

**Village of Middlefield Planning & Zoning
Minutes
May 24, 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. Jim Linberg, Mr. Dave Dietrich and Mr. Dennis Szymanski.

Also present: Mr. John Boksansky, Ms. Leslie McCoy, Ms. Joyce Porozynski, Mr. Bradley Patton, Ms. Angela Perry, Mr. Don Perry and Mr. Andy Ohman.

Agenda: Add under New Business the Neat Streets Program

Minutes from April 26, 2018 were presented for approval. Mr. Linberg made a motion to approve the minutes as submitted, motion seconded by Mayor Garlich. All in favor: Yeas (5).

PUBLIC HEARING: Mr. Klein opened the public hearing at 7:01 pm.

1. **Variance Request 15384 Knox Circle PPN 19-072812, Woodsong Subdivision Alron Homes, Builder, Diane Formanski, property owner. Requesting a variance from Codified Ordinance §1155.04(f) for a rear setback of 14 feet where a 20' setback is required to install a 12' x 12' uncovered patio. HOA approves plan with letter on file (Woodsong P.U.D. Phase #6):** Mr. Boksanski stated that the builder was not available for the meeting and the property owner is not present. The home is currently under construction all permits have been pulled and as an afterthought the new home owner would like to add an uncovered patio to the rear of the house. The rear of the home backs up to a heavily wooded area in the township. Discussion regarding HOA Approval. ***Mr. Klein made a motion to approve the variance request as submitted, motion seconded by Mr. Linberg.***

2. **Variance Request 14848 Lantern Ct. PPN 19-080820 Glen Valley Subdivision. Mr. Ronnie B. Patton owner of 14848 Lantern Ct. requests a variance (5'-0" addition to width of driveway from the garage to the street) from Section §1157.02 to an existing 16' wide drive, where zoning ordinance allows for not more than 18' in width unless Planning Commission, for good reason, approves a greater width. (HOA approval pending):** Discussion regarding this being pending before the HOA. Discussion regarding the steps that need to be taken. ***Mr. Klein made a motion to TABLE the request until the June meeting, motion seconded by Mayor Garlich.*** All in favor: Yeas (5)

Mr. Klein closed the public hearings at 7:12 pm.

OLD BUSINESS: Nothing before the commission.

1. **Briar Hill Independent Living:** Mr. Dietrich recused his self from the discussion. The property is contiguous to the village by the bike trail. Discussion of the location of the property. The Ohman's are looking for an opinion on how the commission feels about annexation. Mr. Ohman gave a description of the property and the cluster housing that is proposed, there will also be a walking trail and a club house. This will be a senior independent living setting. Would like to tap into village water and sewer without annexation and if not is annexation possible. Would also like to move the senior center over to the club house; would give them more space. Must be 55 years or older, looking at rent of 2,200 to 2,500 this includes meals service and cleaning service. Ms. Porozynski asked a few questions regarding the facilities. The units will be roughly 1,200 square feet. Discussion regarding the legality of selling utilities outside the village. Mr. Lee gave the legal reasons why the village cannot sell water outside of the corporate limits. Lengthy discussion regarding annexation requirements and possibilities. Discussion regarding the improvements at Holly Hill. Mr. Ohman stated that the market has shifted and that there is a great need for the assisted living facilities. Mr. Klein stated that he is in support of the project.
2. **Neat Streets:** Mr. Klein gave the history of the program and how the program was started. This takes violation and gives them a certain length of time to correct the violations and then realizing that there were several homes that the owners needed help. Ms. McCoy stated that when a violation letter is mailed a copy of the neat streets program is included. The Commission feels that this has been a great program and has improved the aesthetics of the village.

ZONING INSPECTORS REPORT: Discussion regarding the CVS flower beds and the attention that they are in need of. Discussion of the Burger King Driveway and the fact that the owner will be headed to court as the deadline is this Saturday. Ms. Porozynski stated that the Family Dollar in Harrington square has merchandise out on the sidewalk every day. Ms. McCoy stated that there is an ordinance regarding that and they will need a Open Storage permit. Mr. Klein would like to see a sidewalk installed at the intersection of Tare Creek and SR 87. There are many people walking and the current sidewalk ends at the Giant Eagle Driveway. Mr. Perry inquired about expanding his current garage and the length of time before the sidewalk needs to be installed. Discussion regarding the foot traffic that is using the parking lot at the giant eagle/tractor supple plaza. Need to get signage installed.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:15 pm.

Leslie Gambosi-Administrator

Scott Klein - Chairman