

**Village of Middlefield Planning & Zoning
Meeting Minutes
July 28, 2016**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:05 p.m. with the following members present: Mr. Scott Klein, Mr. Dave Dietrich and Ms. Edna Davis (arrived 7:15), Mayor Garlich and Mr. Jim Linberg.

Also present: Mr. Tom Lee-Solicitor, Mr. Dan Weir-Village Administrator, Ms. Leslie McCoy-Zoning Inspector, Ms. Latisha Stupka-Tax Administrator, Ms. Ann Wichart-Maple Leaf, Mr. Roger Hanna, Ms. Frances Hanna, Mr. Rusty Russell, Ms. Ginny Mullinex, Dave Dillin-Illuminating Co., Bryan Komlos-Illuminating Co., Ms. Joan Czuchra, Mr. Jeremy Reiter, Mr. Bryon & Mrs. Lindsey Sinclair, Mr. John Stein, and Mr. Manuel Lopez.

Agenda: No additions or deletions.

Minutes from June 29, 2016 were presented for approval. *Mr. Dietrich made a motion to approve the minutes as presented, motion seconded by Mr. Klein. Roll Call: Yeas (2). Mayor Garlich and Mr. Jim Linberg abstained due to not being in attendance at the last meeting.*

PUBLIC HEARING:

1. **Jeremy Reiter – 16073 East High Street – Column & Statue Accessory Use:** Ms. McCoy stated that Mr. Reiter's property is located in an R3 zoning district and he is seeking a variance to install some decorative columns and statues on the 4 corners of his property. Mr. Reiter stated that he would like to install column on each corner of his property. He proposes to dig down about 36 inches and pour concrete base and then stone columns. Mr. Reiter stated that he purchased 4 gargoyles for the top of the columns. The proposed columns would be about 4 feet from the sidewalk. Discussed the placement in association with the property lines. The Proposed columns are 6 feet and the gargoyles are almost 3 ½ feet tall; making to total height of almost 10 feet. Mayor Garlich stated that this is not a permitted use so maybe only install in the backyard. Mr. Klein stated that he is concerned about the column being so close to the roadway and if it would fall it would impede traffic and be a safety hazard. Mr. Linberg stated that if a delivery driver would swing wide into the driveway and clip the column it could end up on the sidewalk or roadway. Discussed the options of lowering the height in the front yard. Mr. Reiter stated that he proposed this height to discourage vandalism. *Mr. Klein made a motion to approve the request to allow the column and statues in the rear yard only with an 8 foot side and 6 foot rear yard setback from the property lines and a maximum height of 6 feet and that all adjacent neighbors signatures are acquired, motion seconded by Mayor Garlich. Roll call: Yeas (5)*

2. **Charles Russell – Additional Accessory Building:** Ms. McCoy stated that Mr. Russell's property is located in an R2 zoning district on Button Avenue and they are requesting an additional storage shed. Discussed the neighbors directly behind and next to this property. ***Mr. Linberg made a motion to approve this variance request as submitted, motion seconded by Ms. Davis. Roll call: Yeas (5)***
3. **ProBuilt Sign – Woodsong:** This is a temporary sign showing that a particular builder is building in that development. This would be placed on the east side of the entrance by the main drive. A variance is needed due to the height of the sign being proposed installed in a residential district.

Mr. John Stein – Woodsong Residence: Stated that he feels that the builder already has signage in the development. The village does not need to install billboards.

Mr. Roger Hanna – Woodsong Resident: Feel that this sign is too large to be installed in this area. The builder has advertisements all over.

Mr. Bryon Sinclair – Woodsong Resident: Agrees with the other residents. Feels that an 8 foot sign is over doing it. There are signs and advertisements all over the place.

Mr. Klein asked the opinion of the public if the sign was the same size as the current Woodsong Subdivision Sign. The proposed sign is much larger. The sign is being requested in the Right of Way so the village has the right to limit the amount of time that the sign can be installed. Mr. Linberg stated that most people don't drive around looking for houses, most people go to the internet and look that way.

Mr. Lopez – Woodsong Resident: Question if all the signs installed along the east side of the road are permitted. There are also quite a bit of signs along the back of the subdivisions. Ms. McCoy stated that each lot is allowed one yard sign.

Mr. Klein stated that he feels it is the consensus of the committee that the sign is too large and all members of the community that has spoken at the meeting has stated the same thing. Ms. Davis stated that she objects to the sign due to the size. The builders sign should not be bigger than the development sign. Mr. Klein suggests that maybe the builder can come back with a smaller sign and compare it to the development. ***It is the consensus of the committee to deny the variance request as submitted.***

OLD BUSINESS: Nothing before the committee

NEW BUSINESS:

1. **The Illuminating Company – Middlefield Service Center:** The Illuminating Company would like to install a gate and enclose all the property in fencing to secure the property. The proposed fence is 6 feet tall chain link with the vinyl slats. Relocating part of the fence by 33 feet. The mound will still be maintained and trimmed. **Mr. Klein made a motion to approve the amended site plan as submitted, motion seconded by Mr. Linberg. Roll call: Yeas (5)**

2. **Veterinary Clinic Plan Review:** Ms. McCoy stated that the variances have been received and this is the building foot print. It is the consensus of the committee that the building is very attractive. Would like to be under roof by the start of winter.

3. **Vacant Property Registration:** Mr. Lee stated that this is something that was requested by the EDC. This will create regulations on vacant buildings. This requires property owners to register the vacant building with the building. Discussed the fees that are proposed. Discussion regarding if commercial properties should be included; legislation is for vacant residential property only. There is an appeals process built into this legislation to protect property owners who have a hardship. Discussion regarding the appeals process. ***Mr. Klein made a motion to recommend the Vacant Property Regulation Legislation to council with the revision to the appeals process as discussed, motion seconded by Mr. Linberg. Roll call: Yeas (5).***

ZONING INSPECTORS REPORT: Ms. McCoy stated that she has issued permits for a new home construction in Woodsong.

There being no further business before the Planning & Zoning Commission Mr. Klein made a motion to adjourn the meeting at 8:25 pm, seconded by Mr. Linberg. All in favor: Yeas (5).

Latisha Stupka-Tax Administrator

Scott Klein - Chairman