



time permitted to rent was no more than 30 days per year, which actually encouraged short-term rentals.”

Ms. Calta continued, stating that, since that time, the Building Commissioner had not issued any permits and, from the Airbnb map, it appears that none are located in the Village. “This led us to believe we don’t have a big use or need for short-term rentals in the Village.” Ms. Calta acknowledged that this could be different in other communities if the homes were located near the national park or near an amusement park like Cedar Point. She stated that, in Mayfield Village, there does not seem to be a lot of interest in short-term rentals, however, we do have many long-term rentals. Ms. Calta added that there is always a concern about parties getting out of hand and potential shootings and, although Airbnb doesn’t allow parties, enforcement is always difficult.

Ms. Calta advised that the State of Ohio has introduced a bill to take away the ability for municipalities to regulate short-term rentals. She described that the State continues to challenge home rule authority. “The bill is still pending. It hasn’t gotten legs yet, but it’s coming.” Ms. Calta stated that, because of this, she recently saw other communities put bans in place on short-term rentals.

Mr. Batcheller asked Ms. Calta to describe what constitutes a short-term rental. Ms. Calta responded that it is a rental to the same tenant for less than 30 days. She described websites that allow people to rent someone’s pool or backyard for a day or part of a day, and said that she added language to encompass those types of rentals as well.

Ms. Calta stated that it wasn’t clear if Council was inclined to put the proposed ordinance on reads or pass it, but they did end up approving it last Monday.

Mr. Gall stated that he recently held a Ward meeting and people were concerned about parties and trash. They asked him how Mayfield Village handles these types of rentals.

Ms. LaRiche-Goldstein stated that she knows of a neighbor’s son that wanted to come back and use their house as an Airbnb. Ms. Calta responded that he would not be permitted to do that now. Ms. Batcheller suggested that a notice about this be put in the next VOV. Ms. Wolgamuth agreed and advised that the next VOV comes out in January.

Mr. Haycox stated that he felt it was a good thing that the Village was being proactive to prohibit loud and disruptive parties. Ms. Calta agreed and stated that, fortunately, the Village has not had any issues. Ms. Calta described that many law directors are split about including this prohibition in the zoning code or in the business code. She explained that if included in the building code, violations would result in a warning and then a citation. If included in the business code, the penalties are criminal and she opted for that as she felt that regulating short-term rentals as businesses makes more sense.

Ms. Batcheller asked, “If I rent my house for a month, who’s to say it’s a business?” Ms. Calta replied that “renting for profit makes it a business.”

Mr. Haycox asked, “Since the Village passed its ordinance before the State’s bill is passed, are we grandfathered?” Ms. Calta said, “Yes, and there likely will be litigation.”

Mr. Batcheller asked if this ordinance arose following the recent shooting in Bath. Ms. Calta responded that the timing was coincidental and the Village administration was already preparing to propose this change.

Mr. Kasunic asked if the Village will be notifying any of the Apps—Airbnb, VRBO, etc. Ms. Calta responded that she hadn’t considered doing that, but it probably makes sense. Mr. Kasunic asked if there is any current consideration to adding ordinance language about taking care of existing long-term rental homes. Ms. Calta responded that discussions about different rules for properties that are not owner-occupied are ongoing.

Mr. Haycox asked if there were any additional questions and thanked Ms. Calta for coming and speaking to the Committee.

### **Council Report**

Mrs. Juncisek reported that short-term rentals had been a big topic for Council and that, due to the sensitivity, Council passed the new ordinance as an emergency.

Mrs. Juncisek also described that Council approved the sale of four Wilson Mills properties to Vincent Homes for new single-family construction. Ms. Calta elaborated that along the back of the lots there is a buffer area that must be maintained and the house that will be built on the property closest to Raleigh Drive will have driveway access on Raleigh. Mrs. LaRiche-Goldstein asked about the addresses of the homes. Mrs. Juncisek responded, 6492, 6500, 6522 and 6536 Wilson Mills Road. Mrs. Juncisek described that the homes will be approximately 2,000 sq. feet in size. Ms. Calta added that the lots are narrow but are about 175 ft. deep. Ms. Calta stated that the Development Agreement with Vincent Homes includes some additional requirements, like full basements and first-floor masters, but those requirements will not apply if someone desires a custom build.

Mr. Kasunic asked about the anticipated style of the homes and Ms. Calta described that the Village wants the new homes to fit-in with the neighborhood and not look extremely modern. She advised that four sample home styles that are more traditional were selected and included in the Development Agreement. She added that site plans for all four homes will need approval from the Planning & Zoning Commission and the Architectural Review Board will review the house designs and compatibility to the neighborhood.

Mrs. Juncisek reported that Mayor Bodnar had heard back from First Energy about the Village’s utility pole concerns. First Energy advises that no poles need to be replaced immediately and there is no immediate danger, while some poles may be replaced in 2028.

