

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Mayfield Village  
Sept 9, 2024**

The Planning & Zoning Commission met in regular session on Mon, Sept 9, 2024 at 6:00 p.m. at the Mayfield Village Civic Center, Civic Hall. 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. 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:** Mr. Henry DeBaggis  
Mayor Bodnar  
Mr. John Marquart Economic Development Manager  
Ms. Jennifer Jurcisek Council Alternate

**CONSIDERATION OF MEETING MINUTES:** **July 1, 2024**

Mr. Kless, seconded by Mr. Meyers made a motion to approve the minutes of July 1, 2024.

**ROLL CALL**

Ayes: Mr. Fikaris, Mr. Meyers, Mr. Kless, Mr. Weltman

Abstain: Dr. McGrath

Nays: None

**Motion Carried  
Minutes Approved as Written**

**PROPOSAL**

**1. Lot Consolidation**

Mayfield Village Vacant Properties  
691 SOM Ctr Rd.  
PPN 831-22-002  
PPN 831-22-031

**OPEN PORTION**

Chairman Fikaris called the meeting to order. This is a vote meeting of the Mayfield Village Planning & Zoning Commission Mon, Sept 9<sup>th</sup> at 6:00 p.m. Our single item on our agenda tonight is a proposal for a Lot Consolidation, Mayfield Village vacant properties, 691 SOM Ctr Rd. PPN 831-22-002 & 831-22-031. Is there any further discussion, any added points, or any questions on this lot consolidation?

Mr. Meyers stated, the only question I had was the values, individually or as one. Are they more valuable either way?

Ms. Calta replied, it may seem after the fact but the next step will be the Deed Restriction will get filed to limit it. But I could certainly have those conversations. We don't have an Appraiser picked out yet where we could have those conversations. I think the conversations from the beginning that started this whole process were that it was more situated for one dwelling unit, it made more sense for a couple of different reasons relating to where you could put the dwelling up there, etc., etc. That's how it started but I'll certainly ask those questions when we get to the appraisal. Just a couple of conversations I've had with Appraisers recently on other stuff, this is a vacant piece of property, it has so much acreage, there's so much that can be developed, it shouldn't change the price of it.

Dr. McGrath stated, I was not at the last meeting but I did go over the notes. From looking at that property, I would think it would be very challenging, it looks like there's only room for one driveway to get in there. To try and have two dwellings, you'd have to sell it to people that are willing to share the driveway. I think it would be difficult because the terrain is so dramatic. It would make an incredible home site for somebody whose willing to put an interesting home there, it would be amazing. But I'm not sure there's room for two without having to share a driveway.

Mr. Cappello stated, I believe originally it was one lot and they came in for a split, then they created both lots. It was one house I believe on the site and then there was a garage literally by the edge of the cliff.

Dr. McGrath said yes, I remember that, a classmate of my daughter lived there at the time.

Mr. Cappello said, I don't disagree, I think it's more conducive to combine them and make it one nice site.

Chairman Fikaris asked, any additional questions or comments?

There were none.

Chairman Fikaris stated, I would entertain a motion to approve a Lot Consolidation proposal as set forth.

**DECISION**

Mr. Weltman, seconded by Mr. Meyers made a motion to approve the Lot Consolidation for Mayfield Village vacant properties, 691 SOM Ctr Rd, PPN 831-22-002 & 831-22-031 as proposed.

**ROLL CALL**

Ayes: Mr. Fikaris, Dr. McGrath, Mr. Meyers, Mr. Kless, Mr. Weltman

Nays: None

**Motion Carried**

**Recommendation to Council**

Chairman Fikaris said, we do not have a workshop meeting for September. If there aren't any questions or comments I would entertain a motion to adjourn.

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:05 p.m.**

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Chairman

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Secretary