




# MAYFIELD VILLAGE

MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

**ADMINISTRATION**  
John Marquart, Economic Development Manager

6622 Wilson Mills Road  
Mayfield Village, OH 44143  
440.461.2210 • Fax: 440.461.7349

**TO:** Marybeth Betsa, Clerk of Council  
**FROM:** John Marquart, Economic Development Manager   
**DATE:** February 7, 2025  
**RE:** proposed re-zoning for the North End Development Property

As you know, the Village administration team has been working with Premier Mayfield LLC for some time to develop a new +/- 70,000 sq ft headquarters and production / distribution facility for Gunton Corp. (Pella) on roughly 15 acres at the corner of North Commons Blvd. and White Rd. The development agreement, reflected in Resolution 2024-71, requires a re-zoning of the site to accommodate Gunton's light industrial and office functions on what is currently a series of Single-Family lots.

Assuming adoption of Resolution 2024-71 at the regular February 17, 2025 Council meeting, we are petitioning Council to initiate re-zoning procedures and refer the following parcels to Planning & Zoning Commission:

- |                  |                          |                  |                  |
|------------------|--------------------------|------------------|------------------|
| • PPN 831-04-001 | un-named White Rd.       | 7.35 acres       | Mayfield Village |
| • PPN 831-04-002 | 6488 White Rd.           | 3.00 acres       | Mayfield Village |
| • PPN 831-04-003 | 6504 White Rd.           | 2.00 acres       | Masevice         |
| • PPN 831-05-001 | 6516 White Rd.           | 1.05 acres       | Mayfield Village |
| • PPN 831-05-002 | 6524 White Rd.           | 1.00 acre        | Shiffer          |
| • PPN 831-05-003 | 6532 White Rd.           | 1.00 acre        | Mayfield Village |
| • PPN 831-05-004 | 6540 North Commons Blvd. | <u>0.17 acre</u> | Mayfield Village |
|                  |                          | 15.57 acres      |                  |

Per the terms of the development agreement, many front-end tasks are required to bring this project across the finish line, with re-zoning being the first and most time sensitive, particularly considering the need to secure a spot on the November 4, 2025 ballot. As always, thank you for your partnership in this important project. Please feel free to reach out with any questions or concerns.

cc: Brenda Bodnar, Mayor  
Diane Wolgamuth, Director of Administration  
Diane Calta, Director of Law  
Debbie Garbo, Planning and Zoning Commission Secretary

**REQUEST FOR REZONING OF PROPERTY**

1-2020

**Date of Request:** February 7, 2025

To: Mayfield Village  
6622 Wilson Mills Road  
Mayfield Village, OH 44143

Attn: Clerk of Council

Re: **PPN:** 831-04-001 831-04-002 831-04-003  
831-05-001 831-05-002 831-05-003 831-05-004

**Property Address:** un-named, 6488, 6504, 6516, 6524, 6532 White Rd.  
6540 North Commons Blvd., **Mayfield Village, OH**  
(hereinafter the "Property")

Dear Clerk:

Please accept this submission for a proposed rezoning of the referenced Property. Included with this submission, you will find:

- Legal Description of the Property attached.
- Preliminary Site Analysis and Schematic Design materials for the Property attached.
- \$1,000.00 fee/deposit for Administrative/Engineering review.

Current zoning of the Property: Single Family

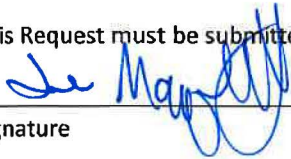
Requested rezoning for the Property: Production-Distribution

Description of reason for rezoning: Mayfield Village has partnered with Premier Mayfield LLC for the purpose of developing a roughly 70,000 sq ft production, distribution and office facility for Gunton Corp. (Pella Windows). Over the years, the character of this area has changed, with only 2 homes left. The Village has very few areas for development.

I acknowledge that I have received the procedural flowchart explaining the rezoning process and understand that pursuant to Art. III, Sec 11 of the Mayfield Village Charter, any property rezoning in Mayfield Village must be submitted to a vote of the electors of the municipality. I further understand that it may take approximately six (6) months for the rezoning ordinance, if approved by Council, to be sent to the Board of Elections from the date of this Request. If a Special Election is requested by me, I will be responsible for any and all related expenses. Additionally, I understand and agree additional costs may be incurred in the event additional staff review is needed and I will be responsible for payment of these additional costs upon receipt of an invoice from the Village.

