

Village of Middlefield Planning & Zoning
Minutes
February 11, 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. Linberg. Mr. Dietrich is excused

Also present: Mr. John Boksansky-Zoning Inspector, Leslie McCoy-Village Administrator, Mr. Tom Lee-Solicitor, Ms. Joyce Porozynski, Mr. Gary & Luke Ostoyic and Frances and Neomi Colburn.

Agenda: No additions or deletions to the agenda.

Minutes from January 7, 2020 were presented for approval. Mr. Szymanski *made a motion to approve the minutes as presented, motion seconded by Mayor Garlich. All in favor: Yeas (3). Mr. Linberg abstained due to not being at the meeting.*

PUBLIC HEARING: None

OLD BUSINESS:

- 1. Neomi Colburn** , proposed purchaser of the 12 acre parcel. Follow up to: Glen Valley Farms Ltd. Tom Page and Steve Shandle are proposing to split 59.23 acres parcel known as PPN: 19-080774 into a 12 acre parcel, with a remainder of 47 acres respectively, reviewed in January 2020: Mr. Boksansky stated that the Colburns are in attendance tonight to discuss the proposed construction. They have some concerns regarding having the property fall under the HOA. The Colburns did submit a rendering of the proposed structure. Ms. Colburn stated that she has been working with Mr. Page regarding the 12 acres. The 12 acres have not been split off of the 59 acres at this point. Discussion regarding the driveway options. Ms. Colburn would like to chip and seal. Mr. Lee stated that the driveway must be a hard surface. Mr. Klein asked if Ms. Colburn still intended to have animals and she stated yes. Mr. Klein stated that does not fall within what is allowed with the HOA guidelines. Mr. Klein stated that the committee's concern is for the residences that abut the property and the agricultural aspect of raising farm animals. Mayor Garlich questioned why the Colburns would want to move into a subdivision and treat the property like they are in the township. Residents that moved into Glen Valley moved there to be protected and have zoning in place. Ms. Colburn stated that the property in the past was used for farmland. The committee said that at this time the committee has no issue with the construction other than the driveway has to be paved and also that the animals would not be allowed.
- 2. Zoning Penalty Review and Nuisance Abatement update:** Mr. Klein stated that this was discussed at the last meeting. This is increasing the fines and penalties so the

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property owners do the repairs needed and bring their property into compliance. Mr. Klein made a motion to recommend this legislation to Council, motion seconded by Mr. Szymanski. Roll call: (4)

NEW BUSINESS:

1. **15973 Button Street – Special request to utilize the Neat Street Program:** Mr. Mark Sellers is requesting to use the program. He is the occupant but not the owner. When his dad passed the house went to an aunt of Mr. Sellers and she has since passed away. Mr. Sellers cousin now owns the home. Mr. Sellers has an advocate and Mr. Boksansky stated that he has been working with the advocate. Would like to use the money to help repair the side steps into the house. The ordinance requires it to be owner occupied; technically this is not a rental due to the cousin not collecting any rent. Mr. Klein stated that he would like to see the application be filed by Mr. Neil.

2. **Special meeting request for 02.24.2020 at 12 noon for 14980 S. State Lane, Ohio Premier Sports and Archery – Conditional Use for an indoor archery range:** Mr. Boksansky stated that Mr. Ostoyic came to the village and filed the paperwork for occupancy and at that time it was noted that there was a proposed indoor archery range proposed. Mr. Boksansky is requesting a temporary conditional use so that they can continue to support the bow leagues. Mr. Lee stated that only council can grant a temporary conditional use. The thought was to have Planning Commission make a recommendation to Council in support of the temporary conditional use. Mr. Gary Ostoyic stated that the store will be much more than just retail. Would like to incorporate events. Mr. Lee asked if the current location has a conditional use permit. The commission does not believe that a conditional use permit was issued for the current location. Mr. Linberg raised some concern about the differences of the businesses. Mayor Garlich stated that His Daughter is actually excited about having this business there. Mr. Ostoyic stated that they would like to encourage family participation.

ZONING INSPECTORS REPORT: Mr. Boksansky stated that a few permits have been issued. There is a new café opening soon. C's Café has received the occupancy. Looking at March or April for opening. McDonald's submitted the preliminary plans for demolition and reconstruction.

PENDING

1. Airport Zoning:
2. The McDonald's proposed got 15551 West High Street

Next meeting is on Tuesday March 10, 2020 at 7 pm.

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There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:58 pm.

Leslie McCoy – Village Administrator

Scott Klein - Chairman

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