

Village of Middlefield Planning & Zoning  
Minutes  
November 7, 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, Mr. Linberg, and Mr. David Dietrich. Ms. Carissa Shaffer is excused.

**Also present:** Leslie McCoy-Village Administrator, Mr. Luke McConnville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Mr. Tom Cappello- Village Engineer, Ms. Ann Wichert-Maple Leaf, Mr. Ibold, Mrs. Ibold, Mr. David Watson, Mrs. Geri Watson, and Mr. Chris Bowen-Smallwood Sub Division.

**Agenda:** Additions/Deletions. Deletions-Butterfly and Rain Gardens. Addition- Old Business #2.

**Minutes:** The minutes of the October 10, 2023 meeting were presented for approval. **Mr. Dietrich made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (4).**

**PUBLIC HEARING:**

**Mr. Klein opened the Public Hearing at 6:01 pm.**

**15667 Edgewood Drive S/L 1-R PPN 19-080837 Applicant is requesting a 17' – 6" accessory structure where a 15'- 0" height is permitted:** Mr. Boksansky stated Mr. Watson filled out an application to build an accessory structure in the rear yard and is present today to ask for variances on the height of the structure. Mr. Boksansky stated Mr. Watson has done everything asked of him and all appropriate applications have been filled out.

**Mr. Klein made a motion to approve the variance for the accessory structure, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

**Mr. Klein closed the Public Hearing at 6:05 pm.**

**NEW BUSINESS:**

- 1. 14964 Rainbow Lane Luxenboug Properties/Fisher Lot Split and Consolidation, a request to split- .0248 acre from PPN 19-043710, a .30 acre parcel (Luxenboug Properties MV, LLC) and Consolidate/combine to 19-045000, to create a 2.9522 acre parcel:** Mr. Boksansky stated Luxenboug Properties want to consolidate parcels for access to the garage. This would remain R-1 Single family residential use. **Mr. Klein made a motion to approve the 14964 Rainbow Lane lot split contingent on the Village engineer review, motion seconded by Mr. Linberg. All in favor: Yeas (4).**
- 2. Harrington Square Lot Split and Consolidation on S. Springdale- the intent of this Lot Split is to create parcel "D" from a portion of parcel number 19-022800 "C" and to create parcel "D" from parcel number 19-091135 along with that portion of parcel number 19-022800:** Mr. Boksansky stated the applicant is proposing a lot split of .05522 acres from the larger parcel and creating a 1.6118 acre site. A variance would be needed as the asphalt would be zero lot line where 4" is required. This would be along the West and North property lines. **Mr. Klein made a motion to approve the lot split and consolidation, motion seconded by Mr. Linberg. All in favor: Yeas (4).**
- 3. Smallwood Sub Division Preliminary Plan off S. State Ave prepared by C.W Courtney, Company Owner is River Oaks Investment Company:** Smallwood Subdivision is proposing 24 total single family homes in the R-1 (8 units) and R-2 (16 units) zoning districts on 13 acres. Mr. Boksansky stated lot sizes and setbacks on the

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proposed plat conform to their respective zoning districts. Mr. Boksansky stated this project is still in the preliminary planning phase. Mr. Chris Bowen stated they will work on the easements and plans to bring to the Planning and Zoning Commission. Mr. Bowen will get all the necessary paperwork and plans to Mr. Boksansky. Mr. Bowen will also get a list of requirements and restrictions for the subdivision including restrictions on animals and requirements on the roofs and siding for the homes.

**OLD BUSINESS:**

1. **Butterfly and Rain Garden Location (review of new ordinance):** Removed from Agenda.
2. **Revision of Ordinance Section 1163.04 amending the codified Ordinance Section 1163.04 entitled "Extension" to allow the Planning and Zoning Commission to Grant Variances related to preexisting nonconforming use property:** Mr. McConville stated this Ordinance indicated that Planning Commission cannot grant specific Ordinances so Mr. McConville recommended the Ordinance be amended to remove the language that creates the prohibition and then adding a section that states nothing in this Ordinances shall be construed to prohibit Planning Commission from granting variances.

**Mr. Klein made a motion to recommend the revision of Ordinance Section 1163.04 to Council, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

**PUBLIC DISCUSSION:**

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

**PENDING**

1. **Ordinance 23-142 and 23-143.**
2. **15971 Pierce St. Extension of a nonconforming structure/ use. Applicant is considering options for next steps regarding his improvement proposal.**

**Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:50 pm, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

**Next meeting is on Tuesday, December 14, 2023 at 6 PM.**

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

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Leslie McCoy – Village Administrator

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Scott Klein-Chairman