

**Village of Middlefield Planning & Zoning
Meeting Minutes
February 26, 2015**

The Village of Middlefield's Planning & Zoning meeting was called to order at 7:05 p.m. with the following members present: Mayor Garlich, Mr. Dan Gyure, Mr. Jim Linberg and Ms. Edna Davis. Mr. Klein-excused.

Also present: Mr. Dan Weir-Administrator, Latisha Stupka-Tax Administrator, Leslie McCoy-Zoning Inspector, Brian Carrabine-Game Trek II, Kim Breyley, Matt Giardina-Real Estate Agent, Brant Smith-Marbran Properties.

Agenda: No additions or deletions.

Minutes from **January 22, 2015** were presented for approval. ***Mr. Linberg made a motion to approve the minutes as presented, seconded by Ms. Davis. Roll call: Yeas (4).***

PUBLIC HEARING:

- 1. Conditional Use – 15912 West High Street Amusement Arcade:** Ms. McCoy stated that Mr. Carrabine has proposed a children's arcade. Included in the packet is a drawing showing the proposed layout. Mr. Linberg asked Ms. McCoy if there was an issue with parking. Ms. McCoy stated that there is no issue with parking due to the parking lot being included in the strip center. Mr. Carrabine stated that he ran the arcade at Conneaut Lake Park. The youth have nothing to do especially during the winter, Middlefield feels like a great place for a business like this. This will be a partial ticket redemption arcade; turn in ticket to receive prizes. This will be a family, teenage and kid friendly arcade with a small snack bar. Mr. Brant Smith- Marbran Properties stated that there are several conditions in the lease that will protect the village and Marbran properties. Feels that this business will be a benefit to the village, especially for the families. Mr. Carrabine will start out with hours of 2 pm to 10 pm on Thursday through Saturday and earlier closing on Sunday. Might have additional hours in the summer. Mr. Lee stated that the commission should incorporate the lease agreement into the approval. The village ordinance stated that any child under 12 must be accompanied by a parent. The arcade will have to comply with any conditions that the Police Department may impose should the need arise. The arcade will need to abide by the village's curfew laws. The arcade will be run by the owner and 2 staff members. The space that the arcade will occupy is approximately 3100 feet. Mayor Garlich opened the public hearing at 7:25 pm. There being no comments from the audience. Mayor Garlich closed the public hearing at 7:25 pm. ***Mr. Linberg made a motion to approve the conditional use permit subject to the conditions of section 1135.04(d) of the Codified***

Ordinances and subject further to the conditions of the lease which a draft will be incorporated into the minutes with any changes that are made to those conditions and agreed to by the landlord and the tenant as long as those changes are approved by the Zoning Inspector once made and not opened past 10:00 pm, seconded by Mr. Gyure. Roll call: Yeas (4)

OLD BUSINESS:

NEW BUSINESS:

ZONING INSPECTORS REPORT: Ms. McCoy stated that she issued a permit for a deck and also submitted for the Neat Street Reimbursement for the house on Thompson. The library received a horse shelter and the VFW is installing a sign.

There being no further business before the Planning & Zoning Commission Mr. Linberg made a motion to adjourn the meeting at 7:35 pm, seconded by Mr. Gyure. All in favor: Yeas (4)

Latisha Stupka-Tax Administrator

Scott Klein-Chairman