

**Village of Middlefield Planning & Zoning  
Meeting Minutes  
March 27, 2014**

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The Village of Middlefield's Planning & Zoning meeting was called to order at 7:00 p.m. with the following members present: Mayor Garlich, Scott Klein, Nick Giardina, and Jim Linberg. Edna Davis – excused.

Also present: Ms. Latisha Stupka – Tax Administrator, Mr. Steve Roessner-Zoning Inspector, Mr. Dan Weir-Administrator, Mr. Tom Lee-Village Solicitor, Ms. Ann Wishart-Maple Leaf, Ms. Kim Breyley, Mr. John Fiala & Mr. Mike Eberly-Weaver Commercial Contractor.

Agenda: No additions or deletions to the agenda.

Minutes from **February 27, 2014** were presented for approval. ***Mayor Garlich made a motion to approve the minutes as presented, seconded by Mr. Klein. Roll call: Yeas (3). Mr. Linberg abstained.***

**PUBLIC HEARING-Neff Perkins Variance Request:** Chairman Klein opened the public hearing at 7:05 pm. Mr. Roessner stated that the contractor has submitted plans with a 22 foot setback; Village requires 60 feet. Neff Perkins would like to remove the existing office space and construct a new larger office space area. Discussion held regarding the improvements that Neff Perkins would like to do to the new area. No public comments. Chairman Klein closed the public hearing at 7:14 pm. ***Mr. Klein made a motion to approve the variance as submitted, seconded by Mr. Linberg. Roll Call: Yeas (4)***

**OLD BUSINESS:**

**NEW BUSINESS:**

1. **Neff Perkins-Site Plan Approval:** Mr. Roessner stated that they have submitted everything that is required. There are no issues with grading. ***Mr. Klein made a motion to approve the site plan as submitted, seconded by Mr. Linberg. Roll call: Yeas (4)***
2. **Walmart-Open Storage & Display:** Mr. Roessner stated that they have had a permit for the last 2 years, would like to renew the permit for another 2 years. There have been no issues with this permit in the past. Walmart puts a corral in the parking lot, put the soils, trees and landscaping stuff in this area. ***Mr. Linberg made a motion to approve the open storage permit for two years, seconded by Mayor Garlich. Roll call: Yeas (4)***
3. **Chem Technologies:** Lot Split: Mr. Roessner stated that a lot split needs to be completed before the site plan can be approved. Received plans today with

the map and description that was submitted to the county. Discussion regarding who is responsible for what on the project. They are looking at doing a letter of intent. Mr. Lee stated that the lot split can be approved at this time. The site plan does not have all the information that is required, so at this time it is a little premature. Lengthy discussion regarding the various information that is required on the site plan; including what is required by the EPA. Discussion regarding the setbacks that are required. **Mr. Klein made a motion to approve the lot split as submitted, seconded by Mr. Giardina. Roll call: Yeas (4).**

**Zoning Inspectors Report:** Discussion regarding the various permits that have been issued this month.

There being no further business before the Planning & Zoning Commission Chairman Klein adjourned the meeting at 7:50 pm.

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Latisha Stupka-Tax Administrator

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Scott Klein-Chairman