

Village of Middlefield Planning & Zoning
Minutes
November 12, 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, Ms. Carissa Shaffer, Mr. Linberg, and Mr. Dietrich. Mayor Garlich is excused.

Also present: Leslie McCoy-Village Administrator, Mr. Luke McConville- Village Solicitor, Mr. John Boksansky-Zoning Inspector, Ms. Ann Wishart- Maple Leaf, Mr. Alex Duncan, Mr. Sam Morrow, Ms. Judy Stone, Mr. Ken Nedved, Ms. Marcia Nedved, Ms. Linda Smallwood, Mr. Jack Cunningham, Ms. Heather Baker, and Mr. James Baker.

Agenda: No Additions/Deletions.

Minutes: The minutes of the October 8, 2024 meeting were presented for approval. **Mr. Linberg made a motion to approve the minutes as presented, motion seconded by Mr. Dietrich. All in favor: Yeas (3). Mr. Klein abstained. (1)**

PUBLIC HEARING:

NEW BUSINESS:

- 1. 16011 Pierce Street PPN 19-702900, a 5.5 acre site owned by Cardinal Schools. Proposed re-zone and lot split. Site has existing 29.5K SQ FT school, drive and parking lot, paved surface play area and playground.** Mr. Boksansky stated he met with Linda Smallwood out in the field and discussed a lot split proposal and potential rezoning. Mr. Boksansky stated there is a plat map drawing included in the packet that shows where the lot split would be. Ms. McCoy stated if this is sent to Council a public hearing notice would go out to surrounding properties. The public hearing for this would be held at the January meeting. The auction for this property will be held on March 31, 2025. Discussion held whether to do the rezoning first and then the split with the variances granted. Ms. McCoy stated there is no need to do the variances if this is rezoned. Mr. McConville stated it is better to approve the lot split after the property has been rezoned to general commercial. The issue is that the property will not be rezoned until the January meeting due to the Zoning requirements so it would be after January Council meeting that Zoning would be ready to grant the lot split approval. Ms. Smallwood stated if the auction needs to be pushed further out they could do that but they have to have it auctioned off by June 2025. **Mr. Klein made a motion to take to Council on Thursday to rezone the lot as general commercial and waive the right to a public hearing, motion seconded by Mr. Dietrich. All in favor: Yeas (4).**
- 2. 14957 Linda Avenue Lot Consolidation of Parcels 19-071100 and 19-080906, Applicant: Marcia Nedved, Owner.** Ms. Nedved stated they are planning to expand their house and when they were planning to do so they realized it went over onto the other parcel. Ms. Nedved stated she does not understand why she cannot build onto their other parcel when she and her husband own both parcels. Mr. Boksansky stated the consolidation is needed for a side yard setback. Mr. McConville stated hypothetically speaking they are going to have a structure that is located on two different parcels and while those parcels were conveyed together in the same deed there is nothing by the matter of law that would preclude an owner of both parcels from deciding to sell one or the other. Mr. McConville stated there could be a scenario where one parcel is sold instead of both together or there could be a tax lien issue. Mr. McConville stated the best practice is to consolidate the two parcels. Mr. Dietrich stated Ms. Nedved would also need a new deed for this to show the changes. Ms. McCoy stated this would still need a variance with a hearing which would not be done until January. Mr. Klein stated she may be better off just consolidating the two parcels. Ms. Nedved stated her timeline needs to

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have the meeting earlier than January due to needing the space. Ms. McCoy stated she will schedule a Special meeting for Monday, November 25th at 12:00PM to hear the variance request for this project.

OLD BUSINESS:

1. **Noise Ordinance Update. Current Study review, discussion re: findings and potential ordinance adjustment(s):** Mr. Klein stated there have been meetings set with Kraftmaid and Kraftmaid plans to meet with contractors to see what they can do to limit the amount of noise coming from their facilities. Ms. McCoy stated it makes more sense to put the money towards partnering with Kraftmaid to fix the noise issue than to put money towards another noise study. Mr. Linberg stated he would also like the Village to take a look at Quanex as he thinks they are possibly contributing to the noise issue. Ms. Baker questioned whether Kraftmaid was going to look into their shift schedule as well and Ms. McCoy stated Kraftmaid is very responsive and will be looking into as much as they can to resolve the noise issue.

2. **16216 Kinsman Property conditions (located in Middlefield Township) next steps. For Sale Sign posted with contact info noticed 7/25/2024. Some offered have transpired, updates as available:** Mr. Klein stated the property owner was given a time limit on selling the property or getting it cleaned up. Mr. Klein stated if they do not comply next steps will be taken by Middlefield Township to get the property cleaned up.

PUBLIC DISCUSSION: Ms. Stone has concerns about sawdust buildup in her backyard and has brought in samples and pictures to show to Council. Ms. Stone would like this to be investigated as she stated it happens around this time every year. Ms. McCoy stated she will look into this.

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 September.

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.
- 2) 15885 West High Street Property Nuisance 1313.00 letter started. Letter was sent: compliance date is 5/23/2024. Painting estimate rec'd \$6,200. Nuisance abatement compliance pending.
- 3) 14855 N State Ave Spidalieri Enterprises LLC use variance application review date scheduled for January 7, 2025.

Mr. Dietrich made a motion to adjourn the Planning & Zoning Commission at 7:04 pm, motion seconded by Mr. Linberg. All in favor: Yeas (4).

**Next regular meeting is on Tuesday, December 10, 2024 at 6 PM.
Next Special meeting is on Monday, November 25, 2024 at 12 PM.**

There being no further business before the Planning & Zoning Commission the meeting adjourned at 6:47 pm.

Leslie McCoy – Village Administrator

Scott Klein-Chairman

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