

# Village of Middlefield Planning & Zoning

## Minutes

April 11, 2023

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

**Also present:** Mr. John Boksansky-Zoning Inspector, Ms. Linda Smallwood- School Board President, Mr. Alex Duncan, and Mr. Luke McConville- Village Solicitor. Leslie McCoy-Village Administrator is excused.

**Agenda:** Additions/Deletions

**Minutes:** The minutes of the March 7, 2023 meeting were presented for approval. **Ms. Shaffer made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

### **PUBLIC HEARING:**

- 1. 16000 E. High Street Conditional Use for a Day Care Center (based on proposed lot split/consolidations) creating two parcels 19-701300 (north PPN to be confirmed by Geauga County) a consolidated parcel for Cardinal Schools, and 19-701300 (south PPN to be confirmed by Geauga County) a 1.6078 Acre to ROW: the parcel to be owned by the Day Care Center:** Mr. Boksansky stated the goal today would be to approve the lot split and consolidations, creating a north and south parcel where there was once 17 separate parcels, and approving the conditional use for the day care. Mr. Boksansky stated there is a rear yard setback of 5' proposed where 50' is needed. This is need in order for the bus garage to be placed on the E High Street consolidated parcel. Ms. Smallwood stated the buses are in the process of being moved. The existing parking configuration will not be changed. The Day Care plans to add a fenced in playground where the buses are. **Mr. Klein made a motion to approve the lot split and consolidations for 16000 E High St, motion seconded by Mr. Linberg. All in favor: Yeas (4). Mr. Klein made a motion to approve the conditional use of the day care center, motion seconded by Ms. Shaffer. All in favor: Yeas (4).**

### **NEW BUSINESS:**

- 1. Geauga County Airport S. State Road Lot consolidation review conceptually (no application as of yet):** Mr. Boksansky stated the Geauga County Airport has inquired about taking 9 parcels and consolidating them into 2 parcels. Mr. Boksansky stated a draft and legal description have been forwarded to a surveyor.
- 2. Discuss possible ordinance re: contractors work frame:** Mr. Boksansky stated this is for the potential of incorporating a contractor work time frame into the codified ordinances. Chief Tucholski has residents in Glen Valley sending in complaints regarding the work start time and the noise of the contractors starting to remove trees. Since this is a HOA community Mr. Garlich stated they should be on the same guidelines as the HOA rules. Mr. Boksansky stated right now they are logging the trees to be able to see the land and plan for future projects.

### **OLD BUSINESS:**

- 1. Ordinance for EV charging stations, recommend for passage and reading to begin at Village Council meeting:** Mr. Boksansky stated the Ordinance for EV charging stations is on the agenda for the Council meeting on 04.13.2023. **Mr. Klein made a motion to take to Council, motion seconded by Mr. Linberg. All in favor: Yeas (4).**

Village of Middlefield Planning & Zoning  
Minutes  
April 11, 2023

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2. **Solar Farms Regulation: ordinance to be updated for review at this meeting.** Mr. McConville stated there will need to be regulations for the Solar Farms. Mr. McConville stated the Village has the option to go out and find a contractor to get their own quote. Discussion held regarding the process and materials needed to build a Solar Farm. **Mr. Klein made a recommendation to take to Council, motion seconded by Mr. Linberg. All in favor: Yeas (4).**
3. **Short Term Rental Regulation:** Mr. Klein stated there have been some incidents that make him like the idea of these being regulated. Mr. McConville stated the property owner is to provide a 24 hour notice before the rental is rented out. Mayor Garlich stated he would like the short term rental regulations to start off stricter. **Mr. Klein made a motion to take the short term rental regulations to Council, motion seconded by Mr. Linberg. All in favor: Yeas (4).**

**PUBLIC DISCUSSION:**

**ZONING INSPECTORS REPORT** – Mr. Boksansky stated the Village was able to issue 8 out of 9 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.**

**Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:40 pm, motion seconded by Mr. Linberg. All in favor: Yeas (5).**

**Next meeting is on Tuesday, May 9, 2023 at 6 PM.**

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

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Leslie McCoy – Village Administrator

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Scott Klein-Chairman