

Village of Middlefield Planning & Zoning  
Minutes  
June 11, 2019

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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. Sam Morrow, Ms. Joyce Porozynski, Ms. Kathy Frost, Mr. Chuck Nichols, and Mr. Jeff Nichols

Agenda: No additions or deletions to the agenda.

Minutes from May 7, 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. **15424 Knox Circle Alron Homes LLC Variance:** Mr. Klein opened the public hearing at 7:02 pm. Mr. Boksansky stated that the property owners would like to install a 14'x42' patio and deck Would like a 6 foot rear set back where a 20 foot is required. This is consistent with other variances that have been applied for on Knox Circle that abuts Middlefield Township land. The rear yards are very shallow in this area. No comments from the audience. Ms. Joyce Porozynski questioned whether the rear yard setback is enough. Mr. Svete sent in the formal approval for this request. *Mr. Klein made a motion to approve the requested variance, motion seconded by Mr. Linberg. Roll call: Yeas (5).* Mr. Klein closed the Public hearing number 1 at 7: 05 pm.
2. **16066 Industrial Parkway Jobil Enterprises/Polychem Dispersions Incorporated Variance:** Mr. Klein opened the public hearing at 7:06 pm. Mr. Boksansky stated that this includes a 2 acre site in an industrial zoned district. The company has been at this location since 1981. The company is seeking a variance for a 3,200 square feet addition to the existing 29,190 square feet of building. The variance is requested due to the front yard depth requirement. Also may build a second story to the current plans. Looking for a 35 foot setback where a 60 foot is required. Mr. Nichols stated that they a considering two story as it is hard to see if a truck is backing into the correct bay to unload. They are looking to add 10 office and technical jobs. They will need to relocate the front door to the west parking lot area. No comment from the audience. Mr. Nichols gave a brief history of the company and how it has grown over the years. This is a family business, with 50 employees. Currently all offices are doubled up and this really needs to be done. Will be meeting with an architect within the month. Would hope to have the addition completed by next year. Mr. Klein made a motion to approve the

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requested variance, motion seconded by Mr. Szymanski. Roll call: Yeas (5) Mr. Klein closed the public hearing at 7:16 pm.

3. **15852 Sperry Lane Jaworski Construction LLC (Frost) Variance (Covered 20' deep deck/Covered Front Porch):** Mr. Klein opened the public hearing at 7:17 pm. Mr. Boksansky stated the property is located in an R-2 district on Sperry Lane on a .53 acre site. The Frost's previously completed the demolition and rebuild of an attached garage to the rear yard of the property. The contractor is requesting a 17 foot by 15 foot porch in the front area of the house. The variance is needed for the roof of the porch which will protrude over the maximum allowed. Would like to use the porch to view the lake. Ms. Frost gave a brief history of what brought them back to Ohio. Mr. Klein made a motion to approve the requested variance, motion seconded by Mr. Dietrich. Roll call: Yeas (5). Mr. Klein closed the public hearing at 7:26 pm.

**OLD BUSINESS:**

1. **15412 W. High Street Tractor Supply Company (Outdoor Storage):** Mr. Klein stated that he drove by and it is currently looking pretty good. Mr. Boksansky stated that he feels they have sold down some of their inventory at this time. Still have concerns about the product protruding over the top of the front storage fence. Might need to have a taller fence to accommodate the overflow. Ms. Porozynsky stated that she noted that the grass strip on the east is partially cut but not the whole strip. Mayor Garlich stated that this will be checked into and taken care of. Discussion regarding grass clippings being left on the sidewalks and in the roadway. Mr. Klein would like to see legislation that require the property owners to clear the sidewalks and street of grass clippings. Ms. McCoy brought up the legislation that is already enacted. This does not apply to the current situation would like to add this to one of the chapters that are already enacted regarding grass legislation. Discussion regarding the fence height and the variance that was previous received. The commission would like to have a representative at the next meeting. Mr. Boksansky is to call and see if they can extend the fence height or reorganize the outdoor storage area.

**NEW BUSINESS:**

**ZONING INSPECTORS REPORT:** Mr. Klein asked Mr. Boksansky to simplify his report that is submitted to the commission and also to Council. Feels the report is too cumbersome and has too much information. Two more Single Family Home applications came in today and they will be model homes.

**PENDING**

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1. Centerra 16303 E. High Street (Placement of Fencing and Gates/Type to review fall 19)

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:51 pm.

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Leslie McCoy – Village Administrator

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Scott Klein - Chairman

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