

**Village of Middlefield Planning & Zoning  
Meeting Minutes  
September 22, 2016**

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The Village of Middlefield's Planning & Zoning meeting was called to order at 7:02 p.m. with the following members present: Mr. Dave Dietrich-Acting Chairman, Ms. Edna Davis, Mayor Garlich and Mr. Jim Linberg. Mr. Scott Klein is excused.

Also present: Mr. Tom Lee-Solicitor, Mr. Dan Weir-Village Administrator, Ms. Leslie McCoy-Zoning Inspector, Mrs. Linda Smallwood, Mr. Phillip Smallwood, Mr. Roger Hanna, Mr. Ben and Mrs. Amy Sustin-Woodsong, Mrs. Jenny Harrison, Mr. Tom Dudinsky, Ms. Linda Watson, Mr. Dean Watson, Mr. Mike Dulka, Mr. Carl Hornung and Mrs. Joan Czuchra.

Agenda: No additions or deletions.

Minutes from August 25, 2016 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. Roll Call: Yeas (4).*

**PUBLIC HEARING:**

1. **Mr. Glade Harrison - Lot Split:** Mr. Dietrich opened the Public Hearing at 7:02 pm. Discussion regarding the sizes of the proposed lots. Mr. Lee reminded that the zoning has to comply with the area that the lot is within, not compared to other lots within the village limits. The only lot proposed is where the house is located. Mr. Lee asked is the proposed two lots to the north where combined would they be conforming. Ms. McCoy stated they would. Mr. Dudinsky stated that the combined two lots would be a very large lot. Discussion regarding the different districts and the requirements.

Linda Smallwood- Lake Avenue: Stated that many of the residents in the area would like to preserve the R-1 required lot square footage. Feels that the property should only be allowed to be split into two lots.

Mr. Dean Watson – Edgewood Drive: Also feels that the lot sizes should be preserved. Their residence is directly adjacent the proposed split.

Mr. Dietrich submitted the petitions of opposition from the resident of the area.

Mr. Lee stated that the Planning Commission has three options. Recommend the variance as submitted to Council, deny the request all together and then grant a two parcel lot split and that does not require a variance or deny the application entirely. Mr. Dudinsky is in favor of a two parcel lot split. Mr. Dietrich closed the Public Hearing at 7:20 pm. *Mr. Linberg made a motion to accept the amended*

*application for a lot split of two lot and pursuant to the discussion that was held with the Zoning Inspector and to approve that submission based on the revised drawings, motion seconded by Ms. Davis. Roll call: Yeas (4)*

**OLD BUSINESS:**

1. **Zoning Permit Exemption for Project less than 60 Square Feet:** Ms. McCoy stated that this was discussed at the last meeting and this needs to be recommended to Council. *Mr. Linberg made a motion to recommend this legislation to Council, seconded by Mayor Garlich. Roll call: Yeas (4)*

**NEW BUSINESS:**

1. **Middlefield Tavern – Discussion on Patio:** Ms. McCoy stated that this needs to be discussed by the Commission due to this being a commercial addition. Mr. Dulka has a temporary fence currently showing the area that he would like to have the patio for outdoor use. Mr. Dulka is not planning on covering it at this time but if in the future it was covered the covering would be similar to what is in the back.

**Mr. and Mrs. Sustin - Woodsong:** Mrs. Sustin is very concerned about what is happening on their street. She stated that the street is going to look like a trailer park. The lots are very small. The developer has 23 homes planned for the north side of the street and 16 homes on the south side. She feels that this is too many homes and they were lead to believe that the development would have comparable lot sizes. Mayor Garlich stated that the density was not changed just the condo lots were changed to single home. Discussion regarding surveying of the land. Mr. and Mrs. Sustin offered to buy half off the lot next door and Mr. Svete would not agree. They are very unhappy with the lot sizes that have been approved.

**ZONING INSPECTORS REPORT:** Ms. McCoy went over the permits that have been approved this month. The Vondrasek Property violation is in the process of being donated to a nonprofit organization. Discussion on what the Village's options are regarding this violation. Discussion regarding the medical marijuana moratorium.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:50 pm. All in favor: Yeas (4).

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Daniel A. Weir, Administrator

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Dave Dietrich – Acting Chairman