Mayfield Village Citizens Advisory Committee
Meeting Minutes
October 26, 2026

The Citizens Advisory Committee met on Monday, October 26, 2026 at 7:00 p.m. at the Civic Center, 6622 Wilson Mills Road, Mayfield Village, Ohio.

Present:	Marilyn LaRiche-Goldstein	Robert Gessner
	Rosemarie Fabrizio	Miki Steigerwald
	Joanna McNally	Monica Syracuse
	Althea Conti	Patti Ferris
	Lorry Nadeau	Sandy Batcheller
Absent:	Gerald Kasunic	Mark Granakis
	Maureen Washock	Bob Haycox

Also Present: Jennifer Jurcisek, Council Representative
Marlene Zito, Resident
Diane Wolgamuth, Director of Administration

Approval of Meeting Minutes

In Mr. Haycox's absence, Mrs. Nadeau opened the meeting and asked for a motion to approve the minutes from September 28, 2026. A motion was made and seconded and the minutes were approved as written.

Economic Development Update with John Marquart, Economic Development Manager

Mrs. Nadeau introduced John Marquart who thanked the Committee for inviting him to attend. He began his presentation with some quick updates:

- **Former CVS space.** Mr. Marquart stated that filling this retail space continues to be a challenge. So far, there has not been much interest. The landlord is now trying to lease it as two separate spaces of 4,000 and 9,000 sq. ft. The most recent possibility was a chiropractor and an appliance store. He has received no update in about two months.
- **Backyard Nature Company.** Mr. Marquart reported that this shop is closing in November due to the retirement of the owner. It is approximately 2,000 sq. ft. and the landlord is looking for local merchants.
- **Beta Drive Road Work**. Mr. Marquart advised that Beta Drive is being completely replaced with new curbs, aprons and sidewalks. He stated that the road work is long overdue and explained that the roadway was built in about 1971 and not much has been done to it since then. The Mayor and Council agreed to invest $3 million in this project to keep this industrial area in good shape and attractive to businesses. The project includes extending the turn late at Wilson Mills to I-271. Mr. Marquart added that the project has been challenging, managing trucks and turning issues and also a gas line was hit

twice. He explained, "OUPS had been called and they marked the locations correctly but had the wrong depth. They said the gas line was 30" deep and it was only 9". The Fire Dept. and Enbridge have done a great job responding. The entire job should be complete in 2-3 weeks."

- **Mars Electric** at 6655 Beta has continued to grow. Mr. Marquart stated, "They just leased an additional 55,000 sq. ft. and have become the Village's fifth largest taxpayer."
- **Mayfran** has been in the Village since 1971. "They are wrapping up a 45,000 sq. ft. expansion. They have over 200 employees and are the Village's fourth largest taxpayer."

Mr. Marquart moved to his PPT presentation regarding the two re-zoning proposals that will be on the ballot for voters in May 2027 (a copy of the presentation is attached):

520 SOM Center Road – Progressive Campus 3

Slide 1: Mr. Marquart described that this map shows the parcel of land being proposed for rezoning. It is vacant property behind the Library, north of Highland Road, and west of SOM Center. He stated, "In 2005, Progressive acquired this parcel for its third campus. It turned out that this was not needed and this 55-acre parcel has been on the market since 2023."

Slide 2: Mr. Marquart showed the zoning on the parcel as part Production-Distribution, part Office-Laboratory, and part single-family residential.

Slide 3: Mr. Marquart related that Progressive bought the property in the hopes of constructing a campus for its executives. Since they decided against that plan, the property has remained vacant for the past 20-21 years. Mr. Marquart stated that he had been studying the site for industrial users but, with the number of wetlands on the property, nothing would work. "Most users want a minimum of 200,000 sq. ft. and that is not doable here. Recently, Pulte Homes acquired an option on the property, contingent upon successful re-zoning to Planned Residential Development District (PRDD). Pulte has control of the site but will not close on it until next spring, after the re-zoning."

