



Zoning & Planning Commission Meeting
Monday, February 24, 2020

Call to Order:

Chair Rick Stallard called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call:

Present: Chair Rick Stallard, Dave Gilson, Kevin Nehrenz and Matt Sturgeon

Absent: Mayor Carol Carter

Amendments to Agenda:

Kevin Nehrenz made a motion to move Application Proposed Seville 2018, LLC Development Zoning Permit and Preliminary Site Plan Approval under Privilege of the Floor. Dave Gilson seconded the motion. Aye votes all.

Approval of Minutes:

Matt Sturgeon made a motion to approve the minutes for the January 27, 2020, meeting. Kevin Nehrenz seconded the motion. Three aye votes. Mr. Gilson abstained. The minutes were approved as written.

Privilege of the Floor:

Attorney Benjamin Ockner and partner Majeed Makhlouf, Mr. Johnson, Engineer, and Mr. Katinac, Ryan Homes, are here to represent the Seville 2018, LLC. Mr. Ockner said he had a meeting last week with Mr. Lesiak, Mr. Immel and Mr. Bittaker and felt like it was a productive exchange. Mr. Ockner said this was not the place to discuss the legal issues stated in Mr. Lesiak's letter dated February 20th. Mr. Johnson reviewed an updated supplemental site plan. The plan included a pedestrian walking trail for west to east and a half acre park by the proposed senior housing and assisted living area along with fencing and screening. The plan updated the drainage off Park Avenue West to be underground and taken to a proposed retention pond. The depths of the retention pond will be calculated and will meet regulations. The plan is to start Phase 1 at the west entrance of Park Avenue West by the Condominiums.

Mr. Katinac, Market Manager, Land of Ryan Homes spoke about the Ryan Homes Company. Mr. Katinac showed pictures of the proposed housing. The homes off of Park Avenue West would be referred to as Lifestyle homes, 118 single ranch homes. The square footage would range 1,188-1,720 and cost would range \$230,000 to \$260,000. The market will determine the prices. Mr. Katinac shared information for the two-story homes, Simply Ryan. The square footage would range 1,440-2,203 and the cost would range \$200,000 to \$250,000. Both the Simply Ryan and Lifestyle homes can be planned with basements.

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Privilege of the Floor (continued):

A resident asked Mr. Katinac about the unfair practice allegations against Ryan Homes and Mr. Katinac said Ryan Homes disagrees with the claims. Residents raised questions about the traffic and the safety of the location of the new intersection being located on a curve on Park Avenue West. Residents expressed concerns about the spacing of the new homes and the current condominiums. The spacing between the new homes and the fire safety requirements were discussed. Assistant Fire Chief James Carter asked if the homes will have sprinklers. Mr. Ockner said per the Ohio Building Code, sprinklers are not required and they are not entertaining the idea. A resident asked where the responsibility lies to take care of the new roads and parks. A Home Owners Association is planned for the new development. Concerns were raised about the Board of Public Affairs being able to provide services.

Mr. Lesiak said some technical issues were addressed in the meeting last week and some amendments still need to be addressed. There are concerns the wetlands permit is not current. Mr. Ockner said they will address the wetlands permit and submit a plan to the Medina County Soil & Water Conservation District. Mr. Ockner said he still has concerns with not being allowed to start the home building process until the commercial portion is in line. And second, Mr. Burgoyne's concerns of the plan not complying with cluster home codes when the plan does not include cluster homes.

Mr. Ockner asked if he could request a continuance of the site plan review so they may address the issues. Chair Stallard made a motion for a continuance of the preliminary site plan review. Mr. Gilson seconded the motion. Aye votes all.

Zoning Inspector's Report:

Mr. Bittaker said there was no report at this time.

Economic Growth Report:

Chair Stallard said the CRA reviews were last week and 8 businesses met all of their goals. Mr. Stallard said companies' productions are being affected by the shut down in China. The next meeting will be February 25th at The Galaxy in Wadsworth for Award Night.

Comprehensive Development Review Plan Committee:

Mr. Sturgeon said the draft of the Comprehensive Development Review Plan is in final format and ready for public viewing. Mr. Sturgeon said a copy of the Plan is at the Library and posted on the Village of Seville website. There are directions on how to leave reviews and asked for people to make comments.

New Business:

None.

Pending/Completed Legislation:

2019-55 Ordinance amending the Zoning Code Section 1304.01 with regard to the issuance of zoning permits. Second reading was November 12th and tabled. Mr. Bittaker said he would like more time before giving a recommendation.

2019-64 Ordinance amending the Seville Village Zoning Code Section 808(A) with regard to parking. Council passed February 10th.

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Pending/Completed Legislation (continued):

2019-65 Ordinance to enact Zoning Code Section 147.01 ET AL. with regard to vacant commercial and industrial buildings. Council tabled the ordinance February 10th. Mr. Bittaker said this ordinance was drafted to eliminate vacant buildings. Mr. Bittaker felt the violations were covered under the current Zoning Codes. The floor was opened for the public. Jane Webb of the Downtown Seville Business Association said they had reviewed the codes in the past and did not feel it addressed maintenance issues. There was a discussion about the downtown area looking dilapidated and the businesses would really like to see if this can be addressed. Mr. Bittaker said he will make time to talk with the Association and review the Zoning Codes and their concerns.

Mr. Hacker expressed he felt like their properties were being targeted by their properties being the only properties listed in the October minutes. Mr. Hacker asked the Commission to consider making the Zoning Codes fair for both single and multi-property owners and owner-occupied buildings.

Chair Stallard gave everyone the reminder the enforcement of code violations is complaint based. Chair Stallard made a motion to recommend to Council to keep Ordinance 2019-65 tabled. Mr. Nehrenz seconded the motion Aye votes all.

2020-05 Ordinance to repeal ordinances 2009-59, 2009-60, and 2013-23 as amended and adopting special purpose flood damage reduction regulations. Second reading was February 10th. Matt Sturgeon made a motion to recommend to Council to pass Ordinance 2020-05 based on the Village Engineer's recommendation. Mr. Gilson seconded the motion. Aye votes all.

Old & Pending Business:

No updates for the Historic Application. Looking for community members to get involved. Chair Stallard said the documentation that had been previously completed is located at the Library. Mrs. Miller said she has reached out to Bill Lamb of Medina for direction and is waiting to hear back.

Privilege of the Floor:

None.

Motion to adjourn by Kevin Nehrenz and seconded by Dave Gilson. All were in favor. The meeting was adjourned at 8:54 p.m.

Respectfully Submitted,



Rick Stallard, Chairman
Zoning & Planning Commission