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*The Village of Middlefield Board of Zoning Appeals*

*November 26, 2013*

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The Village of Middlefield's Board of Zoning Appeals meeting was called to order by Chairman Mr. Rob Stanziale at 6:00 p.m. with the following members present: Ms. Edna Davis, Mr. Dan. Gyure, and Ms. Nancy White.

**Also present:** Ms. Carrie Ehrhart-Office Assist, Mr. Steve Roessner-Zoning Inspector, Mr. Tom Lee-Village Solicitor, Mr. Jerry Petersen, Mr. Dick Bonner,

Minutes of **August 20, 2013** were presented for approval. Ms. Davis made a motion to approve the minutes as presented, seconded by Mr. Gyure. Roll Call: Yeas (4).

**NEW BUSINESS:**

1. **Richard Bonner- 15200 Madison Road-Lot Split Request:** Mr. Roessner stated that the parcel was recently annexed; when it was built it was considered township. The drive was installed per county requirements. The Village requires all property to have frontage on a public road and once the front lot is slit the remaining lots will not meet this requirement. Asking for a 60 feet frontage instead of the 150 required from the village. Mr. Bonner stated that the only different between this road and any other road in the Village is he owns the road; there are several other roads like this in the Village. Mr. Stanziale asked if there would be any issue with developing the back lots. Mr. Roessner stated that they would have to come before planning with any other plans for the back lots. Ms. White asked if in the future would the right of way be enough. Mr. Bonner stated that the road is built to county requirements and would be fine for any future development.

***Ms. Davis made a motion to approve the variance as submitted, seconded by Ms. White. Roll call: Yeas (4)***

Stanziale adjourned the meeting at 6:09 pm.

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Secretary (Carrie Ehrhart)

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Chairman (Rob Stanziale)