

Village of Middlefield Planning & Zoning
Minutes
September 10, 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, Ms. Carissa Shaffer, and Mr. Dietrich. Mr. Linberg is excused.

Also present: Leslie McCoy-Village Administrator, Mr. Luke McConnville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Mr. Matthew Weber, Mr. Robert Mayer, Mr. Gavin Collier, Ms. Sandra LaManna, Ms. Amy Fazi, Mr. Conor Toemey, and Mr. Mark Willson- Scannell Properties.

Agenda: No Additions/Deletions.

Minutes: The minutes of the August 6, 2024 meeting were presented for approval. **Mr. Dietrich made a motion to approve the minutes as presented, motion seconded by Mr. Klein. All in favor: Yeas (4).**

PUBLIC HEARING:

1. **Scannell- Middlefield Project over three parcels SW quadrant of Rt. 528 and Rt. 87 Height Variance requested of 47-50' where 45' height maximum is permitted. Proposed warehouse associated with HC Companies located at 15150 Madison Rd. In addition:**
 - **Project additional needs: one (1) acre additional property to consolidate PPN 19-072864.**
 - **As previously approved, also include the lot split and consolidation previously granted 19-081107 16.46 acre parcel, 19-080933 a 26.9 acre parcel and part of 19-080940 a 0.7218 acre site to create a 44.1 acre site to ROW. + Also include 19-072864, the one acre parcel above. All on one site for the warehouse buildout.**
 - **Remove a deed restriction previously enacted on PPN 19-072864 by Ordinance 21-151 dated December 9, 2021 by Village of Middlefield Council. The parcel is 1.0003 acre parcel originally split from 19-081107.**
 - **The project developers will provide for a connector easement as well as storm water and utility easements to be determined.**

Mr. Klein stated the first thing to speak on would be the height variance. Mr. Boksansky stated they need 40 foot of clearance from floor to ceiling to accommodate the warehouse materials. Mr. Boksansky stated the range that was requested was 47 feet to 50 feet. Mr. Klein stated there was a letter received by a surrounding neighbor that was addressing the airport locally as far as clearance for the new warehouse. Ms. McCoy stated the applicant does need to apply for a permit to the FFA.

Mr. Mark Wilson stated they are going to expand the retention pond. Mr. Wilson stated the connector is for the transporting of material and equipment from one building to another.

Mr. Garlich made a motion to approve the site plan contingent on approval by Geauga Soil and Water District and Engineering, motion seconded by Mr. Klein. All in favor: Yeas (4).

Mr. Klein made a motion to approve the 50 foot height variance contingent on FFA approval, motion seconded by Ms. Shaffer. All in favor: Yeas (4).

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Mr. Klein made a motion to recommend to Council approval of the proposed lot split and consolidation plat along with the waiver of the deed restriction on parcel 19-072864, motion seconded by Mr. Dietrich. All in favor: Yeas (4).

- 2. 14745 Springdale Ave Accessory structure: yard and setback variance request for a 10'x12' shed.** Mr. Boksansky stated the property owner contacted him regarding a new shed on the property. Mr. Boksansky stated given the shape of the lot a variance request would be the best option for this accessory structure. Ms. Fazi stated the only thing you would be able to see from the street are the doors to the shed, the rest of it would be hidden by the current fence. **Mr. Klein made a motion to approve both variances based on the lack of a garage, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**

NEW BUSINESS:

- 1. Phase 13 Woodsong Plat approval creating 33 buildable lots. This is the final phase for Woodsong: The completion of Woodsong Drive, Timber Ridge, and creation of Oak Hill Drive.** Mr. Boksansky stated for Phase 12 there is one buildable lot left and the other one is the parking lot for their model home that will eventually be built on. Mr. Boksansky stated in all of Woodsong there are about 250-275 homes. **Mr. Klein made a motion to approve the Phase 13 Woodsong Plat Approval, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**
2. Ms. Sandra LaManna is present and is a resident of Glen Valley on Steeplechase. Ms. LaManna has concerns that Glen Valley will be developed further. Ms. LaManna stated she would like to stop anymore homes being built in Glen Valley. Ms. LaManna is requesting a conservatory for that property. Mayor Garlich stated eventually it is going to be built on residentially because it is zoned for residential. The property owner is the only one who has the authority to not let anything built on this property.

3. General Discussion:

OLD BUSINESS:

- 1. Noise Ordinance Update. Study being completed. Will review at October 8, 2024 Planning and Zoning Commission Hearing:** Mr. Klein tabled noise ordinance update until the next meeting.
- 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 it is still listed for sale. The owner is asking for \$120,000 for 4.5 acres. Mr. Garlich stated he is not sure what the cleanup cost would be.

PUBLIC DISCUSSION:

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

PENDING

1) 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.

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Mr. Klein made a motion to adjourn the Planning & Zoning Commission at 6:55 pm, motion seconded by Mr. Linberg. All in favor: Yeas (4).

Next meeting is on Tuesday, October 8, 2024 at 6 PM.

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:55 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman