

## Village of Middlefield Planning & Zoning Minutes

July 8, 2025

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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 Garlich, Mr. Linberg, Mr. Scott Klein, Ms. Carissa Shaffer, and Mr. Dietrich.

**Also present:** Leslie McCoy-Village Administrator, Mr. Luke McConville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Mr. Tom Cappello- Village Engineer, Ms. Ann Wishart- Maple Leaf, Mr. Joe Svete, Mr. Frank Foldesi, and Ms. Sabine Weizer.

**Agenda:** No Deletions. Addition: Update to Kraftmaid Noise Abatement Initiative to Old Business.

**Minutes:** The minutes of the June 10, 2025 meeting were presented for approval. **Ms. Shaffer made a motion to approve the minutes of June 10, 2025 as presented, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).**

**PUBLIC HEARING: None**

**NEW BUSINESS:**

1. **15596 W High Street The Marketplace is seeking a two year open storage of material and equipment after operating during the one year permit granted in July of 2024.** Mr. Klein stated there has not been any complaints or issues with the previous permit that was issued. Mr. Boksansky stated he also does not have any complaints or issues. Mr. Boksansky stated Mr. Foldesi keeps the property tidy and is always making sure the things he does stay within the Village ordinances. **Mr. Klein made a motion to approve the two year open storage of material and equipment permit, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**

**OLD BUSINESS:**

1. **Heritage Pointe Lake Avenue PPN 18-054810 a 64.71 acre parcel and PPN 19-044150 a 14.49 acre parcel. The project representative is looking for final site plan approval for the development, as well as approval for Phase 1: 38 home building sites.** Mr. Boksansky stated the front of the development has been changed from facing Lake Ave to being a sub lot. Mr. Svete stated there are 38 proposed lots for Heritage Pointe Phase 1. Phase 1 is being submitted to the EPA for approval. The Village of Middlefield Engineer has approved the plan and has been forwarded to the engineers for the project for submittal to the Ohio EPA for sewer and water approval. Mr. Svete stated he will make sure the lots facing Lake Ave look appealing to the public. Mr. Svete stated they are hoping to begin Phase 1 this summer. **Mr. Klein made a motion to approve the final site plan for the development and approve the Phase 1 final plat contingent on the landscape plan for the lot facing Lake Ave, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**
2. **Kraftmaid Noise Abatement Initiative:** Mr. Linberg would like an update on Kraftmaid noise. Mayor Garlich said he has been in contact with Chris from the noise study company and they are willing to complete a study on the noise from Kraftmaid. Mayor Garlich stated he will make sure he stays on top of the communication with Kraftmaid and the noise study company.

**PUBLIC DISCUSSION:**

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**ZONING INSPECTORS REPORT** – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky was able to issue all permits applied for in the month of June.

### **PENDING**

- 1) Smallwood Subdivision (23 homes) GSWCD Plan review input received, reviewed at 3/11/2025 PnZC Meeting. No update available.
- 2) Heritage Point (207 homes) Lake Avenue
- 3) Proposed Lot Split regarding PPN 19-043400 (in que) application is pending. Involves Geauga County Airport.
- 4) 15885 West High Street Property Nuisance Property Update.

**Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:28pm, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**

**Next regular meeting is on Tuesday, August 12, 2025 at 6 PM.**

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:32 pm.

These Planning and Zoning Meeting Minutes are to be supplemented by any audio recording of the Meeting, to the extent any such audio recording exists and is kept by the Village.

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Leslie McCoy – Village Administrator

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Scott Klein-Chairman