

**Village of Middlefield Planning & Zoning  
Minutes  
September 20, 2018**

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The Village of Middlefield's Planning & Zoning meeting was called to order at 7:07 p.m. with the following members present: Mayor Garlich, Mr. Dave Dietrich and Mr. Linberg. Mr. Dennis Szymanski and Mr. Klein are excused.

**Also present:** Mr. John Boksansky, Mr. Tom Lee, and Leslie McCoy-Village Administrator, Ms. Joyce Porozynski, Mr. James Miller – JMJ Enterprises, Mr. Don Perry, Ms. Angela Perry and Neil Wolf - Neil Construction.

Agenda: No additions or deletions to the agenda.

Minutes from July 26, 2018 were presented for approval. Mayor Garlich made a motion to approve the minutes as submitted, motion seconded by Mr. Linberg. Roll call: Yeas (2). Mr. Linberg abstained

**PUBLIC HEARING:**

1. 15368 Knox Circle PPN 19-072797 Donald and Angela Perry are requesting: Two (2) Variances: 1) Driveway Widen to 38'+, 2) Rear covered patio 1155.04(f) asking for a rear setback of 16.67' where a 20' setback is required. HOS approval was submitted to MVZ on 8/30/2018: Ms. Perry stated that the current garage is not large enough for the vehicles and all the other things that need to be in the garage. Would also like to have a work bench. Would like to have the driveway straight back from the garage to the street and not try and swing the curve to the existing drive. The garage would be set back to make the aesthetics of the property. Would like to have one large curb cut. Mr. Boksanski stated that maybe have some green space in the concrete between the garages to give a visual break in the amount of concrete. Mr. Neil of Neil construction stated that the new garage would look like it has always have been on the lot. ***Mr. Linberg made a motion to approve the installation of the driveway, Garage and modify the siteplan to add the additional structure, motion seconded by Mayor Garlich. Roll call: Yeas (3)***

Mr. Dietrich opened the public hearing at 7:18 pm for the patio variance. The patio was installed a couple years ago. The home owners would currently like to install a cover over the patio. The property abuts woods. Mr. Perry stated that there is a drain already in place to handle the water from the roof of the patio. Mr. Dietrich closed the public hearing at 7:22 pm. ***Mayor Garlich made a motion to approve the variance as requested, motion seconded by Mr. Linberg. Roll call: Yeas (3)***

**OLD BUSINESS:** Nothing before the commission

**NEW BUSINESS:**

1. **K & K Barn Sales – Harrington Square:** Mayor Garlich spoke to Mr. Harrington regarding this. The barns get moved to the grass for the winter and moved back to the parking lot in the spring. Mr. Lee stated that this is a modification to the conditional use. Mayor Garlich made a motion to modify the conditional use for seasonal reasons, motion seconded by Mr. Linberg. Roll call: Yeas (3).
2. **PPN 19-706210 a 7.27 Acre Site on Tare Creek Parkway Proposed use is for JMJ Enterprises, who is seeking approval for conditional use, including the curb cut on North side of Tare Creek Parkway to provide access:** The building concept has been submitted with the location to the property. Mr. Miller gave an overview of the proposed business. Has outgrown the current location and has to store the supplies outside currently. Looking at a 100x120 square foot building. Looking at a small retail space in the front for sales of the stove and the building would be used for storage of the extra stoves and pellets. Open floor plan with 16 foot high ceilings. Discussion regarding the loading dock. Mr. Miller gave a lengthy discussion regarding the placement of the building and the drive. The committee made some suggestion regarding the placement of the building to the trucks can unload in the back. Discussion regarding the utilities. Discussion regarding the curb cut request and the driveway; must be a hard surface. Discussion regarding storm water runoff and site approval.

**ZONING INSPECTORS REPORT:** It has been a very busy month with permits and violations. Have received several properties that have complied with clean up requests.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:00 pm. The next scheduled meeting is October 25<sup>th</sup>.

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Leslie McCoy – Village Administrator

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Scott Klein - Chairman