

**MINUTES OF THE SPECIAL MEETING OF COUNCIL
PUBLIC HEARING ON ORDINANCE 2021-14
BETA CORE COMMERCIAL DISTRICT OVERLAY
MAYFIELD VILLAGE, OHIO
Tuesday, January 18, 2022 – 6:00 p.m.
Mayfield Village Civic Hall-Mayfield Village Civic Center**

The Council of Mayfield Village met in Special Session to hold the Public Hearing on Ordinance 2021-14, Beta Core Commercial District Overlay on Tuesday, January 18, 2022 at Mayfield Village Reserve Hall. Council President Schutt called the meeting to order at 6:04 p.m.

ROLL CALL: Present: Mr. Arndt, Mrs. Jurcisek, Mr. Marquardt, Mr. Meyers,
Mr. Murphy, Mr. Schutt and Mr. Williams

Also Present: Mayor Bodnar, Mr. Wynne, Ms. Calta,
Chief Carcioppolo, Chief Matias, Mr. Cappello,
Mr. Marquart, Mr. McAviney, Mr. Russell,
Mr. Sipos, Ms. Wolgamuth and Mrs. Betsa

Absent: None

The Pledge of Allegiance to the Flag was given.

○ **INTRODUCTION**

Council President Schutt stated, this Special Meeting has been scheduled for the purpose of holding a public hearing on Proposed Ordinance No. 2021-14, entitled, “An Ordinance enacting Chapter 1175 Beta Core Commercial District Overlay and revising the zone map of Mayfield Village so as to overlay the Beta Core Commercial District over certain properties located on Beta Drive in Mayfield Village.”

Pursuant to Article III, Section 12 of the Mayfield Village Charter, this hearing is being held at least 30 days after the Second Reading and prior to the Third Reading. Further, the required 30-days’ notice of the time and place of such public hearing was publicized in a newspaper of general circulation for two weeks and was also announced on the website.

At this time, I will ask Law Director Diane Calta to provide comments.

○ **COMMENTS BY LAW DIRECTOR DIANE A. CALTA**

Ms. Calta stated, thank you. I just wanted to let the public know what will go forward today. This legislation will be on for Third Read at the Regular Council meeting tonight. After that, it will be placed on the ballot for the Primary Election in May for consideration. Just to let you know that there is still another step.

Council President Schutt stated, thank you Ms. Calta. The next item on this agenda is a presentation by John Marquart, Economic Development Manager. John?

○ **PRESENTATION BY JOHN MARQUART
ECONOMIC DEVELOPMENT MANAGER**

Thank you, Council President. Thank you, Ms. Calta. Thank you also to Ms. Wolgamuth and Mrs. Betsa for the mechanics in putting this meeting together this evening. It is much appreciated. Before I forget, most importantly, thanks to everyone in attendance. I really appreciate your engagement tonight. We are here to discuss the proposed Beta Core Commercial District zoning overlay which I think will be a very important initiative as we go forward to preserve and strengthen our commercial tax base in the Village. As with any Public Meeting or any Council Meeting, we will have time for questions at the Open Portion after this presentation.

Just to orient everyone, here is a quick snapshot of Beta Drive north and to our right over here. I-271 is over here. This is Wilson Mills. This is SOM right there. As you can see, with the exception of Progressive Insurance, this is our commercial bread and butter to the Village. Nine of our 10 largest taxpayers have operations along Beta Drive, Progressive being one of them. The only one that does not appear is Mayfield City School District. The heartbeat of our tax base resides on Beta Drive. As you can see, again, this is the west side of the street, east side of the street, Beta Drive is actually fully built out with one small exception. You will see the woods here. You are probably familiar with that. They are between Preformed Line Products and Tuff Shed. That land is actually owned by Preformed Line Products and not available for development. They are sort of banking it for future needs, future growth. Other than that little strip of land, Beta Drive is really built out. It's constrained as is. There's no room for anyone to grow which is definitely something we want to encourage. We have a philosophy here that the best companies you could have are the ones that you already have. We want to nurture the companies that we already have and provide room for them to grow. We want to keep as many as possible as we continue to grow.

