

**Village of Middlefield Planning & Zoning
Meeting Minutes
January 23, 2014**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:01 p.m. with the following members present: Mayor Garlich, Scott Klein, Nick Giardina and Edna Davis. Jim Linberg-excused

Also present: Ms. Carrie Ehrhart-Office Assist., Mr. Steve Roessner-Zoning Inspector, Mr. Dan Weir-Administrator, Mr. Tom Lee-Village Solicitor, Randy Vancura-COO Chem Technologies, Kim Breyley and Ann Wishart-Maple Leaf.

Agenda: Addition: Giant Eagle Open Storage.

Election of Chairman: Ms. Davis nominated Mr. Klein as the 2014 Chairman of the Planning and Zoning Committee. No other nominations were presented; nominations closed. Roll call: Yea (3) Mr. Klein abstained

Minutes from **November 26, 2013** were presented for approval. ***Mr. Klein made a motion to approve the minutes as presented, seconded by Mayor Garlich. Roll call: Yeas (2). Ms. Davis & Mr. Giardina abstained***

OLD BUSINESS: None before the commission.

NEW BUSINESS:

1. **Chem Technologies, LTD-Randy Vancura:** Mr. Vancura stated that he would like to bring the committee up to date on the proposed plans for plant #2 for Chem Technologies. Discussed the various location on Bonners properties and explained the proposed change in location due to the results of the soil borings. Will start with a 36,000 square foot building and as the market deems necessary will add a phase to the existing building. Will ultimately build a total square foot building of 250,000. Discussed the retention pond and the location. Chem Technologies is proposing two curb cut off of State Route 87; one for deliveries and one for the offices. Mayor Garlich asked what the build time on the building would be. Mr. Vancura stated once the footers are in, looking at about 3 months; doing a clear span building. Discussion held regarding the placement of the proposed driveways off of 87.
2. **Industrial District Zoning Setback Requirements- Discussion:** Mr. Lee stated that at the last meeting it was discussed that the Industrial setback need to be looked at. Created a spreadsheet showing how the village compares to other communities. Short discussion regarding the various requirement.

3. **Giant Eagle Open Storage:** Mr. Roessner stated that in the past the committee has issued this permit for two year; this is a renewal request. Giant Eagle is requesting a 3 year permit this time. Mayor Garlich feels that it should be a 2 year permit and Mr. Klein agrees. ***Mr. Klein made a motion to approve Giant Eagle Open Storage and Display permit for 2 years, seconded by Ms. Davis. Roll call: Yeas (4)***

Zoning Inspectors Report: Mr. Roessner stated that he spoke with the Wildwood Condo people regarding them converting from Condo's to homeowners; their attorney is working on putting together a preliminary plan to discuss with this committee. There are eleven houses involved in this conversion. Discussion held regarding the various steps that need to be taken by the condo association to convert. Mr. Roessner stated that he met with Western Reserve Cooperative representative to discuss a proposed storage building and possible locations on their property. Basically there is not enough space for them to build another building on the lot. Discussion regarding the various options that might be available for Western Reserve.

Mr. Klein moved to adjourn the meeting at 7:42 pm, seconded by Ms. Davis. All in favor: Yeas (4)

Secretary-Carrie Ehrhart

Scott Klein-Chairman