

PLANNING AND ZONING COMMISSION
Workshop Meeting Minutes
Mayfield Village
Jan 18, 2024

The Planning and Zoning Commission met in workshop session on Thurs, Jan 18, 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
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. Daniel Russell Building Commissioner
Ms. Deborah Garbo Commission Secretary

Absent: Mayor Bodnar
Mr. John Marquart Economic Dev Manager
Mr. Tom Cappello Village Engineer
Ms. Jennifer Jurgisek Council Alternate

PROPOSAL

- 1) **Montebello Re-Subdivision**
Highland Land Development Co., LLC
6488 Highland Rd.
Skoda Construction
Polaris Engineering & Surveying, Inc

Open Portion

Chairman Fikaris stated, this is the Jan 18th 2024 workshop meeting of the Mayfield Village Planning & Zoning Commission. This is a workshop meeting, there is no vote tonight. We have one proposal tonight, a re-subdivision of the Montebello Subdivision, 6488 Highland Rd, Highland Land Development Co., LLC, Skoda Construction Co. and Polaris Engineering. Please explain your intent.

Chris Skoda stated, in our original plan we had a series of duplexes here and here. The sales went pretty good until the interest rates went up. So we have a lot more demand for single family lots

than we're ever going to have for duplexes. We're actually reducing our density and proposing that we change some to single family lots and eliminate the two family duplexes.

History of Development by Kathryn Weber, Law Dept

Ms. Weber stated, maybe I could give a little background of why he has to apply, we're all here and what your role is as a Planning Commission. There's a handful of you who were on this Commission when this Subdivision first came through a handful of years ago. To catch everybody up, this Subdivision was done as a Planned Residential Development District which is governed by Chapter 1159 of our code. The way it works when you do that is you have to come in with a Development Plan that shows what you're going to do, P & Z Commission then approves that Development Plan based on a handful of factors that we have in the code. That then gets confirmed and approved by Council.

Chris has come in and is asking to change the plat that was initially approved, so this was basically part of the Final Development Plan that was initially approved by P & Z Commission. Since he's changing or asking to revise that, P & Z needs to take a look at that and approve those amendments and then that'll get confirmed by Council.

Additionally what's going on with this one as well, when this project was being proposed, the Developer worked real closely with the Village and Administration in order to make sure that the Development that was coming was something that the Village wanted and kind of had some control in there, so there was a Development Agreement that went along with that. From our read it doesn't look like these revisions would change the Development Agreement and it's not contrary to the Development Agreement. If anything, the Development Agreement kind of limited the amount of duplexes or multi-family homes. The fact that he's coming in and getting rid of those altogether I think is more in line with what the intent was originally.

I will say from the Law Department's perspective, we requested that the Developer execute a certification saying that he is certifying that these amendments aren't going to violate the Development Agreement and kind of recertifying that he plans to continue to comply with the terms of those Development Agreements. So, any approval here would be subject to that which we will have finalized prior to your vote.

Ms. Weber stated, what you're doing is looking at what he's proposing and we'll apply the factors in 1159.10 (f)(2) and I can read those factors to you but I will highlight this has already gone through the full approval process and I think as Chris will explain to you, this is kind of a minor change.

Open Discussion

Chris Skoda stated, in doing so, we would have had 8 units here in duplexes, now we're going to have 6 single family homes and same up here we had 5 units and now we're going to have 4. If anything, we're helping with the density. And these lots are very similar sizes to everything else that's in there, the same type of homes that we've built there.

Mr. DeBaggis asked Ms. Weber, can you tell us what those factors are?

Ms. Weber replied, absolutely. Referencing Chapter 1159.10 (f)(2);

- A. The development will preserve and be sensitive to the natural characteristics of the site.
- B. The pedestrian and vehicular linkages proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned residential development.
- C. The proposed development shall include adequate means of pedestrian movement throughout the development and in relation to surrounding pedestrian circulation patterns.
- D. The development will result in harmonious grouping of buildings so that the area surrounding said development can be developed in coordination and substantial compatibility with the proposed development.
- E. The existing and proposed utility services are adequate for densities proposed.
- F. Maximum possible privacy for adjacent residential properties shall be provided through good design and use of the proper building materials and landscaping.
- G. On-site circulation shall be designed to provide for adequate fire and police protection, and safe and efficient pedestrian and vehicular circulation.
- H. The proposed development complies with all other applicable provisions of this Zoning Code.

Ms. Weber stated, I'll put those in your packet so you can look at them for next time, but probably not all those necessarily apply to this provision but I wanted to make sure I let you know what you were looking at here.

Dr. McGrath stated, it seems to me the decrease in density fits better with those.

Mr. Kless agreed. This seems to be more in line with the thought of single family units.

Mr. Weltman asked, when did you see the drop in demand for multi units?

Chris Skoda replied, it never was there actually. In the beginning we didn't really know what this would sell for so we really tried to pump up our density to cover the cost of the development. But the sales were pretty good until interest rates went up and it just kind of fell off the cliff. But everything in cycles, we'll wait for it to come back.

Chairman Fikaris asked, are there any builds for two families?

Chris Skoda replied no, we're eliminating those altogether.

Dr. McGrath stated, if I lived in that community, I'd want it to all be the same. You don't want to be one of the three duplexes.

Mr. Weltman stated, I'm happy to see another house going to be donated for St Jude.

Chris Skoda replied, yes and that's a unique situation They pay for whatever we can't get donated. We donate our services, they did buy the lot and then they do pay whatever we can't get. It's the most odd scenario you've ever been in, there's no real contract.

Mr. Weltman stated, but to do two years in a row for you, that's pretty good. You get so much advertisement for free.

Chris Skoda replied, yes.

Dr. McGrath stated, the Development looks really nice, I love the big trees along Highland. I think you've done a nice job.

Chris Skoda replied, it's coming along. Thank you.

Chairman Fikaris asked, is there any additional questions or comments?

There was none.

Chairman Fikaris stated, Katie you said you'd provide us with a confirmation of this Certification Agreement and any other materials that we might need to clarify.

Ms. Weber replied, absolutely.

Chairman Fikaris stated, the vote meeting will be scheduled for Mon, Feb 5th at 6:00 p.m.

Adjournment

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Deborah Garbo

Executive Assistant, Building Department