



Zoning & Planning Commission Meeting  
Tuesday, May 28, 2019

Call to Order:

Chair Rick Stallard called the meeting to order at 6:59 p.m.

Pledge of Allegiance

Roll Call:

Present: Chair Rick Stallard, Mayor Carol Carter, Matt Sturgeon and Jason Page

Absent: Kevin Nehrenz

Amendments to Agenda:

Mayor Carter made a motion to amend the agenda to discuss food vendors under New Business. Matt Sturgeon seconded the motion. Aye votes all.

Approval of Minutes:

Mayor Carter made a motion to approve the minutes for the April 22, 2019, meeting. Matt Sturgeon seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Chris Stebo of Parma shared how he was scammed by James Vecchio involving 8570 Ryan Road. Mr. Vecchio claimed he spoke with Mayor Carter and Dave Gilson explaining everything was approved for an industrial recycles plant. Mr. Stebo wanted confirmation that no one on the Commission had any dealings with Mr. Vecchio regarding the Ryan Road property. Mr. Stebo was informed the property is not even located in Seville. Mr. Stebo has an appointment with an attorney next week. Mr. Cramer, Solicitor, advised Mr. Stebo to have his attorney contact them and they will do what is necessary to assist him.

Cliff Bellar, realtor for the Easton property shared a map showing the lot split request with Ordinance 2019-21. After a short discussion, Jason Page made a motion to recommend to Council to accept the lot split associated with Ordinance 2019-21. Matt Sturgeon seconded the motion. Aye votes all.

Zoning Inspector's Report:

Mr. Bittaker reported grass letters and one trash letter was sent this week.

Economic Growth Report:

Chair Stallard said he attended the last meeting at SFS Intec Inc. Mr. Stallard complimented the facility. Mr. Stallard said the CRA reviews have been completed. Eleven agreements were obligated to have 154 employed and the actual number was 202 employees. The payroll numbers were to be \$23,968,000 and the actual numbers were \$35,913,000. Mr. Stallard said the CRAs are a success for The Village.

Comprehensive Development Review Plan Committee:

Mr. Sturgeon said the review is going well. Their goal was to have the first phase done in six months. Mr. Sturgeon admitted that was an ambitious time frame. Mr. Spittler asked how much property is left for development. It was discussed the Easton property was the biggest along with the Silchuck property. There are two lots on Park Ave West still available.

New Business:

Mayor Carter said four members of the Seville Chamber of Commerce spoke at the last Parks & Streets meeting about their concerns with the Chamber continuing to sponsor the Yard Sale. Initially there was a designated food vendor area including Stan Hope Park, by the traffic light, and Memorial Park. Pineview Estates has requested a food vendor along with a port-a-pot because of their growth. The concerns are for the safety concerns of the food vendors setting up in residential yards. This also detours the registered food vendor to make it possible to do the yard sale. The food vendors pay \$200 - \$250 to participate.

We have recently had requests to have food vendors at the parks for reserved pavilion parties. Mayor Carter pointed out the Village cannot say no due to not having proper legislation. At the Parks & Streets meeting a couple members were against having food vendors at the park due to how the park is set up and not exclusive to the party. Mayor Carter said another person has requested to allow a bouncy house in the park. Mayor Carter expressed concerns about the condition of the park after the party due to the weather. Mayor Carter was reminded by an employee the Village can say no, that the parks are not set up for that.

Mayor Carter would like to see legislation created for either private or public. The way things are now any food vendor can stop on any given day and set up. Mayor Carter prefers to stop that to help the current businesses.

Mr. Frey asked what insurance is needed for food vendors. Mayor Carter said the Chamber takes out an umbrella policy for the yard sale. However, that includes only the food vendors included in the Chambers designated areas. Mayor Carter noted the food vendors could see an event and decide to show up and there is no legislation in place to stop them from hindering the current businesses. Chair Stallard said he does not agree with one rule to cover it all. Mayor Carter does not want to stop private parties on residential properties. Currently, legislation covers only ice cream trucks.

Mr. Vierheller suggested addressing park rules to state the food vendors and inflatables are not allowed in the Parks. Kathy Stugmyer said she works for the City of Wadsworth and they created documentation for their parks and she would be willing to share for the Village to review. Mrs. Frey pointed out the discussion will continue at the Government Committee and the topic will need to be broken down into different pieces.

Pending/Completed Legislation:

2019-21 Ordinance approving a lot split for PPN: 012-21A-04-033 (Easton property on Center St.)  
The first reading was May 13, 2019.

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Pending/Completed Legislation (continued):

2019-20 Ordinance amending Section 414.04 (D) of the Seville Zoning Code with regard to Bed and Breakfast Inns. The second reading was May 13<sup>th</sup>. Mr. Sturgeon said there are currently two drafts for the short term rental and the bed and breakfasts. Mr. Sturgeon understands the Fire Department's safety provisions have been properly added. Mr. Sturgeon asked how the ordinance gets enforced. Mr. Bittaker said the enforcement will come from the inspection by the Fire Department. There was discussion about the differences between short term rental and a bed and breakfast. It was discussed rules can't be enforced without legislation.

Mr. Sturgeon made a motion to make a recommendation to Council to pass Ordinance 2019-20 and 2019-05. Mr. Page seconded the motion. Aye votes all.

2019-05 Ordinance amending the Seville Zoning Code with regard to short term rental uses. Council tabled the ordinance.

Old & Pending Business:

Historic Application. No update. Looking for community members to get involved.

Privilege of the Floor:

None.

Motion to adjourn by Mayor Carter and seconded by Jason Page. All were in favor. The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,



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Rick Stallard, Chairman  
Zoning & Planning Commission