

Village of Middlefield Planning & Zoning  
Minutes  
February 6, 2024

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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: Mr. Scott Klein, Mr. Linberg, Mr. David Dietrich, and Ms. Carissa Shaffer. Mayor Ben Garlich is excused.

**Also present:** Leslie McCoy-Village Administrator, Mr. Luke McConville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, and Mr. Tom Cappello- Village Engineer.

**Agenda:** Additions/Deletions. Addition- Adult Use Marijuana.

**Minutes:** The minutes of the November 7, 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.**

**15561 West High Street Emily's Flowers Conditional Use Temporary Seasonal Garden Center and Structure:** Mr. Boksansky stated Ms. Martin is looking at a covered temporary structure of 20' x 60', a covered greenhouse structure. The Fire Department approved the proposal. It will not affect any doorways, exits, access to the building, or Fire Department connections. The Fire Department has no objections to the plans. Installation Dates would be for use from April to September of each year. Mr. Boksansky stated the plan is to put this up in March and then it would be taken down in late September. Ms. Martin stated she has already talked to the laundromat and Mr. Harrington about her plans and they are all working together on the parking situation. Ms. Martin stated the height of the structure will not obstruct the views of any signage.

**Mr. Klein made a motion to approve the 15561 W High St Conditional Use, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

**Mr. Klein closed the Public Hearing at 6:10 pm.**

**NEW BUSINESS:**

1. **Adult Use Marijuana:** Mr. McConville stated there has not been any update to any Ordinances since the new law has been passed. Mr. Dietrich is questioning whether or not adult recreational use and dispensers are covered in the Village as far as zoning. Mr. Klein stated he is in agreement with placing some zoning rules. Mr. Klein stated this can be discussed further once more information has been gathered.

**OLD BUSINESS:**

1. **Butterfly and Rain Garden Location Ordinance (review of draft ordinance):** Mr. McConville stated the Ordinance is still being prepared and he is still working on some details of the Ordinance. Mr. Boksansky stated calculations on setbacks and other size factors will need to be discussed and put into the ordinance. Mr. Boksansky stated rain gardens rely on water from the roof so there does need to be a down spout for it to be considered a rain garden. Ms. McCoy stated for the existing rain garden it has to be proven whether it is a weed or a flower. Mr. Boksansky stated he will look into the Butterfly and Rain Gardens more and consult with Geauga County Soil District on all of the questions.

**PUBLIC DISCUSSION:**

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

**PENDING**

- 1) Ordinance 23-142 (R-2 Amendment) and 23-143 (Zoning Change for certain parcels located in the Northview area, from R-3 to R-PUD district).
- 2) 15971 Pierce St. Extension of a nonconforming structure/ use. Applicant is considering option(s) for next step(s) regarding his improvement proposal.
- 3) Butterfly and Rain Garden Location: review of newly crafted ordinance. Look for draft in 2024
- 4) Revision of Ordinance 1163 .04 Second reading was 1/11/2024
- 5) Smallwood Sub Division Preliminary Plan approved 11/7/2023 off S. State Ave prepared by C.W. Courtney Company Owner is River Oaks Investment Company. Final plan anticipated for review in 2024.
- 6) Revisit the VOM Noise Ordinance (March 12, 2024)

**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, March 12, 2024 at 6 PM.**

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:52 pm.

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Leslie McCoy – Village Administrator

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Scott Klein-Chairman