Targeted Election Date: November 4, 2025

This Request must be submitted by the  Property Owner or a  Duly Authorized Representative:

  
\_\_\_\_\_  
Signature  
John Marquart  
\_\_\_\_\_  
Printed Name

Mayfield Village  
\_\_\_\_\_  
Company (if applicable)  
Economic Development Manager  
\_\_\_\_\_  
Title

## **Legal Description of the “North End Development Property”**

### **The North End Development Property**

Parcel Number(s): 831-04-001; 831-04-002; 831-04-003; 831-05-001; 831-05-002; 831-05-003; and 831-05-004

#### **Parcel No. 1**

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning on the center line of White Road, (60 feet wide), at the Northeasterly corner of land conveyed to Ralph I. Bass and Joseph Bass, by deed dated August 14, 1944, and recorded in Volume 7889, Page 359 of Cuyahoga County Records;

Thence Westerly along the center line of White Road, to its intersection with the Northerly prolongation of the Easterly line of land described as Parcel No. 41-84-LA in the Appropriation Petition filed December 28, 1960, and being Case No. 747101 of Cuyahoga County Common Pleas Court Records;

Thence Southerly along said Northerly prolongation and along the Easterly line of said Parcel No. 41-84-LA, about 749 feet to the Northerly line of The Midvale Land Company’s Fair Acres Subdivision, as shown by the recorded plat in Volume 94 of Maps, Page 34 of Cuyahoga County Records;

Thence Easterly along the Northerly line of said Subdivision, to the Southeasterly corner of land conveyed to Ralph I. and Joseph Bass, as aforesaid;

Thence Northerly along the Easterly line of land so conveyed, 749.56 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 831-04-001

Prior Instrument No. 199811130637

#### **Parcel No. 2**

Situated in the Village of Mayfield, County of Cuyahoga, and State of Ohio, and known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning in the Center line of White Road, at the northwesterly corner of premises conveyed to Lorenzo D. Leuty by deed recorded in Volume 2030, Page 314 of Cuyahoga County Records;

Thence North 89° 47’ 20” East, along the center line of White Road, which line is also the north line of Mayfield Village, 174.35 feet;

Thence South 01° 18’ 20” East, parallel to the west line of said premises so conveyed to Lorenzo D. Leuty, 749.79 feet to an iron pipe stake on the north line of Fair Acres Subdivision as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records, passing through an iron pipe stake at 30 feet on the southerly line of White Road;

Thence South 89° 52’ West, along the said north line of Air Acres Subdivision, 174.35 feet to a stone

monument at the southwesterly corner of said premises so conveyed to Lorenzo D. Leuty;

Thence North 01° 18' 20" West, along the west line of said premises conveyed to Lorenzo D. Leuty, 749.56 feet to the place of beginning, passing through a stone monument 30 feet from said place of beginning on the south line of White Road, and containing 3 acres of land, according to a survey made by The Clark and Pike Company, October, 1937, Ohio State Surveyors License No. 798, be the same more or less, but subject to all legal highways.

PPN 831-04-002

Prior Instrument No. 202008250103

**Parcel No. 3**

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio;

And know as being a part of the Original Mayfield Township Lot No. 5, Tract No. 1, now in said Village, and is further known as being the Easterly 2 acres of the Westerly 5 acres of the premises conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, Page 314 of Cuyahoga County Records, and is bounded and described as follows:

Beginning on the center line of White Road at a point North 89° 47' 20" East along said road line, distant 174.35 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty; thence North 89° 47' 20" East along the said center line of White Road, which is also the North line of Mayfield Village, 116.19 feet; thence South 1° 18' 20" East and parallel to the West line of said premises conveyed to Lorenzo D. Leuty, 749.95 feet to an iron pipe stake on the North line of the Fair Acres Subdivision, as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records, passing through an iron pipe stake at 30 feet on the South line of White Road; thence South 89° 52' West, along the said North line of Fair Acres Subdivision, 116.20 feet to an iron pipe stake; thence North 1° 18' 20" West and parallel to the West line of said premises conveyed to Lorenzo D. Leuty, 749.79 feet to the place of beginning, passing through an iron pipe stake 30 feet from said place of beginning on the South line of White Road, and containing 2.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by The Clark and Pike Company, October, 1937, Ohio State Surveyors License no. 798.

