

**PLANNING AND ZONING COMMISSION**  
**Workshop Meeting Minutes**  
**Mayfield Village**  
**April 16, 2026**

The Planning and Zoning Commission met in workshop session on Thursday, April 16, 2026 at the Mayfield Village Community Center at 6:00 p.m. Chairman Pro Tem presided.

**Roll Call**

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

**Also Present:** Mr. Tony Coyne Acting Law Counsel  
Mr. John Marquart Economic Dev. Manager  
Mr. Daniel Russell Building Commissioner  
Ms. Lisa Levine Commission Secretary  
Mr. Tom Cappello Village Engineer

**Absent:** Mayor Bodnar  
Mr. Paul Fikaris Chairman  
Ms. Jennifer Jurcisek Council Alternate  
Ms. Diane Calta Law Director

**OPEN PORTION**

Chairman Pro Tem McGrath stated, I would like to call to order this April 16, 2026 workshop meeting of the Mayfield Village Planning and Zoning Commission to order.

**PROPOSAL**

- 1. Lot Split & Consolidation**  
**Site Plan Approval**  
Progressive Insurance  
6671 Beta Dr.  
PPN: 831-13-015  
Lot Split (Code Sec 1173, 1175)

Site Plan (Code Sec 1183)

Environmental Design Group  
Meld Architects

**OPEN PORTION**

Dr. McGrath stated, we have 1 item on our agenda tonight and that is the proposal for the lot split and consolidation of site plan approval from Progressive. I checked with Tom our Village engineer and he thought we should start with the presentation from Progressive. If you would please tell us your name and address for the record, please.

Brian Uhlenbrook  
Environmental Design Group  
4882 Hillside Rd., Seven Hills

Dave Dischinger  
Progressive Insurance  
6671 Beta Dr.

**Presentation *by* Brian Uhlenbrook**

Brian Uhlenbrook stated, today I am talking about the lot split and the parking lot addition. So, there are two parcels that are owned by Progressive. Then there is a neighboring parcel here and we are looking to split this and consolidate it with the Progressive parcel. The reason for this is they have a need for expanding some parking so they want to use that parcel to expand the parking lot. You can see we just added a parking lot to that parcel. To accomplish this, they are going to remove some spaces from that frontage here which will be a net loss of 9. We would gain 61 so a total gain of 52 parking spaces for the site. This is just a large view of that parking lot. All the parking spaces are sized to comply with the city codes. The setbacks off the property line are designed to meet the city code as well. This green space would be around the outside so this property still has access to it around their building.

Then the lot split, this property line was defined to accommodate the setback off the building. This main parcel here is owned by Progressive and there is a smaller parcel here that is also owned by Progressive. Then we have this parcel here that is Skoda, the neighboring parcel we are going to split. It is .47 acres that we will split from that parcel and then all of this would be combined into one parcel in the end. I think that is it.

Mr. DeBaggis asked, do you need more parking because the work from home is coming to an end?

Dave Dischinger replied, I can answer that one. We are looking to do some work on the inside of this building and create a larger gathering space. With work from home, when people do come in, we need a larger space for them to get together. So, we do have this studio in the back which I think holds less than 100 people. We are looking at a space, which I think could accommodate in the range of 300 people, for folks to get together with technology so everyone can see and fit in one spot. We are looking at the middle of the building. Regardless of when it comes to parking on the site it is kind of more centralized parking. More centralized parking is ideal. People tend not to like parking all the way in the back to walk up to the front. For both those reasons the expansion was something we found beneficial. It makes sense especially with the larger gathering space which we mentioned. There will be plans coming relatively in the near future so you can see and approve and ask your questions.

Mr. Girbino asked, is this facility still your training facility?

Dave Dischinger replied, it is. The training facility is there. We have the studio in the back. There is not a whole lot of regular office people back there, but there is a lot of people from out of town and they gather in there. There are a lot of smaller conference rooms in there.

Mr. Girbino asked, you have some technical spaces where you can do audio/video recording in there too?

Dave Dischinger replied, yes, it is still back there in the back of the space too.

Mr. Girbino asked, do people still utilize that?

Dave Dischinger replied, yes, they do.

Mr. Girbino asked, and the studio that is in the back there, are you looking to enlarging that facility or adding a different space within the existing space?

Dave Dischinger replied, it will be a different space more in the center of the building where we have the food court area. It's kind of an open area in the middle of the building. It makes the most sense and fit the best without disrupting the rest of the building. It will still be occupied and people will still be using the space while we are working. It's not capacity, but it will be more in the middle of the building.

Mr. Marquart stated, with respect to parking, I will say once or twice a year the facility management folks at Progressive will call me and say they are having a big IT summit or an earnings call, something along those lines. They need more parking for this facility and generally I will end up brokering an agreement to park across the street or down the street. I think sometimes the companies even do shuttles. So, to the extent that we can keep everything on site I think is for the best.

Mr. Kless said, it makes sense to me.

Dr. McGrath asked, any other questions or concerns? That's pretty straight forward.

#### **NEXT STEPS**

Dr. McGrath said, this group will vote on this proposal on Monday, May 4th at 6:00 pm. What we will be doing is giving a yes or no, and if it approved, it then it goes to council for a final determination.

Tom Cappello asked, this is for the lot split and consolidation. You're going to be submitting improvement plans for the parking lot at a later date?

Brian Uhlenbrook replied, yes. We will be looking for site approval here just to make sure the lot as we have it laid out is compliant. Then we would like to get construction documents started as soon as we can. So, once we get a level of assurance that this is acceptable at your next meeting on the 4<sup>th</sup> and then we would move into construction documents – We are ready to rock and roll once we get assurance we are heading in the right direction.

#### **ADJOURNMENT**

Dr. McGrath, seconded by Mr. DeBaggis made a motion to adjourn the meeting.

**ROLL CALL** Ayes: All      **Motion Carried**  
Nays: None      **Meeting adjourned at 6:09 p.m.**

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