Slide 4: Mr. Marquardt reviewed the proposed site plan provided by Pulte. He described that there is a traffic light at SOM and Hickory Hill and the intent is to create a public street into the development. The public street would be about ¼ mile long. He described that all the dark green areas on the site plan are wetlands and will be preserved as naturalized areas. Pulte's current plan includes 20 detached homes along the roadway and 115 townhomes on the other side of the cul-de-sac. The Village would take care of snow plowing and trash removal on the public street, up to the cul-de-sac. The area beyond that, with the townhomes, would be privately maintained. Mr. Marquart advised that PRDD is the same zoning at Montebello. He described that the PRDD zoning allows up to four homes per acre, meaning this property could have up to 220 units. Pulte is proposing 135 units total with much of the property remaining untouched.

Slide 5: Mr. Marquart advised that he knows that Village residents are always concerned about increasing the population such that the Village would become a city. He explained that the Village's existing population is 3,296. "The average household has 2.36 people so we would expect approximately 319 new residents as part of

this development, far from the 5,000 population number needed to become a city." He added that since this is the last undeveloped chunk of property in the Village, it is unlikely that we will ever reach that number.

Slide 6: Mr. Marquart showed conceptual designs for the single-family homes and the townhomes. He described that the single-family homes would include a first-floor master and laundry and will not have basements. Regarding the townhomes, he advised that Village code requires no more than three units under one roof. "These designs are just one of many options. There is no price point set yet. The townhomes are expected to be 1800 to 2200 sq. ft. All units will be sold fee simple. There will be no rentals."

Mrs. Jurcisek asked if the School District is aware of this proposal and stated that she is concerned because Center School is already at capacity. Mr. Marquart advised that he has forwarded the information to the schools but has not heard back from them. Mrs. Jurcisek thanked him and said she would also bring it up to Dr. Barnes.

Mr. Marquart stated that he would love to see something happen at this property. He believes residential use is a better fit as the impacts to the homeowners on Highland Road would be worse if there were industrial users on the property.

Mrs. McNally asked if Pulte plans to build a pool or tennis courts for the development. Mr. Marquart responded that Pulte is very attracted to this site because of the public amenities already in the area.

Mrs. LaRiche-Goldstein stated that she did not find the proposal attractive. "To me, that doesn't fit the Mayfield Village concept. We are country with the convenience of the city." Mr. Marquart responded that Pulte studies the market and they believe that this concept is where things are headed. They are building a similar development in Orange Village. He added that part of the equation is cost. Pulte has to buy the property from Progressive and has to mitigate the wetlands. Mrs. Nadeau stated that she believes this is where housing is going, adding, "Similar buildings are going up in Little Italy. People don't want yards anymore."

Mr. Marquart advised that similar townhome units are also going up in Seven Hills and Avon Lake. Mrs. McNally asked about cost. Mrs. Nadeau stated that she believes the Avon Lake units are being sold for $500,000. Mr. Marquart commented that the cost of construction is high these days.

Mrs. Fabrizio stated, "In a similar development in Reminderville, the driveways are very short, and it ends up being more concrete that we are used to. It is a different living style."

Mr. Marquart stated that the single homes in the proposed development will have larger lots. The townhomes will have two-car garages and the driveways will be long enough for only one car.

Mrs. McNally asked what happens if the rezoning is not approved by the voters. Mr. Marquart responded, "Progressive takes the property back and puts it back on the market."

Mrs. Batcheller asked if there is only one roadway out of the development, stating, "That is a lot of traffic going past the single-family homes." Mr. Marquart responded, "They looked at providing another access to Highland by purchasing a Highland Road property, but we thought that those residents would not be happy about it."

Mrs. Syracuse asked if all the Montebello homes were sold. Mr. Marquart advised that about 70% of the parcels were sold so far.

Mrs. Nadeau asked if Police and Fire will have an opportunity to look at the development. Mr. Marquart said, "Yes, the Fire Chief has asked about another access drive. If Pulte were to construct another street off of SOM, south of the Library, they would have to cross a creek and that becomes cost prohibitive. The current plan includes building the street wider than usual to allow fire trucks to drive on the sidewalk in an emergency."

Mrs. Batcheller commented, "I wouldn't want to deal with 270 cars going by my house every day, and then SOM traffic." Mr. Marquart responded that there is a light at the SOM intersection and added that this would not be unlike Aintree North that has only one intersection to get out of the development.

