

Village of Middlefield Planning & Zoning

Minutes

May 9, 2023

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, and Mr. Linberg. Mr. Dave Dietrich is excused.

Also present: Mr. John Boksansky-Zoning Inspector, Ms. Helen Wright, Mr. Scot Piccus, Mr. Alex Duncan, and Mr. Luke McConnville- Village Solicitor. Leslie McCoy-Village Administrator is excused.

Agenda: Additions/Deletions

Minutes: The minutes of the April 11, 2023 meeting were presented for approval. **Ms. Shaffer made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (4).**

PUBLIC HEARING:

1. 15711 W. High Street Yoders Furniture: variances.

There is a total of four (4) variances being requested.

- A 50% lot coverage where 40% is required. Yard Variances required are:
- 7' side yard, where 15' is required. A 53% variance.
- 35.5' front yard, where 60' is required. A 41% variance
- 16' rear yard, where 50' is required, a 68% variance.

As associated with the proposed consolidation of PPN 19-045700, 19-045900, and 19-046000, parcels owned by Yoders Furniture, LLC.

No one from Yoders Furniture is present.

Mr. Boksansky stated the consolidation and four variances is for the existing building at Yoders Furniture. The application for the consolidation request is pending.

Mr. Klein made a motion to approve the four variances and the consolidation request, motion seconded by Ms. Shaffer. All in favor: Yeas (4).

NEW BUSINESS:

- 1. 15000 Lenny Dr. Concept Review The Wright Place for Us. Ms. Helen Wright & Mr. Scott Piccus:** Mr. Boksansky stated the Wright Place is looking into creating a facility to assist those with disabilities to adapt to living with a disability. The Wright Place for Us is a nonprofit that plans to create a vacation cabin residence with an associated campground that would assist in accomplishing their ideas. Ms. Wright stated this would be a campground with two cabins. There would be 3 trails: one leading to a stock pond, one going to a playground, and one going to a wheelchair accessible tree house. Ms. Wright stated this would help people with disabilities learn how to navigate and adapt to the cabins and the campground. Ms. Wright stated the plan would be for a family to be able to rent the cabin with their disabled family member to be able to camp together and navigate the campground.

OLD BUSINESS:

PUBLIC DISCUSSION:

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ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky stated Walmart is planning a four phase parking lot remodel. Mr. Boksansky stated he has requested a timeline of the project. The buggy lane request was included in the communication to Walmart. Mr. Boksansky stated Glen Valley is taking down trees in the undeveloped area of Glen Valley. Mr. Boksansky stated they were burning wood and Lt. Yeropoli was notified right away and went out to the job site. Mr. Boksansky stated they need an entrance and exit path from Glen Valley and wanted to go through the street in Glen Valley. The request was denied by the committee so they will need to continue using their existing path.

Mr. Boksansky stated Dairy Queen is now open.

PENDING

1. **14910 Madison Road Gold Key Hexpol lot consolidations to accommodate parking expansion.**
2. **Geauga County Airport S. State Road Lot consolidation review conceptually (no application as of yet)**
3. **14957 Lake Avenue proposed consolidation of three lots PPN 19-052760, 19-052861, and 19-052762.**

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.

Leslie McCoy – Village Administrator

Scott Klein-Chairman