PPN 831-04-003

Prior Instrument - Volume 15667, Page 271

**Parcel No. 4**

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio;

And known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning on the center line of White Road, at a point North 89 degrees 47' 20" East, measured along said center line, 290.54 feet from the Northwesterly corner of premises conveyed to Lorenzo D. Leuty by deed dated April 20, 1918 and recorded in Volume 2030, Page 314 of Cuyahoga County Records;

Thence North 89 degrees 47' 20" East, along the center line of White Road, 87.13 feet;

Thence South 1 degree 18' 20" East, and parallel to the Westerly line of premises conveyed to Lorenzo D.

Leuty, as aforesaid, 750.07 feet to a gas pipe stake on the Northerly line of Fair Acres Subdivision as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records;

Thence South 89 degrees 52' West, along the Northerly line of said Fair Acres Subdivision, 87.14 feet to a gas pipe stake;

Thence North 1 degree 18' 20" West, 749.95 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 831-05-001

Prior Instrument No. 202012210660

**Parcel No. 5**

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio:

And known as being a part of the original Mayfield Township Lot No. 5, Tract 1, now in said Village and is further known as part of land conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, Page 314, Cuyahoga County Records, and bounded and described as follows: Beginning on the center line of White Road at a point NO. 89° 47' 20" East along said road line distant 377.67 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty.

Thence North 89° 47' 20" East along the center line of White Road 58.08 feet;

Thence South 1° 18' 20" East and parallel to the west line of said premises conveyed to Lorenzo D. Leuty, 750.14 feet to a gas pipe stake on the North line of Fair Acres Subdivision as recorded in Volume 94 Maps, Page 34 of Cuyahoga County Records; (passing through a gas pipe stake set in the South line of said White Road);

Thence South 89° 52' West along the North line of said Fair Acres Subdivision 58.03 feet to a gas pipe stake; thence North 1° 18' 20" West 750.07 feet to the center line of White Road and the place of beginning (passing through a gas pipe stake in the South line of said Road) and containing 1.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by the Clark & Pike Company, 1937 Ohio State Surveyors License No. 798, said survey made and blue printed October 20<sup>th</sup>, 1937 and identified on said Blue-Print as Parcel No. 6 proposed.

PPN 831-05-002

Prior Instrument No. 202204270647

**Parcel No. 6**

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio: And known as being a part of Original Mayfield Township Lot No. 5, in Tract No. 1, now in said Village, and being further known as a part of land conveyed to Lorenzo D. Leuty by deed recorded in Volume 2030 of Deeds, Page 314 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the centerline of White Road at a point North 89° 47' 20" East, along the centerline of said road, distant 435.75 feet from the Northwest corner of lands conveyed to Lorenzo D. Leuty as aforesaid,

Thence North 89° 47' 20" East along the said centerline of White Road a distance of 58.08 feet;

Thence South 01° 18' 20" east and parallel to the Westerly line of land conveyed to Lorenzo D. Leuty as aforesaid, a distance of 750.22 feet to a gas pipe stake set in the North line of the Fair Acres Subdivision as shown by the recorded plat of said Subdivision in Volume 94 of Maps, Page 34 of Cuyahoga County Records; (passing through a gas pipe stake set in the South line of White Road);

Thence South 89° 52' West along the North line of said Fair Acres Subdivision a distance of 58.08 feet to a gas pipe stake;

Thence North 01° 18' 20" West, a distance of 750.14 feet to the centerline of White Road and the place of beginning; (passing through a gas pipe stake set in the South line of White Road), and containing one acre of land, be the same more or less, but subject to all legal highways, according to a survey made by The Clark and Pike Company, 1937 Ohio State Surveyors License No. 798.

