

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**Jan 19, 2023**

The Planning and Zoning Commission met in workshop session on Thurs, Jan 19, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. 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. Henry DeBaggis  
Mr. Randy Weltman

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

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

**WELCOME NEW MEMBER**

Randy Weltman

**PROPOSALS**

1. Site Plan  
Yours Truly Restaurant  
6675 Wilson Mills Rd.  
Addition  
Maison A & D Architecture  
(ARB Approved Design 12/22/22)
  
2. Discussion  
Planning & Zoning Rep to the Board of Zoning Appeals  
(Tabled 1/9/23)

**Administration of Oaths of Office**

Ms. Kathryn Weber administered the Oaths of Office.

**Paul Fikaris**

Re-Appointment to the P & Z Commission for the period of Jan 1, 2023 through Dec 31, 2027.

**Randy Weltman**

Appointment to the P & Z Commission for the period of Jan 1, 2023 through Dec 31, 2026 to fill the vacancy left by Vetus Syracuse.

**OPEN PORTION**

Chairman Fikaris stated, this is a workshop meeting of the Mayfield Village Planning & Zoning Commission Thurs, Jan 19, 2023. I'd like to formally welcome our new member Randy  
Welcome to the Commission.

Randy Weltman stated, pleased to be here, thank you everybody.

**Yours Truly Restaurant  
6675 Wilson Mills Rd  
Site Plan**

Chairman Fikaris stated, our first proposal tonight is the site plan for the addition for Yours Truly Restaurant, 6675 Wilson Mills Rd, Maison A & D Architecture. The Architectural Review Board has approved the addition design as presented on Dec 22, 2022. Anybody that's going to speak on behalf of Maison A & D Architecture, please state your name and address for the record.

Steve Maison, 32110 Deerfield Dr., Avon Lake 44012 introduced himself.

Larry Shibley, 8190 Devon Ct, Chagrin Falls 44023 introduced himself.

**Presentation by Steve Maison**

Steve Maison stated, on the south side of the existing Yours Truly restaurant, we're proposing a 400 sq ft addition. We envision it as an outdoor patio that's involved in something a little more substantial because we're going to match all the materials of the existing building. We'll have windows on all three sides that open up so that it breathes.

Larry Shibley added, they'll appear to match the windows on the rest of the brick storefront. Basically, it's an all season patio.

Mr. DeBaggis asked, is that where the entrance is right now?

Steve Maison replied, the entrance is actually over here in the corner, it's just east of the entrance. We've wrapped the addition in a 5' sidewalk and probably a 4' 6" or 4' 8" overhang so that we continue covered circulation around the plaza. You can still move around and be under cover. We're essentially losing 4 parking spaces to accommodate the addition.

Mr. DeBaggis asked, those are all handicap spaces there?

Larry Shibley replied, a little clarification on the handicap. There are handicap spaces coming out but the only reason they were put there is that after we opened, there was a medical use next door to us that needed additional. So they were added outside of the code requirement and that becomes surplus over the years.

Steve Maison stated, per Federal guidelines, we still have handicap spaces on the site within the complex. The extension of the sidewalk, the addition is 19 ½' off the curb, so we're not into the drive aisle. And the addition itself then is 14' off the curb. We're staying clear of the drive aisles. It's pretty simple. Do you have any questions?

Chairman Fikaris asked, can you show us the new entrances? I'm confused, there's an entrance to the east, there's a door right there, what would be my access to get in from that spot?

Steve Maison replied, Larry could override me on this, but I would like you to walk around to the main entrance and be greeted by the hostess. This is going to be required for egress out of that space.

Larry Shibley replied, our basic thought with entrance and exit is, there's a door there for whichever you want.

Chairman Fikaris asked, is there any outdoor eating outside of the footprint of the addition?

Larry Shibley replied, no. That's just for walking.

Chairman Fikaris asked, you're going to re-design the vestibule as well?

Larry Shibley replied, the vestibule is kitty-corner cut off from the building being squared. We're restoring it into the square and putting doors on both sides. So, in and out of the entrance, especially for seniors will be better than what it's been.

Mr. DeBaggis asked, are you still going to have the bar counter?

