

**Village of Middlefield Planning & Zoning  
Meeting Minutes  
October 26, 2017**

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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 and Mr. Jim Linberg. Ms. Edna Davis is excused.

**Also present:** Ms. Leslie McCoy-Village Administrator, Mr. John Boksansky, Mr. Tom Lee, Mr. Thomas Dudinsky, Mr. Brian Miller-Geauga Vision, Mr. Patrick Jolly-Library, Mr. Anderson Ohman-Briar Hill Nursing, Ms. Ann Wishart-Maple Leaf and Mr. Roger Hanna.

Agenda: No additions or deletions.

Minutes from September 28, 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).*

**PUBLIC HEARING-** Nothing before the committee.

**OLD BUSINESS:**

**NEW BUSINESS:**

1. **An Administrative Appeal of the Decision of the Zoning Inspector under §1101.02 of the Zoning Code. The Subject Property is Located at 15900 Grove Street Parcel #19-039000, Property Owner: Thomas Dudinsky – A R3 Property Use, Within a R2 Zoned Area:** Chairman Klein introduced the hearing. Mr. Lee swore in Mr. Dudinsky. Mr. Boksansky stated that a resident brought it to his attention that the above referenced property was being used as a 3 family unit in an R2 zoned area. Mr. Boksansky then certified notice to Mr. Dudinsky of the violation. Mr. Dudinsky then came into the offices and stated that 20 years ago the property was located in an R3 District and he felt that he was grandfathered in. Mr. Dudinsky stated that he purchased the property approximately 21 years ago. Stated he spoke with the administration offices and was shown a zoning map. A few years later Mr. Dudinsky stated that he installed a driveway and Ms. Jacobs, the zoning inspector at the time, stated that a permit was needed. There are three separate units on three different floors. Discussion regarding the other R3 Units in the area; these are on S. State. Mr. Dudinsky submitted pictures (Labeled exhibit 1-5) showing other homes in the area with multiple units. Discussion where R3 areas are located. Mr. Dudinsky stated that he would like a variance due to the fact that he puts money into his property and he keep the area well maintained. Mr. Boksansky also entered a list of all zoning changes, a map from the auditor's web site and also a map from 1966 showing the districts zoning. The

hearing closed at 7:30 pm. It is the consensus of the commission to TABLE this until the next meeting.

2. **Geauga Vision 14894 N. State Avenue (Building Renovation) Presented as a Courtesy-Brian Miller, Miller Design and Contracting:** Mr. Miller gave a brief overview of the improvements and redesign that the building is currently happening. Expected completion in January 2018.
3. **Geauga County Public Library, Preplanning Concept Discussion Proposing Linking Buggy Path to the Proposed Path that Leads to Middlefield Library –Patrick Jolly, Facilities Manager-Geauga County Library:** Mr. Jolly gave a brief overview of the proposed project. This has been in discussion for many years with the library system. This would be a benefit to the Amish Community and would hopefully ease up some traffic on SR 87. The commission is in favor of this project. Mr. Jolly will contact the Park District regarding there thought on the project. Further discussion regarding design ideas.
4. **Andy Ohman-Update on Plans for Addition at Briar Hill Nursing Home:** Mr. Ohman stated that the current proposed project has been scaled back significantly from the original submission. Mr. Ohman went over the changes that they would like to do. Hospitals will be discharging patients sooner and the addition will be for rehab which seem to be where the need is at. Would like to fast track the project on a pretty tight timeline. Discussion regarding the property owned across the street and future plans.

**ZONING INSPECTORS REPORT:** Mr. Boksansky gave a brief overview of the permits and the violations that have been issued over the month. Aldi's is on schedule. The other vacant unit by the Tractor Supply store should be in next month.

**EXECUTIVE SESSION:**

Mr. Klein made a motion to adjourn into executive session at 7:55 pm to discuss the Zoning Appeal, motion seconded by Mr. Linberg: All in favor: Yeas (4)

The regular session reconvened at 8:15 pm.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:15 pm. All in favor: Yeas (4)

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Latisha Stupka-Tax Administrator

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Scott Klein