Another thing to consider, when we looked at the existing zoning for Beta Drive, there are five zoning classifications throughout the district currently. Mechanically, it doesn't work very well for building expansions or lot consolidations. It becomes very confusing and very difficult to achieve any significant redevelopment.

Just quickly, we will run through these. This is Local Business, the first of five districts. That appears right here along Wilson Mills. This is actually currently D.O. Summers and a car wash. Again, the challenge with having five zoning districts in one relatively small area creates a little confusion for property owners. It creates difficulty for our Building Department to enforce things. And again, if anyone would attempt to develop anything across an existing property line, it becomes very difficult because each of these districts has their own unique requirements, regulations, restrictions, things of that nature.

The second classification we have is Small Office. It's shown here in pink. It's essentially the Wilson Mills frontage of this district. You can see if you are familiar with the Jefferson Park Office Complex, this is it right here, so it really stretches back more into the district. This is actually our most restrictive commercial district as is.

The next classification is Motorist Service shown up here. This is currently the Holiday Inn, Alfredo's and the CEI substation.

Next up is Office Laboratory. Currently this is the Beta Tech Park right here, Mount Vernon and a little bit of Ken's Auto and a little bit of the Panzica property as well as the Mount Vernon Office Complex here.

It is important to know that everything we talk about here tonight deals strictly with commercial zoning, so anything along Beta or along this district is currently zoned Single-Family which is this narrow strip right here and Mount Vernon and this land in front of the Georgian Medical Arts Building, are off the table. They are not up for discussion. We are not proposing any changes there. They will remain Single-Family.

The last district we have is Production Distribution. It's pretty much the most flexible classification. It's really the lion's share of the district. It's everything you haven't seen thus far.

So, why are we here? What's at risk? Again, as I mentioned, the best companies are the ones we already have. We encourage their growth. We also want to attract new companies where we can. The challenge is, and I am going to back up just briefly, the Beta Overview, what you see when you take this bird's eye look at Beta, what you often see are unnecessarily large buildings. You can see, there's a setback of about 150 feet. It's not a very efficient use of the property. So what we run into again are companies that are essentially bursting at the seams with nowhere to grow. We are also competing against areas like you will see in the next few slides. These are other commercial districts here in Northeast Ohio which we are competing with. They are less restrictive. They have less confusing regulations. Oftentimes they are more densely developed which means property owners and companies there essentially have more opportunity to grow. They get more bang for their buck from each acre. It's essentially a more efficient use of the property.

Just briefly, we will take a look at a few more. Again, front yards there are less than half the size than the ones that we have. Same thing here. Again, not that we are striving to mimic anyone in particular, but these are the kinds of folks that are competing for our companies. They are soliciting our companies to move when they need to. In fact, we have already lost one or two to other areas of Northeast Ohio because we simply couldn't accommodate them.

Again, just another brief look at the folks we are competing with. Again, we are not looking to mimic thus, but parking is right next to the street and the building is as close as possible while accommodating parking. Much higher and better use of property than oftentimes we see here on Beta. I won't bore you with these, but these are more of the same. These are types of folks we are competing with daily.

One of the things I wanted to mention too again, the best companies are the ones we already have; however, folks in my position across the County and across the region get inquiries probably weekly from brokers and development partners such as Team NEO, the Greater Cleveland Partnership, that are looking for a company to relocate. Because we really don't have much available real estate, we are really not in the game most times. In fact, if you look at the available properties listing on our website, you will see the largest space we have available is around 9,000 feet right now. Not only are we not in the game, we are not in the same ballpark many times.

So, a solution that we are proposing is a zoning overlay dropped on top of the Beta District. One of the things that we considered when we tackled this problem; we had a great deal of discussion with the Mayor's office and Law Department; was can we just write a new zoning classification specific to Beta? The more we studied that, the more it became apparent that's too difficult to achieve simply because we do have those five existing zoning classifications on the books. It just became too confusing and too cumbersome to navigate the two of them. What we are proposing to do is drop an overlay district on top of those existing five. The land you see here in question is roughly 169 acres. It's really centered on Beta. We are not looking to spread this out to SOM up to Highland. We are not looking to grow this. We want to essentially turn the growth in on ourselves allowing folks to grow up and out if they need to in place.

