

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Mayfield Village
Dec 6, 2021**

The Planning & Zoning Commission met in regular session on Mon, Dec 6, 2021 at 6:00 p.m. at the Mayfield Village Civic Center, Civic Hall. 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
Ms. Jennifer Jurcisek Council Alternate (present, non-voting)

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

Absent: Mr. Vetus Syracuse Chairman
Mayor Bodnar

Consideration of Meeting Minutes: Nov 1, 2021

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

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

1. **Montebello Subdivision** (Engineering)
Final Dedication and Acceptance
Certification of Completion of Required Improvements
2. **Revised Section 1149.02 Conditional Uses** (Law Dept)
 - P & Z w/s 10/21/21
 - P & Z vote 11/1/21 (Tabled)
 - P & Z w/s 11/18/21

OPEN PORTION

**Montebello Subdivision
Final Dedication and Acceptance**

Chairman Pro Tem McGrath stated, this is a regular meeting of the Mayfield Village Planning & Zoning Commission Mon, Dec 6th, 2021. We have two items on our agenda tonight. We discussed both of them at our workshop. The first one is the Montebello Subdivision, final dedication and acceptance, certification of completion of required improvements. Our decision then goes to Council. Whoever is here to present, please begin.

Mr. Fikaris stated Tom, there was some discussion about plantings and street signs.

Mr. Cappello replied, the one issue I had was with trees that we had to replant, some were dying. In the Acceptance Letter, under Certificate of The Approval, of Required Improvements, it reads;

“Street trees, installed in the public right of way, by the developer in the late fall of 2020 will be evaluated prior to June 1, 2022 and any trees which are deemed to be dead or about to die by the Village Arborist shall be replaced by the developer at his cost when the home is constructed on that lot. Any street tree that dies after June 1, 2022 will be replaced at the cost of Mayfield Village and installed after the home is constructed on that lot.”

Mr. Cappello stated, I don't think there was any issue with street signs. That has nothing to do with this.

Chairman Pro Tem McGrath asked, any other questions or discussion? There was none.

DECISION

Mr. Kless, seconded by Mr. Meyers made a motion to approve the Final Dedication and Acceptance, Certification of Completion of Required Improvements for Montebello Subdivision as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Recommendation to Council

**Revised Section 1149.02
Conditional Uses**

Chairman Pro Tem McGrath stated, the second item on our agenda is the revised Section of the Code 1149.02 Conditional Uses. We've talked about this at two separate workshops. Katie has done a lot of work to incorporate the suggestions we've made to try and bring it up to 2021 standards. You have the most recent changes on the second last page in your possession.

Mr. Coyne stated, just for the record Madam Chair, to reiterate the changes as it relates to the approval process under (h), considerations can be given to (10) & (11) for approving the Conditional Use Permit;

- (10) Community Benefit. The proposed use will provide benefits to the community because the proposed use is not currently available in the Village or that the community is underserved by the type/use being proposed.
- (11) Economic Benefit. The proposed use has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Village.

Mr. Coyne stated, and then the approvals you referenced on the second last page,

- (k) The Building Commissioner shall determine whether the applicant has met the Conditions. Thereafter, the Building Commissioner shall inspect the premises every four (4) years for compliance to said specific terms, conditions and safeguards. The Building Commissioner shall provide a report to the Planning and Zoning Commission summarizing the inspections and if in compliance recommend renewal of the conditional use permit.

The applicant would not have to come back for that, that would be totally up to the Building Commissioner to continue to oversee that. The onus is on the Building Commissioner as it was in the past and it still provides proactive compliance measures as opposed to simply waiting for a noncompliance issue to be brought to the attention of the Village.

Chairman Pro Tem McGrath stated, my understanding in my time on this Commission is that this is basically putting into writing what's kind of been happening anyway, with the exception of the four (4) years. Up until now it's been a two (2) year renewal period. This makes it obvious that this is what's happening and this is how it works. I don't know that there's any more burden put on the Building Commissioner, I think he carried it before.

Mr. Coyne replied, that's right, but it's not as frequent now. When John Marrelli would get the list, he'd go out and see them, and how diligent we were on the know. But it would be 30 or 40 properties sometimes to be inspected, and that's a lot. And not a lot of communities do that, it's sort of exceptional that the Village takes that kind of time and care to make sure that conditionally permitted uses are complying.

Chairman Pro Tem McGrath stated, I think that's part of the reason why this Commission wanted to keep it with a number of years rather than open ended.

Mr. Coyne replied, that's correct.

Chairman Pro Tem McGrath asked, any other comments or discussion?

There was none.

DECISION

Mr. Fikaris, seconded by Mr. Meyers made a motion to approve the Revised Section 1149.02 Conditional Uses as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Recommendation to Council

Chairman Pro Tem McGrath stated, and again thanks to Katie for all the work she did on this.

Mr. Coyne replied, I'll relay the good wishes.

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 6:10 p.m.

Chairman

Secretary