

## Village of Middlefield Planning & Zoning Minutes

February 10, 2026

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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, Ms. Sabine Weizer, Ms. Ann Wishart- Maple Leaf, Mr. Mark Longrich, Ms. Kathy Gibbs, Mr. Jerry Gibbs, Ms. Claudia Cassidy, Mr. Jeff Fritinger, Isai Delaria, Mr. Brad Busson, Ms. Karen Shamakran, Mr. Frank Gerger, Mr. John Gerger.

**Agenda:** No Deletions. Addition: Snow Removal in cul-de-sacs.

**Minutes:** The minutes of the January 6, 2026 meeting were presented for approval. **Mr. Linberg made a motion to approve the minutes of January 6, 2026 as presented, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**

**PUBLIC HEARING: None.**

### **NEW BUSINESS:**

1. **Snow Removal in Cul-de-Sac's:** Mayor Garlich stated there is no place to push the snow in a cul-de-sac so for future developments Mr. Garlich recommended leaving a green space in cul-de-sacs to be able to push the snow up to. Mr. Garlich recommended putting it in the zoning codes.

### **OLD BUSINESS:**

1. **15511 West High Street Middlefield Express, LLC future Oil Change business. Applicant is seeking final approval based on altered site plan. A proposed 109' lot width, where 150' is required, variance was ruled, previously approved and not needed. Due diligence was done by Mr. Luke McConville regarding site history annexation and zoning changes. Applicant is seeking final approval.**

Mr. McConville stated the annexation of the parcel into the Village of Middlefield was done properly as all of the County documents show this evidence. Mr. McConville stated there are also copies of the ordinances that the Village passed first to accept the annexation of the property into the Village and next to rezone the parcel from R-1 to General Commercial. Mr. McConville stated the status of the variance is that it was granted, the request at the time was with respect to an automotive business. The variance was granted without conditions and under Ohio law the variance runs with the land unless there is either something in the zoning ordinances that says it doesn't or unless there on conditions placed on the variance. Mr. McConville stated there is nothing in the zoning ordinance and there are no conditions placed on the parcel. Mr. McConville stated there is nothing the Village can do to deprive the property owner of the right to use the parcel for an automotive business since everything was done legally.

Mr. McConville stated the existence or non-existence of a deed restriction is a private dispute and as far as it is understood that is being resolved in courts presently. Mr. McConville stated it is pretty well established that a deed restriction that is enforceable would trump zoning but that has nothing to do with the Village of Middlefield purview in terms of their review. Mr. McConville stated the Village's view is limited to whether the

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use is compatible with the zoning and whether there are any variances needed to support the existing plan. Mr. McConville stated the concern he has for the Village is the exposure to liability when someone steps forward and has a permitted use, no variance site plan if they deny approval. Mr. McConville stated what happens on the private side will be decided by the courts and has nothing to do with the Village.

Mr. Boksansky stated they do have a 4' high fence in their plan that would be high enough to screen any type of lights from a vehicle. Mr. Longrich stated he does not agree that this is the correct place for this business. Mr. Klein stated the business part is decided and it is allowed per the property owners to do so. Mr. Longrich has concerns that traffic will be very congested in this area due to the new business.

Mr. Boksansky stated it does meet all setback requirements which is 150 feet from the back of the building to the property line. Mr. Gerger stated there will be no lighting in the parking lot and will only have exterior lighting on the front of building. Mr. Boksansky stated the dumpster and screening for dumpster was also moved to the east side of the property.

Mr. Dietrich stated there is allowed to be a combination of fencing and landscaping. Some Crestwood residents have requested possibly planting some trees to make the property look better.

Mr. Klein stated the parking lot will be changed, the fences surrounding the property will be 6,8,10 feet which will be approved through Mr. Boksansky. The hours of operation will be 9am-5pm on weekdays and 9am-2pm on Saturdays, closed on Sundays.

**Mr. Klein made a motion to approve the site plan contingent on redrawing the diagonals on the parking spaces to 10 by 20, installation of a fence at the heights of 6ft, 8ft, and 10 ft. subject to approval by the zoning inspector, hours of operation being 9am-5pm weekdays, 9am-2pm on Saturdays, and closed on Sundays, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (5).**

### 2. Proposed Circle K SW corner of Rt 87 and 528- Discussed tabled item:

**Applicant is seeking lot split as well as final project approval.**

**Primary site signage ground sign height adjusted to two (2) twelve feet (12' and square ft of each sign to 75SF/side).**

**Previously proposed at January meeting:**

- **Two- 20' high ground or monument signs are proposed where 8' high maximum is permitted by code.**
- **The signs exceed the maximum square feet permitted requesting 77 SF of signage where 32 SF of signage is permitted. The monument sign sq ft of signage, as well as the height is a variance from 1165.05(d) 1.a. Permanent Ground Signs.**

Mr. Boksansky stated the original sign was proposed at 20' but that height was adjusted to 12'. Mr. Klein stated he thinks the brick bottom for the sign will look very nice. **Mr. Klein made a motion to approve the signage, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).**

Mr. Boksansky stated next is for the lot split. Mr. Boksansky stated a corner of the property would be carved out of about 2 acres for the Circle K lot split. Mr. Boksansky stated the property owner is requesting a lot split in case in the future they decide to develop. Mr. Boksansky stated he is just waiting on approval from Geauga County Soil &

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Water. Mr. Gerger stated they would like to start in September of 2026. **Mr. Klein made a motion to approve the lot split contingent on approval by the County Engineer, motion seconded by Mr. Garlich. Roll Call. All in favor. Yeas (5).**

### **PUBLIC DISCUSSION:**

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

### **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. Grading and Infrastructure being placed.
- 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. Incremental progress is being made.
- 5) Noise issue in vicinity of S. State Ave/ Industrial Parkway/ Kenwood. (Periodic updates as available.)
- 6) 14958 S State Ave Coffee Roaster seeking conditional use (granted 1.6.2026) in a GC-General Commercial District space previously occupied by Middlefield Nutrition. Tenant was seeking the conditional use with approval by the property owner Robert Protocar. Occupancy Pending.
- 7) 1.6.2026: at Planning and Zoning discussed the open storage of materials and equipment, and any changes to the ordinance that might be contemplated for renewal on a biannual basis. Draft ordinance approved and is before Council, first reading completed, public hearing scheduled at Council 2/12/2026 @ 7:30PM. Permit holders informed via mail and email.

**Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:46pm, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (5).**

**Next regular meeting is on Tuesday, February 10, 2026 at 6PM.**

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:46 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