

Village of Middlefield Planning & Zoning
Minutes
January 7, 2020

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 and Mr. Dietrich. Mr. Linberg is excused.

Also present: Mr. John Boksansky-Zoning Inspector, Leslie McCoy-Village Administrator, Mr. Tom Lee-Solicitor, Ms. Joyce Porozynski and Mr. Sam Morrow.

Agenda: No additions or deletions to the agenda.

Minutes from **November 12, 2019** were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yeas (4).*

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

1. **Glen Valley Farms LTD. Tom Page and Steve Shandle are proposing to Split 59.23 Acre Parcel Known as PPN 19-080744 into a 12 Acre Parcel, with a Remainder of 47 Acres Respectively:** Mr. Boksansky stated that the 12 acre parcel is located north of North Meadow Wood Drive. The 47 acre parcel would be across Glen Valley Drive. This would eliminate approximately 30 homes due to wet land issues. This parcel represents about 12% of the subdivision. Ms. McCoy has spoken with the potential buyer and she plans on putting up a single family home and possibly raising donkeys. The 59.23 acres is included on a PUD with special zoning. Discussion regarding how the phases of Glen Valley Farm was recorded. Discussion regarding the possible wetlands issue. Discussion regarding the agricultural use proposed and the fact that this could be against the HOA rules. The raising of animals would need a Conditional Use Permit per the ordinances. The committee will consider the lot split if the proposed 12 acres joins in the HOA and comply with all the rules and ordinances of the property.
2. **Chapter 717 Peddlers and Canvassers Ordinance:** Mr. Lee stated that this legislation was amended due to the request to add a "No Knock" Program. Mr. Klein request a change in the allowed times to all year 9 am to 6 pm. There is a program through NOPEC and they offer a "No Knock" Program or the village could create their own program. Mr. Klein feels that the village should utilize the NOPEC "No Knock" Program. Discussion regarding who is exempted from requiring a permit. *Mr. Klein made a motion to recommend this Legislation to Council and to*

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have council adopt the NOPEC "No Knock" Program, motion seconded by Mayor Garlich. All in favor: Yeas (4).

3. **Zoning Penalty Review and Nuisance Abatement Discussion:** Discussion of what the village already has in an ordinance and then comparing to what other communities have in their legislation. Feels that the villages needs higher penalties. Currently the violators get a small fine and then more on. This happens over and over but no resolution comes about.

ZONING INSPECTORS REPORT: Harrington's are putting an addition on the south end of the US Bank Plaza. Discussion regarding the changes to McDonalds. Mr. Klein made a comment regarding Tractor Supply complying with the request of the committee and maintaining it. Mr. Boksansky stated that with the New Year he will be pushing the property owners who did not comply last year with the exterior maintenance code to get the properties up to code or he will be sending them to the prosecutor.

PENDING

1. **Airport Zoning:** Mayor Garlich stated that he would start a conversation with Mr. Hodgins regarding his request to have access to the hangers from his property.

Next meeting is on Tuesday February 11, 2020 at 7 pm.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:55 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman