

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**Aug 15, 2024**

The Planning and Zoning Commission met in workshop session on Thurs, Aug 15, 2024 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Fikaris presided.

**Roll Call**

**Present:** Mr. Paul Fikaris Chairman  
Mr. Allen Meyers Council Rep  
Mr. Jim Kless  
Mr. Randy Weltman

**Also Present:** Ms. Diane Calta Law Director  
Mr. Tom Cappello Village Engineer  
Mr. Daniel Russell Building Commissioner  
Ms. Deborah Garbo Commission Secretary

**Absent:** Dr. Sue McGrath Chairman Pro Tem  
Mr. Henry DeBaggis  
Mayor Bodnar  
Mr. John Marquart Economic Development Manager  
Ms. Jennifer Jurcisek Council Alternate

**PROPOSAL**

**1. Lot Consolidation**

Mayfield Village Vacant Properties

691 SOM Ctr Rd.

PPN #831-22-002 & PPN #831-22-031

**OPEN PORTION**

Chairman Fikaris stated, this is a workshop meeting of the Mayfield Village Planning & Zoning Commission. We have one proposal before us tonight, a Lot Consolidation, Mayfield Village vacant properties, 691 SOM Ctr Rd, PPN 831-22-002 & 831-22-031. I'm going to turn this over to Law Director Diane Calta.

Ms. Calta stated Tom, please jump in because this is more of engineering work. We have a Village property that we talked about what the future plan is and came up to the conclusion that this is something we probably want to put on the market and sell. It's two parcels, we want to have those consolidated into one parcel, it's in a single family area. Before it goes on the market,

we're going to have it Deed restricted to one single family home and also preclude it from being sub-divided in the future, so it'll be limited to one single family dwelling.

Mr. Meyers asked, so somebody couldn't buy it, split it again and put two single family homes on it?

Ms. Calta replied, we don't want that to happen in this area.

Mr. Meyers asked, would that turn into a lawsuit at the end of the day?

Ms. Calta replied, no. It's our property, so we can put the restrictions on it and sell it and somebody buys it knowing that that restriction is what it is.

Mr. Meyers said, the way it is, somebody can buy both lots and build two houses.

Ms. Calta replied, right now they probably could.

Mr. Cappello stated, the ROW now goes out to here, even though you have to cross the underpass here. But, there's a nice flat spot back in here.

Mr. Meyers said, I'm just asking a question because if somebody buys it and they decide they're going to split it to put two houses in-

Ms. Calta replied, and we don't want that, we want just one house there.

Mr. Meyers asked, is there going to be a stipulation or regulation on the size of the house?

Ms. Calta replied, in our code we have minimum house size square footage, I think it's 1500.

Mr. Meyers stated, I'm trying to bring this up because down the road if somebody buys the properties, they might put two houses back in there.

Ms. Calta replied, that's why we're going to restrict it so it can't be split.

Reciting from Code Section 1159.05 (e); Minimum Living Area for Dwelling Units;

- (1) A one story family dwelling unit shall have a minimum floor area of not less than 1,800 square feet, exclusive of basement, utility room and garage space.
- (2) A family dwelling unit consisting of one and one-half stories shall have a minimum first floor area of not less than 1,400 square feet and a minimum total floor area of not less than 2,200 square feet, exclusive of basement, utility room and garage space.
- (3) A family dwelling unit consisting of two stories shall have a minimum first floor area of not less than 1,400 square feet and a minimum total floor area of not less than 2,500 square feet, exclusive of basement, utility room and garage space.

Ms. Calta said, Tom was given the task of putting together the plat to consolidate the two parcels and now we come here for your review.

Mr. Cappello stated, the property total area ended up being 3.63 acres. Part of the property you see up in here, this is all slope.

Ms. Calta asked, isn't there a Riparian setback from that?

Mr. Cappello replied, there is but I think this is far enough east at the top of the bank. Anyone building out here, if they get too close to that edge, on the site plan I'd require them to have some Geotech report. We don't want where in some of these places like Moreland Hills where these houses are starting to slide down. But this whole area up in here should be fairly flat.

Mr. Weltman asked, I'm curious, why is this being initiated now, and who brings it to our attention?

Ms. Calta replied, I know that there was a discussion about we have a couple of rental houses on Wilson Mills and there are three tenants that have been notified, a very long story as to why those were acquired. At this point in time there isn't a viable plan to use those properties. Any municipality is not in the business of renting houses, they continue to require maintenance. That was one of the discussions I think that started the discussion on this property. We've notified those tenants, and Council is aware of this, we gave them a fair amount of time to leave. One of the tenants asked for some additional time, so they're going to have some additional time. So we have those three properties that once those tenants are out of the properties, we'll have them evaluated and those will be put on the market, there's a fair amount of maintenance on some of them that need to be done. There's one couple that's been there for a significant amount of time, they're going through some medical problems right now and they asked for some additional time. You're going to see those come on line soon to put up on the market. Then in talking about these three, we asked where do we have other properties and this one came up for discussion and we don't have any plan to use it. The preference is that it's one house, one parcel. If you look at all of that like Tom said, the plan for one house is better for that property given its topography.

Chairman Fikaris asked, did PPN 831-22-031 have a house on it?

Mr. Meyers replied, yes. It was Dr. Stabile's from the Mayfield Schools property.

Mr. Cappello stated, there used to be one house and then a garage. I think this might have been a split back in the early 90's.

Mr. Meyers said, if anybody remembers, the road there used to have a big dip. That's where they put the tunnel in, to alleviate the dip in the road.

Chairman Fikaris asked, our job as a Commission, you're asking us to just approve the lot consolidation?

Ms. Calta replied, correct.

Mr. Meyers asked, is it worth more with one lot than two financially, as a benefit to the Village? Or could we get more for each lot separately?

Ms. Calta replied, I think that goes back to there was one house back then, it makes sense.

Mr. Cappello stated, I know there was a split, I think back in the early 90's.

Ms. Calta said, I thought when the Village purchased it, it was two parcels.

Mr. Cappello replied, it was, we purchased it in 2007. I think it was split before 1995.

Mr. Meyers asked, is it not more valuable as two lots?

Ms. Calta replied, the topography gives it some challenges. I don't know how you could do two driveways up there.

Mr. Cappello stated, I like the one lot.

Ms. Calta stated yes, I think it makes more sense with one.

Chairman Fikaris asked, do we have any other further questions or comments?

There were none.

Chairman Fikaris said, because of the Labor Day holiday on Sept 2<sup>nd</sup>, our vote meeting will be moved to Mon, Sept 9<sup>th</sup> at 6:00 p.m.

### **ADJOURNMENT**

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

### **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

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

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant, Building Department*