

PLANNING AND ZONING COMMISSION
Workshop Meeting Minutes
Mayfield Village
May 21, 2026

The Planning and Zoning Commission met in workshop session on Thursday, May 21, 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. Katie Weber Acting Law Counsel
Mr. Daniel Russell Building Commissioner
Ms. Lisa Levine Commission Secretary

Absent:

Mayor Bodnar
Mr. John Marquart Economic Dev. Manager
Ms. Jennifer Jurcisek Council Alternate
Ms. Diane Calta Law Director
Mr. Tom Cappello Village Engineer

Chairman Fikaris stated, I would like to call to order this May 21, 2026 workshop meeting of the Mayfield Village Planning and Zoning Commission to order.

PROPOSAL

1. New S/F Home
Vincent Homes
PPN: 831-36-016
6522 Wilson Mills Rd.
Mayfield Village

OPEN PORTION

Chairman Fikaris stated, okay, thank you very much. We have one item tonight. That would be the proposal of a new single-family home by Vincent Homes. It's PPN #831-36-016, 6522 Wilson Mills Road in Mayfield Village. We welcome the applicants.

We're going to start things off with our law director. Ms. Weber will fill us in on some of the details of this project.

Ms. Weber stated, Yeah, absolutely. So, just a little bit of background on how we got here with this applicant. So, as you may or may not have known, there was four parcels that the village held for about 20 years. They were originally held with assembling them. However, it was really kind of determined that assemblage was not the most viable option. And additionally, based on the conditions of the homes, which had been rented out, that demolition of the homes was probably the best option moving forward. And then construction of new single-family homes on these parcels.

So, the village put these properties up for sale. And all four of these parcels were purchased by Vincent Homes in order to construct new single-family homes on them. The village did enter into a development agreement with Vincent Homes in order to have a little bit more control over the type of construction and what was going to be placed on there to make sure that high-quality single-family homes that fit well into Mayfield Village were going to be constructed there.

So, very general kind of, I don't even want to say site plans. Concepts were approved as attached to the development agreement, and some of the restrictions were placed on there. So, they are coming forward now with the first home that they are planning on building on Wilson Mills. This property, as you have seen by the site plan, does have a front-facing garage. They did come in front of the BZA on Tuesday and were granted a variance by that body for the front-facing garage. That's the only variance that the plans as presented required. So, they are now in front of you guys for site plan approval. For you guys to consider whether or not the site plan is going to offer the spirit and intent of the site.

Chairman Fikaris replied, Thank you very much, Ms. Weber. Now, I think we'll turn it over to the applicants. If you could please state your name and address for the record. Welcome.

Vincent Marcelino
2748 Rockefeller Road
Wiloughby Hills, Ohio 44092

Joseph Zingales
7466 Auburn Road,
Concord, Ohio 44077

Presentation *by* Vincent Marcelino & Joseph Zingales

We're planning on putting a single-family home with a first-floor master bedroom.

It's got four bedrooms that we have run down. An open floor plan. But, as far as the site plan, we're compliant with everything as far as I can see. We have a turnaround in the front so that people can turn around and they don't have to back into the main street. So, it has a full basement. And I think all the gratings and drainage has been addressed and everything is working properly as far as I know.

Mr. DeBaggis asked, this one was talked about with four parcels, and this is the first parcel that you're going to build on. Is there some agreement with the Mayfield Village with respect to architecture? Are they all the identical before -

Vincent Marcelino replied, well, I was proposing to do two of them that they were the same, just different colors. But, no, they're not going to be identical, I don't think. Unless somebody comes up and likes it, then we'll build them another one. We're going to build a model home there for now. And if someone comes up and says, well, could you build me another house on this lot, then we will.

Joseph Zingales replied, yes, most likely somebody is going to want to build a ranch. This is not a ranch, so you could have a couple ranches, a couple of colonials.

