

Village of Middlefield Planning & Zoning
Minutes
February 7, 2023

The Village of Middlefield's Planning & Zoning meeting was called to order at 6:00 p.m. with the following members present: Mr. Scott Klein, Mr. Linberg, Ms. Carissa Shaffer, and Mr. Dave Dietrich. Mayor Garlich is excused.

Also present: Mr. John Boksansky-Zoning Inspector, Mr. John Moenk, Nicola, Gudbranson & Cooper, LLC- in place for Luke McConville, Leslie McCoy-Village Administrator, Mr. John Gerger, and Ann Wichert- Geauga County Maple Leaf.

Agenda: No Deletions. Preliminary Concept discussion for 15511 W. High St.

Minutes: The minutes of the January 10, 2023 meeting were presented for approval. **Mr. Dietrich made a motion to approve the minutes as presented, motion seconded by Ms. Shaffer. All in favor: Yeas (4).**

PUBLIC HEARING:

NEW BUSINESS:

- 1. Request for Planning and Zoning Commission to appoint a new member to the Tax Abatement Housing Council.** Ms. McCoy stated the position is now open. Ms. Porozynski has resigned. Ms. McCoy stated the meeting is held once a year during the week at lunchtime. Mr. Klein stated this is held to review tax abatements.

OLD BUSINESS:

Addition: Mr. Boksansky stated 15511 W High St. is a small parcel to the right of BT Oil. Mr. Boksansky stated Mr. John Gerger brought a site plan to the Planning and Zoning Commission for a potential business at 15511 W High St. Mr. Gerger would like to get an idea on the variance, setbacks, and signing requirements before purchasing the parcel. Mr. Gerger is presenting drawings and pictures of the potential business to the Planning and Zoning Commission. The Planning and Zoning Commission stated they would be willing to work with Mr. Gerger on the potential business he is presenting if he does purchase the property at 15511 W High St.

- 1. Discussion Ordinance for EV charging stations, Landscape screening requirements 1157.02:** Mr. Boksansky stated several sample ordinances from other communities were included in the January packet. Mr. Boksansky stated he has already sent the plans to the Fire Department. Discussion held regarding the amount of charging spaces in a parking lot. Mr. Klein stated the Ordinance is close to being brought to Council. Mr. Klein recommended site plan review and approval from Planning and Zoning Commission for locations.

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2. **Solar Farms Regulation:** Ms. McCoy stated Mr. McConville and Mr. Boksansky came up with a memo for Solar Farms Regulation and it is included in the packet. Mr. Klein stated it would be best to discuss this more when Mayor Garlich is present since this was recommended by him. Mr. Moenk stated there are both pros and cons to Solar Farms. Concern for the environment is being discussed. Mr. Moenk recommended a minimum acreage coverage.
3. **Short Term Rental Regulation:** Mr. Klein stated he would like the village to know the days that a short term rental is being rented out that way it can be monitored by the Police Department. Discussion held regarding a permit for the property owner to have a short term rental and having the property owner's contact information on file in case of any issues. Ms. McCoy recommended the ordinance excluding subdivisions from having short term rentals. Discussion held regarding pulling the permit if there is nuisance reported at the property. Mr. Klein would like the short term rentals in the village to be closely monitored. Mr. Moenk stated he will take the notes to Mr. McConville to discuss an ordinance.

PUBLIC DISCUSSION:

ZONING INSPECTORS REPORT – Mr. Boksansky stated the Village was able to issue all the zoning permits that were applied for.

PENDING

1. **Lot Consolidation of parcels at 15711 W. High Street PP #'s: 19-045700, 19-046000 (existing building), 19-045900; vacant land. Awaiting Consolidation Plat. (Yoder Furniture)**
2. **14910 Madison Road Gold Key Hexpol lot consolidations to accommodate parking expansion.**
3. **Lot Consolidation regarding several parcels owned by Cardinal Schools.**

Next meeting is on Tuesday, March 7, 2023 at 6 PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 7:00 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman