

**PLANNING AND ZONING COMMISSION**  
**Meeting Minutes**  
**Mayfield Village**  
**June 1, 2026**

The Planning and Zoning Commission met in session on Monday, June 1, 2026 at the Mayfield Village Community Center at 6:00 p.m. Chairman Pro Tem McGrath 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:**

Ms. Diane Calta Law Director  
Mr. Daniel Russell Building Commissioner  
Ms. Lisa Levine Commission Secretary

**Absent:**

Mayor Bodnar  
Mr. John Marquart Economic Development Manager  
Ms. Jennifer Jurcisek Council Alternate  
Mr. Paul Fikaris Chairman  
Mr. Tom Cappello Village Engineer

**CONSIDERATION OF MEETING MINUTES**

**May 4, 2026**

Mr. Kless, seconded by Mr. Girbino, made a motion to approve the minutes May 4, 2026 as written.

**ROLL CALL**

Ayes: Dr. McGrath, Mr. Girbino, Mr. Kless, Mr. DeBaggis, Mr. Weltman

Nays: None

**Motion Carried**

**Minutes Approved**

**PROPOSAL**

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

**OPEN PORTION**

Chairman Pro Tem McGrath stated, I would like to call to this June 1, 2026 vote meeting of the Mayfield Village Planning and Zoning Commission to order.

Chairman Pro Tem McGrath stated, the second item on the agenda is a proposal from Vincent Homes that was presented at our workshop meeting on May 21st. Are there any comments, questions, updates on anything related to that proposal?

Mr. Weltman asked, do you know how much they're going to sell the house for?

Mr. Russell responded, I think around \$500,000.00 maybe.

Ms. Calta stated, we have a development agreement with them. And yeah, they think they're going to be upwards of that amount. This will be a, I guess you'd call it a spec. He doesn't have a buyer yet. But others could even exceed that amount if, you know, somebody comes in and they want higher end finishes and things like that.

Mr. Weltman asked, I still am unclear as to why we played a role in this. Is it because you said they're a development corporation?

Ms. Calta responded, we wanted planning to take a look at the site plan. This lot is not as, I guess, concerning. But as you get down to, I think, Raleigh, you're going to see there's going to be a real need to look at the site plan as to whether or not those two lots on the end and where the access comes from. Whether it comes from Raleigh, whether it comes from SOM. And there's also a conservation easement area that's been restricted at the back of those lots.

When we did the development agreement, we put the requirement in across the board for all four of the lots. But I think what's kind of playing out is this site plan isn't that unusual, right? But we still wanted to also make sure that the houses fit on the lots because these lots are, although they're conforming, they're not conforming to our standards now. We wanted it to fit on the -

Mr. Weltman asked, but when they conform, in what sense? Architecturally or... On the lot.

Mr. Kless responded, a front facing garage, for instance, if the lot's too narrow, we'll always go to BZA for sure.

Mr. DeBaggis responded, but the use is the same.

Ms. Calta responded, you're just looking at the site plan. This one was, I think, more uniform and par for the course. But I think you'll see that the other ones might not. Especially those two. You've got the one next to the cemetery. I don't think that's going to be –

Mr. DeBaggis responded, that's vacant too.

Mr. Girbino asked, what other site plan issues might we be dealing with the other lots? Beside the-

Ms. Calta responded, Calta I think the access is going to be the real question on the two at the end. Okay. Because on the other side of Raleigh, you've got that house that has access from Raleigh and doesn't have access to some. The house that was closest to Raleigh that was taken down... You can still see the driveway apron there. But I think the thought is you can't put a driveway apron there. It's almost right under the light. You're going to have to go out to Raleigh. But then it depends on how they're going to configure that house. Is it going to face SOM? Is it going to face Raleigh?

Mr. DeBaggis asked, SOM or Wilson Mills?

Ms. Calta responded, I'm sorry, Wilson Mills. Is it going to face Wilson Mills or is it going to face Raleigh? And then depending on what you do with that, that could impact how the house next to it is configured as well. I don't think that there will be a shared access off of Raleigh for those two houses. I don't think that works.

Mr. Russell stated, they haven't talked about that.

Mr. Weltman asked, what is that?

Ms. Calta responded, so that would be where you have one access off of Raleigh for two houses, like a draw. So that's if I'm thinking out loud. Those kinds of things we want you to take a look at to make sure it makes sense. And where on Raleigh that access should be. Should it be closer or back? There's a bend. And are there site issues if you're farther north or if you're farther south? That kind of thing.

Mr. Weltman responded, Okay.

Mr. Girbino asked, so, a couple of those lots are part of the land conservatory?

Ms. Calta replied, we put on a green space area so that there's a buffer with the neighbors to the back.

Chairman Pro Tem McGrath replied, so my understanding is that the reason they have to come to us, because they are a conforming use, is because of this development agreement with the village. And the village put these restrictions on. So, we can look at all these various things. I can't even imagine trying to back out of a driveway onto Wilson Mills. During many times of the day.

Mr. Girbino replied, it was nice that they put that little bump on the map so you don't have to do that. That's something that's really kind of important for all those houses.

Chairman Pro Tem McGrath responded, I was just going to say, I think it feels essential to me, you know?

Mr. Girbino replied, and I noticed the setback was actually, I actually counted it out on the plan, and it's quite a bit further back than the original structure, you know? So, it's about 60 feet.

Mr. Russell replied, so it's going to be a little longer driveway.

Chairman Pro Tem McGrath replied, which gives room for that.

Mr. Girbino replied, yeah. I don't know if you know, it was mentioned last time, and it looks like that's about as far back as you really want to go anyway, otherwise you'd really be shortening your backyard.

Chairman Pro Tem McGrath replied, if I'm paying that much for a house, I want to be able to turn around and get in and out of my driveway. You'll never get out of your driveway backing out. No, not at certain times of the day.

Chairman Pro Tem McGrath replied, so it's something to be considered. Any other comments, questions? Then I would entertain a motion to approve the site plans that were presented to us on May 21st, pursuant to the development agreement with Mayfield Village.

There were none.

### **DECISION**

Mr. Weltman, seconded by Mr. Kless, made a motion to approve the single-family home plan as submitted.

### **ROLL CALL**

Ayes: Dr. McGrath, Mr. Girbino, Mr. Kless, Mr. DeBaggis, Mr. Weltman

Nays: None

**Motion Carried**

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### Recommendation to Council

Dr. McGrath asked, does anyone have any other items for discussion this evening?

There were none.

### **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 6:08 p.m.**

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Chairman Pro Tem

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Lisa Levine, Secretary