

**Village of Middlefield Planning & Zoning
Meeting Minutes
January 26, 2017**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:00 p.m. with the following members present: Mr. Scott Klein-Chairman, Mr. Dave Dietrich, Ms. Edna Davis and Mr. Jim Linberg. Mayor Garlich is excused.

Also present: Ms. Leslie McCoy-Administrator, Mr. Nick Bellas-Zoning Inspector, Mr. Tom Lee-Solicitor and Mr. Roger Hanna

Agenda: Remove Old Business #1 – Mobilities (Ohio Exchange Facilities Networks, LLC) – 15005 S. Springdale Ave. Non-Switched RF Transport Services, Wooden Pole.

Minutes from November 22, 2016 were presented for approval. *Ms. Davis made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in Favor: Yeas (4).*

PUBLIC HEARING- Mr. Klein opened the public hearing at 7:02 pm.

1. **Jessica Baker – Home Occupation:** Mr. Bellas stated that Ms. Baker has made application for Conditional Use for an in home Beauty Salon. It would have 1 chair. The home occupation would fit the area with the Industrial Property. Discussed the Conditional Use for Home Occupation; this is decided on a case by case circumstance and the neighborhood weights heavily. Ms. Baker stated that she has submitted for a sign. Mr. Bellas stated that the sign application has been put on hold based on whether the Home Occupancy is approved. Hours of operation are based on the need of the clients; 10 am to possibly 8 pm. The space with the chair is under 200 square feet. The state has inspected the remodeled space and Ms. Baker has been certified. Ms. McCoy stated that she has seen the application for the sign and it conforms for the area it is located. *Mr. Klein made a motion to approve the Conditional Use for a Home Occupancy with the restriction of hours of operations being Monday thru Saturday 9:00 am to 8:00 pm and that all certification be kept current, motion seconded by Mr. Linberg. Roll call: Yeas (4).*
2. **Giant Eagle Plaza – 15400 West High – Open Storage:** Mr. Bellas stated that Burdkidz LLC,- Redstone Investments. The proposed open storage would be approximately 15,000 square feet and the Open storage is contingent if the #145 property business goes in. #145 property is proposed retail and requires the open storage. #140 is also general retail. Both proposed businesses would like to open in the calendar year 2017. Discussion regarding the parking requirements and what is needed. The open storage would need to be fenced and to allow chain link. Will not be an outdoor showroom, but customers can look at the equipment in that area. The whole plaza will be updated and spruced up and the

parking lot will be repaved and a delivery driveway will be installed off of Tare Creek Parkway. Mr. Klein has concerned about the aesthetics of the chain link fence. Mr. Linberg also stated that the fence will weather especially in this area. Has concerns about height of the fencing and the materials. Willing to landscape on the street side. Would like Redstone to go back to the proposed tenant and find out the reasons for the 8 foot chain link fence. The committee is good with the proposed location and size. Discussion regarding the parking requirements. The open storage location takes about 54 spots and leaves 243 parking spots available. The buggy parking spaces are not included in the parking count. There is a buggy parking rail proposed on the east side of the lot. Mr. Hanna suggested looking at the timing of the traffic light. ***Mr. Linberg made a motion to approve the proposed parking variance contingent upon the two tenants signing leases, motion seconded by Mr. Klein. Roll call: Yeas (4)***
Mr. Klein made a motion to grant the open storage location request contingent upon the Planning Commission approving the fencing material and height, motion seconded by Mr. Dietrich. Roll call: Yeas (4).

Mr. Klein closed the public hearing at 7:45 pm.

OLD BUSINESS: Nothing before the Commission

NEW BUSINESS:

1. **Small Cell Installation:** Mr. Lee stated that this is for information only. Senate bill 331 was passed; and included regulations about small cell towers installed in the right of way. So this could take away the village's ability to regulate cell phone towers.

ZONING INSPECTORS REPORT: Nothing submitted.

EXECUTIVE SESSION: Nothing before the Committee

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:10 pm. All in favor: Yeas (5).

Latisha Stupka, Tax Administrator

Scott Klein