

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**March 21, 2024**

The Planning and Zoning Commission met in workshop session on Thurs, March 21, 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. 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:** Mr. Allen Meyers Council Rep  
Mr. John Marquart Economic Dev Manager  
Mayor Bodnar  
Mr. Tom Cappello Village Engineer  
Ms. Jennifer Jurcisek Council Alternate

**PROPOSAL**

1) **Conditional Use Permit Expansion**  
**“1-4 Institutional Use”**

We Rock the Spectrum - Cleveland  
700 Beta Dr. Suite #300  
Meld Architects

**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 March 21, 2024 workshop meeting of the Mayfield Village Planning & Zoning Commission. We have one proposal on our agenda tonight, a Conditional Use Permit expansion for We Rock the Spectrum – Cleveland, 700 Beta Dr. Suite #300. I’ll ask Ms. Weber to explain exactly what is a Conditional Use Permit expansion.

Ms. Weber replied, absolutely. As this Board probably recalls, this applicant was in back in March of last year for their initial approvals. At that time we determined that their particular use was not a use that was called out specifically in our zoning code. Under our Conditional Use Permit section, it allows a Conditional Use to be issued for a use when that use isn't defined within our zoning code, so we had them come in for a Conditional Use Permit in order to put in We Rock the Spectrum.

They have now reached out and come back, I'm assuming because their business is doing well, looking to expand their square footage and lease additional space. Since their original Conditional Use Permit was specifically for the square footage in the space that they were initially leasing, we wanted them to just come back in to your Board to make sure that you could take a look at it and make sure the expansion of the use is still going to be in keeping with the factors that we have in our code for Conditional Use permits. And also that it wouldn't violate the conditions that this Board put on the Conditional Use permit that you initially approved last year.

As a reminder, there was two conditions that were placed on this Conditional Use Permit. You limited the hours of operation and placed a condition on retail sales;

**Hours of Operation**

Mon - Fri: 9:00 am – 6:00 pm

Special Events: 6:00 pm – 9:00 pm

Weekends: 9:00 am – 5:00 pm

**Retail**

Retail sales limited to 10% of the overall square footage.

Ms. Weber stated, just as another reminder to you, in 1149.02 (h) 1-11 sets forth the standards for issuing a Conditional Use Permit, and the applicant in their materials addressed those factors for you.

Chairman Fikaris thanked Ms. Weber. If the applicants can now introduce and tell us about themselves.

Alexandra Schriefer, Owner We Rock the Spectrum, 700 Beta Dr Suite 300 introduced herself.

Connor Pletz, Co-Owner We Rock the Spectrum introduced himself.

Alexandra Schriefer stated, we're doing very well, the idea is this will give us additional space for our current programs. With expanding back, we'll have more room for a couple additional pieces of gym equipment, more room for our summer camp program because last year we had to omit based on our current space.

Connor Pletz stated, the retail space being 10%, none of that is changing. That'll still be in the front, we're not expanding that at all into the back territory. Like Alex has said, it's been really

receptive with the community, a lot of positive feedback. A lot of our programs and the day to day operations have been growing. The tenant behind us had moved out, we were interested in acquiring more additional space just to grow what currently is, no real changes.

Alexandra Schriefer stated, same hours of operation.

Chairman Fikaris asked, with this expansion, it says here in the materials that the existing Occupant Load is 86. What do you suppose you have now, and I know it varies, I'm sure it's very fluid, are you close to that?

Alexandra Schriefer replied, on a day where it's raining, or like on Martin Luther King Day, we get close to it, but any other day, no. On a day that schools out and there's nothing to do outside, yes.

Connor Pletz stated, birthday parties and such are busier, but on a day to day we're not really hitting that on a consistent basis.

Alexandra Schriefer said, birthday parties we might hit 60 total people, that's with Mom, Dad & child.

Chairman Fikaris asked about number of employees. Do you anticipate that to increase?

Alexandra Schriefer replied, maybe 1 or 2 more.

Connor Pletz said yes, probably 1 or 2 more. All our employees are on a part-time basis, anywhere from 2 to 3 at a time. We might hire out more.

Chairman Fikaris asked, how many staff do you usually have?

Alexandra Schriefer replied, everyday we have 2 maybe 3, in total we have 9 employees, all part-time. I've partnered with the local Autism Vocational Programs. The older children with Autism, they come and do their Vocational training, they'll come and clean the toys. We have a program with CEVEC in Mayfield, they're there on Tuesdays and Thursdays. Then we have the Monarch Center, their MTEP Program, also a Vocational Program, same concept, they're there once a week. We've actually hired one of the, he was 18 at the time, he was in the CEVEC Program and I ended up hiring him when he graduated, he's there Mondays and Fridays. Each day we have one of them there, they're only there for like 2-3 hours helping with sanitizing toys and doing laundry, that kind of stuff which has been really cool.

Mr. DeBaggis asked, have you ever had any issues with parking?

Alexandra Schriefer replied, no issues with parking.

Chairman Fikaris said, that was my next question. I know that's a little bit of a tricky area because it's multi-tenant use.

Alexandra Schriefer stated, I think occasionally on the days where the banquet center had something going on, like on a weekend, I don't think it was an issue per say, but the parking lot was definitely full, but I think that's only been a couple of times.

Connor Pletz stated, and we have a good relationship with their Fitness Center that's adjacent to us, one of the owners we talk to quite often and hasn't voiced any concerns.

Chairman Fikaris stated, so you folks will get another 2800 square feet, then it kind of jets out to an exit.

Connor Pletz pointing out on the floor plan, this corridor here is public then our immediate space through this door here has a hallway and that's how it's actually connected. The corridor is shared amongst all the suites.

Chairman Fikaris asked, does anybody else have any other questions or comments? I know we received a memo from John Marquart, our Economic Development Manager. I wanted to make sure we add that into the record (enclosed).

Dr. McGrath stated, it's exciting that it's going so well.

Mr. Weltman asked, is it evolving as you expected?

Alexandra Schiefer replied, way more than I expected. I think we've had 7,000 kids that have registered and been through the door since April 1<sup>st</sup> of last year, pretty phenomenal. Whether it's birthday parties, field trips, we're booking pretty much 25 or 30 birthdays per month. I think we anticipated 8 when we looked back at our proforma.

Connor Pletz stated, a lot of the school systems have begun to catch on and they're booking field trips and stuff. I think it's great for Mayfield.

Alexandra Schiefer stated, we had Ravenna last week come out for a field trip, so they're traveling from quite a ways which has been really cool.

Chairman Fikaris stated, I can't tell, is that an occupant in that front corner?

Connor Pletz replied, I think there's a small Law Firm there.

Chairman Fikaris stated, we'll vote on this Mon, April 1<sup>st</sup> at 6:00 p.m. Thank you for the great presentation. If nobody has anything additional, I'd like to entertain a motion for adjournment.

## **ADJOURNMENT**

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

P & Z ws Minutes

March 21, 2024

Pg #5

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

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

*Respectfully Submitted,*

*Deborah Garbo*

*Executive Assistant, Building Department*

Enclosure: Memo by John Marquart 3.15.24