

Village of Middlefield Planning & Zoning
Minutes
July 9, 2024

The Village of Middlefield's Planning & Zoning meeting was called to order at 6:00 p.m. with the following members present: Mr. Scott Klein, Mayor Garlich, Mr. Linberg, and Ms. Carissa Shaffer. Mr. Dietrich is excused.

Also present: Leslie McCoy-Village Administrator, Mr. Luke McConnville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Ms. Ann Wishart- Maple Leaf, Mr. Tim Korycki, Mr. Alex Duncan, Mr. Frank Foldesi- Marketplace Mall, and Ms. Sabine Weizer.

Agenda: No Deletions. Addition: Mr. Tim Korycki- Village Resident.

Minutes: The minutes of the June 11, 2024 meeting were presented for approval. **Ms. Shaffer made a motion to approve the minutes as presented, motion seconded by Mr. Klein. All in favor: Yeas (4).**

PUBLIC HEARING:

- 1. 15596 W High St Project: The Marketplace Mall, which involves the former Rite Aid building, A temporary building (12' x 16' accessory structure) shed type structure. Approval is needed as a conditional use. A proposed accessory structure is needed for storage by the applicant. A conditional use in a GC- General Commercial District can be approved by the Planning and Zoning Commission per section 1153.04 (6) (b) Conditional Uses (5) Temporary Buildings. + also non-public hearing item re: Applicant has also applied for a zoning permit for: Open Storage of Materials and Equipment:**

Mr. Boksansky stated they want a shed (12x16) in the rear of the building. Mr. Foldesi is the owner of Marketplace Mall and stated the shed would be for their gas cans, lawn mower, weed whacker, and snow blower since they would need to do their own landscaping on the property. Mr. Foldesi stated they also rent out U-Haul vans and trucks and those vehicles will be parked in the back of the building. There are also some trailers that are available for rental and parked in the rear of the building. Mr. Boksansky stated there is no issue with the vehicles and the trailers as long as they are maintained in the parking lot and stay in the rear of the building.

Mr. Klein made a motion to grant conditional use, motion seconded by Mr. Linberg. All in favor: Yeas (4).

Mr. Klein made a motion approve the open storage for materials and equipment for 1 year renewable after the 1 year, motion seconded by Mr. Linberg. All in favor: Yeas (4).

NEW BUSINESS:

- 1. Mr. Tim Korycki- 15322 Royal Oak Dr:** Mr. Tim Korycki stated his neighbor put in a pool and stated the pool heater and the pool filter were placed right outside his bedroom window. Mr. Korycki stated the filter and the heater run all night and make it hard to sleep. Mr. Korycki stated they did put up a fence that slightly helps with the noise from the pool heater and filter. Mr. Korycki stated he has gone to the neighbor to discuss the noise issues and they refuse to move it. Mr. Klein stated the Village can write a letter to the neighbor to resolve the noise issue or they would be in risk of having to remove the pool.

OLD BUSINESS:

- 1. Noise Ordinance Update:** Ms. Shaffer stated this may be the chippers that they are hearing. Mr. Linberg stated he believes it is the dryers that are making all the noise.

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Mr. Linberg stated he has a calendar that he has marked the days that it is the loudest. Mayor Garlich would like to have a noise surveyor to come out and do a study on the noise.

2. **16216 Kinsman Property conditions (located in Middlefield Township) next steps, condemnation through the county, plus additional steps. Update, letter was sent:** Mr. Boksansky stated he is not sure where at in the process this is but has received a call from a demolition company and directed them to Middlefield Township.

PUBLIC DISCUSSION:

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky was able to issue 23 permits for the month of June.

PENDING

- 1) Adult Recreational Marijuana Moratorium Passed in May 2024, In effect now.
- 2) Smallwood Sub Division Preliminary Plan approved 11/7/2023 off S. State Ave prepared by C.W. Courtney Company Owner is River Oaks Investment Company. Final plan anticipated for review in 2024.
- 3) 15885 W High St Property Nuisance 1313.00 letter started. Letter was sent: compliance date is 05.23.2024. Painting estimate rec'd \$6,200.
- 5) Residential Rain Garden continue draft ordinance first reading was May 9, 2024.
- 6) Zoning Ord changes Public Hearings scheduled July 11, 2024: Ord 24-134 1157.04 changing the number of parking spaces required. 1 per 250 SF of retail/commercial space. August 8, 2024: Ord 24-136, 1155.01 changing lot coverage to 60% from 40% and 1131.05 modifying the definition of "lot coverage" and "structure"

Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:36 pm, motion seconded by Mr. Linberg. All in favor: Yeas (4).

Next meeting is on Tuesday, August 6, 2024 at 6 PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:36 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman