

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Mayfield Village  
Jan 6, 2025**

The Planning & Zoning Commission met in regular session on Mon, Jan 6, 2025 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. Henry DeBaggis  
Mr. Randy Weltman

**Also Present:** Ms. Diane Calta Law Director  
Mr. John Marquart Economic Development Manager  
Mr. Tom Cappello Village Engineer  
Mr. Daniel Russell Building Commissioner  
Ms. Deborah Garbo Commission Secretary

**Absent:** Mayor Bodnar  
Ms. Jennifer Jurcisek Council Alternate

**CONSIDERATION OF MEETING MINUTES:** **Sept 9, 2024**

Mr. DeBaggis, seconded by Mr. Meyers made a motion to approve the minutes of Sept 9, 2024.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Minutes Approved as Written**

**ORGANIZATIONAL 2025**

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary
- Election of P & Z Rep to the Board of Zoning Appeals

**PROPOSALS**

- 1) **Conditional Use Permit** JADD Properties, LLC  
**Code Section 1149.02 (a)** PP # 831-37-005  
**(2) Outdoor Smokers** Smoke House 91  
822 SOM Ctr Rd.  
Zachary Ladner

**Abutting Property Owners**

SOM Ctr Rd: 828, 824, 826, 830, 818, 860

Wilson Mills Rd: 6622 (Mayfield Village Administration)

- 2) Planning & Zoning Appointment to the CRA Housing Council  
(John Marquart, Economic Development Manager)

**OPEN PORTION**

Chairman Fikaris called the meeting to order. This is a Jan 6, 2025 vote meeting of the Mayfield Village Planning & Zoning Commission.

**ORGANIZATIONAL 2025**

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary
- Election of P & Z Rep to the Board of Zoning Appeals

Chairman Fikaris stated, this portion is the organizational makeup of our Commission for 2025. We are required to elect a Chairman, Chairman Pro Tem, Secretary and a Planning & Zoning Rep to the BZA. We can do this individually, or in the past we've done this as a block. I'd like to entertain if anybody has any specific desires, either to vote as a single or a block slate nomination for Officers.

Mr. DeBaggis, seconded by Mr. Meyers made a motion to nominate the existing 2024 block of Officers for 2025.

Chairman Fikaris asked, are there any other nominations?

There was none.

Mr. DeBaggis, seconded by Mr. Meyers moved to close the nominations.

Chairman Fikaris stated, roll call please.

**ROLL CALL:**

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

Nays: None

**Motion Carried**

**Nominations Closed**

Paul Fikaris to serve as Chairman for 2025

Dr. Sue McGrath to serve as Chairman Pro Tem for 2025

Deborah Garbo to serve as Secretary for 2025

Jim Kless to serve as P & Z Rep to the BZA for 2025

**Smoke House 91  
822 SOM Ctr Rd.  
JADD Properties, LLC  
Conditional Use Permit  
Two Outdoor Smokers**

Chairman Fikaris stated, our next item is a Conditional Use Permit, Code Section 1149.02 (a) for two outdoor smokers for JADD Properties, LLC. We spoke at our workshop meeting, covered all the issues for this permit. Does anybody have any additional comments?

There was none.

Chairman Fikaris stated, for the record, I'd like to add the conditions that were determined upon that we had discussed;

1. The location of the smokers as discussed.
2. Hours of operation 5:00 to 6:00 am for smokers fire up start time. No smoker activity after business hours or 4:00 p.m.
3. One employee has been specifically dedicated to the operation of the smokers.
4. Locks on the smokers when not in use per the Health Department.

Chairman Fikaris stated, if no one has any additional comments or questions, I'd like to entertain a motion to approve this proposal as submitted.

**DECISION**

Mr. Weltman, seconded by Mr. Meyers made a motion to approve the Conditional Use Permit for two outdoor smokers for Smoke House 91, 822 SOM Ctr Rd., JADD Properties, LLC with conditions as noted;

1. The location of the smokers as discussed.
2. Hours of operation 5:00 to 6:00 am for smokers fire up start time. No smoker activity after business hours or 4:00 p.m.
3. One employee has been specifically dedicated to the operation of the smokers.
4. Locks on the smokers when not in use per the Health Department.

**ROLL CALL**

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

Nays: None

**Motion Carried  
Recommendation to Council**

\*\*\*\*\*

**P & Z Appointment to the CRA Housing Council  
(Community Reinvestment Area)  
John Marquart, Economic Development Manager**

Chairman Fikaris stated, our last item is our Planning & Zoning appointment to the CRA Housing Council. Mr. Marquart explained about the workings of the CRA Housing Council. At our workshop meeting it was agreed upon that Dr. McGrath would graciously serve again in her capacity.

Chairman Fikaris stated, I don't believe a motion is in order, could we just have a vote please for Dr. McGrath to serve as our Planning & Zoning appointment to the CRA Housing Council.

**ROLL CALL**

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

Nays: None

**Planning & Zoning Commission vote carried.**

**Dr. McGrath to serve as P & Z Appointment to the CRA Housing Council.  
Recommendation to Council**

Chairman Fikaris stated, congratulations and thank you very much.

Chairman Fikaris stated, we do not have a meeting on Jan 16<sup>th</sup>. If there are no additional items, I'd like to entertain a motion to adjourn.

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:07 p.m.**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary