

PLANNING AND ZONING COMMISSION
Workshop Meeting Minutes
Mayfield Village
July 20, 2023

The Planning and Zoning Commission met in workshop session on Thurs, July 20, 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. Diane Calta	Law Director
Mr. John Marquart	Economic Dev Manager
Mr. Tom Cappello	Village Engineer
Mr. Daniel Russell	Building Commissioner
Ms. Deborah Garbo	Commission Secretary

Absent:

Mayor Bodnar	
Ms. Jennifer Jurcisek	Council Alternate

PROPOSAL

- | | |
|-----------------------------------|-----------------------------|
| 1) Parking Expansion | DO Summers Dry Cleaners |
| Add (5) Parking Spaces | Wheely Clean Car Wash |
| (Landbanked spaces approved 2002) | 6447 Wilson Mills Rd. |
| | North Coast Architects, Inc |

OPEN PORTION

Chairman Fikaris stated, this is a workshop meeting of the Mayfield Village Planning & Zoning Commission Thurs, July 20, 2023. We have one proposal before us tonight, a parking expansion for 5 parking spaces for DO Summers Dry Cleaners and Wheely Clean Car Wash, 6447 Wilson Mills Rd. Whoever is here to present, please state your name and address for the record.

Marc Cohen, President North Coast Architects, 23215 Commerce Pk Rd Ste #316 in Beachwood, Oh introduced himself. We're here this evening to discuss adding 5 parking spaces

at the front of the existing DO Summers and Wheely Car Wash location. These 5 landbanked spaces were originally approved as landbanked parking in 2002. We're back now to update 5 of those spaces that are shown on the site drawing. As part of the work that will occur, the existing sign will need to be relocated and the new sign will be going into the place that's shown on the drawing, and the existing landscaping in the front will be reworked based on the new parking and sign location.

Mr. DeBaggis asked, are you going to park your trucks there?

Brett Goldberg, owner DO Summers replied, not necessarily. It'll be for employees who park in the back now. The vans are gone all day long.

Chairman Fikaris asked, those spaces to the north, are those stations for the vacuums or are they dedicated parking spots?

Brett Goldberg replied, there's always been vacuums there since day one. Somebody could park there.

Ms. Calta stated yes, there are vacuums there. You've got actually 3 spots and then there's 6 vacuums.

Chairman Fikaris asked, on a normal manner in a day of commerce, employees wouldn't park in those spots?

Brett Goldberg replied, an employee or customer could.

Chairman Fikaris stated, I understand, it's dual purposes.

Ms. Calta asked, may I ask you a couple questions about this site?

Brett Goldberg replied, sure.

Ms. Calta stated, I have a concern because the site plan that's been submitted doesn't seem to correspond to what's existing. For example, where the vacuums are, you've got 2 spaces there.

Marc Cohen replied, this was based on the original site plan configuration.

Ms. Calta stated, then on the east side of the building-

Marc Cohen replied, the handicap parking spots have been slid over.

Ms. Calta stated, correct. Then I'm not quite sure how many are on the back, if it's 5 or 6. You've got 2 on the west side of the building and you've got a shed and you've got a pole. You're showing that whole area on the west side as being open and no parking. What's that shed for?

Brett Goldberg replied, that's for salt for during the winter.

Ms. Calta asked, can you move that?

Brett Goldberg replied, sure.

Ms. Calta stated, it doesn't show the parking there either, it looks like you've got two spaces there.

Brett Goldberg replied, nothing's striped for parking on the west side.

Ms. Calta points out, yes it is.

Google Mapping - Site View

Mr. Cappello agreed with Ms. Calta. They never built the concrete walk like the original site plan said. So there's 1,2,3,4,5 spaces, this one here is like an added space on the edge. Originally there was supposed to be a concrete walk here. What I'm saying is that the site plan is showing this, and what's out there is not. There's supposed to be 8 spots. Let's take a look on Google Map.

Ms. Calta stated, just to get the lay of the land, the parking spaces before coming in today, you had come before Planning & the Board of Zoning Appeals starting back in 1993, 1998 & 2002. So the building has been added onto and then the Car Wash was added onto. I was trying to figure out what number of car variance you have. As it stands right now I think you asked for and been granted in the past a 12 car variance. At the time you needed 31 spaces. Then when the Car Wash came in, you needed another 2. The good news is the parking code has been changed, so instead of having 1 car for every 150 of the gross square footage, it's now 250. That would be 19 spaces. The question is, how many spaces are you going to have with the landbanked? If you go back into the site plans, there was one that landbanked 7 spaces, another that landbanked 6, and you're proposing to put in 5. If you do the math, how many spaces are you going to have out there with the 5?

Mr. Cappello replied, it's 18.2, but you round up. You're close to what's required.

