

Village of Middlefield Planning & Zoning

Minutes

June 6, 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, Mr. David Dietrich, and Mr. Linberg.

Also present: Leslie McCoy-Village Administrator, Mr. Mike Cicero- Solicitor (for Luke McConnville), Mr. John Boksansky-Zoning Inspector, Mr. Michael Ackerman, Mr. Jeff- Briar Hill Developer, Ms. Jessica Ferroni- Ferroni's, Mr. Bill Clemson- Ms. Ferroni's Business Partner, Ms. Ann Wichert-Maple Leaf, Mr. Anderson Ohman- Briar Hill, Mr. Andy Ohman- Briar Hill, and Mr. Christian Ohman-Briar Hill. Mr. Luke McConnville- Village Solicitor is excused.

Agenda: Additions/Deletions- S. Springdale: Ferroni's Coffee in Harrington Square.

Minutes: The minutes of the May 9, 2023 meeting were presented for approval. **Mr. Klein made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (4).**

PUBLIC HEARING: None.

NEW BUSINESS:

- 1. Lot Split and Consolidation 15585 W. High St: The intent of application is to split an 0.0107 acre area from PPN 19-072853 (the El Patron parcel) and combine (0.0107 acre) with McDonald's Restaurant parcel "D" (1.7868 acres) Permanent Parcel Number 19-072852; Creating Parcel "D1" (1.7975 acres); create resulting remainder of parcel Permanent parcel number 19-072853. Parcel (C1" (0.7934 acres)).** – Mr. Boksansky stated currently there is an elevation retaining wall located there. Mr. Boksansky stated there is enough room to maintain this wall. El Patron is on board with the project.

Mr. Klein made a motion to approve the lot split and the consolidation, motion seconded by Ms. Shaffer. All in favor: Yeas (6).

- 2. 14814 N. State Ave PPN 19-055400, a 4.2 Acre Site, located in a GC General Commercial Zoning District, Briar Hill Cottages: Preliminary conceptual review.** Mr. Boksansky stated the owners have a different layout planned for this project than from the previous project. The first project currently has 8 assisted living units located in three structures. Mr. Boksansky stated the new project is on a 4.2 acre parcel and will be a 3 unit townhouse style development whereas the other project was made up of duplexes, and triplexes. The units are around 1,300 square feet for living space with a 1 car garage making the entire unit approximately 1,500 square feet. The Briar Hill Developer stated these units would be 2 bedroom, 1 bath with a living room and kitchen. Mr. Ohman stated this would be independent living with cleaning services, meal services, and landscaping services. Discussion held regarding the cost per month for a resident. Mr. Ohman stated they are currently looking at around \$3,000. The lift station would need to be maintained by Briar Hill. Mr. Boksansky stated he is working with Fire Department Lt. Yeropoli to see where the fire hydrant will be placed for the new development.
- 3. Ferroni's Coffee in Harrington Square:** Mr. Boksansky stated Ms. Jessica Ferroni is present with her business partner Mr. Bill Clemson. Mr. Boksansky stated Ms. Ferroni is hoping to expand Ferroni's to another location that would be located in Harrington Square. The location is in the same plaza as the new Pretzel Bar. The plan would be to also add a pickup window. Ms. Ferroni stated the drive thru window is only for pickup so customers will place their order and pay for it ahead of time. Ms. Ferroni's plan for this location is to open at 5am until 9 pm, 7 days a week. Mr. Boksansky stated he has to do

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some more research on the parking availability. Ms. Ferroni stated she plans to expand the menu for the new location as well. Ms. McCoy stated Ms. Ferroni would be able to apply for the Storefront Renovation Program grant.

OLD BUSINESS:

PUBLIC DISCUSSION: Ms. McCoy stated 26 Storefront Renovations have been completed and 8 are still pending.

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet.

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 (6).

Next meeting is on Tuesday, July 11, 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