

Village of Middlefield Planning & Zoning Minutes

October 7, 2025

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. Alex Duncan, Mr. Craig Daniel, Mr. Ryan Granger, and Ms. Kristina Granger.

Agenda: No Additions/Deletions.

Minutes: The minutes of the September 9, 2025 meeting were presented for approval. **Mr. Garlich made a motion to approve the minutes of August 12, 2025 as presented, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (5).**

PUBLIC HEARING:

Mr. Klein opened the Public Hearing at 6:02PM.

- 1. 15264 Woodsong Dr rear yard variance request. Applicant is requesting a 21.63 rear yard where 30' is required in the Phase 13 R-PUD district to accommodate the building of the deck:** Mr. Boksansky stated this particular house is on Woodsong right where the oval is rounded on the corner and the lot is shallow so with the addition of the deck they will need a variance. The back of the property backs up to Township property. Mr. McConville stated this would not be a substantial variance. **Mr. Klein made a motion to approve the variance at 15264 Woodsong Dr, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).**

Mr. Klein closed the public hearing at 6:35PM.

NEW BUSINESS:

- **Open Storage Applications**
- 1. 15651 W. High St Ace Hardware (E&H Hardware):** Mr. Klein stated he does not have any issues with approving Ace Hardware again. **Mr. Klein made a motion to approve the outdoor storage application for 2 years, motion seconded by Ms. Shaffer. Roll Call. All in favor: yeas (5).**
 - 2. 14960 A South State Circe K in Heritage Center:** Mr. Boksansky stated the property owner has been maintaining the property a lot better. **Mr. Linberg made a motion to approve the outdoor storage for 2 years, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**
 - 3. 15424 W. High St Tractor Supply:** Mr. Boksansky stated Tractor Supply has been a successful occupant and Tractor Supply has maintained the outdoor storage and followed all necessary rules for the outdoor storage. **Mr. Klein made a motion to approve the outdoor storage application for 2 years, motion seconded by Mr. Linberg. Roll call. All in favor: Yeas (5).**

OLD BUSINESS:

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October 7, 2025

1. **Discuss Short Term Rental Districts:** Mr. Klein stated they are currently restricted to R-3 districts. Mr. McConville stated the question that came up at the last meeting was that the applicant in question had residential property that was grandfathered in to a General Commercial zone. Mr. McConville stated that the specific question being raised was whether the short-term rental ordinance should be extended to include grandfathered properties within the general commercial district. Mayor Garlich and Mr. Klein stated they have no problem with keeping the short-term rental ordinance the same. Mr. Boksansky stated it was already discussed with the applicant from last month that the basement of his house could not be an Air BnB due to the height of his basement. Mr. Boksansky stated the other option for those in a General Commercial district could always come before Planning & Zoning commission for a conditional use Air BnB if needed.

PUBLIC DISCUSSION:

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky was able to issue 25/28 permits applied for in the month of September.

PENDING

- 1) Smallwood Subdivision (23 homes) GSWCD Plan review input received, reviewed at 3/11/2025 PnZC Meeting. No update available.
- 2) Heritage Point (209 homes) Lake Avenue 39 in the first phase.
- 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.
- 5) Noise issue in vicinity of S. State Ave/ Industrial Parkway/ Kenwood. (Periodic updates as available.
- 6) Discuss and contemplate Short Term Rental ordinance adjustment.
- 7) Open Storage Applications Outstanding for 2025
 - 15424 W High St Tractor Supply
 - Mapco (formerly Circle K) 15560 W. High St

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:38pm, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).

Next regular meeting is on Monday, November 10, 2025 at 6PM. Change is due to the Holiday (Veteran's Day).

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:38 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.

Leslie McCoy – Village Administrator

Scott Klein-Chairman