

Village of Middlefield Planning & Zoning
Minutes
October 8, 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. Alex Duncan, Mr. Rusty Russell, Ms. Ginny Mulenax, Mr. Charles Marshall-BMC c/o Polychem, Ms. Joyce Porozynski, Mr. Sam Morrow-Glen Valley Farms, Mr. Chris Byler, Mr. Andy Ohman and Ms. Ann Wishart-Maple Leaf.

Agenda: No additions or deletions to the agenda.

Minutes from September 10, 2019 were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (5).*

PUBLIC HEARING:

1. **14823 Glen Valley Drive-PPN 19-080881-Conditional Use for a Home Occupation:** Mr. & Mrs. Stromp are seeking approval to use their home for a home inspection business. They are planning on a desk and a computer. There will be no vehicles with advertisements and no clients will be visiting the home. Mr. Morrow, Glen Valley HOA discussed this issue and as long as this business does not impact the surrounding homes. *Mr. Klein made a motion to approve the Conditional use permit of Mr. & Mrs. Stromp for a home based business and the permit is nontransferable, motion seconded by Mayor Garlich. Roll call: Yeas (5).*
2. **16066 Industrial parkway-PPN 19-080942 Jobil/Polychem Industries-Commercial Use for Temporary Buildings:** The addition to the offices have been before the committee previously. They are asking permission to use temporary trailers as office space while the additional is being completed. The trailer will have water supplied from the plants and a self-contained unit that will be emptied at least once per month. *Mr. Klein made a motion to approve the use of temporary trailer during construction, motion seconded by Mr. Linberg. Roll call: Yeas (5).*
3. **15000 Lenny Drive-PPN 19-009610-Variance to allow for an accessory structure:** This is the property that was split a few month ago and Mr. Byler is looking to install an accessory building on the lot. Currently the village does not permit an accessory building on a parcel without a primary structure. The placement of the shed meets all of the village requirements, as does the fencing. Lengthy discussion regarding the driveway and being shared with the business south of the parcel. Questioned whether the lot spit has been recorded with the county.

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Mr. Klein made a motion to approve the requested shed on an undeveloped parcel of land, motion seconded by Mayor Garlich. Roll call: Yeas (5).

4. Marjoan Assoc LLC (Briar Hill) Button Street-PPN 19-037100 and 16002 Pierce Street PPN 19-037200-Variance to Allow for a Pedestrian Bridge and Sidewalk: Mr. Ohman was in attendance in July to seek approval of the pedestrian bridge and sidewalk which is not permitted in a residential district. The project includes a 30 foot bridge from the parking lot on Button Street and connects to a walking path so that employees have access to the building. Will be a 5 foot wide concrete sidewalk. Mr. Russell asked if the path will be lit. Mr. Ohman stated at this time he is not planning on any lighting. *Mr. Dietrich made a motion to approve the requested foot bridge and the pedestrian walkway as submitted, motion seconded by Mr. Klein. Roll call: Yeas (5).*

OLD BUSINESS:

NEW BUSINESS:

ZONING INSPECTORS REPORT: Mr. Boksansky stated that basic permit have been issued along with a few occupancy. It was brought to the village's attention, by a resident that our building was in need of some maintenance. The village service department took care of the issue immediately.

PENDING

1. Centerra 16303 E. High Street (Placement of Fencing and Gates/Type to review fall 19)
2. Update Regarding the Airport Zoning.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:47 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman