

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Mayfield Village  
May 3, 2021**

The Planning & Zoning Commission met in regular session on Mon, May 3, 2021 at 6:00 p.m. remotely, via electronic means. 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  
Mr. Henry DeBaggis

**Also Present:** Mr. Anthony Coyne Law Director  
Mr. John Marquart Economic Dev Manager  
Mr. Tom Cappello Village Engineer  
Mr. John Marrelli Building Commissioner  
Jeff Thomas IT Systems Coordinator  
Ms. Deborah Garbo Commission Secretary

**Absent:** Mayor Bodnar  
Ms. Jennifer Jurcisek Council Alternate

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197-amended by House Bill 404). Under the orders of Governor DeWine, the Planning & Zoning Commission will be meeting remotely, via electronic means.

The public was invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at [www.mayfieldvillage.com](http://www.mayfieldvillage.com).

The public was encouraged to view this meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting. Comments and questions were accepted until 4:00 pm on Mon, May 3, 2021 by sending an e-mail to Deborah Garbo at [dgarbo@mayfieldvillage.com](mailto:dgarbo@mayfieldvillage.com).

**Consideration of Meeting Minutes: Feb 1, 2021**

Mr. Kless, seconded by Mr. DeBaggis made a motion to approve the Minutes of Feb 1, 2021.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Minutes Approved as Written**

**PROPOSAL**

- 1. Expansion Outdoor Storage  
Amend Existing Temporary Permit  
(Temporary Permit Approved by P & Z 3/7/16)  
MARS Electric Co.  
6655 Beta Dr.  
Premier Development Corp  
Contractor: Seal Tech**

**OPEN PORTION**

Chairman Syracuse states, this is a regular meeting of the Mayfield Village Planning & Zoning Commission Mon, May 3<sup>rd</sup>, 2021. The only proposal before us tonight we discussed at our last workshop meeting, is the expansion of the outdoor storage to amend an existing temporary permit which was approved by the Planning & Zoning Commission on March 7<sup>th</sup>, 2016 for MARS Electric Co. 6655 Beta Dr, Premier Development Corp.

At that workshop meeting, when we brought up the map, I had asked what was behind, I hadn't driven out there at the time, between that property where the temporary storage was and the Montebello Subdivision. I've gone out since and from what I understand, we've received a correspondence from Chris Skoda who is present at the meeting on behalf of Skoda Construction Montebello Subdivision as well as another memorandum from John Marquart. Mr. Marquart, would you want to tell us what has gone on since the last meeting with regard to the landscape screening that's been discussed.

Mr. Marquart said, thank you Mr. Chairman. In recognizing this is a tad unusual in that we're coming to the Commission with some new information after workshop. I appreciate you giving me the floor tonight. As you can sort of glean from that memo that I sent earlier, quite a bit has taken place since workshop. Mr. Skoda, representing Montebello Subdivision submitted some opposition to this proposal to us. Since that happened, we've taken the role at the Village to pull all parties together, that being Mr. Skoda and Mr. Doris from MARS Electric who is unfortunately out of town this evening, but I believe we have their Sr. Vice President Mike Mammone on this call, so he's available to answer questions as well.

Essentially, we've pulled all parties together to discuss creating some landscape screening for this project so that the southern most lots in the subdivision don't have to look down upon the enclosure. What we've gotten to, to this point is, I don't know if I'd call it a handshake agreement or a verbal agreement in principle to create some screening. Mr. Skoda's landscape contractor has given us a proposal that everyone I think is happy with. That would be to install 25 14ft spruce trees along MARS northerly property line. Those are similar in species to what Skoda has installed along Highland Rd. Those trees will be installed upon a 4ft earthen mound which will be created from the spoils from MARS new excavation as well as some soil from Montebello's block C, which is the tennis court for those of you familiar with that project and

remembering what it looked like when it came in, that's at the south easterly most point of that subdivision. We've essentially got the materials squared away.