What an overlay achieves is flexibility for property owners, flexibility for companies. It doesn't force anyone to do anything. Any of these property owners you see are currently conforming to the law. They don't have to change a thing if they don't want to. But if a company is bursting at the seams and needs to build closer to the sidewalk to accommodate that growth, an overlay might give them that option.

Again, taking a more specific look at the property in question, it's everything you see in dark black. It's essentially the five districts that we just saw. Again, 271 would be the boundary of this district to the west. The back side of Mayfran International, the back side of Mars Electric and Progressive Discovery and Marcum, formerly Skoda Minotti right here, would be the northern boundary. The southern boundary would be Wilson Mills. The eastern boundary is essentially the National Testing Building, that's that small building where Men's Hair is located. Jefferson Park right here.

Georgian Medical Arts and Ken's Auto right here. Then it would sort of wrap around SOM Court. So this would be the CEI property. This would be the Rockwell property and this would be the Mount Vernon property. So essentially everything that's currently commercial is proposed for this overlay.

What would the overlay do? Allow companies to grow in place, grow taller if they need to, grow closer to the street if they need to, all while protecting things like the rear setbacks near the residences at SOM Court Development. It would also still require folks to respect the stormwater requirements we have here in the Village and parking requirements. They couldn't just jump in and build a 40-story building because you have got to do something with the rainwater and you have to do something with the cars. Unless you can get together enough property to achieve all of that, this really wouldn't be for everyone. Nothing would change with the property.

Looking at the Village, this is a pretty typical look at our properties. Again, a generic picture, not signaling anybody out in particular, but this is from the street. It's sort of what you saw from 10,000 feet. Typical condition along Beta is characterized by a large setback and a one-story building. And again, there's nothing inherently wrong with what you see here. What it does is sort of inefficiently use that property. I keep coming back to that word inefficiency. Many property owners come in and say, John, if that's 6 acres, I can only go on 4. If 4 acres, I can only rent 30,000 square feet. Other cities you can rent 50,000-60,000. So, again, efficiency is key.

This property is a generic snapshot of something you might see along Beta. It's fully built out. There's nothing inherently wrong with it. It meets Code. It's operating lawfully. But when you compare it to the slides that we just saw of those other districts in Northeast Ohio, it doesn't give this property owner much yield from his acreage.

So, under the overlay, this is a bird's eye view of what you just saw. If anything, this front yard might actually be too small. This is deep right here. Again, birds eye view of what you just saw. Nothing wrong with it. It works okay, unless this company needs to grow. Under the overlay, what this might help this company achieve is something along these lines where again, the building might go from 60,000 square feet to 90,000. Again, you still have to manage your stormwater. They are underground now. You still have to meet your parking requirements. Again, front yard gets shrunk, building gets bigger, more employees can be housed there. It also might help achieve something like this where again the building grows to 90,000 feet but instead of more plant, it may become a multi-tenant building providing more opportunity for new tenants, new employees and revenue for that property owner.

This is pretty similar to what we see actually currently at 700 Beta which is in front of the Hilton Garden Inn. It's an old industrial building that became a multi-tenant building. This idea is not entirely out of the blue. Or it may help an owner do something like this, maintain a 40,000-50,000 foot industrial building back here and introduce an entirely new use on to the street out front. This may be something like a coffee shop, lunch spot, a UPS store, something to support the businesses

along Beta. We are not looking for destination retail, but supportive retail for the folks who are there.

The other thing this overlay would propose, we mentioned the smaller setbacks that would help accomplish larger buildings, the other thing the overlay would propose is this is a brief summary of these setbacks. A lot of the setbacks meeting Code are dependent upon what's next door to you but in most cases our setbacks are required to be between 60-120 feet. Under the overlay, most front setbacks would be shrunk down to 35 feet. You will see a snapshot later, but that condition already exists on Beta.

The other thing it would do is allow the buildings to be taller. Currently, the different zoning classifications that we have are anywhere from one story limited to 35 feet. Under the overlay, it would propose to go as high as four occupied stories or 50 feet max. Again, we will see later that that already exists.

The other thing we are proposing is to allow new uses on the street such as food service and retail. It's important to note no drive-throughs will be permitted here. That was originally considered for discussion with Council. It was removed from the overlay. So we might have a coffee and pastry place, but no drive throughs.

