

PLANNING AND ZONING COMMISSION
Workshop Meeting Minutes
Mayfield Village
Nov 16, 2023

The Planning and Zoning Commission met in workshop session on Thurs, Nov 16, 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 Jurcisek Council Alternate

PROPOSAL

- 1) **Conditional Use Permit**
On Target ABA
767 Beta Dr.
Panzica Construction

Abutting Property Owners:

Beta Drive: 6671, 767-781, 761, 701, 600, 700, 731, 735, 739, 6685, 6650, 660, 6690,
6700, 6680, 6655, 6670, 681, 780, 651, 730, 740, 750, 760

OPEN PORTION

Chairman Fikaris stated, this is the Nov 16th workshop meeting of the Mayfield Village Planning & Zoning Commission. Our lone item on our agenda tonight is a Conditional Use Permit application by On Target ABA for 767 Beta Dr. for a proposed Behavioral Therapy Center. We

typically invite the applicant to speak first, if you would please state your name and address for the record.

Presentation by Joshua Gross, Owner On Target ABA

Joshua Gross, CEO/Owner On Target ABA, 28800 Clark Dr., Wickliffe, Oh 44092 introduced himself. Right now we're an ABA Therapy provider. We provide therapy to children with Autism. We have a location in Mayfield Hts. that we're hoping to move to Mayfield Village from that location. We have another location in Worthington in Columbus and another location opening in another two weeks in Columbus as well.

We provide our services in homes, in schools. Our base is not just speech and OT that focuses on specific things. This is anything where children on the Autism Spectrum lag behind mentally by their peers, and that could be language, communication, could be just daily living skills, eye contact, everything from A-Z.

The kids we're servicing are typically between the ages of 3 - 5. We do go out to teenagers, they're usually in schools or homes, not in clinics.

From a functional perspective, this is more an Out Patient Therapy Center, it's not really a Daycare. From a life safety perspective, the therapy sessions are usually 3 hours, but you could have back to back sessions, some kids are there for 6 hours. The parents generally are not going to stay for that long. Right now we're serving 185 clients. We've probably serviced 350 in the past two years. I think we had one where a Guardian decided to stay on, I think that was a Great Grandmother who was the Guardian taking care of him. So, for life safety it sort of comes like a Daycare because the technical life safety codes-

Ms. Weber stated, maybe if I could interject and kind of explain to the Board. This Use, why they're here today for a Conditional Use Permit is a Therapy Center, this is not really a Use that is contemplated under our Zoning Code. Under our Conditional Use Permits Section 1149.02 (a), they're able to come in to seek a Conditional Use Permit for a Use that's not contemplated in any of the districts of our code. If you look at their application, they've listed the Use that you would find under our Building Code, in our Fire Code. So obviously there's a difference between the Building Code and the Fire Code and the Zoning Code. What they're here today to ask for is a Conditional Use Permit for their Uses in Autism Therapy Center based on the factors that are in our code.

Steve Varelmann, Architect introduced himself. I did the drawings here. It really does function the way Josh was talking about if it were a physician's office or a therapist office or a business use, the reason it's I-4 is because of the children, if there was an event in the building, they can't really get out on their own. That's why it's I-4 technically. But it really functions as it's zoned, as business office and training.

Joshua Gross stated, that's the general idea of our services. I'm sure you guys probably have some questions for me.

Occupancy & Hours of Operation

Chairman Fikaris asked, in general, how many individuals do you imagine to be in the facility at any given time?

Joshua Gross replied, it's hard to give an exact number. Client wise, I'd say for the next two years probably around 55 at any given time.

Chairman Fikaris stated, you said approximately 40 staff, is that the right number?

Joshua Gross replied, 65 staff. It's one on one and then you also have supervisors.

Chairman Fikaris stated, you said it wasn't a daycare so it's not a 9 – 4 kind of thing. So they'll be coming and going during the day?

Joshua Gross replied yes, it's staggered, it's between 8am – 5pm, Mon – Fri.

Chairman Fikaris stated, a conflict I saw is in the plan you said ages 2 – 18 and then in here it says ages 3 – 6.

Joshua Gross replied, in the clinic right now in Cleveland I think all those clients are probably 5 years old, we have one 7 year old that we've been servicing for 2 ½ years who comes in the afternoons after school. We also service in homes and in schools, so our clients tower between the ages of 2 and 18. But typically in the clinic setting, it's maybe 90% between the ages of 3 -5.

Parking Spaces

Mr. DeBaggis asked, are there any concerns about adequate parking?

Joshua Gross replied, there's 7.1 spots per sq ft. We're taking this area here, we have 12,149 sq ft, so times 7.1 would be somewhere in the high 80's. If we had 65 staff at a given time, parents drop off, they're not there, the most you'd have at a time is 2 or 3 parents, unless they come for the monthly meetings. There's really no need for more than 68 spots. Drop off and pick up is staggered, it's not like getting out of Daycare, all at the same time. Maybe you'll need another 8 or 9 spots at a time. Even without using any spots from any other business, there's more than adequate parking.

