

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**March 19, 2026**

The Planning and Zoning Commission met in workshop session on Thursday, March 19, 2026 at the Mayfield Village Community Center at 6:00 p.m. Chairman Fikaris presided.

**Roll Call**

**Present:** Mr. Paul Fikaris Chairman  
Dr. Sue McGrath Chairman Pro Tem  
Mr. Michael Girbino Council Rep  
Mr. Jim Kless  
Mr. Henry DeBaggis  
Mr. Randy Weltman

**Also Present:** Ms. Diane Calta Law Director  
Mr. John Marquart Economic Dev. Manager  
Mr. Daniel Russell Building Commissioner  
Ms. Lisa Levine Commission Secretary

**Absent:** Mayor Bodnar  
Mr. Tom Cappello Village Engineer  
Ms. Jennifer Jurcisek Council Alternate

**CONSIDERATION OF MEETING MINUTES:** **February 19, 2026**

**ROLL CALL**

Ayes:

Nays: None

**Motion Carried**  
**Minutes Approved as Written**

**OPEN PORTION**

Chairman Fikaris stated, I would like to call to order this March 19, 2026 workshop meeting of the Mayfield Village Planning and Zoning Commission to order.

**PROPOSAL**

**1. Conditional Use Permit**

Frank Woods Inc.  
Cleveland Soccer Lab  
730 Beta Dr., Ste. A  
Meld Architects

**Abutting Property Owners**

Beta Dr: 6685, 6680

**OPEN PORTION**

Chairman Fikaris stated, we have 1 item on our agenda tonight and that is the conditional use permit application for Frank Woods Inc., Cleveland Soccer Lab at 730 Beta Dr., Ste A represented by Meld Architects. If you would please when we ask you to speak, state your name and address for the record please. Ms. Calta before we begin in this case the applicant because of present zoning, the applicant wants to put in a soccer training facility.

Ms. Calta stated, which is going to require right, the conditional use permit and I think Katie usually goes over the standards. If you want me to do that I can or if you want me to do that after they present.

Chairman Fikaris stated, right. Why don't we let our applicant go ahead and present.

Ed Parker  
Meld Architects

Ed Parker stated, I have Scott & Roger with us to represent Cleveland Soccer Lab and I will let you introduced yourself for the record.

**Presentation *by* Scott Lindsay**

Scott Lindsay stated, I am the president and owner of Soccer Revolution Analytics. I will be the owner of the Soccer Lab. I am also President of the local soccer club in here in Cleveland. It's called Cleveland Football Academy formerly Ohio Premier Football Club is what it was called. It's been around since the 80's, so we just recently rebranded. I am also an assistant soccer coach at Case Western University on Cleveland's East side. Previously I worked for the Canadian Standard Association which is a safety and testing performance center for hydrogen vehicles. Taking all my experience engineering and developing labs for testing vehicles and designing components and

building and safety protocols, I figured I could do the same thing for soccer. I found an equipment manufacturer in the UK and we have been working together to design equipment that is interactive and integrates and evaluates player. It's a very neat concept that the engineers put together for us in the UK. We are looking to bring forth to Cleveland, Ohio.

### **Presentation *by* Roger Lindsay**

Roger Lindsay stated, we are related. I work for many, many years for a company called Timken in Canton where I was responsible for basically – I have lived in Canton for about 30 years and I retired to Florida. I was enjoying life down there when I was persuaded by my son to move to Avon Lake. I think mainly for the weather. So, I am providing Soctt and the business with advice. I have a little bit of experience. It's a pleasure to meet you.

Ed Parker stated, when you found this property, you would be looking for a large open space which is often going to be zoned different than if it was built for the gymnasium. It's often these production distribution areas. If you want to talk about your interest in the space and what drew you to the area.

Scott Lindsay stated, absolutely. So, we obviously have been looking at a number of spaces. Beta Dr. came up and it is in an open obviously vacant area. We don't need a massive amount of space. The comparable space they have in the UK is about 10000 sq ft. It's in a retail location right now. It houses about 15-20 kids an hour. The objective is not for it to be massive because we are evaluating players shooting technique. There is video overlay. There is equipment that is coming and there will be coaching going on at the same time. So, you can't really do that on a massive scale with lots of kids at one time. It's supposed to be coordinated. It's supposed to be detailed. And we got staggered in a sense in of 20 kids an hour so we are looking at a parking spot ratio of – I run a soccer club now and most of the parents don't stay there. They end up leaving and going to surrounding areas if there is anything to go to which this actual location close to Heinen's in actually perfect for parents to go to. We're looking at it going, perfect. 24 parking spaces and we have 8 protentional parking spaces in the back for staff. With that staff that we are looking at having initially a found being an assistant coach there are a lot of smart kids there. I have a young MBA that just graduated, super intelligent individual that will be helping me run the equipment and the lab. So, we are looking at 1-3 employee's year one and obviously as this grows, we may have a few more staff for individual assessments in our black box which is the video overlay.