What you see are building heights that are currently permitted not with setbacks. Again, existing setbacks are anywhere between 60 and 120-150. They are proposed to be shrunk to anywhere between 20 and 80 depending on the use. Heights can increase. Setbacks can be increased.

The other issue that we run into and I mentioned this earlier. Here's a generic snapshot of the types of conditions that we see along Beta. Smaller parcels characterized by lots of curb cuts. Everybody gets their own driveway. Large setbacks here. If a developer were to come to us and say John, I've got a 300-employee light industrial user who would love to come here. They want to build their plant here. How can you help? Currently, I've got that hodgepodge of existing zoning. A site that big might have two or three different classifications on it already. It becomes almost impossible to build anything across property currently.

Again, what you see currently, smallish buildings, each with their own parking lot, each with their own driveway and large front yards. Again, nothing is wrong with this. This is currently legal. This is currently what we have. It works okay. What the overlay makeup achieves is something along these lines where you can accommodate something on the order of 150-square foot user which are really the modern industrial use that we see come through the door. As it stands, we can't accommodate any of them and we really can't accommodate the growth of the folks that we already have. Under the overlay, it would permit such things as lot consolidation and redevelopment. Once the overlay is in place, you really wouldn't have to worry about those other five classifications. The owner would have the option to build according to the overlay. You see things such as this. The best thing would be large employment here, fewer curb cuts here, but actually, even though there may be more employees here, fewer curb cuts would equal smoother

traffic flow. That's an added benefit to that. But really the biggest benefit is this guy. Modern industrial users are much much larger than what we typically have out there in terms of real estate. This would help us compete against places like Twinsburg, Streetsboro, Mentor, Solon.

Another option perhaps we could go as big as 200,000. Again, this is all sort of influx depending on what market demands are, but this would help us accomplish things that we can't now and accommodate folks that we can't now.

The last thing we would like to look at, I mentioned this a moment ago, is existing precedent. We talked about having smaller setbacks. We actually took a look at 6449 Wilson Mills and 6501 Wilson Mills as sort of our baseline. Both of them have really attractive front yards along Beta but they are not overly deep. We sort of set this point as the baseline. It just so happens these two are both at 35 feet, so that's pretty close to the consistent setback that we would be seeing all up and down the street. This is looking north. Again, smaller front yards do exist, they are just not the norm right now. We would like to follow these two as the benchmark.

Last thing is building height. Again, most of our zoning permits up to 35 feet only. Some of it only a one-story building. The precedent does exist to go higher although we are not looking to build skyscrapers here any time soon. The precedent does exist with four stories or roughly 50 feet. This is the Hilton Garden Inn and Holiday Inn which is very very close to that. The clocktower here at Mt. Vernon is very similar.

Again, not looking to replicate downtown Cleveland or University Circle. That's not what we want to be, but we do want to provide some flexibility for folks to grow and some flexibility to attract new businesses.

So, that's the end of the presentation. As Council President Schutt and Ms. Calta indicated, we will open the floor for discussions and comments. Thank you.

Council President Schutt stated, thank you, Mr. Marquart.

Mr. Marquart stated, thank you.

○ **OPEN PORTION**

Council President Schutt stated, now it's the Open Portion of our meeting. I will open the floor. You have a 5-minute limit. For those who wish to speak, please come up to the podium and state your name and address for the record.

Andrew Krembs
6584 SOM Court

If you know anything about that, it's the southwest corner of the loop in the back. It's pretty close to the area you are talking about. In fact, it is the only residential area that is threatened or involved here in this overlay. I have a couple of questions that I am not sure I can get an answer to, but I will ask them anyway. We are not competing with Twinsburg. We are not competing with the other places you mentioned. What is the burning need for this to happen? It's my understanding that somebody said it's because you are afraid of losing tax revenue from Progressive because they are working at home. I know for a fact that they are not. The only people at Progressive allowed to work at home are the call-in people that are people that just take random calls that are made to Progressive. My daughter-in-law tried to get a job there and they said she had to work in the office and she is an insurance underwriter and she said, I can't. I've got a 4-year-old and a 2-year-old and I have to be at home and I am happy to work at home but I can't work at Progressive. If that's the case, we are not losing much in the way of tax revenue from Progressive if there is a limited number of people who are not actually working there. Physically at the facility.