Larry Shibley replied, there will be a bar out front there, different than what's there, but there will be. Part of what we're doing which is aside from this application is, over the last number of years we've been one by one converting the restaurants to have the full bar service which is our only way to survive into the future. That's part of what's happening here, the full bar interior and then a room like this provides a place for everyday open air dining when weather permits, but it

also provides a place for private parties and situations like that. A lot of our older clientele especially in the warmer months when they're in town, are requesting that all of our locations, more and more because of covid, are requesting the open air situation.

Mr. DeBaggis asked, what would be the person capacity of that space?

Larry Shibley replied, the total capacity of the restaurant is not really changing from the way it is now, equipment is going to take up a lot of room. I don't think it's more than 15.

Steve Maison stated, it's 15 – 20 depending on how we decide to lay out tables and chairs. It's not a big space.

Chairman Fikaris asked Dan, so there's no impact, although there is a loss of parking spots, is that an issue?

Mr. Russell replied, no. They've done a calculation, I think there's a surplus there no matter what.

Larry Shibley stated, it's a busy lot but it's really never full.

### **Elevations**

Steve Maison stated, what we've got to in working with the ARB is taking that articulation of that first bit of dryvit above and just extruding that straight out and treating it the same on both sides. Then you can see our thin overhang that aligns with the band on the building and it provides that cover and sidewalk around the addition. Windows then will slide in.

Larry Shibley stated, the straight on look from the street, because of all the matching we're doing, you're not even going to be able to tell that it's there at a glance.

Chairman Fikaris asked, does anybody have any additional questions?

There was none.

Chairman Fikaris stated, we'll be voting at our regular meeting on Feb 6<sup>th</sup>. Would we be giving approval for this project?

Ms. Weber replied, yes. The way our code's set is that in any of our commercial districts when you're going to do an addition or any type of exterior alteration, you need to get development plan approval from the Planning & Zoning Commission for building permits to be able to be issued. They've already received their ARB approval, so now they're coming to P & Z for their approval, just looking to make sure that it complies with all the regulations that we have in the Village.

Chairman Fikaris asked, this constitutes a development plan?

Ms. Weber replied, this is a development plan. In this circumstance for this addition they have, and I think Dan can attest that they've complied with all of our requirements putting together their plans to present to you. Tonight is just a workshop meeting so there's no voting, but at the regularly scheduled meeting where you do take action, you'll be voting to approve.

Chairman Fikaris stated, our next regularly scheduled vote meeting will be on Mon, Feb 6<sup>th</sup> at 6:00 pm.

Mr. DeBaggis stated, it looks good.

Mr. Kless agreed.

Larry Shibley stated, it's important to us because of our timing, we kind of found out a little late in the game that we were going to need this approval separate from the other and officially we close this Sunday and start demolition and everything. We have the full plan already in place to do the building but we understand this component of it has that possibility of going either way. And obviously we're not going to do anything with it until your approval. A nod or any concerns would be helpful to know which way we're going.

Mr. DeBaggis asked, does anybody have any concerns?

Dr. McGrath stated, I'd just like to comment that I want you to stay. I'm pleased that you would try to make these changes rather than leaving the Village.

Larry Shibley replied, that was actually one of our concerns, that if we were not able to get something workable a year ago, we were thinking maybe we need to explore our options. That's the last thing we want to do, we're committed to the Village. But we're also committed to maintaining our concept and making it work. We realize especially after having done this four times already, that these old Yours Truly locations without bar service and tight dining rooms are just not going to work in today's market for the long run.

Chairman Fikaris stated, as consumers we've all been to Yours Truly and want to see you stay. The only problem is the bottleneck probably at the door, this will solve that and that's good.

Larry Shibley replied yes, there's going to be more waiting room now. To put it into perspective, it's probably at least a \$2 million project. We're hoping to start and finish within approximately 4 months.

## **NEXT STEP**

Chairman Fikaris stated, if there are no further comments, we thank you very much for the presentation. The vote meeting will be on **Mon, Feb 6 at 6:00 p.m.**

Larry Shibley asked, is that just a vote, there won't be any discussion? Does Council vote after that too the same day? Is that traditionally a rubber stamp?

Ms. Weber replied, we can't predict what a public body will do. At this point, there's been no comments or being asked for it to come back with any type of revisions.

Larry Shibley stated, we're comfortable, our calendar will work with waiting for that segment of it.

Steve Maison asked, we can then submit to Dan following that meeting, is that fair?

Mr. Russell replied correct, construction drawings will need to be submitted. They have approval for the interior renovation plans, they could get permits for that and start demoing.