Mrs. McNally asked, "If the rezoning fails, nothing happens?" Mrs. Fabrizio responded that they will come back with a different developer.

6300 Wilson Mills Overlay – Progressive Campus 1

Slide 7: Mr. Marquart moved to Progressive's other property on Wilson Mills Road. He described the overall site, showing the location of the original north building (built in 1975), the parking decks and the east and west buildings. He described that all the buildings are connected by tunnels. "The entire property is approximately 44 acres and includes 650,000 sq. ft. of office space with three parking garages. The Village has been working with the new owners, Premier Development, and is proposing a zoning overlay, similar to what was done on Beta Drive. The underlying Office-Laboratory zoning remains in place and the overlay is meant to provide more flexibility."

Mrs. LaRiche-Goldstein asked if the owner of Mt. Vernon wasn't the new owner of this property. Mr. Marquart responded that he is an investment partner, but Premier is taking the lead in managing and marketing the property.

Slide 8: Mr. Marquart described that one of the goals of the overlay is to preserve existing greenspace. "Currently, 41.7% of the property is greenspace. This slide shows the existing greenspace in green and you can see it is pretty extensive. The overlay provides that the percentage of greenspace can go no lower than 40%, so only a limited amount of new construction is possible." He added, "It is possible that the north building may come down. It is approximately 110,000 sq. ft. and is not attractive, predominantly because a third of the building is underground and has no windows. Any new construction is likely going to be in this area."

Slide 9: Mr. Marquart stated that another goal of the overlay is to protect the Worton Park neighborhood. "This slide shows the various setbacks required. Currently, no buildings or parking areas are closer than 85 ft. to residential property. That will remain the same and the overlay provides for no new construction within 125 ft. That is larger than the current zoning provides. The overlay also requires a 100 ft. setback to Wilson Mills."

Slide 10: Mr. Marquart pointed out on this slide that, if the north building were razed, there is a creek running through the site that is very steep. “Again, this means any new construction is likely to be on the north building site, nearer to I-271 and far from the Worton Park neighborhood.”

Mr. Marquart described that, when the property was on the market, he spent much of his time fending off car dealerships and big box stores like Target, Menards, and Ikea. “We are not interested in that. We are fortunate that Premier bought the property. They have been in commercial real estate for 40 years. They redeveloped the building that currently houses Mars, QED and Cannon, some of the Village’s best tenants.”

Slide 11, What It Is: Mr. Marquart stated that Premier has made it clear that they want to keep the existing office buildings and make this a best-in-region office campus. They are looking for tenants who will take at least 50,000 sq. ft. and hoping for maybe two to five maximum “big fish.” Mr. Marquart described that the overlay is intended to allow accessory uses that will make this property more attractive, like a fitness center or food hall, which Progressive had there for decades. “These are all uses that would be permitted, it doesn’t mean that they all will occur at the site.”

He continued, stating that the overlay, if passed, would allow one small boutique hotel. In addition, even though the Village does not permit drive-thrus otherwise, it would allow one with these restrictions:

- Only one drive-thru in the entire overlay area.
- The drive-thru must be located at least 800 ft. from the intersection. They cannot access the drive-thru before than so that any backups stay within the property.
- Must have an escape lane so that cars do not get stuck in line.
- The speaker box cannot be louder than 75 decibels.
- The drive-thru must close by 10:00 p.m.

Mrs. Zito asked about the parking lot area closest to the properties on Worton Park and if anything could be built there. Mr. Marquart responded that retail development there is possible and likely due to the desire for visibility, but these restrictions would apply. Mrs. Zito suggested that maybe trees could be added to help block the sound.

Mr. Marquart stated that is important to remember that the overlay is not seeking retailers. It is permitting some, to make the site more attractive.

Slide 12, What It Isn’t: Mr. Marquart advised that the overlay puts a limit on each retailer at 10,000 sq. ft. and a combined 50,000 sq. ft. for the entire property. He described that the overlay will not allow the property to become a shopping center, lifestyle center (like Pinecrest), fast-food row, gas station, car dealership or mini-storage facility. The proposed chapter has a larger list of prohibited uses including amusement centers and data centers, unless the data center serves only the tenant. He added that, from his perspective, data centers bring noise and no revenue. “Village Council voted on a one-year moratorium and we continue to study the issue.”

