

Village of Middlefield Planning & Zoning
Minutes (Committee live & Teleconference)
August 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. Dietrich, and Mr. Klein. Mr. Linberg and Mr. Szymanski are excused.

Also present: Mr. John Boksansky-Zoning Inspector, Leslie McCoy-Village Administrator, and Mr. Thomas Lee, Village Solicitor. Mr. & Mrs. Money via telephone.

Agenda: No additions or deletions to the agenda.

Minutes: The minutes of the May 12 meetings were presented for approval. *Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yea (3).*

PUBLIC HEARING:

1. **15335 Knox Circle PP# 19-072849 Requesting a Variance Regarding Side, Rear Yard and Spacing between Primary Structure:** Mr. Klein opened the public hearing at 7:01 pm. Mr. Boksansky gave a brief description of the issue. The new resident did not know the requirements for applying for a permit and the structure was installed prior to a permit being issued. They have since applied for a permit and that is when the variance was needed. They are requesting leaving the shed in the current location. The new resident was the one that brought the lack of permit to Mr. Boksansky attention. Mr. Dietrich stated that the applicant is concerned about the shed being on the lot line. Mr. Boksansky stated that he has spoken with the adjacent property owner and there was mention of installing a fence and using the shed as part of that project. The property has a relatively small yard. Mayor Garlich stated that there is no room to do any maintenance to the rear of the shed. The shed is also too close to the primary structure. Ms. Money the applicant called in to the meeting to answer the committee's questions. Ms. Money stated that they came from Parkman Township. Mr. Klein closed the public hearing at 7:10 pm. *Mr. Klein made a motion to approve the requested variances, motion seconded by Mr. Dietrich. All in favor: Yeas (3).*

OLD BUSINESS: NONE

NEW BUSINESS:

1. **14705 Steeplechase Drive PPN # 19-071228 Requesting a Widened Drive to 30' where 20' Maximum is Permitted:** Mr. Boksansky stated this is for a new single family home. The other two homes in the area both have driveways that are larger than the 20' but not to the 30' requested. The home has a proposed 3 car garage. The lots on this street are also a larger than the rest of the subdivision.

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Discussion regarding the size of the lot. Mayor Garlich asked what the size of the curb cut. Mr. Boksansky stated that the curb cut should be about 16'. *Mr. Klein made a motion to allow the 30' driveway, motion seconded by Mr. Dietrich. All in favor: Yeas (3).*

ZONING INSPECTORS REPORT: Mr. Klein stated that Mr. Boksansky has been busy with the Exterior Maintenance Code Violation and has issued several letters. Mr. Boksansky stated that they have until the end of September to come into compliance. There have been several pool and fence permits pulled. The McDonalds project has been pushed back to next year due to adjustments that are being made due to COVID-19. Discussion regarding the two lane drive thru that is proposed. Poly Chem has completed their sign and landscaping is being completed. Discussion regarding GreenLeaf's progress with their project. Discussion regarding the opening of Harbor Freight and the number of units that are empty in the plaza. Discussion regarding Vinny's patio project that is being proposed. Discussion regarding the various units that are empty around the village.

PENDING

1. Airport Zoning:

Next meeting is on Tuesday, September 8, 2020 at 7 pm.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:30 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman