

Village of Middlefield Planning & Zoning

Minutes

October 10, 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, Ms. Linda Smallwood, Mr. Joe Svete, Mr. Kevin Reed, and Mr. Alex Duncan.

Agenda: Additions/Deletions.

Minutes: The minutes of the September 12, 2023 meeting were presented for approval. **Mayor Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yeas (5).**

PUBLIC HEARING:

Mr. Klein opened the Public Hearing at 6:10 pm.

1. **14702 Steeplechase Dr. Glen Valley S/L 118 PPN 19-071219, requesting a rear yard variance 22.5' where 30' is required for construction of a rear porch:** Mr. Kevin Reed is present requesting more information on this project. His property is the property behind 14702 Steeplechase Dr. Mr. Boksansky stated there is a request to add a rear porch to the new build. Mr. Boksansky stated other new builds also have the rear porch. **Mr. Klein made a motion to approve the variance as requested for 14702 Steeplechase Dr., motion seconded by Mr. Dietrich. All in favor: Yeas (5).**

Mr. Klein closed the Public Hearing at 6:20 pm.

NEW BUSINESS:

1. **Ord. 23-142 & Ord. 143:** Mr. McConville state for Ordinance 23-142 the title needs to be changed because the multifamily category will be eliminated. Mr. McConville stated he also deleted a proposed section at the end of the Ordinance that would have made the multifamily category be for conditional use. Mr. McConville stated Ordinance 23-143 is being recommended without change. **Mr. Klein made a motion to take Ordinance 23-142 and Ordinance 23-143 to Council, motion seconded by Mr. Dietrich. All in favor: Yeas (5).**
There will be a public hearing for these Ordinances in November.
2. **Ace Hardware 15651 W. High St Outdoor Storage of Material & Equipment in retail setting:** Mr. Boksansky stated they keep it maintained and there have been no issues. **Mr. Klein made a motion to approve the outdoor storage of material and equipment at 15651 W High St (Tractor Supply), motion seconded by Mr. Dietrich. All in favor: Yeas (5).**
3. **Circle K 14960 A & 15560 W. High St Outdoor Storage of Material & Equipment in retail setting:** Mr. Boksansky stated this is for both Circle K locations in the village. **Mr. Klein made a motion to approve outdoor storage of material & equipment for both Circle K locations, motion seconded by Mr. Dietrich. All in favor: Yeas (5).**
4. **15971 Pierce St Extension of a nonconforming structure/use for discussion:** Mr. Boksansky stated Mr. Dudinsky would like to put a front porch on his 3 unit home in a general residential district. Mr. McConville stated if these do not meet the required

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setbacks Planning and Zoning Commission would not be able to approve the setbacks but can recommend it to Council. Mr. McConnville recommended taking it to Council and revising the Ordinance to allow for the approval. Mr. McConnville stated this would give the Planning and Zoning Commission more flexibility with approvals like this one. Mr. Boksansky will continue to work on this and bring it back to the Planning and Zoning Commission.

OLD BUSINESS:

1. **Woodsong Phase 12 request for approval, an addition to a zoned R-PUD residential district- that proposes 36 home building sites:** Mr. Boksansky stated Woodsong Phase 11 has already sold out so this is seeking approval to start Woodsong Phase 12. Mr. Svete is present and stated the sanitary systems are set to be videotaped this week. **Mr. Klein made a motion to take to Council for approval on Woodsong Phase 12 contingent that all requirements by Village of Middlefield be completed, motion seconded by Mayor Garlich. All in favor: Yeas (5).**
2. **15421 Old State Rd- Geauga County Airport Consolidation of Parcels:** Mr. Boksansky stated there was a recommendation to put the Village and the Township on separate sheets. The Village engineer and the Geauga County Tax Map have approved of the plat. **Mr. Klein made a motion to take to Council for final approval, motion seconded by Mr. Linberg. All in favor: Yeas (5).**
3. **Butterfly and Rain Garden Location- review of adjusted Ordinance:** Mr. Klein stated these will need to be placed behind the house to keep the maintenance of the Village looking good. This will be moved to the meeting in November.
4. **Tare Creek Access for Briar Hill independent living 24 suite project 14814 N State Ave:** Mr. Boksansky stated Briar Hill is moving forward in regards to developing a plan for the independent living suites. Mr. Boksansky stated since it is moving forward there will need to be a Council approval for Tare Creek access. **Mr. Klein made a motion to take Tare Creek access for Briar Hill independent living suites to Council, motion seconded by Mr. Linberg. All in favor: Yeas (5).**
5. **Cardinal Schools Easements:** Mr. Boksansky stated this project is in regards to the old Cardinal Intermediate School building. Mr. Boksansky stated with the closing of the property they felt that easements were in order for access to the bus garage. This easement would be in regards to the pedestrian walkway to the existing school building and bus entrance access. Ms. Smallwood stated the bus garage would be for 3 years and currently the bus garage only houses equipment, they are currently contracting with Chardon for bus maintenance for 1 year. **Mr. Klein made a motion to approve the easements contingent on the Village Engineer approval, motion seconded by Mr. Dietrich. All in favor: Yeas (5).**

PUBLIC DISCUSSION:

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

PENDING

1. **Ordinance 23-142 and 23-143.**
2. **14964 Rainbow Lane Luxenboug Properties/Fisher Lot Split and Consolidation, a request to split .0248 acres from PPN 19-043710, a .30 acre parcel (Luxenboug**

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Properties MV, LLC) and consolidate/ combine to 19-045000, to create a 2.9522 acre parcel.

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:51 pm, motion seconded by Mr. Dietrich. All in favor: Yeas (5).

Next meeting is on Tuesday, November 7, 2023 at 6 PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:48 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman

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