

Village of Middlefield Planning & Zoning
Minutes (teleconference)
May 12, 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. Linberg. Mr. Dietrich (chairman) and Mr. Szymanski. Mr. Klein is excused.

Also present: Mr. John Boksansky-Zoning Inspector, Leslie McCoy-Village Administrator, Mr. Thomas Lee, Village Solicitor, Ann Wishart-Maple Leaf, Mr. Sam Morrow, Mr. Joe Svete-Woodsong.

Agenda: No additions or deletions to the revised agenda (05/12).

Minutes: The minutes of the March 10 meetings were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yea (4).*

PUBLIC HEARING:

1. Middlefield Parkway and Alron Homes, LLC is seeking rear yard variances for 5 lots located on Knox Circle in the Woodsong Housing Development located in a R-PUD Residential Zoning District. The Lots are 15344 Knox Circle S/L 23R (Phase 6), S/L 24 PPN 19-072837, 15336 Knox Circle S/L 25, 15332 Knox Circle S/L 26, and S/L 27 PPN 19-072840 (Phase 9). The Applicants are Requesting an Eight (8) Foot Rear Yard Setback where a Twenty(20) Foot Setback is Required per Plat: Mr. Dietrich opened the public hearing at 7:03 pm. Mr. Boksansky stated that the original lots were designed for condos and have been changed to single family homes. The proposed variance is to allow an 8 foot setback for a patio/deck where the village requires 20 foot. The parcels on the north side have come before the commission individually to apply for the deck/patio permit. This process will stream line the permitting. The developer and builder are being proactive in this request. Mayor Garlich asked that this combined request is just for the hearing. Mr Boksansky stated that the landowners will be required to still submit application for the permit individually for the deck/patio once the property has been developed. Ms. McCoy concurred with Mr. Boksansky. Mr. Dietrich asked if any of the decks/patios will be covered. Mr Boksansky stated that until the plans are submitted he does not know and that a few of the other property owners in this are do have partially covered decks/patios. All the proposed parcels abuts the Miller property in the Township. Mr. Boksansky stated that he spoke with Mrs. Sustin and she expressed some concerns regarding the 7 foot sideyard setback. Discussion held regarding the sideyard setbacks. Mr. Lee concurred that the applications for the deck/patios will only allow the rear yard variance and will have to come before the committee to make any adjustments to the sideyard setback. The variance will stay with the property regardless if the owner decides to build a deck/patio and it is unusual for the village to approve a group of

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variance; but in this case it seem proactive. Mr.. Dietrich closed the public hearing at 7:22 pm. *Mr. Linberg made a motion to approve the variance requested for each proposed parcel to allow an 8 foot rear yard setback but each property owner will need to apply for a permit for construction of the deck/patio, motion seconded by Mayor Garlich. Roll call: Yeas (4).*

OLD BUSINESS:

1. **Ohio Department of Transportation – Tare Creek Curb Cut Recommendation to Council for Final Approval:** Ms. McCoy stated that ODOT came before the commission in 2017 with the proposed project. The village has negotiated and install water and sewer to the property line. ODOT will continue the lines the length of property. The curb cut was recommended for approval in 2017 but would like to make sure this commission is still on board with the project and is seeking a recommendation to Council. *Mayor Garlich made a motion to recommend approval of the curb cut to council, motion seconded by Mr Linberg. Roll call: Yeas (4).*

NEW BUSINESS:

1. **Red Creek Development Corporation is Seeking a Lot Split of PPN 19-072793 Madison Road for an Approximate 6-Acre Site. The Remaining Acres are 146.21 Acres Remaining to C/L and 143.89 Acres to the R/W.** Mr. Bonner is seeking approval to split a 6 acres parcel on the south east corner of the property. This will leave a parcel of 146.21 acres to the center line or a 143.89 acre to the right of way. This parcel is proposed to be sold to Chem Tech once the lot split is approved. Lengthy discussion regarding the development in phases that Chem tech is doing and that the property will need to be consolidated by Chem Tech before construction can begin on the property. Mr. Dietrich stated that step one is to Split the lot and approve for Mr. Bonner, Red Creek Development and then once sold to Chem Tech to approach them about consolidating the lots. Discussion held regarding the retention pond and the slop of the property to be split. *Mayor Garlich made a motion to approve the lot split as submitted, motion seconded by Mr. Linberg. Roll call: Yeas (4).*

ZONING INSPECTORS REPORT: Mr. Boksansky stated that his report is from March 30 to current. There were 8 residential permits issues and 1 sign permit and 1 lot split. Harbor Freight is moving ahead with the remodel and with the assistance of Mayor Garlich was able to get their electric services updated. Looking at a grand opening, hopefully in July. They are looking at an open storage permit so that they can use their parking lot for tent sales and events.

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PENDING

1. Airport Zoning:

Next meeting is on Tuesday, June 9, 2020 at 7 pm.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:39pm.

Leslie McCoy – Village Administrator

Dave Dietrich - Chairman

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