Mrs. Steigerwald asked about signage. Mr. Marquart responded that the overlay chapter does not include any restrictions on signage and we will be relying on what is permitted under the Village's existing sign ordinance chapter. Mrs. Steigerwald also asked about lighting and Mr. Marquardt responded that additional restrictions had not been included, but he would look into that.

Slide 13: Mr. Marquart reviewed the upcoming meeting schedule required by the Village's Charter. He stated that all meetings are public, there will be a specific public meeting scheduled, likely in January, and there will be plenty of opportunity for public comment. He explained that both the residential rezoning and the overlay will be on the same schedule and he anticipates there will be much more information included in the upcoming issues of the *Voice of the Village*.

Mrs. McNally asked if the two re-zonings will be bundled on the ballot and Mr. Marquart advised that they will be separate. After Council approves sending them to the ballot, the County Board of Elections will assign issue numbers.

Mr. Marquart concluded his presentation stating that everyone needs to remember that the office market is dead and we need to expand uses to fill these large vacant buildings. "Premier Development is a first-class operation and we are fortunate and happy to have them on board."

Mrs. Nadeau commented that when she worked at a bank years ago, Pulte had a great reputation. Mr. Marquardt stated that he owns a Pulte home, he is happy with it, and it came with a good warranty. Mrs. Nadeau stated that she can see how hard the Village works to bring good things here. Everyone thanked Mr. Marquart for attending and providing so much information.

Council Report

Mrs. Jurcisek stated that these issues are the most important ones before Council right now and she has nothing else to report at this time.

Other Matters

Mrs. Nadeau advised that on Nov. 11 at the Community Room, the Historical Society has an excellent program on the Front Row Theater, if anyone is interested.

Mrs. Fabrizio mentioned the Heritage Home program presentation from last month. She said that she can see properties around the Village that could use their help. She suggested putting the information out to School District parents and perhaps creating a flyer. Ms. Wolgamuth stated that she just wrote an article in the current VOV about the Heritage Home Program that could easily be turned into a flyer. Mrs. Jurcisek asked that Ms. Wolgamuth provide it to her and she would be happy to share it with the schools.

There being no further business, the meeting was adjourned at 8:15 p.m.

