

Village of Middlefield Planning & Zoning
Minutes
April 9, 2019

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:00 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-Zoning Inspector, Mr. Tom Lee-Solicitor, Leslie McCoy-Village Administrator, Mr. Tony Mosko-Sajar Plastics, Mr. Dan Miller-Woodcraft, Mr. William Mack, Ms. Ann Wishart-Maple Leaf, Ms. Joyce Porozynski, Mr. Tim McCliv-Ace Hardware and Mr. & Mrs. Harrington-Harrington Square Mall.

Agenda: No additions or deletions to the agenda.

Minutes from February 12, 2019 were presented for approval. Mr. Szymanski made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (5).

PUBLIC HEARING:

- 1. 15351 S. State Avenue Woodcraft Industries PPN 19-003810 Dust Storage Silo relocate (Variance required regarding Village of Middlefield Industrial Zoning District Building Height and Close Proximity to North Property Line to Accommodate Site Radius and Fall Line Ordinance):** Mr. Klein opened the public hearing at 7:02 pm. Mr. Boksansky stated that Mr. Miller contacted the village to inquire about moving the silo as required by the Geauga County Airport. The new silo is 3 feet higher than what is permitted in the Village; the current silo is also 48 feet. Also needs a variance for the placement of the new silo in the north rear yard area and does not comply with the fall within the owner's property. Should the silo fail and fall to the north approximately 20 feet of the silo would be on Sajar Plastics Property. Tony Mosko, representative from Sajar Plastic's stated that Sajar Plastics has no issue with the location of the Silo. Mr. Miller stated that Woodcraft will have to shut down production during the move. Hopefully getting this completed in a couple of days. Mr. Symanski asked if the silo will be structurally improved. Mr. Miller stated that once approval is received from the village he then has to get permits from the County which will include the base requirements and how the structure is fastened to the base. Mr. Klein closed the public hearing at 7:08 pm, no more comment from the audience. *Mr. Klein made a motion to approve the height variance and the location variance, motion seconded by Mayor Garlich. Roll Call: Yeas (5).*

OLD BUSINESS: Nothing before the Commission.

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NEW BUSINESS:

1. **15551 W. High Street (Harrington Square), 15561 West High Street (McDonalds), 15585 West High Street (El Patron) Lot Split(s):** Mr. Boksansky stated that Harringtons would like to split the McDonald's parcel from the original plan. Would also like to create a parcel that the El Patron Restaurant currently occupies. Have been working with the McDonalds Corporation regarding redesigns of the restaurant and this can only take place if the Restaurant is on its own parcel. The County has approved the lot splits as has the Village Engineer. Mr. Linberg made a motion to approve the lots splits as submitted, motion seconded by Mr. Dietrich. Roll call: Yeas (5).
2. **14960 A South State Avenue, Circle K Open Storage and Display Permit – Renewal:** Mr. Boksansky gave a brief overview of the items to be displayed under the overhand in front of the store. Mr. Klein made a motion to approve the open storage permit as submitted, motion seconded by Mr. Linberg. All in favor: Yeas (5).
3. **15651 W. High Street Ace Hardware Open Storage and Display Permit-Renewal:** Mr. Boksansky stated that Mr. Tim McCliv from Ace Hardware has submitted application for Open storage. Mr. Boksansky gave a preview of the various items that will be included in the open storage and the locations. This is a two year permit. Mr. Klein made a motion to approve the open storage permit for two years, motion seconded by Mr. Linberg. All in favor: Yeas (5).
4. **15412 W. High Street Tractor Supply Company (TSC) Open Display Permit – New:** TSC is requesting additional space for open storage. The original open storage was applied for from the landowner and this time TSC is applying for additional space for seasonal items. Mr. Linberg feels that there should be a buffer space between the seasonal storage items and the open spaces. The Commission expressed some concern regarding the materials stored on the front of the store sidewalk and how shoppers have to stand in the roadway to look at or retrieve items. Discussed the parking spaces and the handicap accessibility. The Commission would like more information before the permit is issued. Has some concerns regarding taking the spaces in the parking lot and the fact that they already have a large outdoor storage area already.

ZONING INSPECTORS REPORT: Mr. Boksansky stated that he and Mr. Szymanski did the windshield inspection for property maintenance violations. Discussion regarding one of the violations along west high and the progress of the project.

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PENDING

1. 16010, 15998 Johnson Street, Centerra Co-Op (16003 E. High Street): Update Pending: Still looking at different materials for construction. The rack placement is being redesigned so that there is no property encroachment.

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

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:59 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman

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