

Village of Middlefield Planning & Zoning

Minutes

August 8, 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. Linberg and Mr. David Dietrich.

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. Ralph Grombley- MBI, Ms. Nicole Bryan, Mr. Michael Baker, and Ms. Jessica Ferroni.

Agenda: Additions/Deletions

Minutes: The minutes of the July 11, 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 (5).**

PUBLIC HEARING:

- 1. 14950 S. Springdale Existing Retail Center US Bank, Ferroni's (new), MyoFit, Pretzel Bar, Georgio's- Five Units A-E, # parking spaces variance:** Mr. Boksansky stated there are currently 44 parking spaces on site, where per the Village ordinance 78 parking spaces are required. Mr. Boksansky stated this came to light with Ferroni's taking over the empty space. Ms. Ferroni stated her projected opening for the new Ferroni's will be at the end of this month. Mr. McConville stated that the parking can be shared and a parking agreement could be put into place with Harrington Square instead of a permanent parking variance. The planning and zoning committee agreed to this. **Mr. Klein made a motion to table 14950 S Springdale Retail Center Parking Variances, motion seconded by Mr. Dietrich. All in favor: Yeas (5).** Mr. Klein closed public hearing.

NEW BUSINESS:

- 1. Discuss Zoning District Adjustment Concerning R-2 two- Family residential and R-1 Single Family Residential:** Mr. Boksansky stated at the July meeting the Zoning and Planning Commission discussed revisiting the zoning and making adjustments as needed to the R-1 single family residential and R-2 Two Family Residential. Discussion held regarding the Air BnB's in the Village of Middlefield. Mr. Boksansky recommended making it a requirement to disclose a home being used as an Air BnB. Mr. McConville stated in another municipality they limited the amount of licenses given in an R-2 area. Ms. McCoy recommended amending the Air BnB to include certain areas allowed for Air BnBs and number of license restrictions. Mr. McConville stated typically a zoning regulation will relate to the land itself not to time periods. Mayor Garlich stated he wants to make Air BnB's strictly in a R-3 area and make it so there are only a certain amount of licenses able to be given out. Mr. McConville stated that the zoning should be updated in the village to reflect the uses of R-3.
- 2. Discuss Airport Currently Located in an Industrial and Single Family Zoning District to Industrial, or Another Appropriate titled Zoning District:** Mr. Klein stated the Airport will be consolidated into two lots. The Airport is currently consolidating all village parcels and all of the township parcels together. Mr. Klein stated this can wait until they come in with their documents at the September meeting. Ms. McCoy stated there will be a public hearing for this in September to add airports to industrial zoning and to rezone the airport parcels.

Village of Middlefield Planning & Zoning
Minutes
August 8, 2023

OLD BUSINESS:

1. **15421 Old State Rd Geauga County Airport Consolidation of Parcels:** Mr. Boksansky stated consolidation is needed because it is required for an FAA grant that the airport is seeking. Mr. Cappello- Village Engineer as well as the Geauga County Tax Map Division have approved the plat. Mr. McConnville stated they will need a separate legal description for the parcel that is still located in the Village. Mr. McConnville stated they will need a signature by the Village of Middlefield and by Middlefield Township for the plat. Ms. Bryan stated she will get the revisions and the signatures and bring them to the September meeting.
2. **14957 Lake Ave proposed consolidation of three lots PPN 19-052760, 19-052861, and 19-052762:** Mr. Boksansky stated the Village has begun the review of lot consolidation, but are awaiting input from the surveyor and updated document showing the updated buildings on the property.

PUBLIC DISCUSSION:

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky stated 19 out of 23 permits were approve in the month of July.

PENDING

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 7:00 pm, motion seconded by Mr. Dietrich. All in favor: Yeas (5).

Next meeting is on Tuesday, September 12, 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