Diane Wolgamuth
Director of Administration

PROPOSED

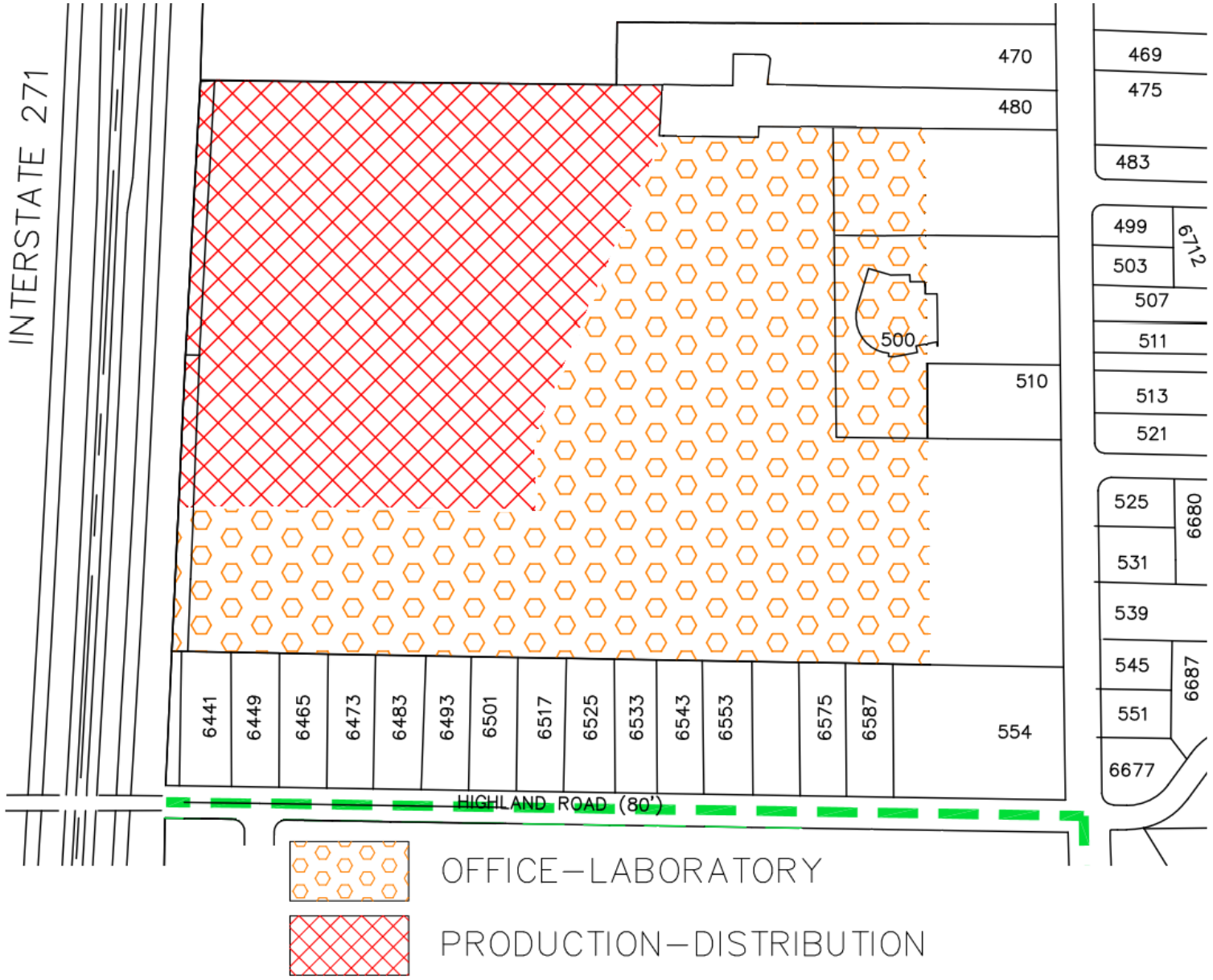