Marc Cohen stated, there will be 8 down the side, 5 across the back, then 5 in the front that are currently landbanked. That'll give you 18. Originally back in 2002 we had 15 shown and 6 landbanked for 21 total spaces, but that included 2 spaces in the back that are now part of the vacuuming stations. If you add those out, then we'll now be at 18 spaces with one space still being landbanked.

Ms. Calta stated, that was one of my questions, are you going to still landbank that one space? The other thing is you wouldn't be counting the ones that are on the west side.

Marc Cohen replied, that is correct.

Setback Requirements

Ms. Calta stated, okay. So now the question becomes, when those were landbanked, they were supposed to comply with the setback. We can't find any record that there was a variance for those landbanked spaces. If you go down Wilson Mills you know there's not much parking that close to the street, there's green space in front of everything.

Brett Goldberg replied, there's other buildings that are closer than this, Austin's is closer to Wilson Mills.

Marc Cohen stated, I can only make the logical assumption and conclusion in looking at the drawing from 2002 that has the dates for Planning & Zoning work sessions twice, the Planning & Zoning Commission meeting and the Police Dept review are all dated on here and they all show that parking in that front area.

Ms. Calta replied, I saw the site plans I looked through all of that and we've talked ad nauseam and gone through all of the historic data. The question that still remains according to our code, 1183.06 (b)(1) "The additional parking area shall be designed to comply with all required yards, setbacks, and driveways for subject property and shall meet all requirements of this code." So the question is, what was the setback at that point for parking?

Brett Goldberg asked, but if they were landbanked at that time, wouldn't they have had to have them comply?

Ms. Calta stated, the question I'm asking of you, is do you recall whether it complied with the setback? Because the setback right now in 2023 is 35'. And your parking is not going to comply on either side for the 35'. One side's going to be 25' I think and the other's 16'.

Brett Goldberg replied no, I do not recall what the setback was.

Ms. Calta stated, so that's an open question. What I'm going to ask is if the Board is inclined to move this forward for the vote meeting, in between let's talk about that setback. Because if they complied at the time, then they're grandfathered. If it didn't comply at the time, they may not have required you to go and get your variance at that point. Right?

Brett Goldberg replied yes, that's possible.

Ms. Calta stated, so we can walk through that piece of it. That isn't for this Board, that's for a different Board to talk about. I just wanted to ask historically what you guys remember. I think everybody knows you guys are busy and you've got the need.

Mr. Meyers asked, Mayfield Smiles on Wilson Mills, how close is their parking to the front? I think their parking lot goes all the way to the road, doesn't it? Does that comply with setbacks?

Mr. Cappello utilizing web mapping replied, it's about the same, 45'.

Ms. Calta stated, so on the left side there you have 2 spots then the right you have 3.

Chairman Fikaris asked Tom, did you say you need a grading plan?

Mr. Cappello replied, if they're going to do this, I would need a civil drawing showing how you're going to grade this and details of the parking lot, stuff like that.

Monument Sign

Ms. Calta asked, and the sign is going to be 30' back?

Marc Cohen replied, right.

Ms. Calta stated, that brings up another question. Will you be able to see it from the street?

Marc Cohen replied, if you thought that the BZA or this Zoning Board would allow it to be closer, I'm sure Brett would be very happy to have it closer.

Brett Goldberg stated, there're other signs that are a lot closer.

Ms. Calta replied, that might be because they're corner lots.

Mr. Cappello stated, realistically to push it forward, there's precedent I guess you could say. I would measure the distance from the back of walk to those other signs and utilize that as a guide.

Brett Goldberg replied, thank you.

Mr. Cappello stated, but I'm not saying that I'm going to approve it.

Brett Goldberg replied, I know. Right now we have that sink hole.

Mr. Cappello asked, what happened with that? What size water main do you have?

Brett Goldberg replied, the thing blew up. It was the line for the fire suppression.

Ms. Calta stated, the only thing I would say is we can talk between this meeting and the voting meeting. You'll need to update the site plan to show what's existing.

Chairman Fikaris summarized, so we need an updated site plan, the grading plan-

Mr. Cappello replied, you'd probably wait until this gets approved obviously. We don't need the grading plan for the vote. If you guys decide to go ahead and say this is good, before I could

approve it and they would need a permit, I'd need that plan. Why go through that expense if you don't move forward.

Ms. Calta stated, and we'll look at the setback.

Mr. Cappello stated, I don't know if the setback has ever changed.

Ms. Calta replied, I think with the Beta Overlay, it got smaller.

Mr. Marquart replied, it did. DO Summers was a part of that.

Ms. Calta stated, we need to know what it was back then.

Chairman Fikaris asked, any further questions or comments?

There was none.

Next Step

Regular voting meeting scheduled for **Mon, Aug 7th at 6:00 p.m.**

ADJOURNMENT

Dr. McGrath, seconded by Mr. Weltman 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