

PLANNING AND ZONING COMMISSION
Workshop Meeting Minutes
Mayfield Village
May 16, 2024

The Planning and Zoning Commission met in workshop session on Thurs, May 16, 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. Randy Weltman

Also Present: Ms. Kathryn Weber Law Department
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 Dev Manager
Ms. Jennifer Juncisek Council Alternate

PROPOSAL

1. Lot Split & Consolidation

Village Trails 44040
Sublot 11-B PPN 831-42-025
Sublot 12 PPN 831-42-023

CCAG Limited Partnership
Polaris Engineering
Dominic Ferritto, Contractor

OPEN PORTION

Chairman Fikaris stated, this is the May 16, 2024 workshop meeting of the Mayfield Village Planning & Zoning Commission. Our only item on our agenda tonight is a proposal for a lot split and consolidation on Village Trails, 44040, S/L 11-B & S/L 12 for CCAG Limited Partnership. I'll ask Ms. Weber to fill the Commission in on the details of this proposal.

Ms. Weber stated, what we have in front of us today is a lot split and consolidation. In our Code Section 1115.10, this is an application for re-subdividing currently existing subdivision. In order to get this approved, the Planning Commission is the one who takes a look at this to recommend approval and also go to Council for them to approve this. We have our Village Engineer and Building Director here who has also taken a look at it in order to determine whether or not it meets the code and the legality of it as well. When a lot split and consolidation is done as well it also has to be approved by the County. I believe this one has gotten pre-approval by the County already and now it's come to the local municipality to take a look at it.

Mr. Cappello referring to the plat stated, the dash line with the Z in it was the old property line for 11-B that separated 12 & 11-B. They're just looking to acquire the piece off of 12 and attach it to 11-B. Obviously the County's looked at it. Everything looks fine to me. What was the reason they did this, was it utilities?

Dustin Keeney, P.E. with Polaris Engineering, 34600 Chardon Rd, Willoughby Hills, 44094 introduced himself. Yes, it's for utilities. The existing driveway kind of does an S curve up to where he wants to build a house. As it is, he'd have to cross the driveway two or three times. And from a slope perspective if we could angle up that triangle piece and go right to the corner of the house.

Chairman Fikaris asked, any concerns or questions?

Mr. Cappello stated, I have no issues.

Mr. Russell stated, the Building Department has no issues.

Dr. McGrath stated, I appreciate the explanation because I was coming up with all these ideas of why they would want to do this and it involved firepits and cornhole. So thank you, I appreciate that.

Chairman Fikaris asked Dustin, do you have any issues or comments?

Dustin Keeney replied, no. I think he's had this piece of property for a really, really long time. He's really excited, they're putting the finishing touches on it. They're hoping to submit to the Architectural Review Board in the next several weeks, and we'll be back to you guys in the next couple weeks for the site plan approval. He's just trying to get this part finalized and filed so he can move forward.

Mr. Cappello stated, for everybody's information, we've worked with Dustin, the Owner and his Architect, the Police Chief, Fire Chief and Dan on this property. This shows the topography, it's up a hill, the driveway meanders up and there's all sorts of things, but we've kind of worked it out.

Dustin Keeney stated, this is a very unique property.

Ms. Weber stated, one thing to note is the two Legal Descriptions on Parcel "A" & "B", it says The Village of Mayfield Heights.

Dustin Keeney replied, we'll correct that, thank you.

Chairman Fikaris stated, if there's no additional comments or questions, I'd like to entertain a motion for adjournment. Our vote meeting will be on Mon, June 3rd 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 6:05 p.m.

Respectfully Submitted,

Deborah Garbo

Executive Assistant, Building Department