

**Village of Middlefield Planning & Zoning  
Meeting Minutes  
August 28, 2014**

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The Village of Middlefield's Planning & Zoning meeting was called to order at 7:03 p.m. with the following members present: Mayor Garlich, Mr. Scott Klein, Ms. Edna Davis and Mr. Dan Gyure. Mr. Jim Linberg-Excused

Also present: Ms. Leslie Gambosi-Zoning Inspector, Mr. Dan Weir-Administrator, Mr. Tom Lee-Village Solicitor, Ms. Carrie Ehrhart-Office Assistant, Mr. Nelson Weaver, Mr. Sam Morrow, and Ms. Kim Breyley.

Agenda: No additions or deletions to the agenda.

Minutes from July 24, 2014 were presented for approval. *Mr. Klein made a motion to approve the minutes as presented, seconded by Ms. Davis. All in favor: Yeas (4).*

**PUBLIC HEARING: Nelson Weaver- 15384 South State Avenue:** Ms. Gambosi stated that Mr. Weaver would like to expand his U shaped driveway to connect to both of his out buildings. The reason for the variance request is would tough the neighboring property line and the length proposed is too long. Discussion regarding why the length requirement is in the ordinance. The committee is not concerned about the length. Mr. Weaver would like to make the U circumference wider. Discussion regarding the placement of the driveway and the requested zero setback. Mr. Weaver's aunt lives at the parcel next door. Mr. Lee suggested that the 2 parcels need to be merged. Discussed possible compromises; concerned about the telephone pole by the driveway. Mr. Weaver has decided to extend the current driveway to the outbuilding, make the U shape wider and install a turn around all on the current parcel. No variance needed with this revised plan.

**OLD BUSINESS:**

**NEW BUSINESS:**

1. **General Discussion:** Chem Tech: Site work has begun. Mr. Bonner has received approval for sanitary and water. Discussion regarding the tax abatement. The village received the 629 grant that has been approved by Council. Received a \$150,000 from ODOT to help with the infrastructure. The road has to be dedicated; the funds are for public improvement. Due to the grants the project becomes a village project, but Bonner is required to supply the bid documents and to fund the remaining of the cost.
2. **Public Participant:** Mr. Morrow was in attendance regarding the variance that was issued to Mr. Noce at last month's meeting. Mr. Morrow was surprised that the

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board does not requires input from the Home Owners Association. Mr. Morrow is requesting in the future that the Planning Commission let the HOA know when things come before the board that involve Glen Valley Farms. Mr. Lee stated that the Planning Commission cannot supersede the HOA's rules and regulations. Also the village cannot enforce the HOA's rules and regulations.

**ZONING INSPECTORS REPORT:** Ms. Gambosi's report gives updates on what permits have been issued, where the violation are and updates on the Neat Street Program. Perfect Occasion is going to refashion the storefront to look like a castle for the Halloween season.

There being no further business before the Planning & Zoning Commission Mr. Klein made a motion to adjourn the meeting at 7:48 pm, seconded by Ms. Davis.

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Secretary-Carrie Ehrhart

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Scott Klein-Chairman