

Village of Middlefield Planning & Zoning
Minutes
July 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. Scott Klein, and Mr. Dennis Szymanski. Mr. Dietrich and Mr. Linberg are excused.

Also present: Mr. John Boksansky-Zoning Inspector, Mr. Tom Lee-Solicitor, Leslie McCoy-Village Administrator, Mr. Gary McColloch-TSC, Ms. Kate Nelson-Greenleaf, Mr. Andy Ohman-Briar Hill Nursing Home, Mr. Christian Ohman-Briar Hill Nursing Home, Ms. Joyce Porozynski, and Ms. Ann Wishart-Mapleleaf.

Agenda: No additions or deletions to the agenda.

Minutes from June 11, 2019 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Szymanski. All in favor: Yeas (3).*

PUBLIC HEARING:

1. **15335 Madison Road-Greenleaf Processing and Cultivation Fence Material Variance:** Mr. Klein opened the Public Hearing at 7:02 pm. Mr. Boksansky stated that Greenleaf Processing has been before this commission for approval in the past. Greenleaf has a variance for the height of the fence, they are now seeking approval for the fencing material. The architectural firm has submitted alternating bars for the frontage and then the rest of the fence would be the standard cyclone mesh fence. Ms. Nelson stated that the original fence that was proposed has a huge lead time and this facility should pass the inspection process and be operational by November so had to adjust the fencing. This can be installed in the next month and will be supplied by a local contractor. The proposed fencing is a security micro mesh. The supports are only for aesthetic purposes. Ms. Nelson has a galvanized sample and then one that is coated in a black vinyl. The black vinyl is dipped. Ms. Nelson stated that the construction of the processing plant has already received several extensions from the Department of Commerce and is not sure if they can get anymore. The adjacent neighbor is okay with the placement of the 10 foot fence on the property line. *Mr. Klein made a motion to approve the Amended Fence variance for the proposed micro mesh fence with the black dipped option and could possibly need to add the decorative horizontal pieces in the future to dress up the look, motion seconded by Mr. Szymanski. Roll call: Yeas (3).* Mr. Klein closed the public hearing for Greenleaf Fence at 7:13 pm.

2. **15535 Knox Circle S/L 37 PPN 9-072849 Alron Homes LLC – Rear Yard Variance:** Mr. Klein opened the public hearing at 7:13 pm. Mr. Klein closed the public hearing at 7:14 pm. Mr. Boksansky stated that a building permit was issued to build a new home. The permit is contingent upon this variance be approved. Would like to

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have an 8.5 foot variance where a 20 foot is required. This is similar to the other variance that have been approved in the past. Discussion regarding the adjacent property and how it will affect the properties. Mr. Klein made a motion to approve the requested variance as submitted, motion seconded by Mr. Szymanski. Roll call: Yeas (3).

OLD BUSINESS:

1. **15950 Pierce Street - Briar Hill: Employee Parking/Pedestrian Bridge Walking Path, Pierce Street:** Mr. Boksansky stated that the employee parking lot is currently under construction on Button Street and would like to have a walk for the employee. The detention pond and slope of the area is a safety issue for the employees. Would like to install a pedestrian bridge and walk to the parking lot on Button. The proposed walkway is approximately 8 feet off the property line and will be installed on Briar Hill's property. Mr. Klein asked why the employees can't walk down Button Street sidewalk. Mr. Ohman stated that the employee entrance is in the back of the building which includes the locker rooms and the time clock. Try to keep the employee from using the front entrance to prevent interference with the families that are visiting. Discussion regarding whether the project needs a variance and whether the village engineer needs to look at the project. The commission has no issue with the conceptual idea of the foot bridge, the next step will be to forward the project to the engineer and then have a public hearing at the August meeting to approve the use of a foot bridge. Discussion regarding the screening the Mr. Ohman is planning to install at the parking lot on Button to screen the residential house.
2. **15412 W. High Street – Tractor Supply Company (Outdoor Storage):** Mr. Boksansky stated that he received a permit application in the spring to renew the outdoor storage. This issue has been before the commission at the last few meetings. Mr. Gary McCulloch introduced himself to the commission, he is the representative for Tractor Supply. Mr. Klein gave a brief history of the fence that was allowed and there was a variance received for the fence and the commission has issues with the product being stored above the fence. Mr. Klein stated that he really doesn't have issues with the storage in the front of the building and the trailers in the side parking lot are okay. The biggest issue is the products that are being stored within the fenced in area. Mr. Szymanski stated that he agrees. Mayor Garlich stated that he agrees and has an issue with how it looks within the fenced area due to that is the first thing people see when they come into the village. Mr. McCulloch proposed to move the racking area to the center of the fenced area, would that satisfy the villages concerns. Discussed possibly wrapping the area with black mesh. Mr. Klein stated would that not take away from people being able to see what is available. Ms. McCulloch stated that he can move the product

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below the fence area. Discussed just meshing the east side chain link and not doing the decorative fencing. Can move the equipment that is on the outside of the fence and move it into the interior of the fencing. Mr. Boksansky stated that the representative from Nashville would like to start the permit from the time of approval not from when it should have been renewed in March.

3. **15560 W. High Street – Circle K (Outdoor Storage):** Mr. Boksansky was also, through the exterior maintenance, was able to get the outdoor display items moved to another locations. *Mr. Klein made a motion to approve the open storage permit for a two year period, motion seconded by Szymanski. Roll call: Yeas (3).*
4. **Grass Clipping Draft Legislation:** Discussion regarding the proposed legislation. This works by someone notifying the village that there are grass clippings on the sidewalks or the road and the property owner has 5 days to remove or a fine will be given to the property owner. *Mr. Klein made a motion to recommend this to council with an emergency clause, motion seconded by Mr. Szymanski. All in favor: Yeas (3).*

NEW BUSINESS:

1. **Airport Zoning Ordinance:** Mr. Boksansky stated that a resident would like to put a private hanger on his the property. The proposed property is adjacent to the airport and would use their runway and then taxi his plane to his private hanger on property within the village limits. Mr. Lee stated that the Airport Authority should have some input into what is written into the legislation. Lengthy discussion held regarding the airport property and the village property.

ZONING INSPECTORS REPORT: Discussion regarding the pared down report that Mr. Boksansky submitted. Discussion regarding the shared driveway of Subway and the Illuminating Company and the repairs that are needed.

PENDING

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 8:15 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman