

**Village of Middlefield Planning & Zoning  
Meeting Minutes  
May 25, 2017**

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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: Mr. Scott Klein-Chairman, Mr. Jim Linberg, Ms. Edna Davis and Mayor Garlich. Mr. Dave Dietrich is excused.

**Also present:** Mr. Nick Bellas-Zoning Inspector, Leslie McCoy-Village Administrator, Mr. Joe Svete-Middlefield Parkway, William Byler, Bill Spencer Jr-Plastic Extrusions, Robert Johnson, Diane Spencer-Plastic Extrusions, Mr. Bill Spencer, Sr-Plastic Extrusions, Ann Wishart-Maple Leaf, Ms. Linda Miller and Mr. Lee Miller.

Agenda: No additions or deletions.

Minutes from April 27, 2017 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Klein. Roll call: Yeas (2). Mr. Linberg & Ms. Davis abstained due to not being in attendance at the meeting.*

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

**15971 Mill Street: Seeking a Variance for Lot Line Setback to Install a Pool:** The Grahams are installing a pool in the west side yard. Requesting a 3 foot setback from the west line. No neighbors in attendance. There is a fence & a 6 foot hedge around the area. The current playset will be removed and the pool will be installed in that same location. *Mr. Klein made a motion to approve the variance as requested, seconded by Mr. Linberg. Roll call: Yeas (4).*

**15400 West High Street: Seeking to Renew Expired Permit 15-1715 to Install a Drive off of Tare Creek Parkway:** The permit that expired is for the exact same plan and nothing has changed and the fees have all been paid. Planning Commission need to make a recommendation to Council for approval. *Mr. Klein made a motion to renew the expired permit and send to council for approval, motion seconded by Mayor Garlich. Roll call: Yeas (4).*

Mr. Klein closed the public hearing at 7:06 pm.

**OLD BUSINESS:**

1. **14774 N. Thompson – Garage Variance from Hearing on 4/27/2017:** Mr. Porter was in attendance. Mr. Bellas stated that Mr. Porter is going to reduce the size of the garage to 24X32 and no longer needs a variance for the rear property line. Would still need a side yard setback of 4 feet. Mr. Bellas stated that he met with GSWCD to discuss the concerns raised at the last meeting. *Mr. Klein made a*

*motion to approve the amended request for a smaller garage and the sideyard setback of 4 feet, motion seconded by Mr. Linberg. Roll call: Yeas (4).*

**NEW BUSINESS:**

1. **Plastic Extrusion Technologies – Expansion:** Ms. McCoy stated that Mr. Bill Spencer was in attendance from Plastic Extrusion Technologies and they are proposing a 7,500 foot expansion of the factory. Mr. Spencer stated that a retention pond will need to be moved for the expansion and a large amount of dirt will be hauled in to create the correct slope. Just letting the commission know what the plans are for this expansion.
2. **Lot Consolidation 15860 Grove Street:** Mr. & Mrs. Kirby were in attendance. Mr. Bellas stated that Mr. & Mrs. Kirby consolidated 2 lot and the plan was approved by the village engineer. The Kirby's are proposing an addition to the back of the house and an attached garage. Have been hauling in some fill dirt that will eventually be a driveway to the back garage. Mr. Lee questioned if there is a variance needed for the back garage as there are too many accessory buildings on a lot; something to consider before consolidating. Discussion regarding were the back property line would be located. *Mr. Klein made a motion to approve the lot consolidation, motion seconded by Ms. Davis. Roll call: Yea (4)*
3. **Bill Byler – Discussion regarding Vacant Property and Potential Development:** Mr. Bill Byler was in attendance. Mr. Byler gave the history on the property. There are approximately 79 acres. 14 of the 79 are in the village currently. Currently have developers looking at the property. One of the developers are proposing possibly a small hotel and another is looking at apartments. Discussion regarding the use of the property and the need to annex the rest of the property.
4. **Lot split and Consolidation at 15110 Woodsong Drive:** Ms. McCoy stated that a pie wedge will be split and then consolidate with an existing. Mr. Svete gave an explanation regarding where the land came from and the lots effected. Making the other lot that will be plotted in the following #5 a little larger. *Mr. Klein made a motion to approve the lot split and consolidation as submitted and pending on the engineer receiving the additional legal description, motion seconded by Mr. Linberg. Roll call: Yeas (4).*
5. **Proposed Development of Block A-D of Woodsong PUD Phase 5:** Mr. Svete stated that lots #39, #40, #41 and #42. The lots as proposed will be more acreage than required. Discussion regarding lot size. *Mr. Linberg made a motion to approve the proposed development as submitted pending engineers approval, motion seconded by Ms. Davis. Roll call: Yeas (4)*
6. **Ordinance 17-118 An Ordinance Amending Section 1131.05(a) and 1153.06(a) and 1153.06(a) of the Codified Ordinances to Provide Zoning Regulations for Medical Marijuana Cultivation and Growth Facilities that are Licensed Pursuant to Revised**

**Code Chapter 3796:** Mr. Klein stated that this was discussed at council. Would like to see this within the village, it would create jobs, generate tax revenue and use utilities. The security will be high and restrictive.

Ms. Miller of 15104 Hawthorne Lane, Russell is in attendance to represent the Citizens against marijuana. Ms. Miller passed out photos from Denver Colorado and also information to go along with the photos.

Lengthy discussion regarding the village’s feeling and the fact that village council would like to see it within the village so that it can have some control. ***Mr. Klein made a motion to recommend this legislation to Council, motion seconded by Mr. Linberg. Roll call: Yeas (4).***

**ZONING INSPECTORS REPORT:** Mr. Bellas stated that he issued 3 permits for the month of April. He has spoken with a few residents regarding violations.

**EXECUTIVE SESSION: Nothing before the Committee**

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:15 pm. All in favor: Yeas (4)

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Leslie McCoy-Administrator

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Scott Klein