

Village of Middlefield Planning & Zoning
Minutes
August 6, 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 Mr. Dietrich. Ms. Carissa Shaffer is absent.

Also present: Mr. John Boksansky-Zoning Inspector, Ms. Ann Wishart- Maple Leaf, Mr. Tim Korycki, Mr. Alex Duncan, Mr. Ralph Spidalieri, Mr. Hickox, and Ms. Sabine Weizer. Leslie McCoy-Village Administrator and Mr. Luke McConville- Village Solicitor are excused.

Agenda: No Additions/Deletions.

Minutes: The minutes of the July 9, 2024 meeting were presented for approval. **Mr. Garlich made a motion to approve the minutes as presented, motion seconded by Mr. Linberg. All in favor: Yeas (3). Mr. Dietrich abstained as he was not present. (1)**

PUBLIC HEARING:

1. **14842, 14850, 14860 North State Avenue Spidalieri Enterprises, LLC/ Middlefield Volunteer Fire Department Lot Splits and Consolidation Plat; Variances required for lot splits and consolidations. Variances are summarized as such on lot split and consolidations plat sheet summary.**

Mr. Boksansky stated Mr. Spidalieri applied for the lot split and consolidation affecting several parcels. Mr. Boksansky stated it is to help even things out including the parking as well as to cut off some of the property owned by the Fire Department and add to his parcel. The intent of the plat is to split a 0.6092 acre parcel (parcel 1) from parcel 19-702800 (fire) creating parcel 4 of 3.0404 acres (Spidalieri), split of 0.3199 acres (parcel 2) from parcel 19-702800 (fire) and combine with the remainder of parcel 19-043000 creating parcel 5 of 0.7859 acres (Spidalieri), split of 0.101 acres from parcel 19-043000 (parcel 3 Spidalieri) and combine with parcel 19-702800 (fire) creating 2.6698 acres (parcel 6 fire) after parcel 19-702800 Splits (parcels 1 & 2 fire).

Mr. Klein made a motion to approve 12.5 side yard variance where 15 is required for parcels 2 and 5, an 88 foot lot width where 150 is required, 50 foot lot frontage where 90 is required, and a 3 foot 6 inch property line to the pavement where 4 foot is required, 0-3 foot 2 inch property line to the pavement where 4 foot is required for parcel 6, motion seconded by Mr. Linberg. All in favor: Yeas (4).

NEW BUSINESS: None

OLD BUSINESS:

1. **Noise Ordinance Update:** Mr. Boksansky stated the hiring of a special contractor to do a noise study was discussed. Planning and Zoning commission agreed that this makes the most sense. Mr. Klein stated the noise study was supposed to be today but has been rescheduled to next Tuesday due to the weather today.
2. **16216 Kinsman Property conditions (located in Middlefield Township) next steps. For Sale Sign posted with contact info noticed 7/25/2024.** Mr. Klein stated people have been trying to contact the information listed on the for sale sign and no one is responding. Mayor Garlich stated he received an email from Paul Porter stating he is giving it back to the prosecutor. Mr. Klein stated the township is moving forward in the process on getting the property cleaned up.

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3. **Bonner Ohio Properties: Kinsman Rt 87 properties consolidation PPN's 19-081107 & 19-080933 and part of 19-080940 proposed consolidation of industrial land creating a 43.3772 acre site. Consolidation was originally approved by PnZC on June 11, 2024. (seeking change):** Mr. Boksansky stated the Bonner properties applicant is requesting an amendment as he has decided he wants to keep all the existing driveway (extension of Industrial Drive) on his Madison Road property. This is now a lot split and consolidation survey. **Mr. Dietrich made a motion to approve the lot split and consolidation plat for Bonner Ohio Properties LTD and the consolidated parcel A will be 44.0991 acres, motion seconded by Mr. Klein. All in favor: Yeas (4).**
4. **Storm water easement Sherpa Development (Hartville Project) 15260 Kinsman Rd PPN 19-072931. Seeking approval of storm water easement exiting the property to the north to Middlefield Township Property:** Mr. Boksansky stated the owner is seeking approval of a proposed storm water easement to facilitate the drainage of the site. The project is now under construction. Mr. Boksansky stated the surveyor has attached pictures of the project and presented those to planning and zoning commission. The storm water exits the site north over the White property located in Middlefield Township. **Mr. Klein made a motion to approve the path of the storm sewer easement that begins at parcel 19- 072931 property owned by Sherpa Development exiting the township property to the village property, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**
5. **Parking agreement re: Burton Windsor address next to Maple Highlands Trail Legislation passed at the June 13 Council meeting. The requestor Sharon McBride wrote a response letter:** Mr. Klein stated planning and zoning commission approved the license agreement but Ms. McBride's attorney did not like the license agreement. Mayor Garlich stated this will need to be taken to Mr. McConnville-Village Solicitor. Move to next meeting to discuss.

PUBLIC DISCUSSION: Mr. Hickox is present to speak regarding his property adjacent to the new Hartville Project. He has concerns about the water and mud coming from the Hartville Project. Mr. Hickox stated it all came towards the catch basin. Mr. Hickox took pictures and showed the pictures to the planning and zoning commission. His concern is that the catch basin will fill fast with mud. Mr. Hickox is also concerned about the elevation of the property so he is requesting a privacy fence or a landscaping screening. Mr. Klein stated he will find time to go out to the Hartville project and take a look to see what he can find.

ZONING INSPECTORS REPORT – Mr. Boksansky stated the report is included in the packet. Mr. Boksansky was able to issue 19 permits for the month of July.

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.
- 4) Residential Rain Garden continue draft ordinance first reading was May 9, 2024.
- 5) 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"

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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

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