Mr. Marquart continued, at the direction of the Law Director, we're going to piece together an agreement between the Village, Montebello and MARS Electric that all three parties would sign indicating who is responsible for what portions of the work so that everyone's protected and frankly so that both parties can be successful. It's a bit unusual that we're coming to you with some new information, but we're doing our best at the Village to ensure both of these parties can be successful, MARS growing their conduit sales and obviously Montebello selling some new single family homes in the Village. We want both to succeed, we want both to be protected. With that, I'm happy to field any questions. Tony, if you'd want to chime in as well, that's certainly welcome.

Mr. Coyne said, I'll just add to what John said. As I understand it, the two parties are basically working on a mutually agreeable and acceptable landscape design between the two properties. The additional storage area is about 30' in depth and 120' in width. Given the Montebello Development, it's certainly understandable that they want to screen any use that's not residential from being nearby. If the Village can help with that, we're going to look into doing it with a very very simple development agreement so that the design is mutually acceptable to both parties and the Village makes sure that that gets in and gets done, to both preserve a good employer, a taxpayer in the city and also to protect the Montebello Subdivision as that develops in a very nice manner I might add. That's what we'll present to you and it'll be very straightforward.

Chairman Syracuse asked Mr. Skoda, do you want to comment on what you've heard from Mr. Marquart and Mr. Coyne and your understanding of what you would like and that this is being met by a potential agreement.

Chris Skoda said, I appreciate everybody's help on this and MARS consideration as well. We have no problem with the expansion. All we had asked for was some type of screening because we do have lots that back directly up to that. The closer that that storage bin gets to our property or the properties that abut it gets larger. We're happy with what's been proposed and look forward to having some type of agreement before we go to Council.

Chairman Syracuse thanked Mr. Skoda. Mr. Mammone and Mr. Spinos, any comment from you?

Michael Mammone said, I would echo what Mr. Skoda said, that we're happy with the proposal that was put forth and appreciate working together. We agree, we want it to look right for our neighbor and appreciate the city's support.

Chairman Syracuse thanked Mr. Mammone.

Alex Spinos said, I would just like to note a thanks to John for negotiating this for us. He's been an invaluable resource for us.

Chairman Syracuse thanked Mr. Spinos.

Chairman Syracuse said, that obviously was a concern at the last meeting and having driven by, I could see why that would be a problem. I'm glad that there's a resolution hopefully in the near future here for the proposal. Any other questions or comments by any of the Commission Members?

Mr. DeBaggis said, I drove over to MARS and I think we talked about the couple of dumpsters that were going to be included and they're going to be enclosed with this expansion project. But I saw there was a couple of other dumpsters that looked like they have something like a chute coming off the roof. I just was curious, I don't know if this relates to this project, but what was going on with that?

Michael Mammone replied, we're having our roof replaced on our building and that dumpster is catching the existing roof. That's a temporary setup and not permanent.

Mr. DeBaggis said, thank you.

Alex Spinos said, and the current dumpster that's in our existing yard is for our pallets and we prefer to keep that inside the fence, we won't be adding anything to that as part of this project.

Mr. DeBaggis asked, but then you have other dumpsters for recycling on the other side of the building?

Michael Mammone replied, that would be on the east side, we do.

Alex Spinos said, just a couple (20) parking spots down from QED's.

Chairman Syracuse asked, any other questions or comments? If there aren't any, I'd like to read through what I would propose to be the motion that someone could make as far as granting this.

Rather than extending the current temporary permit, I think it might make sense to have this be a new motion;

"A motion to grant a Temporary Permit for outdoor storage based upon the following conditions";

1. The outdoor storage shall be limited in physical scope to 19,920 sq ft.
2. A fence shall be constructed fully surrounding the outdoor storage area subject to approval by the Building Commissioner.
3. The outdoor storage shall be limited to PVC piping, box cars, lighting poles and dumpsters. No other items shall be stored outside.
4. The permit shall be contingent upon an agreement between MARS Electric, Montebello Subdivision and Mayfield Village regarding landscape screening.
5. The outdoor storage permit shall expire and be subject to renewal and approval every two years.
6. A violation of any of these conditions shall result in withdrawal of the permit.

