

**Village of Middlefield Planning & Zoning
Meeting Minutes
September 28, 2017**

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-Chairman, and Mr. Dave Dietrich, Mr. Jim Linberg and Ms. Edna Davis.

Also present: Ms. Leslie McCoy-Village Administrator, Mr. John Boksansky, Mr. Tom Lee, Ms. Joyce Porozynski, Mr. Tony Yeropoli, Ms. Ann Wishart-Maple Leaf, Mr. Roger Hanna, Ms. Kim Breyley, Mr. Nick Giardina, Ms. Jess Giardina, and Mr. Bob Papotto.

Agenda: No additions or deletions.

Minutes from August 24, 2017 were presented for approval. ***Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in Favor: Yeas (4). Mr. Linberg abstained as he was not at the meeting.***

PUBLIC HEARING- Nothing before the committee.

OLD BUSINESS:

NEW BUSINESS:

- 1. Lot Split 15611 West High Street:** Mr. Boksansky stated that the lot split will allow the proposed Aldi's Store to build on the site. The split is at the southeast corner of SR 87 and Springdale. Mr. Bob Papotto stated that the build site includes the currently built lot. The house and the dry cleaners will become one lot and the building in the back will become another parcel. The village engineer has approved the lot split as submitted. ***Mr. Linberg made a motion to approve the lot split as submitted, motion seconded by Ms. Davis. Roll call: Yeas (5).***
- 2. Site Improvement Plan 15611 West High Street:** Mr. Bob Papotto the engineer from Aldi's. Mr. Papotto gave a brief overview of the driveway egress & ingress. Included are the perimeter landscaping plan and retention. This store will be the newest prototype 8 store. The village engineer approved the site plan as submitted. Discussed the drive entrance off of Springdale and why it is not lined up with another driveway. Discussion regarding installing hitching rails for the Amish clients.

Ms. Porozynski- Woodsong- stated that she feels that something should be included that the hitching rails should be so many feet away from the entrance to the store. Currently the proposed spot is as far away from the door as it can get. Ms. Porozynski questioned if the number of spaces are the same as Chardon. Mr. Papotto stated that he is not familiar with the other stores.

Discussion continued regarding the layout of the store and the exterior materials. Discussion regarding the anticipated demolition and construction schedule.

Mr. Hanna-Woodson- Mr. Hanna commended whom ever brought Aldi's to the Village. Has concerns regarding the ingress and egress of the driveways. Doesn't think the proposed amount of parking for the Amish will be enough. Mr. Klein stated that there is plenty of room to add more buggy parking if needed.

It is estimated to be about a 9 month build. 10-15 employees based on the business of the store. Hours of operation will be 9 am to 8 pm Monday through Saturday and 9 am to 6 pm on Sunday. ***Ms. Edna Davis made a motion to approve the Site Improvement Plan at 15611 West High Street, motion seconded by Mr. Klein. Roll call: Yeas (5).***

3. **Chem Tech Phase 3:** Mayor Garlich stated that Chem Tech is proactive on building. Lead time for equipment is about 9 months. The proposed plan is to do another 36,000 square foot addition onto the existing building. There are also plans for phase 4 and 5 also.
4. **Chem Tech Impact Fee Reduction Approval – Motion to Council:** Ms. McCoy stated that phase 2 & phase 3 have the same request for the impact fee. Phase 1 had a reduction of ½ of the calculated impact fee. Phase 1 impact fee has been paid. Still needs to pay for phase 2. ***Mayor Garlich made a motion to recommend the reduction in fees to council, motion seconded by Mr. Klein. Roll call: Yeas (5).***
5. **Cottonwood Phase 3:** Cottonwood is proposing to install another building on the north end of the complex with the 6 units similar to the previous build.
6. **Update Section 1165.07(k) Prohibited Signs – Add a Penalty:** This is for any portable sign that is located in the tree lawn. Currently the village has the right to remove the sign. Would like to have a fine attached to this. The violator would have to go to court and it would be up to the judge to enforce the fine. Could also have a ticket option and have the police issue them. Discussion regarding the signage that is allowed in the village that does not require a permit. Will amend the section that the Village has the right to pull the sign and destroyed. ***Mr. Klein made a motion to amend the section to allow the village to remove and destroy all signs and recommend this to council, seconded by Ms. Davis. Roll call: Yeas (5).***

ZONING INSPECTORS REPORT: Mr. Boksansky stated that the month has been very busy with permit issuance. Probuilt has submitted plans for two more homes. Aldi's permits will be issued. Burger Kings remodel is currently underway. A couple violations complied regarding grass maintenance and also a rear yard cleanup.

EXECUTIVE SESSION:

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:45 pm. All in favor: Yeas (5)

Latisha Stupka-Tax Administrator

Scott Klein