

**3.Village of Middlefield Planning & Zoning
Meeting Minutes
June 26, 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.. Leslie Gambosi-Zoning Inspector, Mr. Dan Weir-Administrator, Mr. Tom Lee-Village Solicitor, Dick Bonner, Ann Wishart-Maple Leaf, George Ohmen, Chester Turner-Architect for Briar Hill and Andy Ohmen-Briar Hill Addition.

Agenda: No additions or deletions to the agenda.

Minutes from April 24, 2014 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, seconded by Mr. Linberg. All in favor: Yeas (5).*

PUBLIC HEARING:

OLD BUSINESS: None before the commission.

NEW BUSINESS:

1. **Briar Hill Addition – Andy Ohmen:** Mr. Ohmen stated that these proposal are just conceptual and is looking for this committee's opinion on an expansion of Briar Hill. The dynamics have changed and they need more private rooms, rehab space, larger kitchen areas and expansion to the dinning space. Proposing to add on to the east wing and replace about 12 beds on both floors. Also looking at 36 to 40 new suites of living space. Looking at projections and have survey answers. Mirror image of Briar Cliff manor. Porch would be facing Button. This is just informational meeting tonight. Ms. Gambosi stated that a couple parcels would need to be consolidated. There will be setback variances needed. Discussion regarding parking spaces. Looking at possibly a year to a year in a half to break ground still looking at financing. Mayor Garlich stated that this business is a great asset to this community.
2. **Bonner Industrial Park II – General Discussion on Utilities & Roadway Construction:** Mr. Bonner stated that Chem Technologies property transfer has closed and the first thing that needs to be done is to get the sewer across the road and to the property. Discussion regarding the open cut that is proposed and doing the cuts at night and detour the traffic through town. Mr. Lee questioned Bonner if he has spoken with ODOT regarding this project. Mr. Bonner stated that he was under the impression that the approval has to come from the Village. Mr. Weir to check into this. Lengthy discussion regarding the bore pits that would be needed. Mr.

Ehrhart and Mr. Weir are not fans of open cutting and believe if this is the only option it should be done at night. Mr. Weir stated that the village requires a bond to be posted. This will be discussed further at the next meeting.

3. **Conditional Use Ordinance:** Mr. Lee stated that this is in response to the seasonal conditional use requests that come before council. No rush to get this before council. Lengthy discussion regarding the conditions that are proposed. Mr. Lee will make a few changes and bring this back to the commission for the next meeting.
4. **Knox Circle:** Mayor Garlich stated that at the Safety Meeting the Chief wondered why this street is only a one way.

ZONING INSPECTORS REPORT: Mr. Klein introduced Ms. Leslie Gambosi to the members of the commission. Ms. Gambosi stated that she has had several permit applied for and issued. Discussion regarding the open storage at the thrift store. They either need to remove the items or apply for on open storage permit. Mr. Croucher has also been issued a violation notice. Also working with the police department for the junk on the porch issues.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:05 pm.

Secretary

Scott Klein-Chairman