PPN 831-05-003

Prior Instrument No. 200812310403

**Parcel No. 7**

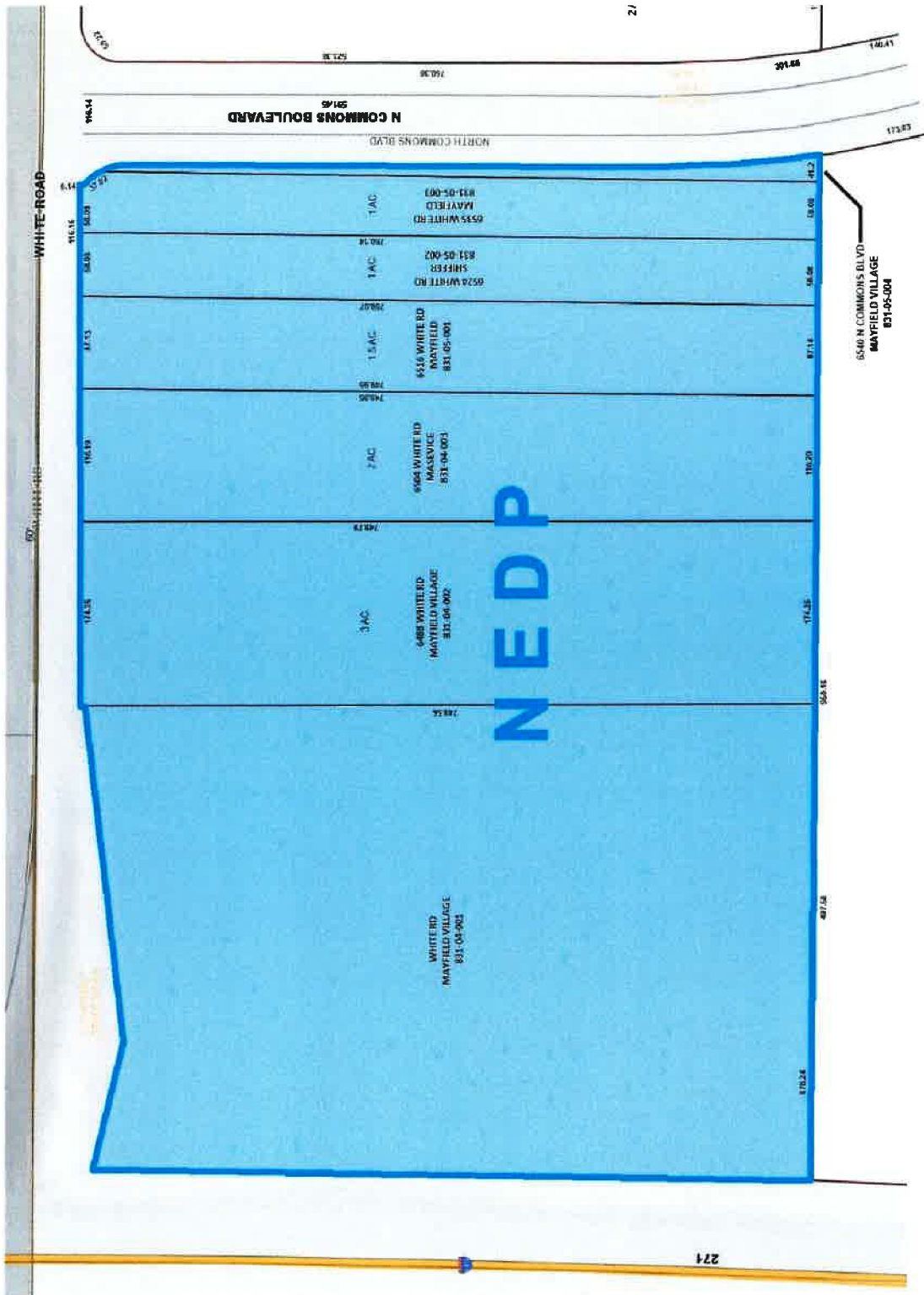
Situated in the City of Mayfield, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lot 5, Tract 1, now in said Village, and is further known as part of land conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, page 314 of Cuyahoga County Records, and is bounded and described as follows:

