

Village of Middlefield Planning & Zoning  
Minutes  
July 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, and Mr. David Dietrich. Mr. Linberg is excused.

**Also present:** Leslie McCoy-Village Administrator, Mr. Luke McConville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Mr. Tom Cappello- Village Engineer, Ms. Ann Wichert-Maple Leaf, Mr. Anderson Ohman- Briar Hill, Mr. Andy Ohman- Briar Hill, Mr. Kyle Craven- Craven Construction, and Mr. Dusty Keeney- Polaris Engineering & Surveying.

**Agenda:** Additions/Deletions- Airport Consolidation

**Minutes:** The minutes of the June 6, 2023 meeting were presented for approval. **Mr. Klein made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

**PUBLIC HEARING: None.**

**NEW BUSINESS:**

- 1. Review Pavilion/Gazebo "accessory" type structures:** Mr. Boksansky stated these types of structures are becoming more popular. There are pictures with examples included in the packet. Mr. Boksansky stated these would still have to be structured to stay stable to prevent damage in a storm. Mr. Boksansky stated he can issue a permit for a shed within a day or two. Mr. Garlich stated he would not change the cost for a permit.
- 2. Airport Consolidation:** Mr. Boksansky stated the airport wants to consolidate the runway property all the buildings into one parcel. Mr. Boksansky stated they won't be able to put the parcels together because there is a difference in subdivisions so the legal descriptions should be separate. Mr. Dietrich stated it would be all one parcel but different in the legal descriptions.

**OLD BUSINESS:**

- 1. 14814 N State Ave. PPN 19-055400, a 4.2 acre site, located in a GC General Commercial Zoning District. Briar Hill Cottages: Proposed 24 units in 8 buildings. Zoning District change to R-PUD. Review of the details:** Mr. Boksansky stated based on the last meeting asked for an updated plan. The preliminary plan is included in the packet along with a report from the Fire Department showing where the fire hydrants should be placed. Mr. Boksansky stated they are ready for the next phase of the project. The public hearing is on Thursday, July 13, 2023 at the Council Meeting. After the public hearing Mr. Boksansky stated they would then begin applying for the permits needed for the project. Ms. McCoy stated they will need an approval for a curb cut on Tare Creek. Mr. McConville stated this will need to be done at the same time as the other applications that are needed for the project. Discussion held regarding the placement of the sidewalk along Tare Creek. Ms. McCoy stated the project has been put on hold. Mr. Ohman stated the driveway will accommodate one car. The residents would be able to have one car in the garage and one car in the driveway. Pictures of the unit plans and the site plan are included in the packet for the Planning Commission to see and have an idea of what the units will look like. Discussion held regarding the start of the project. There is no set start date in place as of now. Discussion held regarding the driveway length and how close it will be to the street. Mr. Cappello recommended trying to adjust the setbacks

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so that there is no issue of a car hanging out of the driveway into the street. Mr. Ohman stated the goal is to build all of the units at the same time. Mr. Ohman stated there seems to be some excitement and interest from potential residents about this project.

**PUBLIC DISCUSSION:**

**ZONING INSPECTORS REPORT** – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky stated the Woodsong Phase is in progress and they have begun building the homes.

**PENDING**

1. **Geauga County Airport S. State Road Lot consolidation review conceptually (no application as of yet)**
2. **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 6:55 pm, motion seconded by Mr. Dietrich. All in favor: Yeas (6).**

**Next meeting is on Tuesday, August 8, 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