I have a couple of things that I want to propose. One of them is obviously the threat to our neighborhood. If you are going to do it, do it on a portion that hasn't got any residential people in the neighborhood; that has a highway in back of it and a road in front of it. Maybe that western section of the overlay area, which makes more sense in the sense that you are not threatening a neighborhood that has a lot of people in it. There are a number of units on SOM Court.

I also question the four-story. Just because there are two buildings that are four-story doesn't mean it has to be a four-story area. If the number of people that would be increased in terms of employees, if every one of those units ended up being a four-story it is going to be hell on earth with traffic. It just is overkill if you are trying to make up a little bit of tax revenue to add four-story buildings. We are staring out our window to Mt. Vernon as it is. We are not thrilled about it but it was there when we moved in, so we don't have any choice. We chose it. But the area you are talking about is equally close and to have four-story facilities on that portion that is at east of Beta Drive would be horrendous. We obviously are very much opposed to this unless there's some modifications made as I just mentioned. Thank you.

Council President Schutt stated, Mr. Marquart, did you want to answer the questions?

Mr. Marquart stated, thank you. If I could just address a few of the comments. Firstly, if you were to read through the Ordinance itself, rear setbacks would be protected to a great deal. They would not be as large as they are currently called for. Rear setbacks would be provided which in your case would essentially be your back property line. We also would give folks the option to, if they were to develop closer to a residential parcel, the overlay does require a significant setback or a slightly smaller setback with an opaque wall and landscape screening, so we did recognize and appreciate the need to protect residential folks along SOM Court and Montebello.

The other question I believe was the impetus for doing this and it's essentially, we have lost two employers here on Beta in the last year because they had nowhere to go. They both ran out of space and we couldn't accommodate them. It wasn't insignificant as far as the tax base goes. We are at risk perhaps of the same thing happening within the next 4 or 5 years. Again, what we want to do is provide the opportunity for folks to grow closer to the sidewalk if they need to and higher if they need to.

With respect to building height, we chose four stories again because two of those buildings do exist and we thought that would make for a reasonable benchmark. But I will say is given the state of the office market here in Northeast Ohio, I really don't predict any four-story office buildings to be built here any time soon, not certainly in my time. But what this would provide the opportunity is it would provide for a warehouse user or an industrial user to get higher clearance which most of our buildings here cannot achieve right now. That was sort of the driver for building height.

Council President Schutt stated, thank you, Mr. Marquardt.

Chris Kincel
6617 SOM Court

I recently moved two months ago from out of state so I am not all that familiar with the area. One of the things that does concern me is the point about retail. As the other gentleman stated, there are commercial industrial buildings behind that development but retail would bring in a different type of traffic pattern or a different type of individual, perhaps individuals coming in versus your 9:00-5:00. So, when we talk about retail, will there be sort of a limit on what are we saying by retail? I do understand the restaurants and food service and it's not drive-through so you wouldn't have a McDonald's or something along those lines but I am concerned about retail. I don't think there's any room for the box stores versus a strip mall if you would. Thank you.

Council President Schutt asked, Mr. Marquart?

Mr. Marquart replied, thank you. As it is currently written, the overlay does not restrict one type of retail from another. It does not differentiate one type from another. But what I can say and this came up actually during the First Reading of Council, is that Beta Drive is situated in such a way that it's frankly not very attractive to large retailers. It's sort of off the beaten path and it also has such small traffic counts. There's so little traffic counts that retailers simply aren't interested. What we foresee happening here if anything again is smaller supportive retail that would support the industrial users or warehouse users. It would be a place to get coffee or a place to get lunch or to ship a package. Something along those lines. We don't differentiate those types of uses in the overlay but in practice, that is what we foresee happening.

Eileen Callahan
6592 SOM Court

My husband and I moved here in July. We are very thrilled to be living here. We do look out at the Jefferson Building and consider it an eyesore but we took that into consideration when we bought there. We acknowledged it at that time.

We use the Greenway extensively. I am here to tell you that the litter on the Greenway behind where we live makes me sad and upset and angry. I can't see how adding additional businesses to that complex would not make that matter worse. I don't think people are intentionally letting the litter happen with all those businesses back there. I think it's just the dumpster sometimes doesn't get closed, but if you look in the stream, if you look along the grass, there's litter everywhere. And it's big litter.