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

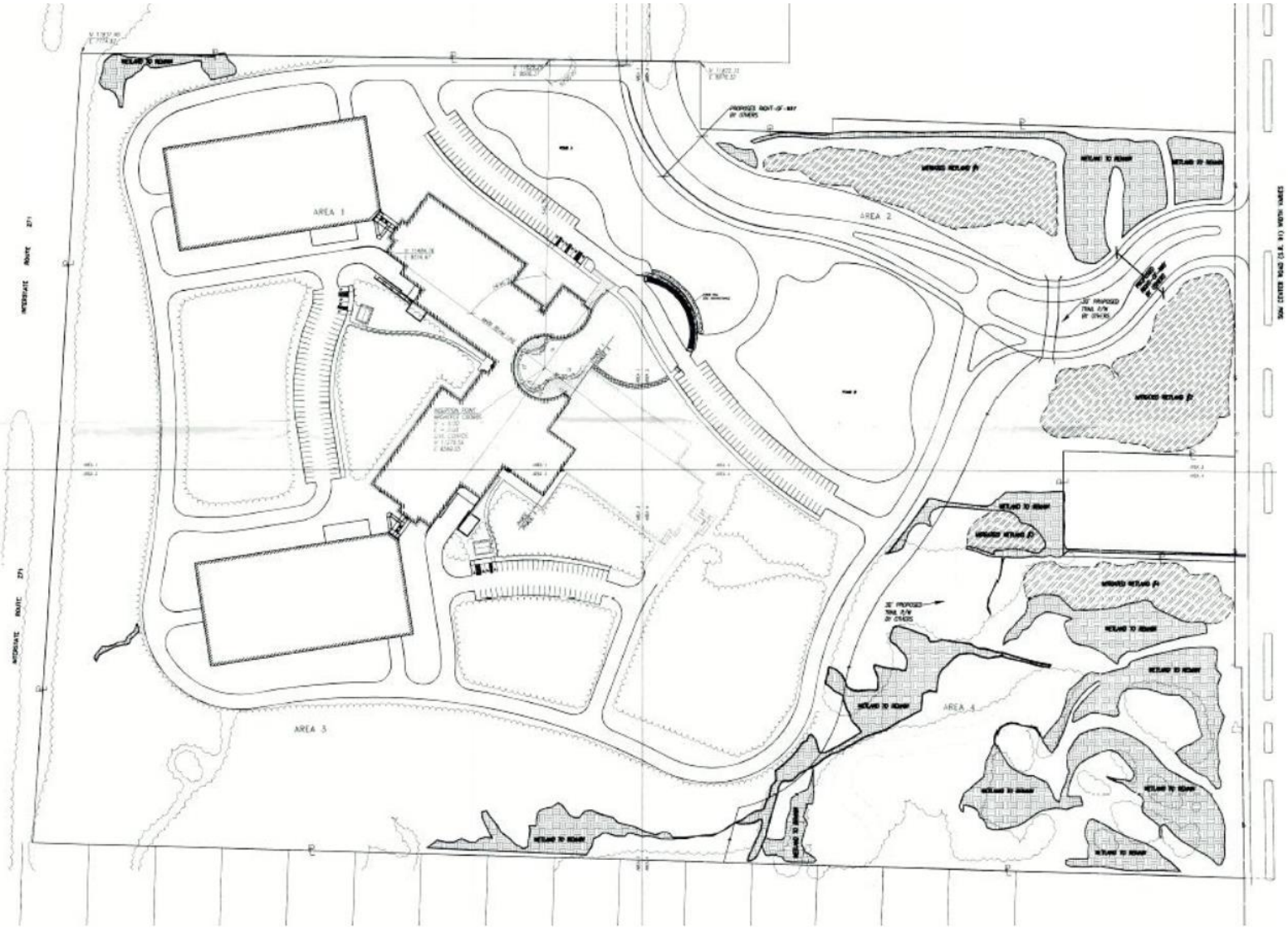
520 SOM CENTER RD.

