

**Village of Middlefield Planning & Zoning
Minutes
February 22, 2018**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:00 p.m. with the following members present: Mr. Scott Klein, Mayor Garlich, Mr. Dennis Szymanski and Mr. Dave Dietrich. Mr. Jim Linberg is excused.

Also present: Mr. John Boksansky, Ms. Leslie McCoy, Mr. Tom Lee-Village Solicitor, Ms. Joyce Porozynski, Mr. Roger Hanna and Mr. Perry.

Agenda: No additions or deletions.

Minutes from **November 30, 2017** were presented for approval. Mr. Klein made a motion to approve the minutes as submitted, motion seconded by Mayor Garlich. All in favor: Yeas (3). Mr. Szymanski abstained.

Minutes from **January 25, 2018** work session were presented for approval. Mayor Garlich made a motion to approve the minutes as submitted, motion seconded by Mr. Dietrich. All in favor: Yeas (4). Mr. Klein abstained.

Mayor Planning Commission (PC) appointment filling Edna Davis' seat until 12.31.2020. Mr. Klein welcomed Dennis Szymanski to the Commission.

PUBLIC HEARING: Mr. Klein opened the public hearing at 7:03 pm.

- 1. Variance Request 15364 Knox Circle Woodsong Subdivision Alron Homes- Requesting a variance from Codified Section 1155.04(f) for a rear setback of 10 feet where a 20' setback is required for a deck. (HOA approves plan-Woodsong P.U.D #6):** The builder built a model home and installed a deck without a permit on the rear of the home. The rear of the house abuts township property. Mr. Boksansky stated that he did a site inspection and noticed the deck and told the builder that is was not in compliance.
Mr. Perry – Knox Circle- Mr. Perry was concerned about the fact that the basement was installed and then the subfloor was installed and the neighbor noted that the boards were warping and is concerned about substandard building.
Mr. Klein made a motion to approve the request as long as the permit is applied for and the fees are paid in full, motion seconded by Mayor Garlich. Roll call: Yeas (4)
- 2. Variance Request 15356 Knox Circle and 15360 Knox Circle Middlefield Parkway and Alron Homes (Builder)-Requesting a variance from Codified Section 1155.04(f) the rear yard setback of 10 feet, 20 feet is required for a covered deck/porch/patio. (HOA approves plan-Woodsong P.U.D. #6).** These two lots have not been built on yet but will have the same issue. Will have the same problem and is planning on installing a covered porch on these two lots once the homes are completed. It

was clarified that there are 2 permit fees and 2 variance fees required for this request. Discussion regarding the submitted plans for the covered porches. **Mr. Klein made a motion to approve the variance request as long as all the required fees have been paid, motion seconded by Mayor Garlich. Roll call: Yeas (4)**

Mr. Klein closed the public hearings at 7:15 pm.

OLD BUSINESS: Nothing before the commission

NEW BUSINESS:

1. **Red Creek Development Corp – 7 acre split from the , to be recorded 23.647 acre parcel along Madison Road (Pending engineering approval):** Mr. Boksansky stated that the request is to split the 7 acres off of the 23.647 acre lot that was previously approved. This request is on the south end of the property. **Mayor Garlich made a motion to approve the requested lot split, motion seconded by Mr. Dietrich. Roll call: Yeas (4).**
2. **Walmart 15050 South Springdale – Outside Storage Renewal:** Mr Klein would like to see the approval be approved for more than 2 years. Mr. Lee stated that the reason is that if it does become an eye sore then the village has less recourse. Mr. Klein made a motion to approve a **two year Outside Storage Renewal for Walmart, motion seconded by Mr. Szymanski. Roll call: Yeas (4).**

ZONING INSPECTORS REPORT: The new Geauga Vision building is completed and they have received their occupancy. Discussion regarding the two commercial violations. Mayor Garlich stated that the driveway coming out of Burger King is very rutted and undrivable. Need to get the owner of the property to patch the parking lot and the drive lanes.

Mr. Perry-Knox Circle: Raised some concerns regarding Knox Circle Drive and the kids and walkers. Originally Knox Circle was a one way road and then was changed and he would like to have it changed back to the one way road for safety reasons. People come around the corners too quick and walkers and kids on bikes/skateboards are in danger. He also raised an issue with a home on Woodsong that park several vehicle on the road and cause a hazard.

Mr. Hanna-Woodsong Dive: Mr Hanna stated that he took the home on Woodsong to the HOA association with his concerns regarding the multi vehicles being parked on the road and the HOA has done nothing regarding the matter.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:38 pm.