Hours of operation, we are looking at operating usually Mon- Fri 3:30 – 8:30 pm. And 5 pm – 9 pm is being looked at as well. We're look at those time frames. Weekends could be a 12-hour period as well. So, 9 am – 9 pm is one we are looking at. Summer hours we are looking at would be different. Kids are out of school, so we would be June to Aug. We are thinking of operating a little bit longer there as well. So those are the hours of operation, and parking. For the noise perspective I'm not expecting much. We are not going to be having any kid of events or tournaments. There won't be massive gatherings. We really are just hyper-focused on player evaluations and kind of giving these kids the best training we possibly can give them.

Ed Parker stated, and even when you see the mini soccer field that was never intended to be like -

Scott Lindsay replied, 4 people at one time. So that field is what we call an interactive pitch. So, you would have panels on each side, centered. When the kids shoot on it, they'll be getting scored so it will be different than a typical field. They will also be cameras in the evaluating movements and biomechanics as well on the players.

Mr. DeBaggis asked, excuse me for asking, but how do you know what kind of interest you will have. Did you do a survey?

Scott Lindsay replied, we have the lab in the UK that has the equipment in there and we actually designed equipment with them. Behind them we have the Cleveland Football Academy which we are the owners, it's a 501c3 non-for profit. I am the President of it. There is a lot of customer base there where we were previously doing training and one on one training initially. So that anticipation is that they'll transfer from soccer revolution analytics to the Cleveland Soccer Club.

Mr. DeBaggis asked, where is that?

Scott Lindsay replied, I was doing in Kenston. There was a small facility there, next to a pond.

Ed Parker stated, that's club training, right? That's teams.

Scott Lindsay replied, that's private training. The demand was getting pretty high for it. We were looking for a larger space and then the equipment. Then we kind of beta tested it using our facility.

Roger Lindsay stated, we have around 400 kids in the program currently with the Cleveland Football Academy. So, we have 400 customers to start with so that really provides us with a financial platform to be able to do this. Anything about that will be beneficial.

Mr. DeBaggis asked, do they pay for training by the hour?

Roger Lindsay stated, yes, probably by the hour. We haven't quite finalized what mode we will use, but something like maybe membership. The bigger part of the attraction for this is that a lot of our families are from around here. Since we have been looking for a location, this is absolutely ideal for our families. Far less attainable for those in Avon. We have the best player from Mayfield High School. The beauty is that it brings in all the newest and best technology-

Ed Parker stated, talk about the analytics with the wristband.

Scott Lindsay replied, what happens is each station and when kids go through it is sensor based and they go through and touch their wristband. It will give their score and it's aggregated. It's not just with players in the US. They also get to see kids in the UK, kids all across the world - We have professional scouts who are interested in this as well because the data is important. The best

player at Mayfield is an incredible athlete and he plays multiple sports and his data is very good. College coaches are interested-It also gamifies your data and makes training more interesting.

Mr. Russell asked, are you going to offer this to other clubs also?

Scott Lindsay replied, yeah. Initially the club is our main customer, but our objective is – Mr. Girbino asked, moving forward how busy do you see yourself becoming? What's the potential?

Scott Lindsay replied, I think the way we are going to maximize the footprint is, it can hold up to 400 customers for us initially. So, if it does grow beyond that it would mean a differently location. In theory it sounds like there will be a – What we found as well as making sure the players understand the numbers and kind of base testing it with the club is keeping it as simple as you can is really important.

Ed Parker asked, in regards to the space, are you looking to franchise and then have other locations? Or are you wanting to just ask the neighbor to move out and grow that way?

Scott Lindsay replied, we are hyper focused initially on what's happening and the growth potential. We have had investors come in and talk to us saying it's a great idea and want to pitch us money. What I am driven on is getting this flagship operation up and running and seeing what the potential demand is for here in Cleveland, Ohio.

Chairman Fikaris asked, why don't you take us through the facility.