Larry Shibley stated, we're thrilled to stay and make this work.

Dr. McGrath stated, we'll miss you for 4 months.

Larry Shibley replied, you could visit us at our other locations.

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### **Planning & Zoning Rep to the BZA**

Chairman Fikaris stated, our second item is discussion on the Planning & Zoning Rep to the Board of Zoning Appeals.

Randy Weltman asked, as a member of this Commission, are you guys all familiar with architecture and detail? What are you looking for in a representative?

Ms. Weber replied, the Board of Zoning Appeals is a little bit different than Planning & Zoning Commission. P & Z Commission, you guys are really looking to see the overall plan, does it comply with the spirit and intent of the ordinances. You also deal with Conditional Use Permits in whether or not that USE is consistent with the standards that are put forth in the code. The BZA is going to vote on variances, coming in for an exception to the Zoning Code. Depending on the type of variance, there's standards that are set forth in order to determine whether or not the applicant has demonstrated a practical difficulty or substantial hardship, depending on what the variance is for. So, it's a little bit of a different role.

Chairman Fikaris stated, an example would be if there was a parking issue. Per our code there's a requirement that they have to meet, a certain number of parking spaces, and let's say they're 4 short. They would go to the BZA and try to explain that 4 spots won't be missed.

Ms. Weber stated, we're not going to vote until the next voting meeting, this is only a workshop meeting. But this is a time to talk about it. You still have some time to think about it.

Mr. Kless stated, I would be willing to do it.

Chairman Fikaris stated, I served on the BZA, I haven't been on it in a couple of years, but it's interesting, I don't know how it's been now. I know they used to get a lot of proposals for solid fences. We actually just passed the new fence ordinance. If there's a problem, I don't have a problem doing it. But if someone else has an interest in it, it's pretty interesting to see how it works and how we do make exceptions. The Planning Commission protects our code, the BZA protects our code as well.

Mr. Kless asked, do you have the time and the interest Paul? There were 7 BZA meetings last year.

Mr. Russell stated, we revised the fence ordinance which we've had quite a few fence zoning issues. Also, our shed/accessory structure ordinance is going to be revised also. Hopefully that will alleviate zoning variances, so that number might decrease.

Mr. Meyers stated, the main things this year were the driveways and fences.

Ms. Garbo stated, Mr. Chairman, we have one of our newly appointed BZA Alternates in the audience tonight, Bob Andrzejczyk.

Bob Andrzejczyk introduced himself. I came in tonight to see what goes on at P & Z. Just a little background. I've been a Real Estate Appraiser for about 45 years, I do commercial mostly. I do a lot of tax appeal work for the Board of Revision in Lake, Geauga and Cuyahoga County. I have an office in Willoughby Hills. We do commercial appraisals for banks, attorneys, ODOT, you name it.

Chairman Fikaris thanked Bob. Is Bob a BZA member?

Ms. Weber replied, he's a BZA alternate. In order to make sure that we could have quorums, Council recently decided to add a couple alternate positions to the BZA to make sure that we can ensure that we always have a quorum for applicants who are coming in. But we still need a representative from the P & Z Commission to the BZA. For the purposes of making a quorum, if for some reason somebody couldn't make that meeting, everybody has conflicts that come up from time to time, with a couple of BZA alternate members, then that can ensure that we'll have quorums.

Chairman Fikaris stated, that's a great idea. This way we're covered and everybody gets a little more seasoned, more experience.

Dr. McGrath asked Paul, are you comfortable taking this?

Chairman Fikaris replied, I don't have a problem. The sheds were always a big one.

Mr. DeBaggis asked, what's the change going to be with the sheds?

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Ms. Weber replied, not to spoil you all, I think it's coming to you next meeting.

Mr. Russell replied, square footage and things like that, increasing it.

Mr. Meyers asked, on the BZA, if all the members show up and an alternate shows up, is the alternate allowed to vote?

Ms. Weber replied, no.

### **NEXT STEP**

Chairman Fikaris stated, we'll vote on the P & Z Rep to the BZA on **Mon, Feb 6 at 6:00 p.m.**

Chairman Fikaris stated, if there's no further discussion, I'll entertain a motion to adjourn.

### **ADJOURNMENT**

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

### **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:25 p.m.**

Respectfully Submitted,

Deborah Garbo

Executive Assistant, Building Department