

Mayor Garlich
Scott Klein, Chairman
Jim Linberg
Dave Dietrich
Carissa M. Shaffer

**Village of Middlefield
Planning and Zoning Commission Special Meeting
Friday March 15, 2024
9 AM**

The Village of Middlefield's Planning & Zoning meeting was called to order at 9:00 AM with the following members present: Mr. Scott Klein, Mayor Garlich, Mr. Linberg, Mr. David Dietrich, and Ms. Carissa Shaffer.

- 1. Roll Call**
- 2. Agenda: No Additions and Deletions.**
- 3. Also Present:** Ms. Leslie McCoy- Village Administrator, Mr. John Boksansky- Zoning Inspector.

OLD BUSINESS-

- 1) Continued Public Hearing for Sherpa Development Corporation, LLC Hartville Hardware 15264 -15310 Kinsman Road, Proposed new construction on PPN's (annexation / consolidation pending,): 18-084600, a 1.25 acre parcel, 18-084900, a 24.09 Acre parcel and 19-072866, a 1.13 acre parcel. Request is for a 56% lot coverage, where 40% lot coverage is permitted in a GC- General Commercial zoning district per Section 1155.01 Schedule of Dimension and Area Requirement by District.**
 - 81,000 Sq. Ft. main structure, with 60,000 retail merchandise display.
 - A 36,120 Sq. Ft. indoor lumber yard.
 - Four (4) storage structures totaling 41,248.75 Sq. Ft.
 - 280 spaces for parking, four loading docks and trash compactor bay.
 - Entrances off Tare Creek parkway as well as Kinsman road.
 - Storm water retention basin.

Project is currently under review by Geauga Soil and Water Conservation District as well as the Village of Middlefield Engineer.

Discussion held regarding slightly moving the entrance further away from the Hickox property. Mayor Garlich stated the only concern would be sight issues. Mr. Dietrich stated there needs to be a lighting plan since this was one of the big concerns by Mr. Hickox who owns the property adjacent to the Hartville Hardware property. Mr. Boksansky stated he is waiting on sign plans, landscaping plans, and lighting plans. Mr. Boksansky stated he expects these plans by the end of the month.

Mr. Klein made a motion to approve lot coverage contingent upon consolidation as well as approval of site plans, motion seconded by Mr. Dietrich. All in favor: Yeas (5).

NEW BUSINESS

ADJOURNMENT

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 9:24 am, motion seconded by Mr. Dietrich. All in favor: Yeas (4).

Next meeting is on Tuesday, April 9, 2024 at 6 PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 9:24 am.

Leslie McCoy – Village Administrator

Scott Klein-Chairman