Ed Parker stated, I think everyone is aware of where we are right now. Wilson Mills, Beta Dr., 271 obviously. It's the building that is facing the freeway. If you're getting on from Wilson Mills it's like that and then you see the hotel. The orange space you see here is suite A. You can see the abundance of parking that's available around it. The back is mainly for just employees and they are on opposite hours other than Lakeshore Dance – The front is kind of a public area; they have kind of office and private area with 2 bathrooms and then the different stations-

Scott Lindsay replied, they have a speed station and a dribbling station. Those will be next to each other. The jump station is just a mat that players jump- the big passing which will be three machines and these are the ICON Cube and the ICON Fast Feet. They are circular panels with LED lights marking them up. They'll be computer screens next to them for the players for them to tap their wristbands for the information and data to be captured and uploaded into their profiles. The first machine – a ball machine hits the ball out and they have to control the ball in the box. The mini soccer field is where we talked about it being an interactive pitch. There will be sensor where player will measure shooting accuracy and biometrics for first touch-that in a nutshell is really how it works. A very small parent waiting area. We don't want parents clogging up the area- We will have a coach working with – 3 coaches at one time and the offices back there is where we have the black boxes, which is where we will do the analysis.

Mr. Girbino asked, your occupant load, is that inclusive of the staff?

Ed Parker replied, When I first looked at this, I was thinking how are we going to define this as occupant load. I used exercise equipment which is probably going to have to change with the way it's being defined. I used 1 person per 50 sq, which that is just not going to be. Really, I would say we are going to max occupancy at 49. One you have two doors to the back have stairs. It doesn't need to be higher than that and it would be beneficial code wise for us to do that.

Mr. Girbino asked, and there is going to be no spectator viewing areas.

Scott Lindsay replied, there will be an entry lobby and a visitor waiting area.

Mr. Girbino asked, but no like bleachers or sitting like that?

Dr. McGrath asked, and parents are not allowed in that area?

Scott Lindsay replied, no, absolutely not. I don't want parents anywhere near there. We send emails letting -

Mr. Girbino asked, so no parents wandering around there. The floor plan is open, there are no partitions, no walls between-

Ed Parker replied, these will all be nets keeping balls, it will be a full net going over keeping lights from being hit. And then keeping the balls from going away. Each of the areas are kind of self-contained. You step into them and then-

Mr. Girbino replied, so the areas don't integrate?

Ed Parker replied, they are like hockey walls almost like plastic jersey like barriers with plastic Plexi glass on top.

Mr. Girbino replied, and then that wall is how high? How tall will the netting be?

Ed Parker replied, this is going 20 ft.

Mr. Girbino replied, going all the way up to the other side- so probably hang from the bar joist?

Ed Parker replied, yes, correct.

Mr. Calta asked, can I ask what age children you would-

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Scott Lindsay replied, we got U9 & U8 though U18. We may have some collegiate students training with us potentially.

Dr. McGrath stated, I had children in sports, not soccer. I am also a psychologist so I worry about the pressures on these little ones to meet the metric, whatever it is. And even their understanding of that is. I am not worried about the kids perse, and again I think this is a great idea, but maybe for middle school, high school. I am worried about the pressure the parents-

Scott Lindsay replied, we have a kiddo now and dad is coming over- Our club and my philosophy is you have to do it with passion and enjoy it and the kids has to love the process. And that is the most important thing that they enjoying the sport and I think we've done – This brings the technical aspect to the game and it will be a huge game changer.

Dr. McGrath stated, my daughter developed something for concussion protocols when she was getting her PHD –

Scott Lindsay said, I used to work for the Canadian Standards Association and we did the certification on the helmets – with soccer we make sure heading the ball we make sure they're not heading – they don't allow heading before the age of 10 –

Chairman Fikaris asked, I have a question and thank you Dr. McGrath for that cause part of that was what your bread and butter would be the age of client. So, everyone shows up ready to go right? There isn't a lot of space for changing and all of that I kind of notice. There isn't a locker room or whatever. So, your kids will pretty much throw on their shoes and pretty much be ready to go?

Scott Lindsay said, they enter into the lobby they come and do lower and upper body warm up. The do speed ladders when they warm up –

Chairman Fikaris stated, but they are dressed and ready to go?

Scott Lindsay replied, yes.

Chairman Fikaris asked, I am not sure who the tenant is on the other side. What is the general noise level? I am just curious is there balls not probably going off the walls, not a lot of whistles? I am wondering what the noise level would be comparable to-

Scott Lindsay replied, no whistles.

Mr. Russel replied, it's storage.

Mr. Calta asked, is that the neighbor suite B?

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Mr. Russell replied, yes that is. It's just supplies.

Ed Parker asked, what would be the likelihood of the balls hitting the walls?

Scott Lindsay replied, the mini pitch will be enclosed so it won't hit the wall there. We will have the nets up. Hopefully the speed stations there – realistically the noise you will have is kids calling for the ball. So, if you have 16 kids calling for the ball the vast majority of the year it is basically during off peak hours. I'm not sure what you know the neighbors' hours are. I assume it's 9-5. We can go into the lab in the UK and measure the decibels to get a sense how loud it would be in there with 16 people.