Mr. Kless stated, Henry, the Board of Zoning Appeals met on this project on Tuesday, and we approved, because it's a narrow enough lot that it didn't make sense to have side garage entrance, so but it does look like from what I understand that we're going to do it four times, because there'll be four different homes,

Vincenzo Marcellino replied, possibly, unless I do two or three of them at a time, and then I can just

Mr. Kless replied, right, unless you come with multiple -

Chairman Fikaris asked, Wilson Mills widening over the years took away the front, you know, some of the front yards of those houses, and it seems like, you know, the lot, there's still a lot of lot in the back. Are these houses going to be in the exact same footprint -

Vincenzo Marcellino replied, we're actually setting it back further than it's required.

Chairman Fikaris replied, Yeah, that's probably a good idea.

Joseph Zingales replied, they won't all be the same, because one on the corner, we have a side entrance garage, it will be a little different for sure.

Vincenzo Marcellino replied, yeah, and we will have to come in front of architectural board, and you have to approve it.

Chairman Fikaris asked, so you don't necessarily have a timeline, obviously. If this is a model home, and then you'd hope to get, obviously, interest, and then to sell three other lots, right?

Joseph Zingales replied, we might be able to sell it this week, and we're already telling people about what we're doing. We didn't have it to put out to the public, but we have good amount of people calling us right now, so we'd like to get all four. We'll have it. I like to get them all four times,

Chairman Fikaris asked, so you would eventually just wait to acquire the other properties, or is that not necessarily? I mean, the ones in between, so we got a new house, a new house, a new house, and a new house, and we got an old person who's going to wait to those -

Mr. Weltman asked, the old houses that had the signs that you bought, those are the ones you're going to take down -

Chairman Fikaris asked, is this style of home one of the ones that was in the original ordinance?

Vincenzo Marcellino replied, yes.

Chairman Fikaris asked, which one is this?

Vincenzo Marcellino replied, this is one of the ones they approved when we first came in.

Chairman Fikaris asked, which one was it?

Vincenzo Marcellino replied, when we first came in? That's one of the ones that she liked.

Chairman Fikaris asked, do you remember the name? Was it one of these four, Bari, Florence?

Ms. Weber stated, those were the kind when I said that is part of the development agreement, kind of conceptual drawings were approved. Those were the conceptual drawings. Knowing that you know, obviously, once you put that actually on the site into building plans, it probably isn't going to be exactly like that. But those were the concepts to stick with-

Chairman Fikaris replied, like I said, not that it's under any of our control, but that that's how it's going to be. It's we're going to have four houses, and then wait out the rest.

Mr. DeBaggis asked, how long will it take to build the first?

Vincenzo Marcellino replied, when we start probably six months -

Mr. DeBaggis asked, would it be a lot of traffic disruption on Wilson Mills during -

Vincenzo Marcellino asked, no, it shouldn't be.

Chairman Fikaris asked, does anybody else have any questions or comments about this? I think it's exciting. I think to refurbish all the properties, because that's part of our face, the Wilson Mills area.

Dr. McGrath replied, maybe I missed this in the plans. Do we know about what the square footage is?

Vincenzo Marcellino replied, that home, it's on there, 23 or 24. It's on this print somewhere.

Dr. McGrath replied, sure it's on there somewhere. There's just too much to read.

Chairman Fikaris replied, 22 so there we go-

Dr. McGrath replied, okay, all right. Thank you.

Vincenzo Marcellino replied, I think the first floor is about 1500 square feet, and the second it may be about 800 or seven

NEXT STEPS

Chairman Fikaris said, thank you. If there are no additional questions or comments, we thank the applicant. The vote meeting is scheduled June 1st, Monday at 6:00 pm. So, if there are no additional questions or comments then I would entertain a motion to adjourn.

ADJOURNMENT

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

ROLL CALL Ayes: All **Motion Carried**
Nays: None **Meeting adjourned at 6:10 p.m.**

Respectfully Submitted,
Lisa Levine, Commission Secretary