The other question is, it sounds to me like we already have high occupancy. We've had one or two people move out or leaving that we can't build that occupancy back up in just one or two places? It seems like a very desirable location for the right kind of customer. So I am a little bit not understanding that or maybe I just didn't hear it right.

The third one is living on SOM Court, the traffic. We have issues with speeders on SOM Court. It's like a highway. We get a reasonable amount of traffic at 35 miles per hour. I almost had my life taken on it a couple of weeks ago. So, I can't be excited about more cars on SOM Court. Whatever that additional number of employees will be that would come every day to make their living there, I think that it would be detrimental to our neighborhood. It's all about the neighborhood. Thank you very much.

Council President Schutt asked, Mr. Marquart?

Mr. Marquart stated, thank you. I will do my best to answer those questions. First off, yes, we do have very high occupancy along Beta and that's sort of the problem. We have nowhere for folks to grow. With regard to the two folks that I mentioned, one moved to Solon and one moved to Warrensville Heights. Their space has already been back-filled, so we don't have those available spaces to market. Again, the largest vacancy we have right now is roughly 9,000 square feet. Modern industrial users are anywhere from 100,000-500,000 square feet. We are simply not in the drawing for any of those. That's not to say I want to seek out an Amazon warehouse here. I don't. But if you have been paying attention in the paper lately you may have seen an article, for example in either today or yesterday's *Plain Dealer*, two very good, very large employers selected some sites in Ohio for new manufacturing facilities. They are both 150 miles or greater from here simply because they have the available land. We don't. Again, we are not blinging out 100 acres available any time soon. I don't think any of us want to see that. But again, we are just not competitive when it comes to the modern light industrial user. We can't compete.

With respect to the litter, I can speak for the Village staff. We apologize for that. We will do our best to get it taken care of. I can't really answer where that's coming from. That's something we will have to look into at least.

Council President Schutt stated, thank you, Mr. Marquart. Are there any other comments from the public?

There were none.

○ **Questions/Comments by Council**

Council President Schutt: Are there any questions from members of Council?

Mr. Murphy stated, yes, I will just make a comment about Progressive. I think overall this is probably a good thing. We see it in the numbers right now that Ron presents to us. We are losing half a million dollars on Progressive. I drive past there and I see that the parking lot is empty. I am sure there's some people working there, but there's also some people that aren't working there. Those people who aren't working there, the friends that I have working there, they are given the option if they want to go back or if they want to work from home. I think that's a huge issue that I think this Council going forward has to take into consideration. It's things like these that allow our current employers to grow and they are staying here and keep those here. I just wanted to make mention of that Progressive is a big issue. Progressive has been our cash counter. We need to find ways like this to weather the storm.

Council President Schutt stated, thank you, Councilman Murphy. Are there any other questions or comments from Council?

Mr. Williams stated, yes.

Council President Schutt stated, go ahead, Councilman Williams.

Mr. Williams stated, interesting perspective that the gentleman had about Progressive. This would be a replacement for that. An option. I never considered it in that fashion. Progressive is a stand-alone scenario and Beta represents more of a stand-alone environment. It's not a replacement. It is to provide flexibility for that parcel of land in the future and to provide an opportunity for our current tenant to grow out or build up. I guess I am not a big fan of building up, but building out makes sense to me. I just never thought of it that way as an alternative to replace Progressive income. Thank you.

Council President Schutt stated, thank you Councilman Williams. Are there any other questions or comments from Council? I will just add my two cents as well. I agree with both of the Council representatives and their comments. I am not a big fan of building up either but certainly building

out. I don't see an issue with that at all. I am not a structural engineer by any means; however, I would think that it would be pretty difficult to build up. There would have to be a lot of work done to be able to build up. You basically would have to tear the building down and then go from scratch.

Also, with Progressive, I actually work for Progressive. We might have 10% of our employees in the office, if that. We do have the option of coming back to work into the office on January 31st. That is optional. I don't really see a whole lot of people going back to the office any time soon. There is a mask mandate and you have to be fully vaccinated. There are challenges with that as well. Most of the people I have spoken with don't have an interest in going back and wearing a mask 40 hours a week. We are, as Council, as Mayor, as Department Heads, there's a lot of things for us to consider at this point in time. I understand all of your concerns but we are not going to be able to replace Progressive in Mayfield Village. There's just no way. We have 8,000 employees in Mayfield Village with Progressive. That's not going to be an option on Beta Drive to have that many employees. Those are my comments.