Chairman Fikaris stated, I am just curious because if it's zoned industrial, commercial you guys could be grinding- so I am just curious as to that- I am also curious what will the surfaces be?

Scott Lindsay replied, it's called Nextgen Areana. It's actually a golf turf. The reason I like that is the padding is really good and it holds up well with soccer. It's a little bit longer and I see less injuries. There is no data behind it. It's just from my experience. I've used it twice now and it's been really durable. It's not actually rated for soccer. They are graded for golf, but since it's such a small area they aren't beating it up as much.

Mr. Girbino asked, is that material flame and smoke rated for indoor spaces?

Scott Lindsay replied, yes, it is a high quality and it's for really expensive golf.

Ed Parked replied, as far as that egress areas will have the padding and this will just be a flat turf.

Chairman Fikaris asked, just one other questions, you commented that you would have summer hours that would accommodate kids not being in school. So that would just be earlier? As you said 3:30-9 Monday – Friday and then Saturday & Sunday 9-9. Because in the conditional use permit, we have to outline those conditions and we would state those to be sure those are being met.

Mr. Girbino stated, I also believe you mentioned in your submittal that your summer hours might be 12 hours days, like 9 am to 9 pm.

Scott Lindsay replied, that's actually yes. Yeah, if the demand is there –

Chairman Fikaris replied, yeah, I think the window is the 12-hour window then for Saturday & Sunday and for summer hours. You said probably 1-3 employees for the first year. And then what would be in anticipation maybe additional?

Scott Lindsay replied, I can think of reception, there is potentially having two staff members working on college recruitment, college placement. In addition to that doing the player report evaluations, the overlays, the technical aspect. Then if the lifting workouts maybe a speed and

agility coach as well. A staff member monitoring the areas and a staff member monitoring the pitches is what we can envision having. So, we said three staff initially but then moving to seven staff as likely what we would hopefully see.

Chairman Fikaris asked, what if any additional questions if –

Mr. Girbino asked, has anyone made you aware of the existing fire alarm and suppression fire system and life saving systems would likely need to be evaluated?

Ed Parked replied, when we were walking the space, I noted that they do have fire suppression. It doesn't mean it's all in the right location so we will be addressing that. Same with the fire alarm.

Mr. Marquart stated, if it means anything Mr. Girbino the last tenant that was in the space stored fuel. So, I like this one a lot better.

Chairman Fikaris stated, yeah, I would agree. As you know for a CUP there are 11 factors that go with Sec 1149.02 and the applicant has addressed those. Ms. Calta do you have some comments?

Ms. Calta stated, I did not have any comments unless anyone had any questions an wanted the applicants to go any further – We have on our applications the standard conditions and guidelines. Then what the applicant did was took each one of those and put together a little paragraph on each one, as to why it fit or – they indicate that the proposed use will not create any public nuisance. I didn't have any specific questions and they seemed to covered each item pretty thoroughly in my opinion, but will defer to the commission if you any specific questions.

Chairman Fikaris asked, Mr. Russell do you have any comments or questions?

Mr. Russell responded, no, no questions.

Chairman Fikaris asked, Mr. Marquart do you have any?

Mr. Marquart replied, the only thing I would like to say Mr. Chairman, is first I apologize typically I like to prepare my notes and I didn't have a chance to do that for this one. But I met with the Mayor on this use. We are both in support. Typically, we like to see some more employment. However, given the unique nature of their – we are pretty confident that Mr. Lindsay is right and that this will become an attraction- they will pay the fee, they will pay the membership. It is my experience as well when the kids are in here working the parents will be at Alfredo's or they will be at Austin's- it will be an attraction for the East side here.

Ms. Calta asked – I have a question. Do you know a range of what your investment is going to be in this space?

Scott Lindsay replied, yeah so with the equipment and so forth it's about \$500,000.00 in just the equipment alone.

Ms. Calta replied, I anticipated you were going to say something significant so.

Dr. McGrath stated, if this is approved and if you are success, I hope that you will consider adding a second location maybe in Avon and not giving up your Mayfield Village location. You know all those East siders, those sports parents, are going to be upset if you have to go someplace else.

Chairman Fikaris said, they could build a gym at the other end of Beta.

### **NEXT STEPS**

Chairman Fikaris said, thank you. If there are no additional questions or comments, we thank the applicant. The vote meeting is scheduled April 6th, Monday at 6:00 pm. So, if there are no additional questions or comments then I would entertain a motion to adjourn.

### **ADJOURNMENT**

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

**ROLL CALL** Ayes: All      **Motion Carried**  
Nays: None      **Meeting adjourned at 6:37 p.m.**

*Respectfully Submitted,*  
*Lisa Levine, Commission Secretary*