



Zoning & Planning Commission Meeting
Monday, August 23, 2021

Call to Order:

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

Roll Call:

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

Amendments to Agenda:

Matt Sturgeon made a motion to amend the agenda to include final site plan review for Sheetz, Inc. under New Business. Kevin Nehrenz seconded the motion. Aye votes all.

Approval of Minutes:

Matt Sturgeon made a motion to approve the minutes for the July 26, 2021, meeting. Mayor Carol Carter seconded the motion. Four aye votes. Mr. Nehrenz abstained. The minutes approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Mr. Frey, Zoning Inspector, said he has been in the position for two weeks and has sent two violation letters out resulting in work completed.

Economic Development Report:

Chair Stallard said the Medina County Economic Development Corporation had a social meeting. He was unable to attend.

New Business:

A Conditional Zoning Certificate Application for Sheetz to allow drive-through services for the store has been received. The application was discussed during the public hearing held before the meeting. Kevin Nehrenz made a motion to accept the Conditional Zoning Certificate Application for Sheetz, Inc., at 360 Center Street, Seville, OH, for a convenience store with drive-thru. Dave Gilson seconded the motion. Aye votes all.

Mr. Ted Lesiak shared with the Commission both his office and the office of GPD Group recommend approval of the proposed final site plan. Dave Gilson made a motion to approve the Final Site Plan for Sheetz, Inc., at 360 Center Street, Seville, OH, for a convenience store with drive-thru. Matt Sturgeon seconded the motion. Aye votes all.

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Pending/Completed Legislation:

2021-17 Ordinance approving the subdivision plat of the Bates Crossing Subdivision, Phase 1. Council tabled on July 12th. Mr. Kevin Bittaker noted two lots have been changed to be temporary turnaround for the emergency response vehicles. It is in the notes the temporary turnaround will remain until Phase 4 opens. Mr. Ted Lesiak shared with the Commission both his office and GPD Group have signed off on Phase 1. Mr. Lesiak is still working with the Home Owners Association agreement. Kevin Nehrenz made a motion to recommend to Council to approve the Bates Crossing Subdivision, Phase 1. Matt Sturgeon seconded the motion. Aye votes all.

2021-29 Ordinance approving the subdivision plat for Autumn Meadows Phase V. First reading was August 9th. Mr. Lesiak explained the plat has been updated to current codes. Sidewalks and a cul-de-sac have been added. Mayor Carol Carter made the motion to recommend to Council to approve the Autumn Meadows Phase V subdivision plat. Kevin Nehrenz seconded the motion. Aye votes all.

2021-30 Ordinance approving a lot split for the Village Lots 1411 and 249 (Electric Street) to create Lot 1421. Declared an emergency. Council approved August 9th. Mr. Lesiak explained this was a sale between neighbors.

2021-31 Ordinance amending the Seville Village Zoning Code Section 1402 with regard to the Board of Zoning Appeals. First reading was August 9th. A public hearing will be held in September for the correction of the Code.

Old & Pending Business:

Premier Auto & RV Repair on Center Street, PPN# 012-21A-04-046 final site plan is in progress.

Privilege of the Floor:

Mayor Carter asked Mr. Mastrostefano to share their visuals of the new Sheetz convenience store coming to 360 Center Street.

Motion to adjourn by Mayor Carter and seconded by Kevin Nehrenz. All were in favor. The meeting adjourned at 7:24 p.m.

Respectfully Submitted,



Matthew Sturgeon, Acting-Chairman
Zoning & Planning Commission