

**Village of Middlefield Planning & Zoning
Minutes
July 26, 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. Dave Dietrich and Mr. Dennis Szymanski. Mr. Linberg is excused.

Also present: Mr. John Boksansky, Mr. Tom Lee, Latisha Stupka-Tax Administrator and Mr. James Miller.

Agenda: No additions or deletions to the agenda.

Minutes from June 28, 2018 were presented for approval. Mr. Klein made a motion to approve the minutes as submitted, motion seconded by Mr. Dietrich. All in favor: Yeas (4). Mayor Garlich abstained.

PUBLIC HEARING: Nothing before the commission.

OLD BUSINESS: Nothing before the commission

NEW BUSINESS:

1. **Construction Easement for Aldi's TKD Properties:** The south east corner of W. High and S. Springdale Ave.: Mr. Boksansky stated that a temporary construction easement is needed. The easement is for 10 feet and then Aldi's will restore the property to proper grade. Need the easement to move construction equipment. Discussion regarding who is responsible for the monument sign. TKD property is the responsible party for maintaining the sign. ***Mayor Garlich made a motion to approve the Construction and Sign Easement Agreement, seconded by Mr. Dietrich. Roll call: Yeas (5)***
2. **J.M.J. Enterprises Industries Project, Mr. James Miller:** Mr. Dennis Szymanski stated that he has been a customer for years of Mr. Millers. Mr. Boksansky stated that Mr. Miller's shop is currently on Nauvoo Road. Is currently looking at a parcel of land on Tare Creek Parkway south of the ODOT project. The parcel is 7 acres and would have a showroom and offices. Looking for approval before he purchases the land. Mr. Miller stated that he is here to make sure that he can get approval for what he wants to do. Mr. Miller is looking at not tying into the sewer and water. Mayor Garlich explained that Mr. Miller is required to tie into the utilities. Discussion regarding the curb cut, and not being aloud. Discussion regarding possible moving into the TSC. Look at purchasing and will have tenants. More than enough room and room to expand. Mr. Lee gave a brief history of how the village came to not want curb cuts on Tare Creek and the fact that the property is land locked by Village Property. Mayor Garlich will set up a meeting with Mr.

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Miller and the Hammerschmitz plaza owner to discuss the old Tractor Supply space.

ZONING INSPECTORS REPORT: Discussion regarding the violations and how they are being handled. Lengthy discussion regarding a fence on West High that needs some TLC.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:53 pm.

Latisha Stupka-Tax Administrator

Scott Klein - Chairman