

Village of Middlefield Planning & Zoning
Meeting Minutes
April 27, 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, and Mayor Garlich. Ms. Edna Davis and Mr. Jim Linberg are excused.

Also present: Mr. Nick Bellas-Zoning Inspector, Leslie McCoy-Village Administrator, Mr. Roger Hanna, Mr. Jason Szabo and Mr. James McConnell.

Agenda: No additions or deletions.

Minutes from March 23, 2017 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in Favor: Yeas (3).*

PUBLIC HEARING- 14774 N. Thompson – Variance for setbacks: Mr. Klein opened the public hearing at 7:02 pm. Mr. Bellas stated that Mr. Porter is requesting a variance to build a garage. Requesting 2 feet from the rearline and 4 feet from the sides. The proposed size is 32x32 feet. Requesting the building be placed on the north end of the property. Klein asked if the shed will be torn down. It has already been moved to the other side of the property.

Mr. James McConnell – Vacant property adjacent: Feels two feet is too close and has concerns about where the water will be dispersed.

Mr. Porter stated that there is a ditch along the back and that he assumed it would drain there.

Mr. Jason Szabo – N. Thompson: concerns regarding the water runoff.

Mr. Porter stated that he has not found the pins for the property and he should be within a couple feet.

Mayor Garlich asked why he would not move it closer to the house. Surveyor has not been called to look for the pins. Mr. Klein stated that he feels this should be moved closer to the house. Not in favor of the 2 feet. Discussion regarding a preexisting fence but not sure if it is accurately installed. Mayor Garlich feels that the setback should be 4 feet along the rearline but allow the 4 foot request for the sideyard. Mr. McConnell still has concerns regarding the water runoff. Mr. Bellas stated that perhaps Mr. Porter could have greenery to absorb some water. Mr. Dietrich stated that Mr. Porter should call Ms. Shale from Geauga Soil and Water regarding the runoff concerns. Ms. McCoy stated that the garage is too large. In this zoning district an accessory building cannot cover more than 25 % of the property. Suggested that the build be reduced to 32X31. The committee is not comfortable granting this variance due to not knowing exactly where the property line is and with the concern of the water runoff. The committee has requested that Mr. Porter return for the next meeting. Mr. Klein closed the public hearing at 7:22 pm.

OLD BUSINESS:

1. Mobilitie (Ohio Exchange Facilities Networks, LLC) – Overview of co-location application: Ms. McCoy stated that she is bringing this before the committee tonight to keep them apprised of how this project is progressing. Mobilitie has now chosen four locations and are still working with sprint. The proposed locations are S. State and Georgia Road, S. State and Grove St., Springdale and W. High and the fourth location has not been identified.

NEW BUSINESS: Nothing before the Commission

ZONING INSPECTORS REPORT: Mr. Bellas gave the statistics of permits issues. Discussion with the prosecutor regarding the violations and sending them to court. Lengthy discussion regarding the fence at Arby and where the property line is located. Discussion regarding the abandoned house at the entrance of Glen Valley.

EXECUTIVE SESSION: Nothing before the Committee

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:43 pm. All in favor: Yeas (3)

Latisha Stupka, Tax Administrator

Scott Klein