

**Village of Middlefield Planning & Zoning  
Minutes  
January 8, 2019**

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The Village of Middlefield's Planning & Zoning meeting was called to order at 7:01 p.m. with the following members present: Mayor Garlich, Mr. Dave Dietrich Mr. Scott Klein, Mr. Dennis Szymanski and Mr. Jim Linberg.

**Also present:** Mr. John Boksansky, Mr. Tom Lee, and Leslie McCoy-Village Administrator, Ms. Ann Wichart-Maple Leaf, Ms. Joyce Porozynski, Mr. Kevin Oliver-Oliver Architecture, Mr. John Kochy and Ms. Joan Kochy.

Agenda: No additions or deletions to the agenda.

Minutes from October 25, 2018 were presented for approval. Mayor Garlich made a motion to approve the minutes as corrected, motion seconded by Mr. Klein. Roll call: Yeas (5).

**PUBLIC HEARING:**

- 1. Green Leaf Processing located at 15335 Madison Road, OH Rt. 528 PPN 19-072851. Front yard fencing variance request from section 1155.08. Requesting a 10' high fence where a four (4) feet is allowed in a commercial/Industrial zoned front yard:**

Mr. Klein opened the public hearing at 7:04 pm. Mr. Boksansky stated that this project was presented to planning in October. Mr. Oliver gave an extensive description of the fence for required security around the building. The Fence is required by the State of Ohio. The fence will also be monitored with cameras. It is an anti-climbing fencing, 10 feet tall and post every 8 feet. Mr. Oliver stated that the Greenleaf Group has also been awarded a cultivation license and the fencing will extend to that location, the last phase once completed will also be enclosed in the future. The state requires a security fence to provide security, Greenleaf submitted a 10 foot fence to the state when they applied for the license. Discussion regarding the easement that is requested. The village if asking for the easement to install utility lines.

**Mr. John Kochy-Madison Road**, property just to the south of the proposed project property. Mr. Kochy read a prepared statement on behalf of himself and his wife against the project. Mr. Kochy questioned the legality of the processing plant, due to a flight school and a church that he runs currently out of his home, he quoted the ORC that it can't be within 500 feet of the property. Mr. Lee stated that the village is not required to consider the township with no zoning when making decision regarding village zoned property. The licenses for this facility are issued through the State of Ohio and the village has nothing to do with the issuing of the licenses or permitting. Discussion regarding the fence being installed within the proposed utility easement. Mr. Oliver stated that it should not be an issue to move the fence a few feet to not be in the proposed utility easement.

Mr. Klein closed the public hearing at 7:28 pm. *Mr. Klein made a motion to approve the requested 10 foot height in the fence for Greenleaf Properties, motion seconded by Mr. Linberg Roll call: Yeas (5).*

#### OLD BUSINESS:

1. **Green Leaf Processing Madison Road Ohio Rte. 528 PPN#19-072851 site plan. Review planned elevations:** Mr. Boksansky stated that Greenleaf is proposing a 20,000 square foot processing building that will employ approximately 25 employees. Phase two which includes the cultivation licensing will include a 45,000 square foot building and could bring the employees to approximately 65 people. Phase three includes a proposed 50,000 square foot cultivation building. Grading of the property commenced in November of 2018 and Greenleaf is seeking approval of the conceptual phase one processing plant. The parking requirements is met with the phase one construction. Mr. Oliver gave a description of the brick building, landscaping and up lighting that is proposed. The detention pond has been proposed large enough for the future expansions. The brick on the building is 3 different shades of gray. Discussion regarding what the proposed phase two building would look like. The projected construction date would be the end of February.
2. **Centerra Co-op (16003 east High Street): 16010, 15998 Johnson Street Lot Consolidation. Parcels to be consolidated include: 19-007900, 19-047100, 19-047150, 19-047200, 19-047300, 19-047400, 19-080732 and 19-080731 Johnson Streets & South State Avenue, Middlefield, Ohio:** Mr. Boksansky stated that Centerra is seeking approval to consolidate the many parcels that have been purchased over the various years and in various names. The Village Engineer is currently reviewing the proposed plans along with the county map room. Discussion regarding the various parcels in relation to the B&O. *Mr. Klein made a motion to approve the request lot consolidation contingent upon approval of the engineer and correction of the consolidation plat, motion seconded by Mayor Garlich. Roll call: Yeas (5).*

#### NEW BUSINESS:

1. **An application prepared for Richard Bonner of Red Creek Development Corp. requesting an easement for Red Creek Development Corp. and Greenleaf Land Company LLC proposing a 40' easement along SE quadrant south of Kinsman Road (S.R. 87) and Madison Road (S.R. 528):** Ms. McCoy stated that this will need a recommendation to Council from the commission for the Utility. Lengthy discussion regarding the wording of the easement and the corrections that need to be done before approval. Ms. McCoy stated that a list was submitted to Hess and Associates requesting some wording corrections. *Mr. Klein made a motion to recommend to council approval of the dedication plat for the utility easement for Red Creek Development and Greenleaf LLC contingent upon engineering approval*

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*and the other correction requested, motion seconded by Mr. Linberg. Roll call: Yeas (5).*

**ZONING INSPECTORS REPORT:**

**PENDING:** No Projects Pending

Next Meeting is on Tuesday February 12, 2019 at 7:00 pm.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 8:21 pm. The next scheduled meeting is February 12, 2019.

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Leslie McCoy – Village Administrator

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Scott Klein - Chairman