

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

The Village of Middlefield's Special 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 Mr. Dave Dietrich. Mayor Garlich is excused.

Also present: Mr. Nick Bellas-Zoning Inspector, Mr. Tom Lee-Village Solicitor, Ms. Leslie McCoy-Village Administrator, Ms. Joyce Porozynski and Mr. Jeffrey Schiffman.

Agenda: No additions or deletions.

Minutes from May 25, 2017 were presented for approval. *Linberg made a motion to approve the minutes as presented, motion seconded by Mr. Davis. All in Favor: Yeas (3). Mr. Dietrich abstained he was not in attendance at this meeting.*

PUBLIC HEARING- Mr. Klein opened the public hearing at 7:01 pm.

15860 Grove Street – Variance for Additional Accessory Building: Mr. Bellas stated that the height of the building is now below the 15 foot maximum allowed in the village. No one from the audience spoke. Discussion regarding the consolidation and the grading. The existing driveway will be extended to the rear of the property. *Mr. Klein made a motion to approve the additional accessory building, motion seconded by Mr. Linberg. Roll call: Yeas (4).*

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

OLD BUSINESS:

1. Lot Consolidation 15860 Grove Street: Consolidating parcels 19-070200 and 19-070300: *Mr. Klein made a motion to approve the consolidation of the parcels, motion seconded by Mr. Linberg. Roll call: Yeas (4).*

NEW BUSINESS:

1. Lot Split: Parcel Number 19-072793 Red Creek Development – Create a new parcel 6.9754 acres: Ms. McCoy showed the committee where the proposed split is located. Utilities will be installed. Discussion regarding the previously submitted plans and the splitting of the parcels. Ms. McCoy stated that there are no issues regarding this proposed splitting of the parcels. This is along 87. *Mr. Klein made a motion to approve the proposed lot split of parcel number 19-072793 creating a 6.9754 acre parcel pending approval of the legal description by the engineer, motion seconded by Ms. Davis. Roll call: Yeas (4)*

2. **Lot Split: Parcel Number 19-072793 Red Creek Development – Create a new parcel 23.647 acres:** This split is along 528 at the southern border of the property. Discussion regarding the 60 foot strip and if it is a road needs to remember the turnout. If it is a driveway then the turnout is needed. Mr. Lee stated that the dedicated road needs to be installed before he sells all the parcels with frontage. *Mr. Dietrich made a motion to approve the proposed lot split of parcel number 19-072793 creating a 23.647 acre parcel pending approval of the legal description by the engineer, motion seconded by Mr. Klein. Roll call: Yeas (4).*

3. **Lot Split: Parcel Number 19-706210 BMO LLC – Split a 22.2 acre parcel into two parcels one 15 AC and the other 7.2 AC:** This proposed property split is along Tare Creek Parkway. There is a proposed project for the 15 acre parcel. Discussion regarding the zoning district of the parcels; needs to be changed to GC from RPUD. Discussion regarding the strip that the village owns between the property and the Right of Way. *Mr. Klein made a motion to approve the Lot Split as submitted pending approval of the legal description by the village engineer, motion seconded by Mr. Linberg. Roll call: Yeas (4)*

4. **Change Meeting to 6:00 pm:** Discussion regarding this proposal. Leave the meeting as it is.

ZONING INSPECTORS REPORT: Mr. Bellas stated that May has been busy. Discussion regarding the various permits issued. Mr. Bellas gave a brief overview of the various courts cases that have been submitted.

EXECUTIVE SESSION: Nothing before the Committee

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:44 pm. All in favor: Yeas (4)

Leslie McCoy-Administrator

Scott Klein