

Village of Middlefield Planning & Zoning Minutes

November 10, 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, Ms. Sabine Weizer, Mr. Weller- Circle K.

Agenda: No Additions/Deletions.

Minutes: The minutes of the October 7, 2025 meeting were presented for approval. **Mr. Garlich made a motion to approve the minutes of October 7, 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. PPN 19-080936 (SW Corner of Rt's 87 and 528) Applicant is Requesting a Conditional Use for a gasoline service station located in an I-Industrial Zoning District, where such use is permitted as a conditional use.** Mr. Boksansky stated this is a Circle K gas station that is being proposed with proposed project start with the Engineer in March 2025. Mr. Boksansky stated project details and plans were shared with Planning and Zoning Commission. Mr. Weller is the engineer for the Circle K project and stated they do not have plans yet for EV chargers. He does not currently see the need for one and stated with the smaller sites he does not usually see EV chargers. Mr. Weller stated the plan is to have both gas and diesel. Mr. Weller stated on the front of the building they do plan to sell propane, ice, and possibly firewood. Mr. Weller stated there would be ingress and egress on both route 528 and route 87. Mr. Boksansky stated the Village Engineer has reviewed the plans and does not have any issue with the proposed plans. Mr. Boksansky stated the Village Engineer's comment is included in the packet. The next step would be the Water & Soil through Geauga County. **Mr. Klein made a motion to grant the conditional use contingent on completion of other project details required by the Village Engineer, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**

Mr. Klein closed the public hearing at 6:19PM.

NEW BUSINESS:

OLD BUSINESS:

- 1. Lot Consolidation for Heritage Pointe (3 (Three Lots) 18-054810 (with annexation, the new parcel # is 19-072972), 19-044150, 19-070800 totaling 80.3016 acres.:** Mr. Boksansky stated lot consolidation is needed for the housing subdivision. Three parcels will be consolidated and annexation is complete so the consolidation can be completed. **Mr. Klein made a motion to approve the lot consolidation, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).**
- 2. Discuss the Open Storage of materials and equipment, and any changes to the ordinance that might be contemplated for renewal on a bi annual basis.:** Mr.

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Boksansky stated chairman Mr. Klein discussed perhaps waiving the fee after several successful rounds of operating. Mr. Boksansky stated he will discuss with Mr. McConville on language for the ordinance and bring it back to the Planning and Zoning Commission to discuss in January 2026.

PUBLIC DISCUSSION:

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky was able to issue 14/19 permits applied for in the month of October.

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.

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:33pm, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).

Next regular meeting is on Tuesday, December 9, 2025 at 6PM.

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