Mr. Krembs stated, don't misunderstand me. I'm not suggesting that this would be a replacement for Progressive. That's foolish. You may be able to add another 6,000 employees. I'm not talking about a replacement. I am talking about a supplement, which they are not providing apparently at this point. Is there any burning need to go as high as four stories? That's a critical question. Everybody here has said they are not going to need it. It's too expensive. We couldn't possibly see four stories there anyway. If that's the case, why allot the four stories? To me that's ridiculous. And if you double the space in that neighborhood by saying go to two stories, that would still be a serious increase in people there and traffic, etc. It would be outrageous from a resident's point of view looking across the yard. I understand why you have to go through another three readings if you change one part of it, but that's part of government. I would plead with you to reconsider this four story item, particularly since it seems everybody has said it's not feasible, it's not likely, etc. Well then, why allow it? It just doesn't make any sense.

Council President Schutt stated, okay. Thank you. Mr. Marquart?

Mr. Marquart stated, thank you Council President. I will keep this brief because I know we have been here a while. I appreciate everyone's comments very much. Hopefully we have addressed them as best we can. With respect to building height, again, four stories was chosen less with respect to building any new office buildings than it was getting the necessary height to accommodate modern industrial users. For example, we have several industrial buildings here with anywhere from 16 to 22 foot clear height. That just doesn't cut in today's industrial market. We have warehouse users that want 35 feet clear. So in order to achieve that, it would be roughly a 6-8 foot truss. The equation comes out to roughly the same as a four story building. So again, the decision on height was much much less driven by a hotel or anything else than it was distribution or light industrial.

Council President Schutt stated, thank you, Mr. Marquart. Are there any other questions or comments from the members of Council?

There were none.

Council President Schutt stated, Ordinance 2021-14 will be considered by Council at our Regular Meeting at 7:00 this evening.

- **Adjournment**

Mr. Williams, seconded by Mr. Marquardt, made a motion to adjourn.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Meeting Adjourned

The meeting adjourned at 6:54 p.m.



STEPHEN SCHUTT, COUNCIL PRESIDENT



BRENDA T. BODNAR, MAYOR



MARY E. BETSA, MMC, CLERK OF COUNCIL



Mayor Brenda T. Bodnar

Stephen Schutt,
Council President/At-Large
Bill Marquardt, Ward 1
Mark Arndt, Ward 2
Dennis Murphy, Ward 3
George Williams, Ward 4
Jennifer Juncisek, At-Large/Pro-Tem
Allen Meyers, At-Large
Mary E. Betsa, MMC, Clerk of Council
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COUNCIL OFFICE

AGENDA

SPECIAL MEETING OF COUNCIL

MAYFIELD VILLAGE, OHIO

Tuesday, January 18, 2022 – 6:00 p.m.

Mayfield Village Reserve Hall - Mayfield Village Civic Center
6622 Wilson Mills Road, Mayfield Village, Ohio

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**

- **Public Hearing:**
 - **Proposed Ordinance No. 2021-14, entitled, “An Ordinance enacting Chapter 1175 Beta Core Commercial District Overlay and revising the zone map of Mayfield Village so as to overlay the Beta Core Commercial District over certain properties located on Beta Drive in Mayfield Village.” Introduced by Mayor Bodnar. (Administration) (First Reading – October 18, 2021; Amended November 15, 2021 - Second Reading – November 15, 2021; Amended December 6, 2021 – Second Reading December 6, 2021 – Kept on Second Reading December 20, 2021)**

 - **COMMENTS BY LAW DIRECTOR DIANE A. CALTA**

 - **PRESENTATION BY JOHN MARQUART, ECONOMIC DEVELOPMENT MANAGER**

 - **OPEN PORTION**
5-minute limit imposed by Chair. Those who wish to speak must first state their name and address. (The public is requested to limit their discussion to agenda item only.)

 - **Questions/Comments by Council**

- **Adjournment**

/mb