. On the original agenda there were a couple of items but that's been amended. We only have one item on the agenda. The Oath of Office and the Organizational Meeting will be postponed until our voting meeting on August 1<sup>st</sup>.

The item on our agenda is a request for a Conditional Use Permit by Mayfran International at 6650 Beta Dr. Whoever is here to present, please introduce yourselves.

Tom O'Neill, Manager at Mayfran International 6650 Beta Dr. introduced himself.

Jim Martin, owner of James Martin Contractor Services 3649 Lane Rd., Perry introduced himself.

Chairman Pro Tem McGrath stated, we were given your responses to the guidelines in requesting the conditional use. If you could go through those for us for the record. I think basically what you're asking for is a pavilion to be used by your employees for lunches and breaks?

Tom O'Neill stated, that's correct.

Chairman Pro Tem McGrath stated, I don't know how you're going to keep people out of it on the weekends when nobody's at work.

Tom O'Neill asked, just so I understand, should I include the items John Marquart submitted?

Ms. Weber asked Dan, do you want to let everybody know why we're here today.

Mr. Russell stated, basically our code in that zoning district does not identify this type of structure whatsoever. We thought it was best to go through this type of process for a conditional use, just in case if anybody else down the road wants one of these, they'd have to go through the same process and get approvals.

Chairman Pro Tem McGrath asked Tom O'Neill, so if you could go ahead and summarize each guideline for us at this time.

### **Presentation by Tom O'Neill, Manager Mayfran International**

- 1.) Is it consistent with the considerations of the 2020 Master Plan or any planning policies implemented by the Village?

**Response:** I'm not real familiar with the plan. It says that "The Vision Plan suggests that Beta become a priority and encourages additional recreation opportunities." That's exactly what we want to do there, to provide some green space, a place to decompress, have lunches, have small departmental meetings and maybe some recreational stuff too. Just give people a place to group together.

- 2.) Is compatible with the adjacent properties, i.e. similar vehicular, pedestrian characteristics, similar architectural in mass, height and area, similar open space balance and character, landscaping?

**Response:** It is compatible with the adjacent properties. We're not going to add any kind of parking, there's just going to be another walkway.

- 3.) Will not adversely, substantially or permanently injure the appropriate use of neighbors' property, considering such factors as traffic (volumes, patterns, access), noise, dust, odor, visual impact, deliveries and hours of operations.

**Response:** We don't anticipate any noise, any kind of obstructions, or any kind of distractions to the new development that's behind us.

4.) Will not be detrimental to property values in the immediate vicinity.

**Response:** I don't foresee that. John Marquart responded that the values of neighboring properties will not be impacted by it because it's so minor in scale and intensity of use.

5.) If a transitional or buffering use between two or more zoning uses and as such, it shall serve to improve land use compatibility and further implement the 2020 Master Plan.

**Response:** The pavilion is proposed to be located within the Production-Distribution District, it's in a small part of our property so it's not applicable.

6.) Is economically feasible based on documentation submitted by the applicant that there is sufficient market demand within the Village and / or surrounding areas to support the use.

**Response:** This is not applicable. The proposed structure is for use only by our employees. We won't have any other kind of gatherings for events or benefits. It's strictly for our own use.

7.) Will have no undue financial burden to the Village for utility extensions, delivery of government services or other infrastructure expenses.

**Response:** This is not applicable as well.

8.) Will provide benefits to the community i.e. medical, educational, technical, retail because, at least to some degree, the proposed use is not currently available in the Village or that the community is underserved by the type/use being proposed.

**Response:** This is not applicable.

9.) Will not diminish the use of the subject property nor will it impede the normal and orderly development and improvement of the surrounding property with uses permitted in the districts.

**Response:** It won't diminish the use of the property, it occupies a very small area, 864 sq ft. of our approximately 14.6 acre property. It's going to be located within the north west of our lawn, there are trees there, there are mounds there that the new development put in, there's a buffer zone. We're not taking down any of the trees, it'll all be natural, we'll add some more greenery to it.

10.) Has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Village.

**Response:** We hope to use it for just that, to draw in new talent, retain talent. John's response was that Mayfran is one of the Village's top 5 largest taxpayers and providing a comfortable, relaxing environment for employees to enjoy lunch during the workday should help attract and retain employees.

Tom O'Neill stated, if anyone has any questions, I'd be happy to answer.

Mr. DeBaggis stated, I know where you're located, if you could just tell us what the company does.

Tom O'Neill replied, Mayfield International is in the corner of Beta Dr. I've been there for 35 years. We make steel belt conveyors and coolant reclaiming systems. Stamping plants and automotive companies use our large material handling systems. We also make chip conveyors for machine tool products. Most machine shops have our conveyors in their machines pulling out all the chips, slugs, pieces of refuse, all their metal scrap.

Mr. DeBaggis asked, are your products being made at that location?

Tom O'Neill replied, it is. We start from raw material to the finished product.

Mr. DeBaggis asked, where do the employees eat lunch now?

Tom O'Neill replied, we have a real nice cafeteria that we redid three years ago. Sometimes they go out to their cars and whatnot, but we provide that space for them. This is going to give them much more room, we have 236 employees roughly as of yesterday. It'll give people a place to unwind, we do have a pad out there now with chairs and some tables and they're pretty full.

Mr. Fikaris asked, will you be doing any utilities?

Tom O'Neill replied, we are going to run power to it, not water.

Mr. Fikaris stated, I think it's a great idea.

Mr. Kless stated, it's employee positive.

Chairman Pro Tem McGrath agreed, very thoughtful. What's your timeline? This group will be voting on Mon, Aug 1<sup>st</sup>. I don't know how fast things go after that.

Mr. Russell stated, construction drawings will have to be submitted with the permit application, two sets plus a digital copy. We'll send those to our Plans Examiner for their review of the structure.

Jim Martin stated, it'll take us 2 – 3 days for the building, not long.

Mr. Fikaris asked, will this require review from our Architectural Review Board?

Mr. Russell stated, you really can't see the structure from the public right-of-way. I could throw it past them.

Mr. Meyers stated, there's nothing to match, it's not like they have to match siding or anything. You're not going to be able to see this thing.

Chairman Pro Tem McGrath stated, just don't paint it hot pink.

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Jim Martin replied, I'll do my best. It's going to have a nice little cupola on the top of it, it'll be a nice building.

Chairman Pro Tem McGrath stated, having worked in places where there was no outdoor space to take a break and then they created them, it was such a positive thing for everybody. Smart move.

Chairman Pro Tem McGrath asked, any further questions or comments?

There was none.

Chairman Pro Tem McGrath stated, our vote meeting will be at our regular meeting date on Mon, Aug 1<sup>st</sup> at 6:00 p.m.

Tom O'Neill asked, should we be here for that?

Chairman Pro Tem McGrath replied yes, just in case there are any further questions before we take the vote.

Chairman Pro Tem McGrath asked, any further business to discuss?

There was none.

*There being no further business, the meeting adjourned at 6:15 p.m.*

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant, Building Department*