

**THE CITY OF MAYFIELD HEIGHTS  
PLANNING COMMISSION  
MINUTES**

**May 3, 2021**

Mayor DiCicco, Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilman Michael Ballistrea, Mayor Anthony DiCicco, Mr. Jack Gallucci, Mrs. Darcy Horvat, Mr. Lyle Satterlee  
ABSENT: None

Also present was Tom Jamieson, Director of Building, Monica Ferrante, Secretary.

The Pledge of Allegiance was said.

Mr. Satterlee seconded by Mrs. Horvat moved to suspend reading the minutes of the April 5, 2021 meeting and approve as written. All in favor. Motion carried.

**CORRESPONDENCE:** None

**OLD BUSINESS:**

***Report of Director of Building:*** No report.

***Report of Council Representative:*** Mr. Ballistrea reported that at the City Council meeting on April 26, 2021, the lots splits for Mayland Plaza were approved unanimously and the final site plan for Cube Smart, 1413 Golden Gate Boulevard was approved with a vote of 4-1 with 2 abstentions.

**TABLED ITEMS:** None

**NEW BUSINESS:**

**PC-21-04 Hillcrest Hospital – Pen Wolf  
Cancer Center Expansion  
6780 Mayfield Road  
Requests preliminary site plan approval for a 10,600 square foot addition.**

Present was Andrew Payerl, project manager for the Cleveland Clinic, Dave Berlekamp, architect with the Cleveland Clinic and Peter Bohan, architect, Perspectus.

Mr. Payerl went over the drawing of the Hillcrest campus showing the addition. He then gave a brief overview of how this project came to fruition. A patient that was treated at the cancer center a few years ago had a great experience, but she felt some improvements were needed. One of the main objectives for the addition is to improve the patient experience by creating easier access for the patients to the cancer center. There will be a valet drop off at the entrance to the cancer center and elevators that will lead the patients to their destination.

Mr. Ballistrea asked if the addition will have any affect on the loading docks to the east. The addition will not affect these docks.

Mr. Berlekamp discussed the plan; since the application was submitted, there have been a few adjustments made to the smaller loading dock area and the existing drive in the back. The ground floor is mainly a drop off/concierge area. They are extending out the 2<sup>nd</sup> floor of the cancer center which is primarily the outpatient and infusion therapy floor. There will be more natural light coming into the building. The addition stays within the height and width of the existing building.

Mr. Bohan discussed the parking analysis they had done to ensure they are compliant with parking.

Mayor DiCicco asked about the 18 parking spaces that are being lost; who uses those spaces? Mr. Bohan responded that the spaces are mainly internal courier vehicles and physician spaces.

Mr. Ballistrea asked if the residents to the south have been notified of the project. Mr. Payerl replied that they were sent a letter from Vicki Snyder, COO, of Hillcrest.

For the record, Mayor DiCicco went over the reports/approvals from TMS Engineers, Fire and Police departments.

Mr. Gallucci, seconded by Mr. Ballistrea, made a motion to approve the preliminary site plan for the Hillcrest Cancer Center, 10,600 square foot addition, 6780 Mayfield Road.

**ROLL CALL ON MOTION: AYES: Gallucci, Satterlee, Horvat, Ballistrea, DiCicco**  
**NAYES: None**  
**MOTION GRANTED**

**PC-21-05 BK Mayfield – Brad Kowit**  
**The Tavern of Mayfield**  
**6088 Mayfield Road**  
**Requests approval of signage on awning.**

Present was Brad Kowit, BK Mayfield. Mr. Kowit is seeking approval of signage on the awning for The Tavern of Mayfield, formerly DiCillo's. He is the new owner, and the new awning and signage are part of the improvements to be made for the tavern.

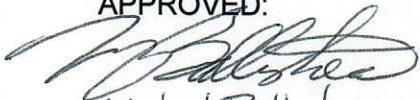
Mr. Jamieson stated that any signage on awnings needs Planning Commission approval.

Mr. Ballistrea, seconded by Mrs. Horvat, made a motion to approve the signage on the awning for The Tavern of Mayfield, 6088 Mayfield Road.

**ROLL CALL ON MOTION: AYES: Satterlee, Horvat, Ballistrea, Gallucci, DiCicco**  
**NAYES: None**  
**MOTION GRANTED**

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:24 p.m.

APPROVED:

  
Michael Ballistrea  
~~Mayor Anthony DiCicco~~  
Co-Chairman

Respectfully submitted,

  
Monica Ferrante  
Secretary