

**Village of Middlefield Planning & Zoning
Meeting Minutes
April 24, 2014**

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, Jim Linberg, Edna Davis and Mr. Dan Gyure.

Also present: Ms. Carrie Ehrhart-Office Assistant, Mr. Steve Roessner-Zoning Inspector, Mr. Dan Weir-Administrator, Mr. Tom Lee-Village Solicitor, Dave Harrington, John Urbanowicz-Urban Growers, Lou Belknap-Agile Signs, Scott Hill-SAH Consultants, Kim Breyley and David McDowell (7:40 pm)

Agenda: No additions or deletions to the agenda.

Minutes from April 15, 2014 were presented for approval. *Ms. Davis made a motion to approve the minutes as presented, seconded by Mr. Linberg. All in favor: Yeas (4). Gyure abstained.*

PUBLIC HEARING:

US Bank Variance Request: Mr. Klein opened the public hearing at 7:02 pm. Mr. Roessner stated that US bank is requesting an additional wall sign. Ordinance does not allow more than one wall sign per building. Mr. Belknap representing US bank stated that US Bank would like to use the additional sign on the building so it can be seen from the north side. Would like to place sign on the drive thru side of the building. Davis feels that the added sign is needed. Can't tell what the building is until on top of it. No comment from the audience. Klein closed the public hearing at 7:12 pm *Klein made a motion to approve the additional sign variance as requested, seconded by Gyure. Roll Call: Yeas (5)*

OLD BUSINESS: None before the commission.

NEW BUSINESS:

- 1. Open Storage- 14855 North State Avenue- SAH Consultants:** Mr. Roessner stated that the structure is located in the parking lot across the street and was constructed without a permit. Discussed the option that were submitted. Mayor Garlich stated that he like option #3. Mr. Hill stated that he gave 3 options. Concerned about the one location being in the grass could create mud. Mr. Hill stated that this is the structure completed to date. Can put a roof on if the committee would require it. See the structure the rest is wrapping, roofing, siding and flooring. All local materials used in construction. Mr. Lee stated that there are no regulation permitting it. Doesn't really fit the open storage criteria

either. Mr. Lee stated that this needs to go before Council for approval. Mr. Hill's intent is to just have the frame with some small signage. Discussion regarding signage. Would like it visible from the street. Discussed possibly moving it closer to the store. Mr. Klein asked what kind of roofing. Mr. Hill stated typically it green metal. **Mr. Linberg made a motion to recommend this legislation to Council, seconded by Klein. Roll call: Yeas (5)**

2. **Urban Growers Greenhouse- Harrington Square:** Mr. Roessner stated that Mr. Urbanwicz is requesting permission to place a temporary greenhouse building in the Harrington Square Parking Lot to sell flowers from May 1 through July 4. Mr. Urbanwicz stated that basically the structure is classify as a temporary seasonal structure. Have permission to use restroom in the Harrington Square mall. Will get power and water from the Cortland Bank building. This is seasonal May 1st to July 4th, can have fencing if the committee prefers. Mr. Harrington stated that it will be in an area of the parking lot that is not regularly used. Discussed possibly having produce specials on the weekend. Klein feels that this will be a benefit for village residents. Mr. Lee stated that this is similar to the previous request and will need approval from council via legislation. Discussion regarding changes need to the zoning code. **Mr. Klein made a motion to recommend this legislation to Council, seconded by Davis. Roll call: Yeas (5)**

ZONING INSPECTORS REPORT: Mr. Roessner stated that Chem Technologies is approved and ready to go, should be breaking ground shortly. Received a phone call about signage from O'Reilly's Auto Part, so they should be starting construction shortly. Klein asked about the status on Croucher Property. Plead guilty, paid fine and court cost. Discussion regarding the fine per day issue. Mr. McDowell expressed frustration with the Croucher property.

Mr. Klein made a motion to adjourn into executive session at 8:01 pm to discuss litigation, seconded by Linberg. Roll call: Yeas (5)

The meeting reconvened at 8:20 pm

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:25 pm.

Carrie Ehrhart-Office Asst.

Scott Klein-Chairman