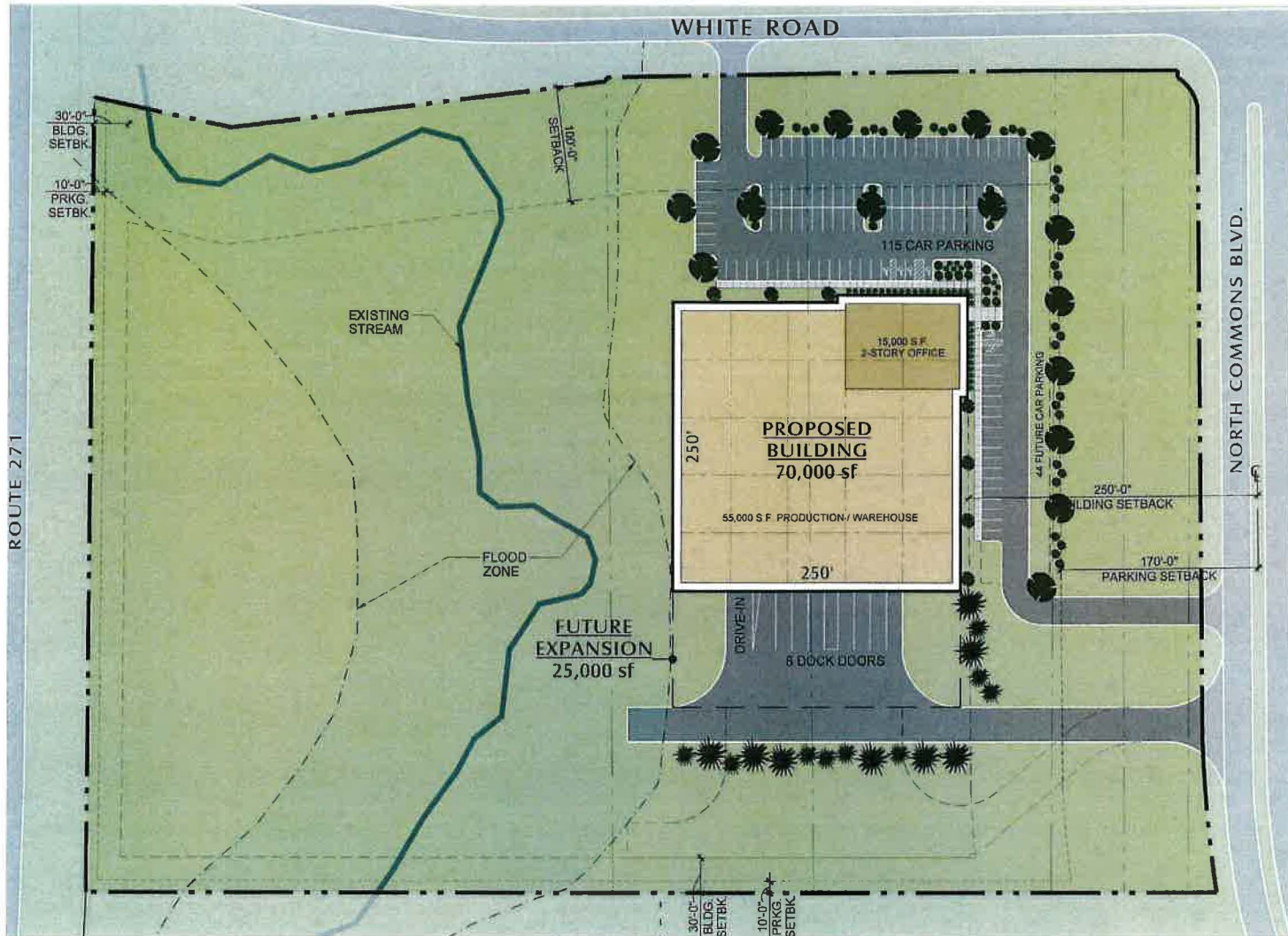
Beginning on the center line of White Road at a point North 89° 47' 20" East, along said road line distant 493.83 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty; thence North 89° 47' 20" East along center of White Road 116.14 feet; thence South 1° 18' 20" East and parallel to the West line of said premises conveyed to Lorenzo D. Leuty 750.38 feet to a gas pipe stake on the North line of Fair Acres Subdivision as recorded in Volume 94, Page 34 of Cuyahoga County Records (passing through a gas pipe stake set in the South line of said White Road); thence South 89° 52' West along the North line of said Fair Acres Subdivision 116.14 feet to a gas pipe stake; thence North 1° 18' 20" West 750.22 feet to the center line of White Road and the place of beginning (passing through a gas pipe stake in the South line of said road) and containing 2.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by the Clark & Pike Co. 1937 Ohio State Surveyors License No. 798.

PPN 831-05-004

Prior Instrument – Volume 98-04318, Page 57

# Map of "North End Development Property"





### PROJECT DATA

<b>ZONING</b>	
Current:	Single Family
Proposed:	Produc.-Distrib
<b>LOT SIZE</b>	
Total Area:	15.3 Acres
Usable Area:	9.4 Acres
<b>BUILDING AREA</b>	
Proposed Building:	70,000 s.f.
Future Expansion:	25,000 s.f.
Total Area:	95,000 s.f.
<b>BUILDING COVERAGE</b>	
Max. Allowed:	35%
Provided:	9.4%
<b>PARKING</b>	
Required:	105 Spaces
Provided:	115 Spaces
Future:	+44 Spaces



AUGUST 19, 2024  
21.004

SITE PLAN  
1" = 40'-0" 0 10 20 40

### MAYFIELD 70

PREMIER EAST DEVELOPMENT  
NORTH COMMONS BLVD., MAYFIELD VILLAGE, OHIO



SP.1

