

**Village of Middlefield Planning & Zoning  
Minutes  
June 28, 2018**

---

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:04 p.m. with the following members present: Mr. Scott Klein, Mr. Dave Dietrich and Mr. Dennis Szymanski. Mayor Garlich and Mr. Linberg are excused.

**Also present:** Mr. John Boksansky, Ms. Leslie McCoy, Ms. Joyce Porozynski, Ronnie Patton and Mr. Tom Lee.

Agenda: Add under New Business the Neat Streets Program

Minutes from **May 24, 2018** were presented for approval. Mr. Dietrich made a motion to approve the minutes as submitted, motion seconded by Mr. Szymanski. All in favor: Yeas (3).

**PUBLIC HEARING:** Mr. Klein opened the public hearing at 7:05 pm.

1. **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. This proposal has been approved by Glen Valley Farms HOA Inc. Board as long as Middlefield Village approves this proposed project: No discussion held. This request was tabled at the May meeting and was pending HOA approval which has been granted. Mr. Klein made a motion to approve the variance request of 5', motion seconded by Mr. Dietrich. Roll call: Yeas (3).

Mr. Klein closed the public hearings at 7:09 pm.

**OLD BUSINESS:**

1. **Changing Codified Ordinances to add residences requesting variances, that are located in a Home Owners Association (HOA) area, will need HOA opinion letter prior to public hearing at Middlefield Village (Ordinance to follow):** Mr. Lee stated that he feels that an HOA should not have any weight on the village issuing a permit. There are inactive HOA, which would make it difficult for applicants to be able to get a permit. The village's zoning code should be totally independent of the HOA Covenants. Mr. Lee recommend that the policy, as it has been done in the past few years, should be continued. Lengthy discussion regarding the regulation that the village has and if a variance is not needed due to the proposed project being conforming than a permit is issued. There will be no action taken by the committee today and the policy will kept the same. The zoning inspector will

suggest that a resident gets and opinion letter from an HOA if they resident lives in that area.

2. **Giant Eagle 15400 W. High Street-Application (renewal) of Open Storage and Display of Materials Application for a zoning permit.** No Discussion held. Mr. Klein made a motion to approve the requested Open Storage Permit for a 2 year period, motion seconded by Mr. Dietrich. Roll call: Yeas (3).

**NEW BUSINESS:**

**ZONING INSPECTORS REPORT:** The school is completing a football field lighting improvement. Removing the 8 current mast and will be installing 4 mast 70 feet tall with LED lights. Mr. Klein stated that the driveway coming out of Burger King has been repaired. Mr. Hero will be opening in July. Aldi's expected open date is sometime in October.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:35 pm.

---

Leslie Gambosi-Administrator

---

Scott Klein - Chairman