

Village of Middlefield Planning & Zoning
Minutes
August 6, 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, Mr. Dennis Szymanski, Mr. Dietrich and Mr. Linberg.

Also present: Mr. John Boksansky-Zoning Inspector, Mr. Tom Lee-Solicitor, Leslie McCoy-Village Administrator, Mr. Tom Cappello-Village engineer, Mr. Gary McColloch-TSC, Mr. Jack Youshak, Ms. Barb Youshak, Mr. Ben Nicastro-Airport Authority, Mr. Ric Blamer-Geauga County Airport, Ms. Joyce Porozynski, Mr. Ike Clark, Ms. Carol Clark, Ms. Ann Wishart-MapleLeaf and Mr. Sam Morrow.

Agenda: No additions or deletions to the agenda.

Minutes from July 9, 2019 were presented for approval. *Mr. Klein made a motion to approve the minutes as presented, motion seconded by Mr. Szymanski. All in favor: Yeas (3).* Mr. Linberg and Mr. Dietrich abstained as they were not in attendance at this meeting.

PUBLIC HEARING:

1. **15795 W. High Street, 14942 Linda Avenue PPN's 19-071000 & 19-070900, resulting in variances required associated with the proposed lot split and consolidation for Barb & Jack Youshak:** Mr. Klein opened the public hearing at 7:02 pm. Mr. Boksansky stated that he has been meeting with the Youshak's regarding this project for almost a year. The Youshak's have decided to do a lot split/consolidation to make the parcel on Linda Avenue more marketable. The house on Linda was the former barn for the house on W. High. The Youshak's hired a surveyor and it was discovered that several variances would be needed. Mr. Boksansky stated that the Youshak's need two variances on the Linda Avenue Property. They need a 1 foot rear yard depth and the house is 880 square feet when the village has a minimum of 1,000 square feet. They also need four variances on the West High house. The first is a 16.4 side yard setback for the combined side yards where 25 feet is required. The second is a 3 foot side yard setback where 8 is required. The third is a 66 foot lot width where the village requires 70 feet and the fourth one is a 0 foot side yard on the west side as they have a shared driveway. Lengthy discussion regarding the zero lot lines and the possibility of changing the lot lines. Discussion regarding a maintenance easement along the property line. *Mr. Klein made a motion to approve the requested variances and lot splits as requested contingent upon adding a maintenance easement, motion seconded by Mayor Garlich. Roll call: Yeas (5)*

2. **15002 Lenny Drive PPN 19-009500 and part of parcel 19-009610 and 14998 Lenny Drive and 16187 E. High Street, PPN's 19-009600, 19-009410, 19-009420, 19-**

Village of Middlefield Planning & Zoning
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August 6, 2019

009450 and part of 19-009610 resulting variances required associated with the proposed Lot Split and Consolidation for Gordon D. and Carole J. Clark: Mr. Boksansky stated that there are 7 lots with 7 legal descriptions and various zoning districts. The two variances that are requested are a 36 feet variance where a 100 feet side yard is required between a residential district and an industrial district. The second variance is the village requires 2 acres for an industrial zoned property and the proposed project creates a .7430 acre parcel. Discussion regarding the lots being consolidated. Lengthy discussion regarding the lot line set back between the industrial district and a residential property. *Mr. Klein made a motion to approve the requested variances, motion seconded by Mr. Dietrich. Roll call: Yeas (5).* Mr. Klein closed the public hearings at 7:34 pm.

OLD BUSINESS:

1. **15412 W. High Street Tractor Supply Company (Outdoor Storage):** Mr. Klein stated that it looks so much better having some of the products moved around and the black screening has been installed as requested. TSC is seeking a renewal of their outside storage that expired in March. Mr. Klein made a motion to approve the requested outside storage contingent upon the products being kept below the height of the fence, motion seconded by Mr. Linberg. Roll call: Yeas (5)
2. **Discussion of the Airport Zoning Ordinance Ben Nicastro from Geauga County Airport Board as well as Richard Blamer GC Airport Manager will be in attendance:** Mr. Lee stated that a request was submitted by a resident whose property abuts the airport, he is requesting to install a private hanger on the back of his property. The property is currently not zoned for this use. Would like to create a zoning district specifically for the airport. Mr. Blamer stated that the airport master plan basically encompasses the property in the township and does not include the runways that are in the village. The airport has had discussions with the resident seeking the hanger. The airport authority is looking at building a few new hangers on their property in the Township. Mr. Lee stated that currently the airport property, that is located in the village, is zoned residential and that does not make sense. The airport authority will get a copy of the master plan to the village so the village can create a zoning district that does not interfere with FAA regulations and ODOT regulations.

NEW BUSINESS:

1. **Review of suggested adjustment to the Municipal Standards for Plan Content/Recommendation to Council:** Mr. Svete, the developer from Woodsong made some recommendation to make the building process streamlined. Feels that the current standard slows down the builders. Lengthy discussion regarding

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the reason for the Standard Plan to be developed and implemented. Mr. Cappello stated that his firm shoots foundations for other communities. He did state that the “As built” is unique to the village. Mr. Klein made a motion to TABLE this until the next meeting, motion seconded by Mr. Szymanski.

ZONING INSPECTORS REPORT: Mr. Boksansky stated that it was a very busy month of issuing permits. Also spent quite a bit of time prepping the lot splits that were presented this evening. Discussion regarding the neat streets program and the issuance of the \$300.00 to various residents. Discussion regarding the new business Vapor Oasis that is going in next to Old Town Grille. The village and the property owner put some restriction on the products that can be stocked and sold out of the store.

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 8:06 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman