

Village of Middlefield Planning & Zoning Minutes

April 7, 2026

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, Ms. Carissa Shaffer, and Mr. Dietrich. Mr. Scott Klein is excused.

Also present: Leslie McCoy-Village Administrator, Mr. Luke McConville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Ms. Sabine Weizer, Mr. Alex Duncan, Mr. Mike Roberts, Mr. Jon Holt, Mr. Gregg Guarniere, Ms. Michele Guarniere, Ms. Ann Wishart- Maple Leaf, and Mr. Brian Guarniere.

Agenda: No Deletions. Additions: Public Discussion from Residents in Glen Valley.

Minutes: The minutes of the March 10, 2026 meeting were presented for approval. **Mr. Linberg made a motion to approve the minutes of March 10, 2026 as presented, motion seconded by Mr. Dietrich. Roll Call. All in favor: Yeas (4).**

PUBLIC HEARING:

Mr. Dietrich opened the public hearing.

- 1. PP# 19-072865 Self Storage Business. Conditional Use required & variance for lot coverage: 65% lot coverage where 60% is required. Tare Creek access is also required to be approved, +make recommendation to Council to approve.** Mr. Boksansky stated the applicant has a business located adjacent to the property and are requesting Tare Creek access to the storage unit. Mr. Boksansky stated pursuant to Ordinance 02-164 pm November 21, 2002 the Village approved the dedication plat for Tare Creek Parkway and a restriction imposed by the plat prohibits the construction of individual driveway curb cuts on Tare Creek absent prior authorization from the Planning and Zoning Commission therefore property owner applicant is seeking access based on plans to clear land for expansion of the rental storage facility. After further review a conditional use permit is needed as well as a variance for lot coverage and the applicant is proposing 65% lot coverage where 60% is permitted. Mr. Boksansky stated total square feet of the storage units is 56,920 in 13 buildings ranging from 1,600 to 7,800 square feet. Mr. Jon Hoyt is present and stated he is looking at expanding his storage facility business. Mr. Hoyt stated it would all be gated and his plan would be entrance off Tare Creek and exit onto Kinsman. Mr. McConville recommended granting a use variance for this particular project. **Mr. Dietrich made a motion contingent on Engineer and Soil & Water approval to grant a use variance for use of the site as a storage unit facility business, motion seconded by Ms. Shaffer. Roll Call. All in favor: Yeas (4). Mr. Dietrich made a motion to grant a variance for 65% lot coverage where 60% is required, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (4). Mr. Dietrich made a motion to grant Tare Creek access, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (4).**

Mr. Dietrich closed the public hearing.

NEW BUSINESS:

- 1. Ohio, State Sub. H.B. No. 646 as reported by the House Technology and Innovation Committee, to create the Data Center Study Commission. Discussion:** Mr. Dietrich stated the Senate has passed House Bill No. 646. Mr. Dietrich stated this is more of a

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FYI for the Planning and Zoning Commission. Mr. McConville stated the only question would be to put a moratorium on it. Mr. McConville stated he recommends to be proactive and create a moratorium for it. Mayor Garlich stated

2. **16011 Pierce St PP# Briar Hill Project at the former Jordak Elementary School: Adaptive reuse of the former school building and a new structure for 75-88 units of senior assisted living apartments: Seeking a rezone of the parcel from GC- General Commercial to R-PUD 1153.09 (3) Special Use Permit for Senior Housing uses. Additionally based on the planned density being an estimated 14-16 units per acre, a variance will be needed as ordinance allows up to six (6) units per acre.** Mr. Boksansky stated the project site is currently zoned as General Commercial and would have to be rezoned as R-PUD Special Senior. Mr. Boksansky stated a variance for density will also have to be entertained as 14-16 units per acre is proposed and 6 units per acre is permitted by Ordinance. There will need to be a public hearing scheduled for the June or July meeting. Mr. Boksansky stated there would be amenities like a spa and a dining area in the old school that would serve the residents as well as the community. Mr. Boksansky stated their plan is to break ground in October 2026. The new construction plan is planned to be Phase 2 which would be the assisted living apartments.

OLD BUSINESS:

PUBLIC DISCUSSION:

1. **Glen Valley Residents Discussion on Drainage:** Ms. Michele Guarniere is present and lives on Steeplechase in Glen Valley. Her house was built about 2 years ago. Ms. Guarniere stated recently there was a house that was build down the road from them on Steeplechase and stated their down spouts and gutters from the new property face their property. Ms. Guarniere stated their yard is constantly getting flooded and she is worried the house will be flooded. Ms. Guarniere is requesting that the Planning and Zoning Commission do something to make them tie in the downspouts. Ms. Guarniere also stated the builder of the house next to them dug a trench right on the property line up against the fence they just put in. Mr. Boksansky stated he is aware and working with the builder. The Planning and Zoning Commission assured Ms. Guarniere that they will stay on top of this and get it corrected.

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 construction underway.
- 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 regarding improvements.
- 5) Noise issue in vicinity of S. State Ave/ Industrial Parkway/ Kenwood. (Periodic updates as available, remediation project in planning stages. Contract agreement has been prepared.)

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- 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. A March opening is planned.
- 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. Public Hearing scheduled at Council 02.12.2026 @ 7:30PM. Third Reading approved and adopted 03.12.2026. Permit holders were informed via mail and email.
- 8) 15511 W High St Middlefield Express, LLC future oil change business. Applicant is seeking final approval based on altered site plan. Approved pending final site plan review by zoning inspector. Plans being finalized for submittal.
- 9) 16515 E High St Circle K approved pending VE approval, GCSWCD approval. Plans being finalized for approval.
- 10) Potential for access walking path to schools from North Cul de Sac of Hillcrest (Kortan Property 16515 E High St. Email, Discuss with board chair, Linda Smallwood)

Mr. Dietrich made a motion to adjourn the Planning & Zoning Commission at 6:48pm, motion seconded by Mr. Linberg. Roll Call. All in favor: Yeas (4).

Next regular meeting is on Tuesday, May 12, 2026 at 6PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:48 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