

**Village of Middlefield Planning & Zoning
Meeting Minutes
October 23, 2014**

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, Mr. Tom Lee-Village Solicitor, Latisha Stupka-Tax Administrator, Ms. Kim Breyley, Mike Eastlake-Western Reserve Farm Cooperative, Chris McKenna-Western Reserve Farm Cooperative, Mr. Scott Gingerich, Mr. Ken Kolesar and Mr. Alex Duncan.

Agenda: No additions or deletions.

Minutes from **September 18, 2014** were presented for approval. ***Mr. Linberg made a motion to approve the minutes as presented, seconded by Mayor Garlich. Roll call: Yeas (4). Ms. Davis abstained.***

PUBLIC HEARING: VFW Hall – 16013 East High Street: No one was presented from the VFW Hall. The VFW Hall needs a variance for a 13 foot variance from the sideyard setback. Discussion regarding other possible location options on the property. The VFW would like to install a 10 x 12 portable shed. Nothing was submitted nor are any of the neighboring property owners present. Mayor Garlich made a motion to grant the 13 foot variance to the VFW Hall for the installation of a shed, seconded by Mr. Gyure. Roll call: Yeas (5)

PUBLIC HEARING: Western Reserve Farm Cooperative: Western Reserve is looking to install a 6' privacy fence along a shared property line and also to install a 6' chain link fence and connecting into the warehouse. Also requesting to install lumber racks 3 foot off the privacy shape with a T lumber rack in the center of the property. Mayor Garlich requested some clarification on the fencing. The chain link fence would run down Johnson Street and tie into the existing building and continue around to Mill Street. The privacy fence would be along the corner of Johnson Street and along the residential side. There would be several gates installed. Would like to install the racking; at the peak the racking would be 17 foot tall. Currently there is nothing installed in this location. The racking is portable with steel backing and a steel roof with the same color theme that the building have now. Western Reserve showed some photos showing what the racking would look like. Mr. Kolesar stated that he was unaware of the racking system and has some concerns about what will be seen out the second story window of his property. This property owner has given his approval for the privacy fence. Lengthy discussion regarding the many variance needed. Mayor Garlich does not have any issues with the fencing. Mr. Linberg has many concerns regarding the racking that is planned to be installed. Western Reserve would like to install the fence this fall and

look at the racking for the spring. Trying to use the property that is still available within the village, if the property cannot be used then Western Reserve may have to look at moving the facility. The committee would like to have an onsite meeting to look at the location and to mail pictures and a more detailed notice to residents to make sure everyone has an opportunity to provide some input.

PUBLIC HEARING: Scott Gingerich – 15215 Lake Avenue: Mr. Gingerich stated that in June a very large tree fell on the barn; the barn was built in 1903 and was 28 feet tall. The new building being proposed will be 40 x 60 x 26 and will be an agricultural use. Wants the proposed building to look more like a barn and not an industrial building. Needs a variance for the height of the structure. Mr. Klein made a motion to approve the variance in height request, seconded by Mr. Linberg. Roll call: (5)

OLD BUSINESS:

NEW BUSINESS:

ZONING INSPECTORS REPORT: Nothing Submitted

There being no further business before the Planning & Zoning Commission Mr. Klein made a motion to adjourn the meeting at 8:03 pm, seconded by Mr. Linberg.

Latisha Stupka-Tax Administrator

Scott Klein-Chairman