

**Village of Middlefield Planning & Zoning
Meeting Minutes
July 23, 2015**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:00 p.m. with the following members present: Mayor Garlich, Mr. Scott Klein, Mr. Dan Gyure, Mr. Jim Linberg and Ms. Edna Davis.

Also present: Mr. Dan Weir-Administrator, Latisha Stupka-Tax Administrator, Leslie McCoy-Zoning Inspector, Tom Lee- Solicitor, Kim Breyley, and Ann Wishart-Maple Leaf.

Agenda: Delete Old Business #1 Industrial Parkway.

Minutes from June 25, 2015 were presented for approval. *Mr. Linberg made a motion to approve the minutes as presented, seconded by Ms. Davis. All in favor: Yeas (5).*

PUBLIC HEARING: None before the Commission

OLD BUSINESS:

1. **Middlefield Cares – Solar Panel Lights:** Ms. McCoy stated that she met with Ms. Fisher. At the last meeting it was requested to lower the light overspray. The facility has order hoods for the lights to reduce the light emissions. **Mr. Klein made a motion to approve the conditional use permit based on the lights being hooded and to reduce to the minimum amount of light being outputted, seconded by Mayor Garlich. Roll call: Yeas (5)**

NEW BUSINESS:

1. **Truck Access Drive off Tare Creek to the Ames Store:** Ms. McCoy stated that this property is being considered by a new business to fill the vacant spot where the Ames Store use to occupy. The property owner and the potential client feel that it would be best to have an access point off of Tare Creek for Semi-Truck Traffic only. Currently only street construction is permitted off of Tare Creek. Currently the semi-trucks come off of 87 and drive through the parking lot to the back of the building to make deliveries. Mr. Linberg stated that he feels that the driveway coming off of Tare Creek to Giant Eagle should be just a driveway not a roadway. Mr. Lee explained that the village was concerned that at the time this was annexed that each house would have a driveway off of Tare Creek if homes were built along the roadway. Discussed whether this was part of the plat language. Discussed that this is an Commercial Curb cut to allow for a road to a parking lot. The committee cannot grant approval without seeing plans. The committee is certainly in favor of this proposed access.

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ZONING INSPECTORS REPORT: Ms. McCoy stated that she did have an occupancy violation but that has been cleared up. Discussion regarding property violations. Ms. McCoy stated that she has spoken with some residence to give them notice and then give them 30 days before issuing the actual violation letter. Mr. Lee discussed a Supreme Court case regarding signs.

There being no further business before the Planning & Zoning Commission Mr. Klein made a motion to adjourn the meeting at 7:19 pm, seconded by Mr. Linberg. All in favor: Yeas (5).

Latisha Stupka-Tax Administrator

Scott Klein-Chairman