Chairman Syracuse asked, Mr. Coyne does that sound like a good motion with those terms?

Mr. Coyne replied, it does and we may want to add some additional conditional language to make sure that the parties are in compliance especially if the Village provides any assistance. We'll make sure that we cover that properly. Most importantly, make sure that it gets designed as discussed to the satisfaction of both MARS and the Montebello Subdivision Developer.

Mr. Marrelli asked, what about if the landscaping materials don't survive? Is there going to be any kind of replacement clause if the bushes don't make it?

Mr. Coyne replied, we can certainly talk to them about that. It's going to be up to MARS to maintain it once it's installed, so presumably they'll do that.

Mr. Marquart said Mr. Marrelli, the landscape vendor that we're working with has indicated that the plants will be warranted for one year provided they're watered properly. I think that's something that we can actually work into the agreement between the parties.

Mr. Marrelli said, maybe something to the affect that if any of the materials fail, that they get replaced within something like 30 days.

Chairman Syracuse said, with the condition that we were adding that the permit be contingent upon the agreement between MARS Electric, Montebello Subdivision and Mayfield Village regarding the landscape screening, that will all be sorted out by that agreement and all of those terms you're mentioning then would need the approval of I'm sure Mr. Coyne, Mr. Marrelli, Mr. Marquart would all have input on that before the Village signs anything and Mayor Bodnar too.

Mr. Coyne said, that's correct.

Mr. Marrelli said, and I will withhold the fencing permit until the materials are in place, is that correct Tony?

Mr. Coyne replied, as far as I know. John, is that right?

Mr. Marquart replied, the only caveat out there John is that if negotiations in the agreement drag on too much longer, the landscape vendor has indicated his preference would be to wait to plant them until cooler weather. Essentially for their survivability they need to get in very very quickly or wait until mid Sept or a little bit later.

Mr. Coyne said, I think we'll get this agreement together this week. It'll be pretty straightforward. I'll get it to MARS and to Mr. Skoda hopefully this week.

Mr. Marrelli said okay, because I know the paving company was anxious to get started and everybody wants to get going right away.

Alex Spinos said, I would like to make one note. The amendment prior had something that was labeled box cars, those are commonly found on a railroad which of course we don't have. I think it should say box trucks.

Mr. Marrelli said, I was wondering about the box cars myself.

Chairman Syracuse said, we'll change that to box trucks.

Mr. Marquart said, I think that was mentioned at the workshop as well, thank you Alex.

Chairman Syracuse said, based on the conditions as I've read through and we just discussed, at this time I would entertain a motion to approve the temporary permit for outdoor storage based on those conditions.

**DECISION**

Mr. DeBaggis, seconded by Dr. McGrath made a motion to approve the Temporary Permit for Outdoor Storage for MARS Electric Co. at 6655 Beta Drive based upon the following conditions;

1. The outdoor storage shall be limited in physical scope to 19,920 sq ft.
2. A fence shall be constructed fully surrounding the outdoor storage area subject to approval by the Building Commissioner.
3. The outdoor storage shall be limited to PVC piping, box trucks, lighting poles and dumpsters. No other items shall be stored outside.
4. The permit shall be contingent upon an agreement between MARS Electric, Montebello Subdivision and Mayfield Village regarding landscape screening.
5. The outdoor storage permit shall expire and be subject to renewal and approval every two years.
6. A violation of any of these conditions shall result in withdrawal of the permit.

Chairman Syracuse asked, any additional discussion? There was none.

**ROLL CALL**

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

Abstain: Mr. Meyers

Nays: None

**Motion Carried**

**Recommendation to Council**

**ADJOURNMENT**

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

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Meeting adjourned at 6:15 p.m.**

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Chairman

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Secretary