Mrs. Juncisek reviewed the upcoming items on the December calendar of events.

**Other Business**

Mrs. Fabrizio stated that she wanted to report about a current conditional use permit request that is before the Village's Planning & Zoning Commission. It is for Mt. Vernon to be sold to Cornerstone Christian Academy. They want to put in a K-12 school and build a new gymnasium.

Mrs. Fabrizio stated that some residents of SOM Court are concerned as their properties back up to Mt. Vernon and she believes this request impacts the whole Village, including traffic on SOM Center with the potential addition of another school zone.

Mrs. Fabrizio described that she learned some things at the recent P&Z meeting.

- The school is currently located on SOM Center Road in Willoughby Hills.
- P&Z is doing its due diligence. As traffic and light timing is a concern, the applicant has been asked to have a traffic study done.
- The school currently has two school buses and 500 students but wants to grow to 700 students.
- A 5-mill school tax levy was recently passed to support the Mayfield School District and she is pleased with the expansion of science, engineering and STEM programs.
- Cornerstone participates in EdChoice and SGO scholarship programs which takes tax money away from our School District.
- As a private charter school, Cornerstone does not pay property taxes.
- In 2024, income taxes from Mt. Vernon generated approximately \$127,600.
- Mt. Vernon is currently only about 45% occupied. This is not expected to increase and the owner prefers to sell.
- Income taxes from Cornerstone would only be about half of current income taxes.

Ms. Calta interjected that real estate property taxes go to the School District and the Village's share is only about \$3,600. She stated, "Current Income taxes are over \$120,000 but those numbers are expected to decrease. Cornerstone would generate about \$60,000."

Mrs. Fabrizio continued:

- She does not believe the overall economics are favorable to Mayfield Village. "Beta Drive is our innovation zone. Are we giving that up?"
- The people from Cornerstone were lovely and very professional, but there is no upside that she can see.
- The Police Dept. would not be supplying a resource officer. Cornerstone said they have one and will hire another.
- December 18<sup>th</sup> is the next meeting. Once P&Z makes a decision on the conditional use permit, it will go to Council for approval.

Mrs. LaRiche-Goldstein asked, "What meeting is on December 18<sup>th</sup>?" Mrs. Fabrizio explained that due to the proximity to their homes, residents of SOM Court were notified of the P&Z meeting and many of them attended. December 18<sup>th</sup> is the next scheduled meeting. Mrs. Fabrizio stated that she feels there is potential impact to the whole community and wanted to bring this to everyone's attention.

Mrs. Batcheller commented that the students at Cornerstone are from out of the School District and added that "sometimes traffic there is backed up quite a ways." Mrs. Fabrizio stated that there are many First Energy and UPS trucks on Beta Drive and she thinks performing a traffic study is a good idea. Mr. Haycox agreed that the school, at its current location in Willoughby Hills, is a "traffic tie-up." Mr. Gessner suggested that the school traffic could affect other businesses on Beta Drive and possibly cause them to move out.

Mrs. Batcheller commented that the State is talking about getting rid of property taxes and "divvying up the money." Mrs. Fabrizio responded that if Cornerstone gets any students from Mayfield Village, that is more money out of the pot.

Mr. Kasunic asked about the traffic study and Mrs. Fabrizio advised that P&Z had asked for it. Mr. Kasunic suggested that an infrastructure report might be needed as well due to potential wear and tear on the roadway.

Mrs. Batcheller asked if the decision to grant the conditional use permit eventually goes to the voters. Ms. Fabrizio said, "No, so talk to your Council members."

Mr. Batcheller asked for assistance in getting a street light installed on Wilson Mills on the winding part near Gates Mills. "There are no street lights in this area and it is dark and dangerous." Ms. Wolgamuth advised that she would look into it and get back to him. *[Post-meeting note: The section of Wilson Mills that is without street lights is located in Gates Mills and is outside the Village's jurisdiction. Police Chief Matias will contact the Chief in Gates Mills to see if there has been any discussion about adding lights. Chief Matias advised that the lack of lighting has not resulted in an increase in accidents along this stretch of the roadway.]*

### **2026 Calendar**

Ms. Wolgamuth provided the Committee with a proposed meeting schedule for 2026 (dates listed below). She stated that the Committee does not generally meet in July or August and, in the past, has omitted June as well. She asked that Committee members provide her with any ideas they have for future discussion topics or speakers.

**All meetings at 7:00 p.m. at Civic Center (unless noted)**

Monday, Jan 26

Monday, Feb 23

Monday, March 30

Monday, April 27

Tuesday, May 26 (day after Memorial Day)

Monday, June 29

No Meetings in July or August

Monday, Sept 28

Monday, Oct 26 @ Historical House

Monday, Nov 30

There being no further business, the meeting was adjourned at 7:55 p.m.

Diane Wolgamuth

Director of Administration