Citizens Advisory Committee
10/26/26

MAYFIELD VILLAGE


±55 ACRES
SOM CENTER ROAD
HIGHLAND ROAD
WILDWOOD TRAIL
271
Mayfield
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83109005
83111001
83111024
83109004
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INTERSTATE 271
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507
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513
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6712
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531
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545
551
6677
6680
6687
554
6441
6449
6465
6473
6483
6493
6501
6517
6525
6533
6543
6553
6575
6587
HIGHLAND ROAD (80')
OFFICE–LABORATORY
PRODUCTION–DISTRIBUTION


AREA 1
AREA 2
AREA 3
AREA 4

Concept Plan

Preliminary

- 135 Total Homes (115 TH + 20 SF)
- 2.39 Units/Acre
- ~43% Land Undeveloped
- ~70% Wetland Preservation



PROPOSED PRDD IMPACTS

EXISTING POPULATION	3,296
AVG. HOUSEHOLD	2.36
135 NEW HOUSEHOLDS	319
	3,615



Streetscape Concept A

Single Family Home Products



Elevation Concept A

Town House Products

PROPOSED

6300 WILSON MILLS RE-UTILIZATION

ZONING OVERLAY

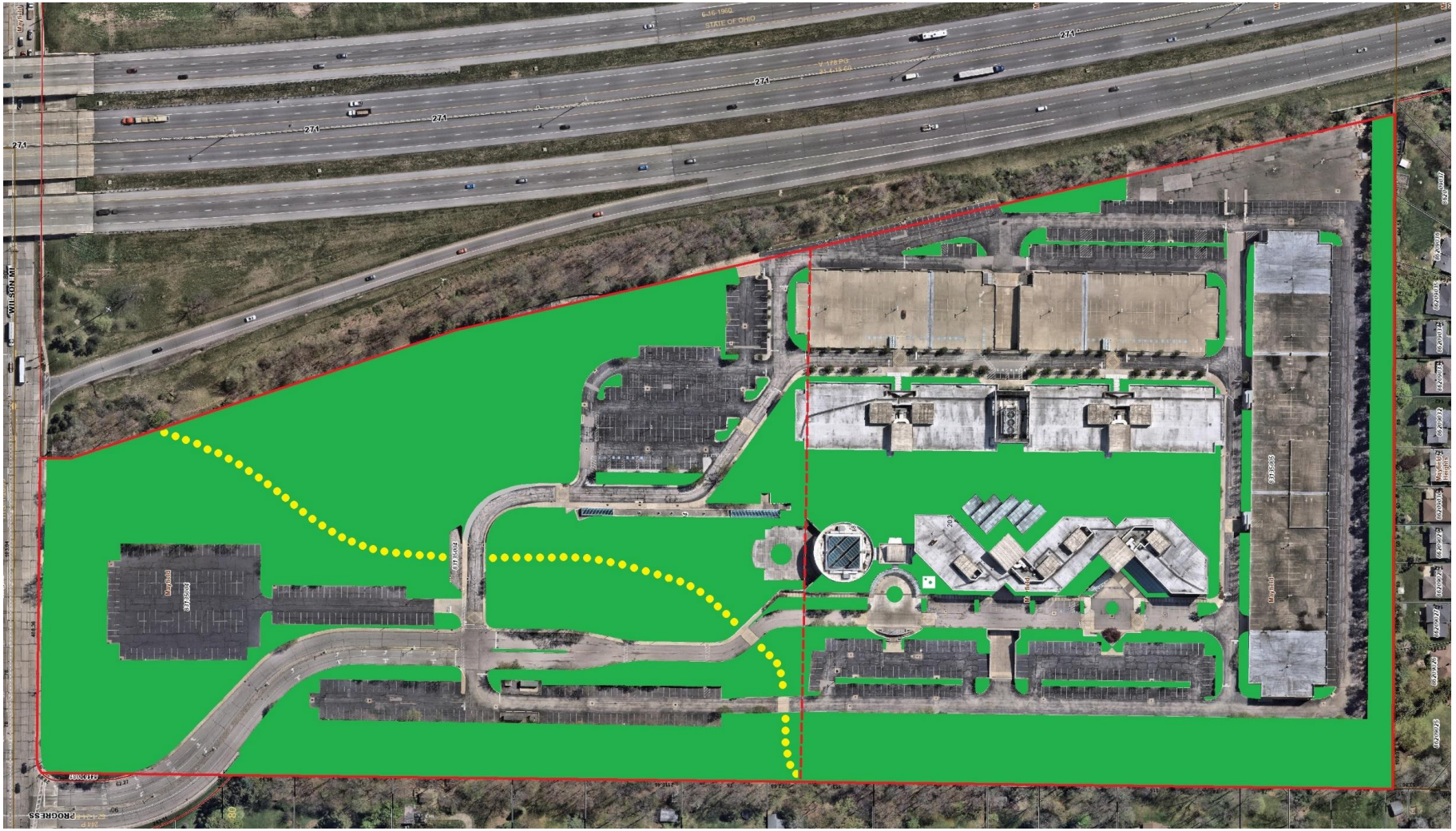
Citizens Advisory Committee
10/26/26

MAYFIELD VILLAGE


271
271
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STATE OF OHIO
6-16-1960
WILSON MILL
BROOKPARK


271
271
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271
271
STATE OF OHIO
6-16-1960
Mayfield
Mayfield
Mayfield
PROGRESS


STATE OF OHIO
271
271
271
271
100'
125'
PROGRESS



Citizens Advisory Committee
10/26/26

MAYFIELD VILLAGE

WHAT IT IS

- best-in-region office campus
- limited accessory retail
- fitness center
- food hall







allowed, but not required

- <u>one</u> small hotel
- <u>one</u> limited drive-thru
- small out-building(s) if greenspace preserved

WHAT IT ISN'T

- shopping center
- lifestyle center
- big box retail
- fast food row
- car dealer
- gas station
- mini storage





<u>NO</u> LARGE DATA CENTER

MOVING FORWARD

1st READING AT COUNCIL, REFERRAL TO P&Z	OCT. 19
REVIEW WITH CAC	OCT. 26
P&Z WORKSHOP	NOV. 19
P&Z VOTE	DEC. 7
2nd READING AT COUNCIL	DEC. 21
PUBLIC HEARING	JAN. 2027
3rd READING AT COUNCIL	FEB. 2027
DEADLINE FOR BOARD of ELECTIONS	MAR. 2027
ELECTION	MAY 4