Chairman Fikaris stated, I did a drive through one morning, it was pretty active on the south side there, which is the other drop off Daycare there, Kidtown. Is your main entrance facing east?

Joshua Gross replied, yes. Pointing out on site plan, we also have an entrance here, here and here if we had to make adjustments as needed, but I think we'll be fine with parking over here. And there's also the option if there was ever an issue with parking, a lot of ABA Therapy Centers will have the staff go out to cars and pick up as the parents come in to drop off.

Mr. DeBaggis asked, so you'll move the Mayfield Hts Center to Mayfield Village, you won't maintain two, correct?

Joshua Gross replied correct, not maintain two centers. We'll probably use that as an Admin office until sometime next year and then move that office hopefully to wherever this center is.

767 Beta Dr. Building & Site

Chairman Fikaris asked, presently is there vacancy to the west as well at 767 Beta?

Nanci Ferrante with Panzica Realty introduced herself. On Target ABA is going to take 12,149 sq ft at the 767 Beta Dr. property. At the very front is another 8,200 sq ft. We're a parking ratio that's very high at this property. It actually even exceeds a medical parking ratio or a call center parking ratio. The prior tenant was more like a call center, that they had a density that was maybe higher than even what they're anticipating. And the 8200 sq ft will be available. The whole row that's on the side that they're going to lease here is typically available and never really had anyone parking here even when the building was fully occupied. This entire row is about 61 spaces, probably from about here up, no one has ever really parked it even when Fredonia was there for the 20 some years. There's always going to be sufficient parking for their use based on the way the buildings are configured. Even if we were to change the uses, if we got a Conditional Use for medical which we're hoping to add to the value of the real estate and bring higher type users into the Village, we have significant parking. The highest parking that medical typically needs is 5 cars per 1,000 sq ft. So even at 7 cars per 1,000 sq ft, we're very well parked.

Steve Varelmann stated, I'd like to point out that this is an actual photograph I've taken and you can see how few cars are there. There's plenty of parking for this facility.

Chairman Fikaris asked Dan, has there been any input from our Safety Forces?

Mr. Russell replied, they're in the process of reviewing the sprinkler and fire alarm systems, they want them to get the Conditional Use Permit first.

Steve Varelmann stated, I'd like to address that. Being that I was involved with the Daycare in this building, as well as Nanci, it's a similar I-4 Use. The building is already sprinklered, they're going to put in a new fire alarm system. All of those bases will be covered.

Chairman Fikaris asked, and there's egress on three sides, correct?

Steve Varelmann replied, that space is required to have two points of egress. This map here shows the egress points, so it does meet the egress requirements.

Nanci Ferrante stated, this is an access to the common area restrooms even though they have restrooms in their space, there are common area restrooms. There's actually another egress there that's public access. There's plenty of exits.

Steve Varelmann stated, it's only required to have two.

Nanci Ferrante stated, there's actually four exits dedicated to that space.

Chairman Fikaris stated, I believe the applicant has addressed all the guidelines established by Mayfield Village. John Marquart, our Economic Development Manager also submitted his comments.

Comments by John Marquart, Economic Development Manager

Mr. Marquart stated, the only few things that I would mention, with respect to parking, the property's frankly overparked per code and it's even more so when you apply the Beta Overlay District which is applicable here. Parking should not be an issue whatsoever, particularly given the fact that parents typically drop off and leave.

This Use is sort of atypical from what we're used to along Beta Dr. They're a very good employer and we're actually working with them on an incentive package to move into the Village. When you look at their payroll figures or employment figures, they're actually pretty favorable and compare favorably to a small manufacturer or a good office user, pretty good employment density. We're happy to have them and hopefully we can work out an agreement within the next few weeks.

Chairman Fikaris asked, Katie do you have anything else you'd like to add?

Ms. Weber replied, I think as a Board we have the eleven standards for you guys to consider and the applicant has addressed those in the literature. This is your workshop, it's a non-voting meeting but a great opportunity to be able to get any questions answered from the applicant and clarifications.

Mr. Kless asked, when is our voting meeting?

Chairman Fikaris replied, Mon, Dec 4th.

Ms. Weber stated, since this is a Conditional Use, Council will confirm it and I believe they're planning on it being a Special meeting on Dec 4th after your meeting. I think they have some other business that needs to be addressed for that Council meeting.

Chairman Fikaris stated, the application is pretty straight forward. We appreciate all the input. As was said, we'll vote at our regular meeting on Mon, Dec 4th at 6:00 p.m., you're welcome to attend. Does anyone have any additional questions or comments?

Mr. Meyers asked, how many people during the day would there be dropped off and picked up?

Joshua Gross replied, for the entire day probably between 80 – 90 staggered.

Mr. DeBaggis asked, do you think some of your clients will be going from your place to Rock the Spectrum and back and forth like that?

Joshua Gross replied, Rock the Spectrum does some OT, but it's more of a place where parents will take their kids to have some fun and let out their energy for their sensory needs. We did put their flyers out at our front desk, so yes, we're a great client source for them in terms of services.

Chairman Fikaris stated, I think this is a very positive thing for your services and an opportunity for the Village as well.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Deborah Garbo

Executive Assistant, Building Department